

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 13 February 2017, at Crest Community Building, 113 N. Park Drive, El Cajon (Crest)

A. CALL TO ORDER. Chairman Wally Riggs called the meeting to order at 7:03 PM, and welcomed Michael Rich, new Planning Group member for Seat 1, Crest.

B. ROLL CALL. Planning Group members Rich, Carroll, Wessel, Riggs, Bretz, Manning, Harris and Lucas were present, forming a quorum of 8. Members Ulm, Walls, Hertel and Underwood were absent, but excused. Member Slagill was absent, but not excused. Seat 10 and Seat 12 are vacant.

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

D. APPROVAL OF MINUTES. Tim Lucas moved the Planning Group approves the minutes of its meeting on 9 January 2017 as submitted. The motion passed (8 yes; 0 no; 0 abstain).

E. PUBLIC COMMUNICATION. No one from the public requested to speak. Planning Group Secretary Bretz announced that in the future he would explain that it is voluntary, not required, for speakers from the public to identify themselves before speaking; Bretz also expressed his concerns that County maintenance of Sloane Canyon Road is using a recycled road asphalt material which is possibly a pollutant threat to the Sweetwater River and Willow Lake.

Planning Group Vice-chairman Wessel spoke about a potential code enforcement issue, concerning a person camping on land in the area that this person claims he owns; Wessel is concerned that regardless of the land ownership, the nature of the camping activities on the property may not be code compliant.

Planning Group Chairman Riggs told the Group that the Dehesa Valley Community Council has requested the Planning Group to consider at its next meeting the condition and maintenance needs of Willow Glen Road, and to consider asking the County for better maintenance for it.

F. ACTION ITEMS.

F1. PDS 2017 AD-17-004, Administrative permit for brushing and clearing at vacant lot, no address, between La Cresta Road and Eucalyptus Drive on Holly Road (Crest). Chairman Riggs introduced applicant Terry Adkins, and invited him to discuss and review his project application and associated documents for PDS 2017 AD-17-004 with the Group. Mr. Adkins explained that he is seeking an Administrative Permit that allows raising some chickens and goats on his vacant 0.46-acre lot in Crest, which he has been doing in non-compliance with the existing SR-1 zoning for this property. The lot currently is grass covered without brush, with a non-permitted 360-sqft storage shed located within appropriate setbacks. He stated that all of the adjacent neighbors have been notified about his application; and one neighbor has complained in the past about a rooster, but he no longer keeps a rooster. Planning Group members were

concerned about the existing non-permitted structure on property described as vacant; about the need for a Minor Use Permit for animal raising in a SR-1 zone; about the purpose and administration of an Agricultural Clearing Permit; and about the lack of information regarding how all these issues would be resolved by the administrative permit for brushing and clearing under consideration. Chairman Riggs, with Group consensus, determined that due to inadequate information no recommendation could be made; and that the application for PDS 2017 AD-17-004 should be continued, to be considered again when additional information is provided.

G. GROUP BUSINESS.

G1. Further clarification of standards to apply when brush clearance is necessary in open space, and possible need to require replanting of over-cleared habitat.

(Lucas) Group Member Lucas opened discussion about brush clearance standards, briefly describing the lack of simple, definitive answers that applied universally to all situations of clearing for defensible space into areas designated Open Space: there are specific clearing regulations for properties that are located in Multiple Species Conservation Plan areas; there are additional regulations in some Pre-approved Mitigation areas; there is a 1997 MOU between all the local and state agencies agreeing that the local Fire Authority Having Jurisdiction (FAHJ) has the authority to write specific regulations for clearance as it deems necessary in its locality; there is confusion about which regulations apply when a defensible space zone demanded for fire protection extends into an Open Space zone conferring protection for native vegetation that would be cleared.

Member Wessel spoke about CalFair fire insurance requiring a defensible space clearance zone of 200' to 400' around insured structures; Wessel also provided everyone a printed copy of some information from County Planning & Development Services concerning maintaining defensible space for fire protection, and also "Vegetation Clearing FAQ Sheet – DPLU800."

Member Karla Carroll recommended that if one needed to conduct defensible space clearance into designated Open Space, it is important to have the local Fire Agency provide a written statement including specifics about what vegetation can be removed, and what vegetation can be left in place, in the Open Space encroachment.

Chairman Riggs said this issue would be kept on the agenda for the next meeting(s), since we don't yet fully understand how vegetation clearance regulations should be regarded and enforced.

G2. Chairman's report on Planning Commission action reference Harbison Canyon Wireless Facility Major Use Permit. Chairman Riggs reported that the County notified him that the Planning Commission approved the Crow's Nest Harbison Canyon Wireless Facility MUP, by consent calendar vote.

G3. County amendment to State Building Code. Chairman Riggs mentioned, as an interest item, that the County released its latest State Building Code County

Amendments. These include requirements for new construction projects to include conduits and/or circuitry for charging stations for electric vehicles.

G4. Subcommittee reports. Park Priority List response from County DPR.

Chairman Riggs mentioned that Member Mary Manning is serving as Contact Person on PLDO Issues for the Planning Group, and is not functioning as a single person Ad Hoc Subcommittee. Mary said that County Department of Parks and Recreation contacted her to learn design details (size/elevation/lighting, etc.) the Crest Community wants for the 2nd Gazebo at Nancy Jane Park, so she will get community input about that; she has also received a letter from some Crest residents suggesting that Nancy Jane Park could benefit from more benches, and a shade screen for the children's slide; she learned that PLDO funds can not be used for patio lighting at Old Ironside Park, but that this project is on the list for maintenance; and that there is \$254,000 in the PLDO fund for the Subregion's County parks.

Mary Manning moved that the Planning Group approves adding Nancy Jane Park benches and playground shade projects to the current PLDO Project Priority List. The motion passed (8 yes; 0 no; 0 abstain).

Member Jason Harris opened discussion about whether the Planning Group should actively seek and/or request feedback from the Subregion's communities about ideas for PLDO Projects at the different parks. Tim Lucas suggested the Planning Group could carry out active outreach for more community involvement at its regular meetings. Mary Manning volunteered to request to speak on the PLDO project ideas issue at the next Crest Community Association meeting.

G5. Announcements and Correspondence received. Mary Manning announced that there would be an Egg Hunt at Old Ironside Park, on 22 April at 12:00 noon.

G6. Meeting updates. The next Planning Group meeting will be at 7:00 PM, 13 March 2017, at the Crest Community Building.

H. ADJOURNMENT. Mike Rich moved adjournment at 8:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)