

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 12 December 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 Bowen, Ulm, Slagill, Carroll, Walls, Wessel, Riggs, Bretz and Manning were present, forming a quorum of 9. Members Harris, Hertel and Underwood 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. Lory Walls moved the Planning Group approves the minutes of the meeting on 14 November, with a correction made to Item E, line 1, changing “Karen Brownlee” to “Karen Browning.” The motion passed (9 yes; 0 no; 0 abstain).

E. PUBLIC COMMUNICATION. Helen Crosson raised questions about changes to the County’s Animal Rearing regulations, noting that in some respects the County regulations are stricter than City regulations; that the new regulations require permits for large animals with fees up to \$10,000; and that it was too late to provide input to the County regarding the fairness of the re-written regulations.

< Chairman Riggs said he would gather some information about this from County contacts, and would put the topic of Animal Rearing regulations on the agenda for the next meeting of the Planning Group. >

Debbie Edlebrock reported that her property at 110 Harbison Canyon Road is getting flooded with sand and water during rain events; she attributes this to the lack of an appropriate berm to control Harbison Canyon road storm water runoff.

< Chairman Riggs suggested that she contact the County Flood Control office, and said he would include this topic on the agenda for the next meeting. >

Tim Lucas suggested that the agenda published before the Planning Group meeting would benefit from including more details about what is going on, for certain agenda items; and that more folks from the community might attend if there was more information provided on the published preliminary agenda about various issues.

Planning Group member Lory Walls said that there should be better enforcement of the speed limit in the school zone on Dehesa Road; she described slowing to the posted 25 mph speed, only to be passed by a speeder who also crossed the double yellow center lines of the road.

F. ACTION ITEMS. Chairman Riggs announced that Item F2 would be considered first, as a courtesy to County employees attending the meeting to make a presentation.

F2. Discussion and recommendation on Parkland Boundaries. (Lubich) Chairman Riggs invited County staff person Marcos Lubich to discuss with the Planning Group the proposal to adjust boundaries of the County’s park districts. Mr. Lubich explained that

the Department of Parks and Recreation is reviewing and considering revision of the Park Land Dedication Ordinance, and other aspects of funding, maintaining and improving new and existing County parks; and the Department requests input on all issues such as the definition of “active recreation” and restrictions on use of PLDO funds; alternative sources of funding for maintenance of existing parks; partnerships with non-profit organizations, schools, water districts, etc. He pointed out that the current boundaries of the park districts do not exactly match the established boundaries of the County’s Subregional and Community Planning Group planning areas; that the County’s proposed adjustment to match exactly the boundaries of park districts and planning areas would result in a net loss of 500 acres of park district land in the Crest-Dehesa-Granite Hills-Harbison Canyon Subregion; and that there would be no changes to the existing policies regarding determination, collection and administration of PLDO fees.

Chairman Riggs stated that since the project to revise DPR policies and boundaries will extend until July 2018, the Planning Group will not take any action at this time; and the County can return in the future to give an updated presentation about any proposed changes to DPR policies and ordinances.

F1. Property Specific Request General Plan Amendment and Rezone GPA 12-005-REZ14-006. (Johnston) Chairman Riggs introduced Mr. Kevin Johnston and invited him to explain the proposed General Plan Amendment and Rezone. Mr. Johnston reviewed some of the history of the subject property since the 2011 Plan Update, including the process for reconsidering a Property Specific Request, which has led to the current GPA 12-005-REZ14-006. He discussed with Group members various factors that are relevant to the appropriate designation and density of development allowed for the property, which included the fire hazard potential, protected wildlife corridors, emergency secondary road access, and septic system soil percolation limitations. Group Chairman Riggs noted that the Planning Group previously recommended further consideration of 14 lots for the property, and that a 2-acre minimum lot size would be helpful for providing adequate soil percolation. Johnston and the Group discussed the possibility of designating a portion of the property SR-2, the area of which would be calculated to yield only 14 units.

Darin Wessel moved the Planning Group recommends consideration of a separate alternative for the amendment and rezone GPA 12-005-REZ14-006, adjusting the proposed SR-2 area in total acres, using the GSI slope model, to yield 14 residential units. The motion passed (9 yes; 0 no; 0 abstain).

F3. Padre Dam presentation regarding Advance Water Purification Program.

Chairman Riggs introduced Maggie Berger, Padre Dam Water District Communications Assistant, and invited her to give the Group her presentation and update about the District’s Advanced Water Purification Program. Ms. Berger’s slide show presentation described treating wastewater with reverse osmosis, ultraviolet radiation and advanced oxidation to purify it sufficiently for potable reuse. She described a demonstration pilot treatment plant that has been continuously operating successfully at a rate of 100,000 gallons per day for more than a year; and she left information brochures and business cards, and invited interested persons to contact her about any questions.

G. GROUP BUSINESS.

G1. Consideration of member application for the Planning Group. Chairman Riggs introduced Tim Lucas, registered voter and resident of Granite Hills, who has submitted an application to be nominated by the Planning Group for appointment by the Board of Supervisors to fill vacant Seat 15 of the Planning Group. Tim briefly stated that he understood and respected the responsibilities and Group membership activities that are associated with appointment to a Planning Group seat, and that he would feel honored to be nominated by the Planning Group for appointment by the Board of Supervisors.

Pat Ulm moved that the Planning Group nominates Tim Lucas, Granite Hills, and recommends that the Board of Supervisors appoints him to Seat 15 of the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Planning Group. The motion passed (9 yes; 0 no; 0 abstain).

G2. Discussion on lack of Code Enforcement regarding unusable/abandoned vehicles and other equipment in Dehesa. Chairman Riggs tabled this item, postponing the discussion until the January meeting.

G3. Clarification of standards to apply when brush clearance is necessary in open space, and possible need to require replanting of over-cleared habitat. (Wessel) Chairman Riggs tabled this item, postponing it until the January meeting.

G4. Election of Planning Group Officers for 2017. Wally Riggs recused himself as Chairman, and assigned Chair authority for this item to Mary Manning, Chair of the Nominating Committee for 2017 Planning Group Officers. Mary Manning reported that the Nominating Committee learned that Wally Riggs volunteered to serve again, if elected as Chairman; that Darin Wessel volunteered to serve again, if elected, as Vice-Chairman; and that Bill Bretz volunteered to serve again, if elected, as Secretary. She asked if there were any other nominations from the Group for any of the officer positions; receiving no other nominations, Mary moved that the Planning Group approves the slate of Group Officers for 2017 of 1) Wally Riggs for Chairman, 2) Darin Wessel for Vice-Chairman, and 3) Bill Bretz for Secretary. The motion passed (9 yes; 0 no; 0 abstain).

The newly elected Group Officers for 2017 are: Chairman: Wally Riggs; Vice-Chairman: Darin Wessel; Secretary: Bill Bretz.

G5. Announcements and correspondence received. Chairman Riggs reported receiving an email notice from the Department of Public Works Project Manager stating that right turn lane project at the Dehesa Road/Harbison Canyon Road Intersection is scheduled to start 17 July 2017, and extend until sometime in October.

G6. Subcommittee Reports. Request for current Park Priority List. Chairman Riggs asked Judy Bowen, PLDO Subcommittee Chairperson, to check with the County Department of Parks and Recreation about the proper form and procedure for submitting an updated PLDO Park Projects Priority List for the Subregion's County parks.

G7. Next meeting date is 9 January 2017, at Crest Community Club House, Nancy Jane Park, Crest.

F. ADJOURNMENT. Darin Wessel moved adjournment at 9:25 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)