

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 14 February 2011.

Item 1. Chairperson Wally Riggs called the meeting to order at 1905 hours and the Pledge of Allegiance was recited.

- Planning Group members Bowen, Ulm, Slagill, Darsey, Walls, Krickhahn, Riggs, Bretz, Vandover, Myrick, Hertel and Gabler were present, forming a quorum of 12.
- Group members Manning and Harris were absent, but excused. Seat 14 is vacant.
- Lorraine Walls moved that the Group approves the minutes of the meeting on 10 January 2011 as submitted. The motion passed (12 yes; 0 no; 0 abstain).
- Wally Riggs requested reimbursement for his expenses for Planning Group business (\$25.49 printer cartridge; \$58.93 photocopies for handouts; \$70.00 for Planning Group Post Office Box). Lorraine Walls moved that the Group approves Riggs' reimbursement request. The motion passed (11 yes; 0 no; 1 abstain: Riggs).

Item 2. Announcements. Chairperson Riggs announced:

- That the County has requested nominations of persons for possible appointment to the TRANSNET Oversight Committee; and
- That each Planning Group member must file his or her Statement of Economic Interests Form 700 with the County before 31 March, in order to escape the 99% certainty of being fined for lateness in completing this requirement for San Diego County public officials.

Item 3a/3b. Open Forum/Group Forum. No one requested to speak.

Item 4. Committee Reports. None.

Item 5. Private Project Proposal. None.

Item 6. Public Project Proposal. 2020 General Plan Amendment, Property Specific Requests (Seven separate requests).

- 1) **Walls Family Trust.** Chairman Riggs reminded the Group that the County recently approved the minor subdivision of the Walls Property with certain conditions that mitigated its potential environmental impacts; and that the Property Specific Request to change the Walls Property designation from SR4 to RL 20 would in effect reverse the approval already granted. Phil Hertel moved that the Planning Group recommends denial of the Property Specific Request to change the General Plan Update land use map designation of the Walls Property from SR 4 to RL 20. The motion passed (11 yes; 0 no; 1 abstain: Walls).
- 2) **Bongiovanini Living Trust.** Chairman Riggs reminded the Group that it approved the proposed minor subdivision of this project without conditions in May 2010; and that the Property Specific Request to change the General Plan Update and land use map designation of the Bongiovanini Property from SR 4 to SR 2 would support prior approvals. Judy Bowen moved that the Planning Group recommends approval of Property Specific Request CD3 to change the General Plan Update land use map

designation of the Bongiovanini Property from SR 4 to SR 2. The motion passed (12 yes; 0 no; 0 abstain).

- 3) **John Gibson, Luke Gibson, Robert Davison.** The Planning Group discussed the effect of the proposed Property Specific Request on the subdivision potential for the Gibson-Gibson-Davison Property. Pat Ulm moved that the Group recommends approval of Property Specific Request CD4 to change the General Plan Update land use map designation of the Gibson-Gibson-Davison Property from RL 20 to SR 10/RL 20. The motion passed (12 yes; 0 no; 0 abstain).
- 4) **Muirlands Investments, LLC.** Planning Group member Bill Bretz provided specific details about the high prevalence of significant constraints to development, and the extreme challenges to establishing legal and physical access, for the Muirlands Investments Property. Lesley Barling (Dehesa resident) distributed handouts for the Planning Group's consideration that included photographs and other documentation of the constraints present for this property. Bill Bretz moved that the planning Group recommends denial of Property Specific Request CD12 to change the General Plan Update land use map designation of the Muirlands Investments LLC Property from RL 80 to SR 4. The motion passed (12 yes; 0 no; 0 abstain).
- 5) **Robert Davidson.** The Group discussed its previous approval of a 3-lot project for this property. Judy Bowen moved that the Planning Group refers the County DPLU to the Group's 13 December 2010 action of recommendation of approval for TPM 21172 on the Robert Davidson Property; and informs the County that the Group's recommendation is unchanged. The motion passed (12 yes; 0 no; 0 abstain).
- 6) **Sam Gazalo.** The Group discussed the differences between the County staff's preferred option, the Planning Commission/Staff Recommendation, and the Property Specific Request CD14 to change the General Plan Update land use map designation of the Gazalo Property from SR 4/RL 20 to SR 2/SR 4. Phil Hertel moved that the Planning Group recommends approval of the option of changing the land use designation of the Gazalo Property from SR 4/RL 20 to SR 2/RL 20, and it does not recommend approval of Property Specific Request CD14. The motion passed (12 yes; 0 no; 0 abstain).
- 7) **Wallace and Dianna Beron.** The Group discussed the Property Specific Request to change the Beron Property land use designation from SR 4 to SR 2, the related possibility of changing other adjacent parcels to SR 2 designation. Pat Ulm moved that the Planning Group recommends denial of Property Specific Request CD15 to change the General Plan Update land use map designation of the Beron Property from SR 4 to SR 2. The motion passed (12 yes; 0 no; 0 abstain).

Item 7. Unfinished Business. None.

Item 8. New Business. Consideration of applicants for appointment to Seat 14, Granite Hills. Chairman Riggs reported that there were no applicants to consider yet, and that this agenda item will be put on the March meeting agenda.

Item 9. Adjournment. Phil Hertel moved adjournment at 2020 hours, and the motion passed unanimously.