



FINAL AGENDA – February 9, 2026

DATE: **Monday, February 9, 2026**
TIME: **6:30 p.m.**
PLACE: **Crest Community Association Clubhouse, 113 N. Park Drive, El Cajon, CA 92021**

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE (optional)

C. APPROVAL OF MINUTES – Meeting of January 12, 2025

D. PUBLIC COMMUNICATION

An opportunity for members of the public and Planning Group to speak on items within the jurisdiction of the Planning Group and not on the agenda. Time limit 3 minutes. No group discussion, action, or vote.

E. ACTION ITEMS - *Discretionary projects, tasks, motions, proposals requiring a decision or vote*

1. Proposals of San Diego County to expand marijuana (cannabis) cultivation, consumption, use and distribution into unincorporated areas of San Diego County. (“Socially Equitable Cannabis Program”)
2. Consideration of applicant(s) to fill vacancies for Seats 13 and 14

F. GROUP BUSINESS - *Reports, updates, announcements, administrative discussions*

1. Reports from Elected Officials and Representatives
 - a. Q&A with El Cajon Mayor Bill Wells
2. Public works actions along Harbison Creek
3. Announcements, including upcoming events, and Correspondence Received.
4. Meeting updates.
 - a. Reports on and upcoming BOS, PC and other Hearings/Meetings.
 - b. Member reports
 - c. Next meeting date **Monday, March 9, 2026 at Crest Community Association.**

G. ADJOURNMENT

Planning Group Members:

Crest	1. Michael Rich	2. Pat Ulm	3. Ron Nehring	4. Diana Griffin
Dehesa	5. Joanne Branch	6. Christina Becker	7. Paul Healy	8. Tim Scherer
Harbison Cyn.	9. Mary Manning	10. Robert Lutz-Partain	11. Nathan Morgan	12. Dave Geiger
Granite Hills	13. Vacant	14. Vacant	15. Tim Lucas	

Chair

Ron Nehring, 619-743-6402

Vice-chair

Joanne Branch, 619-929-6334

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CREST/DEHESA/GRANITE HILLS/HARBISON CANYON

SUBREGIONAL PLANNING GROUP (SPG)

Minutes of the meeting – 12 January 2026 at Crest Community Clubhouse
113 N Park Dr., El Cajon CA 92021

A. ROLL CALL. Chair Nehring called the meeting to order at 6:30 PM. Roll call was conducted. Planning Group members Rich, Ulm, Nehring, Griffin, Branch, Becker, Manning, Lutz-Partain, Geiger and Lucas were present, forming a quorum of 10. Members Healy and Scherer excused. Member Morgan arrived at 7:30. Seats 13 and 14 are vacant.

B. PLEDGE OF ALLEGIANCE (optional). The Pledge of Allegiance was recited.

C. APPROVAL OF MINUTES – Motion made by Member Becker to approve December 8, 2025 minutes. Motion passed (10 yes, 0 no, 0 abstain)

D. PUBLIC COMMUNICATION - An opportunity for members of the public and Planning Group to speak on items within the jurisdiction of the Planning Group and not on the agenda. Time limit 3 minutes. No group discussion, action, or vote.

Molly Dana, Crest resident presented her concerns regarding the lack of information regarding the Sycamore Canyon 230kV Loop-in to Suncrest Project through Crest and requesting information and possible townhall.

Bonnie Weischedel, Crest resident, also presented her concerns regarding the Sycamore Canyon 230kV Loop-in to Suncrest Project.

Sue Barney, Crest resident, presented concerns regarding flooding coming off county maintained roads on to private roads and now homeowners have to mitigate.

Member Rich thanked Member Griffin (Crest Fire Safe Council) for providing street signs from the Joel Anderson grant for non-county maintained roads to provide increased visibility for first responders.

Member Becker thanked Inland Rural Fire Safe Council for the chipping event in Dehesa school.

Member Branch commented on her attendance to the Associated Planning Group mtg she attended for Chair Nehring and the commonalities of the different planning groups and possibly do more joint letters.

