

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 9 January 2017, at Crest Community Building, 113n.Park Drive, El Cajon (Crest)

**A. CALL TO ORDER.** Chairman Wally Riggs called the meeting to order at 7:03 PM, and welcomed Tim Lucas, new Group Member for Seat 15 (Granite Hills); Chairman Riggs also explained that Michael Rich, new Group Member for Seat 1 (Crest) is in Singapore, and has an excused absence.

**B. ROLL CALL.** Planning Group members Ulm, Slagill, Carroll, Walls, Wessel, Riggs, Bretz, Manning, Hertel, Underwood and Lucas and were present, forming a quorum of 11.

Members Michael Rich and Jason Harris were absent, but excused. Seat 10 and Seat 12 are vacant.

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

**D. APPROVAL OF MINUTES.** Darin Wessel moved the Planning Group approves the minutes of its meeting on 12 December 2016 as submitted. The motion passed (10 yes; 0 no; 1 abstain: Hertel).

**E. PUBLIC COMMUNICATION.** Pam Mitchell, Crest resident, expressed her concerns and unhappiness that the Alta Lane decommissioned microwave antennae tower, recently used as a non-approved cell telephone antennae site, is still being used for antennae; and after contacting the County, she is concerned that appropriate code compliance is not being enforced for removal of the tower structure. On another issue, she stated that Nancy Jane Park would be improved with additional fencing for children's safety.

Pat Ulm commented about the Padre Dam Water District's presentation at the December meeting, asking if its plans for recycling sewage are the equivalent of a so-called "toilet to tap water" project.

**F. ACTION ITEMS.**

**F1. Approval of reappointment of Walls and Harris.** Chairman Riggs requested a motion for the Planning Group to recommend the reappointment of Planning Group Member Lory Walls to Seat 5 (Dehesa), and Planning Group Member Jason Harris to Seat 11 (Harbison Canyon). ???????? moved the Planning Group recommends the Board of Supervisors reappoints Walls and Harris. The motion passed (10 yes; 0 no; 1 abstain: Walls).

**G. GROUP BUSINESS.**

**G1. 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 asked Group Member Darin Wessel to lead a discussion about the

differences between County and fire agency regulations, concerning vegetation clearance in Open Space, and problems related to conflicting requirements. The discussion centered on the need for conformity between the regulations fire fighting agencies enforce for vegetation clearance around residences and in adjacent Open Space, and the regulations the County enforces for management of native vegetation in dedicated Open space near homes. The Group discussed how property owners can find themselves caught between fire agency and insurance company demands to completely clear all vegetation in zones adjacent to homes, including dedicated Open Space, while the County dedication requirements for the Open Space may restrict removal of all native vegetation.

Chairman Riggs asked Darin Wessel if he would research the vegetation clearance standards around homes and in dedicated Open Space that the different fire fighting agencies (County Fire Authority; San Miguel Fire District; CalFire) enforce. Wessel agreed to gather that information. Chairman Riggs asked Tim Lucas if he would research the County's zoning ordinances and dedicated Open Space management requirements concerning vegetation management for fire safety. Lucas agreed to gather that information. Chairman Riggs announced that this issue of clarification of standards for fire safety vegetation clearance near homes and in Open Space will be included on future meeting agendas, with additional Group discussions possible as specific information is gathered and brought to the meetings by Wessel, Lucas and others.

**G2. Report of meeting with Department of Parks and Recreation Old Ironside Park (Manning-Riggs).** Chairman Riggs and Group Member Mary Manning reported on their meeting with Department of Parks and Recreation representatives at Old Ironside Park in Harbison Canyon. They learned that the recent projects at Old Ironside Park have been carried out as Major Maintenance projects by DPR, and PLDO funds have not been used for them; and that DPR administration is upset that plans for these projects were not shared with the community before implementation; and they discussed with DPR possible solutions for several outstanding problems with the Community Building patio (inadequate drainage; inappropriate color; non-skid floor surface). DPR is pleased with the community use at Old Ironside Park. Manning and Riggs were pleased with DPR's willingness to receive input and discuss possible solutions to various problems. Manning sent an email to DPR about the Harbison Canyon Lions Club's interest in hosting a BBQ, to celebrate reopening Old Ironside Park when the current projects are completed.

