

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 9 May 2016, 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 Ulm, Slagill, Carroll, Walls, Wessel, Riggs, Bretz, Manning, Hertel and Underwood were present, forming a quorum of 10. Members Bowen and Harris 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. Pat Ulm moved the Planning Group approves the minutes of its meeting on 11 April 2016 as submitted. The motion passed (8 yes; 0 no; 2 abstain: Carroll and Hertel).

E. PUBLIC COMMUNICATION. Planning Group member Pat Ulm reported that 4 new antennas were recently mounted on the microwave tower in Crest; and she was concerned about this, since her understanding is that the tower is supposed to be removed following a code enforcement action.

<Chairman Riggs altered the normal agenda order to announce here -- to immediately address the concerns Ulm raised -- that he had learned by a telephone call that County authorities are aware of the situation of new antennas on the tower, and that the County requires it all must be removed, including the tower.>

F. ACTION ITEMS.

F1. TPM 21237-14907 Montana Serena – Montana Serena Court in Crest.

Chairman Wally Riggs explained that this proposed project is the first Environmental Subdivision to be reviewed by the Planning Group, and that this category of subdivision is designed for supporting increased conservation of sensitive natural biotic and wildlife resources in the County. Riggs introduced Hedy Levin of RNC Consultants, to describe the proposed project on behalf of the property owner, Mr. Robert Davidson. Planning Group member Karla Carroll recused herself and took a seat in the audience (reducing the quorum to 9), as she lives across the street from the proposed project.

Ms. Levin told the Group an Environmental Subdivision is like a Tentative Parcel Map for a Minor Subdivision, but it requires the establishment of permanently dedicated Open Space that meets certain requirements for biological value, approved mechanisms for long term habitat maintenance and protection, and recorded easement that maintain the conditions of no construction and no development in perpetuity. The proposed project would subdivide a 61-acre parcel with existing residences, creating a 34.5-acre parcel with existing residences, and 2 parcels totaling 26.5 acres which would become permanent Open Space parcels contiguous with an edge of the Crestridge Ecological Reserve, and which would be managed long-term by the Endangered Habitats League. The recorded easement for the existing road through the original 61-acre parcel

grants access and utility rights to 24 other property owners, and this easement would remain in the proposed Environmental Subdivision. The road easement passes through the project but does not convey rights of access and utilities for construction and development to the project Open Space parcels; and the access and utility rights of nearby property owners granted the road easement are not affected by the project, regarding their future development rights.

Planning Group member Darin Wessel moved the Group recommends approval of TPM 21237 - 14907 Montana Serena, as proposed as an Environmental Subdivision to create significant permanently protected Open Space. The motion passed (8 yes; 1 no: Manning; 0 abstain).

G. GROUP BUSINESS.

G1. Announcements and correspondence. None to discuss.

G1a. Consideration of applicants for vacant seats. None to consider.

G1b. Chairman's report on Meeting of the Chairs, April 16, 2016. Chairman Riggs reported that the 16 April Meeting of the Chairs was intended for the exchange of ideas, discussions of problems, and for learning about planning activities in other County planning areas. It included reports on the County's Climate Action Plan, the 2018 Housing Element Update, Vector Control activities, and the Urban Agriculture ordinance. It was recommended that each Planning Group member should maintain a separate email account dedicated solely for planning matters and communications.

G2. Subcommittee Reports.

G2a. Suggestions on updating PLDO. Pat Ulm stated that all County Parks should be eligible for PLDO funding, as well as Department of Parks maintenance funds. Chairman Riggs determined it appropriate to continue this agenda item to the next regular meeting, and asked Group members to bring 2 – 3 suggestions for updating and improving the PLDO program.

G3. Meeting updates. The next regular meeting of the Planning Group will begin at 7 PM on 13 June 2016, at Dehesa School, 4612 Dehesa Road, El Cajon.

H. ADJOURNMENT. Phil Hertel moved adjournment at 7:05 pm. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)