Member Ulm asked about fuels mitigation @ Stoneridge and Harbison Canyon Creek. Chair Nehring said he would address under member reports.

Member Lutz-Partain commented on the resurfacing of streets and minor delays. He called in for repairs and they did patch but washed away after the first rain.

E. ACTION ITEMS - *Discretionary projects, tasks, motions, proposals requiring a decision or vote*

1. Consideration of applicant(s) to fill vacancies for Seats 13 and 14. No applicants.

F. GROUP BUSINESS - *Reports, updates, announcements, administrative discussions*

1. Reports from Elected Officials and Representatives. No reports were given.

2. Proposed San Diego County Real Estate Transfer Tax Update (Member Morgan). Member Morgan was not present, but Chair Nehring commented on the significant proposed increase and has now been pulled back and not going forward at this time.

3. Announcements, including upcoming events, and Correspondence Received. Chair Nehring has distributed to SPG members on street paving, etc. In addition, Chair Nehring provided hardcopy (as well as email) regarding the annual training and to file the Form 700.

Member Becker presented her concerns regarding Dehesa Road, Chair Nehring requested that Member Becker provide all pertinent information to Joel Anderson's office.

4. Meeting updates.

a. Reports on and upcoming BOS, PC and other Hearings/Meetings. No report

b. Member reports

Chair Nehring reported on Stoneridge Preserve fuels reduction. Chair Nehring and Member Griffin did site survey with Team Rubicon in November. No further updates available at this time.

Chair Nehring stated his concerns regarding the condition of Crestridge Ecological Reserve butting up to residents on Horsemill Road and Stoneridge County Preserve which does not meet the criteria set forth in their Resource Management Plan – those 2 things together present high fire risk to residents.

Member Manning reported on some brush work by CalFire.

Member Griffin asked about a letter writing campaign by residents regarding the concerns @ Stoneridge/Crestridge. Chair Nehring recommended requesting updates by the County Board of Supervisors regarding our 7 resolutions that we have received no feedback. If we have no development and there are no developer fees, the likelihood of receiving funding to do any improvements from the General Fund will be slim.

Member Manning commented on her county maintained dirt road that has increased from 15 to 50 homes, they would have to create a PRD to pay for any improvements.

Chair Nehring suggested townhall meetings for residents' input on the update for the Community Plan.

Member Branch passed out roster request and asked for comments on her minutes from the APG. Member Becker commented on possibly joining with other SPG regarding the Sycamore Canyon 230kV Loop-in to Suncrest Project and also called SDGE to provide presentation but have heard nothing back.

Chair Nehring sent out the information regarding the Socially Equitable Cannabis Ordinance. He is not currently agendizing this item.

Member Becker commented on properties in East County regarding the water usage and if any Members will be in attendance at the meeting on 1/14.

Member Geiger commented on the Sycamore Canyon 230kV Loop-in to Suncrest Project. He has spoken with personnel at the hotline and was told they would speak at the SPG early in 2026, but now reconsidering until after petitioning CPUC. He is trying to figure out the timeline based on similar projects along with figuring out the route map. He is surmising that SDGE wants to move as far along as possible before public comment, but there is no published CPUC agenda until a week before and hard to plan/decipher. Molly Dana reiterated her concerns. Chair Nehring noted on 2 factors contributing to this drive – the Renewable Portfolio Standard – the State mandates on the utilities to buy a certain percentage of power from renewal sources which are all to the East of us and the users are to the West of us and leads to building high power lines. This is why the Sunrise Powerlink Fire Mitigation Grant exists to assist residents to reduce their fuels mitigation and increased defensible space. In addition, there has been discussion about how the PUC placing these Renewable Portfolio Standards inducing the power companies to build new infrastructure at the expense of not updating the old infrastructure which is more likely to become an ignition point of fire.

Member Becker mentioned at the APG, Valle de Oro successfully defeated the Sunlink going through their community at the County Board of Supervisors. She will check out the minutes to see how they were successful.