**G3. Announcements and correspondence received.** Chairman Riggs announced he received final notice of approval of the Environmental Subdivision TPM 21237 on Bullard Lane, and that it requires dedication of a non-motorized multi-use trail easement connected to the County Trails Plan, and also an easement for sensitive biological resources.

Chairman Riggs also announced that the County conducted a program a training program for Planning Group members on 7 January, and the next scheduled training will be at the County Campus on Overland Avenue, on January 28; a training session has not yet been scheduled for East County; and only new Group members must receive the annual training in person at a training session, while sitting Members may do their annual training online.

#### **G4. Subcommittee reports.**

**G4a. Request for current Park Priority List.** Chairman Riggs reported that Bill Sommer, Department of Parks and Recreation, has requested the latest, updated Park Lands Dedication Ordinance Priority List for potential projects in the Subregion's County parks.

**G4b. Appointment of PLDO committee.** Chairman Riggs asked for a Group Member volunteer to replace Judy Bowen and function as the Planning Group's PLDO Priority List Ad Hoc Subcommittee. Mary Manning volunteered, and was appointed by Chairman Riggs.

**G5. Results of TPM 21237-Environmental Subdivision.** See Paragraph 1, Item G3.

**G6. Urgent Group business not included on Final Agenda: discussion and potential action concerning proposed changes to Harmony Grove Community Plan of the San Dieguito Subregional Planning Area.** Chairman Wally Riggs explained that he received an email from San Dieguito Planning Group Chairman Douglas Dill, which he forwarded to all Planning Group members for review, on 6 January 2017; the issue of concern described in the email -- proposed developer-initiated changes to existing Community Plan boundaries -- potentially affects all Planning Groups and may warrant a formal letter of comment and recommendation from our Group; but such a letter must be received by 30 January, so the Group would need to consider the issue at the meeting tonight. Chairman Riggs reminded the Group that according to the Brown Act in these circumstances, by a two-thirds affirmative vote, the Group could approve consideration of an urgent item of business that was not included on the Final Agenda that was publically posted 72 hours prior to the meeting.

Phil Hertel moved that, because of the need for immediate action, the Planning Group approves adding to the present agenda at this time a discussion, and potential action, concerning the issue, raised in the 6 January email from San Dieguito Planning Group Chairman Douglas Dill, of changing Community Plan boundaries by a developer-initiated General Plan Amendment. The motion passed unanimously (11 yes; 0 no; 0 abstain).

Chairman Riggs initiated discussion about changing boundaries of Community Plans and Planning Areas, versus planning development to comply with the existing adopted Subregional and Community Plans. Tim Lucas distributed a handout of an article about the conflict between the proposed Valiano Project development and the existing Harmony Grove Community Plan. Planning Group members discussed the need to support the San Dieguito Planning Group's opposition to the proposed changes to its existing Harmony Grove Community Plan; and the need to respect and support the public effort and public process that established the existing Plans, and associated land use designations and zoning which govern potential development.

Darin Wessel moved the Planning Group expresses its support, by means of a letter to appropriate officials, of the San Dieguito Planning Group's opposition to developer-proposed changes to the boundaries of the Harmony Grove Community Plan; and that the

Planning Group recommends that the County requires any proposed changes to internal or external boundaries of a Planning Area to be initiated by the Planning Group, or with the Group's consent if proposed by others. Discussion of Wessel's motion resulted in the Group's consensus that: 1) the Planning Group believes that development should conform to the approved existing Plans that are the result of community process and public vote, 2) any revisions of approved existing Plans should likewise require community process and public vote, and 3) the Planning Group is opposed to a developer circumventing the public process and participation, by means of a privately-initiated General Plan Amendment to alter the existing, approved Community Plan.

Darin Wessel restated his motion, moving that the Planning Group sends a letter with copies to appropriate officials, regarding the Group's opposition to the proposed changes to the Harmony Grove Community Plan proposed as part of the Valiano Project; and expressing the Group's consensus as enumerated above, that community process and public vote must determine the boundaries of Community Plans. The motion passed (11 yes; 0 no; 0 abstain).

**H. ADJOURNMENT.** Phil Hertel moved adjournment at 8:40 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)