

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 10 August 2015, at Dehesa School,
4612 Dehesa Road, El Cajon

A. CALL TO ORDER. Chairman Wally Riggs called the meeting to order at 7:00 PM.

B. ROLL CALL. Planning Group members Slagill, Carroll, Walls, Wessel, Riggs, Bretz, Manning, Harris, Hertel and Underwood were present, forming a quorum of 10. Members Bowen and Ulm were absent, but excused. Seat 10, Seat 12 and Seat 15 are vacant.

C. PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was recited.

D. APPROVAL OF MINUTES. Mary Manning moved the Planning Group approves the minutes of its meeting on 13 July 2015 as submitted. The motion passed (8 yes; 0 no; 2 abstain: Hertel and Underwood).

While preparing the minutes of the 10 August 2015 meeting, Secretary Bretz noticed the need for three corrections to the minutes of the 13 July meeting: 1) Change date in heading from "14 July 2015" to "13 July 2015"; 2) Item B, line 3, change "Sear 10" to "Seat 10"; 3) Item D, line 2, change "14 July 2015" to "8 June 2015". Group action on these corrections can be taken at the September meeting.

E. PUBLIC COMMUNICATION. Group member Darin Wessel reported that the County Department of Public Works is in the process of surveying along Sloane Canyon Road, from Dehesa Road to a point east of the cement dip section at Beaver Hollow Creek. The line of tags and stakes appears to mark a centerline for the road.

Lory Walls reported that the County and the Sycuan Tribe are planning a meeting to discuss the issue of a community hiking and riding trail across the former sand mining property that the Tribe now owns; Dehesa Valley Community Council has requested to be present at the meeting, and Sycuan Tribal Chairman Cody Martinez informed Lory that he would try to get DVCC included in the trail issue meeting.

F. ACTION ITEMS.

F1. TPM-21223, APN 520-090-25, Proposed four-lot split at 6527 Dehesa Road, El Cajon 92019. Chairman Wally Riggs introduced the project applicant, Mr. Joe Peck, and invited him to make a presentation explaining the proposed four-lot split of the parcel at 6527 Dehesa Road, El Cajon (TPM-21223, APN 520-090-25). Mr. Peck provided copies of the draft Tentative Parcel Map of the project for Planning Group members to review, while he described details and the current status of the TPM application. The 173-acre property with one existing family residence would be split into four lots: one lot with the existing residence, and three others with a building site on each. Each of the four lots would be approximately 40+ acres, with most of each lot preserved as dedicated open space (more than 85% of the 173-acre original parcel would be preserved as open space). County Department of Planning and Development Services staff have conducted field work and prepared an Environmental Study, and have provided direction for design of the

proposed TPM. The Environmental Study was not available for the Planning Group's review.

Planning Group members expressed concerns about the need for permanent, legal secondary road access (emergency egress) route; about the need for confirmation of sufficient groundwater resources to supply the proposed three additional residences; and about the omission of the specific location of the proposed building site on one of the parcels on the draft TPM shared with the Group.

Darin Wessel disclosed that the applicant's planning consultant, Walsch Engineering, is a client of Wessel's legal firm, but that he did not believe this created any conflict of interest regarding his participation in Planning Group action. Wessel moved that the Planning Group recommends approval of TPM-21223, APN 520-090-25 as presented.

Prior to taking action on the motion, members of the Group discussed the lack of critical details not included in the draft TPM that Mr. Peck presented, and the likelihood that the planning process for finalizing the TPM for County approval would resolve the issues of concern to the Planning Group. Wessel amended his original motion (to recommend approval of the project as presented), to move that the Planning Group recommends approval of TPM-21223, APN 520-090-25, conditioned on the Group's advice that the County DPDS pays particular attention to 1) the need for a legal permanent secondary access route for the project; 2) the need for sufficient groundwater resources available for 3 additional homes; and 3) the completeness of the TPM regarding the location of the three new building sites. The amended motion to recommend approval of TPM-21223, APN 520-090-25, conditioned with the Planning Group's advice, passed (10 yes; 0 no; 0 abstain).