Member Rich reported that himself and Member Griffin surveyed the area and provided information to Chair Nehring regarding the flooding in Crest to various county agencies and Sup Anderson's office.

Member Griffin reported from the Fire Safe Council of San Diego County, if there are areas that are not covered by a FSC, they are under the umbrella of the FSC of SD County. Member Griffin reported that Red Cross will be providing home assessments and smoke detectors to residents. Crest, Lakeside, Harbison Canyon are eligible for the FSC of SDC for their home assessment and defensible space assistance program. Chair Nehring posted all this information on the crestplanning.org website. Also reported that Sunrise Powerlink Fire Mitigation Grant program will provide presentation @ the Crest Clubhouse on 1/14 @ 6PM.

Member Lucas thanked the new Vice Chair Branch for attending the APG and the notes of the meeting.

Member Morgan presented Sup Jim Desmond brought to light the \$0.55/\$500 to increase \$33.55/\$500 of San Diego County Real Estate Transfer Tax as a way to help balance the budget. Could increase the tax from \$3,000/\$5,000 to \$50,000/\$70,000. Chair Nehring mentioned that SPG can advise the County on this issue.

- c. Next meeting date **Monday, February 9, 2026 at Crest Community Association.**

G. ADJOURNMENT - Member Lutz-Partain moved to adjournment at 7:36 PM. The motion passed unanimously (11 yes; 0 no; 0 abstain)

Respectfully submitted, Diana M Griffin (Secretary)

Plain-English Summary: Socially Equitable Cannabis Program DEIR

What it means for unincorporated communities like Crest, Dehesa, Harbison Canyon, and Granite Hills

The County's Draft Environmental Impact Report (DEIR) evaluates a proposed policy that would expand commercial cannabis operations in unincorporated San Diego County. While the report does not single out specific communities, its findings highlight several impacts that are most relevant to rural, low-density, fire-prone residential areas like ours.

Odor impacts are real and unavoidable

The DEIR concludes that odor from cannabis cultivation and processing would be a significant and unavoidable impact under most policy options. There is no mitigation that fully solves this problem. In rural communities with open space, slopes, and prevailing winds, odors can travel long distances and affect nearby homes even when facilities comply with regulations.

Water supply impacts are significant

Commercial cannabis cultivation requires substantial water. The DEIR finds significant and unavoidable impacts to groundwater supply under most alternatives. This is especially concerning for areas that rely on local water systems or wells and already face water-supply constraints.

Traffic and road impacts increase

The DEIR finds significant increases in vehicle miles traveled associated with cannabis operations. This includes employee commutes, deliveries, distribution trips, and security traffic. In communities with narrow, winding roads and limited evacuation capacity, even moderate increases in traffic can create safety and quality-of-life issues.

Noise impacts are greater in quiet rural areas

Construction noise is found to be significant and unavoidable, and ongoing operational noise (HVAC systems, generators, lighting, security features) can be disruptive. While these impacts may appear modest in urban or industrial areas, they are much more noticeable in quiet rural neighborhoods.

Fire-risk context matters

Although wildfire impacts are technically classified as less than significant with mitigation, the DEIR acknowledges that cannabis facilities require electrical systems, lighting, and

mechanical equipment, often located in high or very high fire hazard severity zones. In wildfire-prone mountain and foothill communities, this remains a legitimate concern.

Rural land-use compatibility is unresolved

The DEIR analyzes impacts at a countywide level and does not distinguish well between industrial areas and rural residential communities. Where agricultural or semi-industrial zoning exists near homes, as is common in unincorporated areas, conflicts over odor, traffic, noise, and character are more likely.

Bottom line

The DEIR makes clear that allowing commercial cannabis operations in unincorporated areas comes with significant, unavoidable impacts, particularly related to odor, water supply, traffic, and noise. These impacts are most acutely felt in rural, low-density communities, even if the policy is written broadly and applies countywide.