F2. TPM-21230, APN 513-102-15, Proposed two-parcel lot split at 4920 Dehesa Road, El Cajon 92019. Chairman Riggs introduced Mr. George Brambila, consultant for the project applicants Craig and Janet Shelton, and invited him to make a presentation explaining the proposed two-parcel lot split of the parcel at 4920 Dehesa Road, El Cajon (TPM-21230, APN 513-102-15). Mr. Brambila provided copies of the draft Tentative Parcel Map of the project for the Planning Group to review, while he provided details of the TPM application. The 2.24-acre parcel (APN 513-102-15) would be divided into two lots, both approximately 1.1-acre. The lot accessed from Dehesa Road would contain the existing residence; a new building site would be located on the lot accessed from Quail Haven Lane. The project is in the Padre Dam Municipal Water District, but the property is not served with an existing water main. The applicants would prefer that PDMD service would be provided to both lots; but the existing parcel and residence has a very good well, and they are willing to establish a shared, community well for both the existing and the new parcels and residences. All of the neighbors within 300 feet of the proposed project were notified about the proposed project, and no negative responses were received.

Lory Walls moved that the Planning Group recommends approval of TPM-21230, APN 513-102-15, the proposed two-parcel lot split at 4920 Dehesa Road, El Cajon, as presented. The motion passed (10 yes; 0 no; 0 abstain).

F3. Acceptance of revision of Group Standing Rules of Order. Chairman Riggs asked for Darin Wessel's report on his review of the Brown Act, regarding consistency

between the change to the Standing Rules about member absences (conditionally approved by the Group at its August meeting) and the requirements of the Brown Act. Wessel reported that he could not find any inconsistencies between the Act and the newly approved Standing Rule about member absences from meetings; and he reminded the Group that the newly approved Standing Rule must comply with Board of Supervisors Policy I-1.

Chairman Riggs reported that he had reviewed Kesey's Rules of Order, which allow the Group to alter or suspend its Rules, for accommodating an alternative orderly way to meet the Groups purpose in doing its business.

Bill Bretz moved that the Planning Group takes the action of a final vote to approve the changes amending its Standing Rules of Order No. 4, Attendance, that were conditionally approved at the meeting on 13 July 2015, since the Group believes the changes are not in conflict with the Brown Act or the Board of Supervisors Policy I-1. The motion passed (10 yes; 0 no; 0 abstain).

F4. Discussion on paving roads in Harbison Canyon. Chairman Riggs asked Mary Manning to discuss the issue of unpaved, dirt roads in Harbison Canyon. Mary reviewed the recent history of interactions between the County and the community regarding road issues in Harbison Canyon, describing a policy of waiting for citizen complaints and following the squeaky wheel gets the grease principle, based on an inadequate budget and no plan, schedule or standards to follow. Chairman Riggs reminded the Group that the priority list for road surfacing it submitted to Department of Public Works last year did not include any road segments in Harbison Canyon. The Group discussed the general problem of existing unpaved roads in the community being too narrow and/or curved in places to meet current County road standards for paving; the possibility of establishing a community road maintenance district to manage maintenance and improvement of the existing unpaved roads; and limitations to what the Planning Group can effectively do.

G. GROUP BUSINESS.

G1. Announcements and correspondence. None.

G1a. Consideration of applicants for vacant seats. No applicants.

G1b. Update of parking prohibition on West Noakes, Harbison Canyon. Chairman Riggs reviewed the issue of a West Noakes parking prohibition: it is scheduled for discussion on an upcoming Traffic Advisory Committee agenda; 2 to 3 months following the TAC consideration of the issue, it will be presented to the Board of Supervisors; it could be 6 months before the Board of Supervisors considers the issue and takes action.

G2. Expense reimbursement requests. None.

G3. Subcommittee reports. None.

G4. Meeting updates. The next regular meeting of the Planning Group will be September 14, 2015, at Old Ironside Park, Harbison Canyon.

H. ADJOURNMENT. Phil Hertel moved adjournment at 8:30 pm. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)