

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 13 March 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 7:05 PM.

**B. ROLL CALL.** Planning Group members Rich, Ulm, Slagill, Wessel, Riggs, Bretz, Manning and Lucas were present, forming a quorum of 8. Members Carroll, Walls, Harris, Hertel and Underwood 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.** Michael Rich moved the Planning Group approves the minutes of its meeting on 13 March 2017 as submitted. The motion passed (8 yes; 0 no; 0 abstain).

**E. PUBLIC COMMUNICATION.** Planning Group member Darin Wessel called attention to the fact that inaccurate, out of date information about the Planning Group exists in digital form and sometimes gets included in circulated documents.

**F. ACTION ITEMS. PDS 2017 AD-17-004 Administrative permit for brushing & clearing at vacant lot, no address, between La Cresta Road and Eucalyptus Drive on Holly Road (Crest).** Chairman Riggs reviewed for the Group information from Frank Santana, County Department of Planning and Development Services, stating that property owner Mr. Terry Adkins was cited for an unpermitted building and unpermitted animals on his property on Holly Road, which does not have an established principal use; that Mr. Adkins was in the process of obtaining a building permit for the existing structure, and an Administrative Determination permit (for “agricultural clearing”) to establish the principal use of agriculture and allow for animal raising on the property; and that the zoning designation would allow chickens and possibly a rooster, and 2 individual large animals, including goats. Chairman Riggs said that Mr. Adkins’ permitting consultant could not be at the meeting tonight; but that Adkins, and several of his neighbors, were present and interested in commenting on his application for PDS 2017 AD-17-004. Riggs then invited comments from the applicant and members of the public, to be followed by comments, questions and discussion by the Planning Group members.

The neighbors and Mr. Adkins described their respective versions of a number of situations and interactions over almost 20 years, resulting from Mr. Adkins’ use of his vacant property on which he does not reside, and the negative impacts of those uses on his neighbors’ environment. Discussion by Planning Group members clarified that all existing zoning violations on the property must be corrected before the Administrative Permit can be considered and approved. This would include removal of abandoned vehicles, unpermitted livestock, etc.

Darin Wessel moved that the Planning Group recommends the County tables its decision on PDS 2017 AD-17-004, with consideration and approval conditional on: 1) the requirement that all existing code violations on the property are corrected first, and 2) the

requirement that adequate sanitary water and toilet facilities are provided on site. The motion did not pass (1 yes: Wessel; 7 no; 0 abstain).

Mary Manning moved that the Planning Group recommends PDS 2017 AD-17-004 should be tabled by the Planning Group and the County until all code violation and permitting issues are rectified; then a community review and Planning Group recommendation, before County consideration. The motion did not pass (7 yes; 1 no: Ulm; 0 abstain).

Darin Wessel moved that the Planning Group recommends denial of approval for the Agricultural Clearance permit PDS 2017 AD-17-004, for reasons that the proposed use of the property is not consistent with the surrounding properties, community character, and existing zoning. The motion passed (8 yes; 0 no; 0 abstain).

## **G. GROUP BUSINESS.**

**G1. Code compliance in Crest at 1456 Horsemill Road.** Member Pat Ulm raised the question about what one can do about possible code violations observed on another's property; she was asked but this by a neighbor, who was concerned about the large number of cars, trucks, recreational vehicles on a certain property. Darin Wessel suggested that perhaps someone from the County code enforcement division could come to a Planning Group meeting and give a presentation about the County's requirements for effective enforcement of code violation complaints, how to make complaints without fear of retaliation, etc. Ralph Slagill related how he once solved a suspected code violation by contacting Supervisor Jacobs' office about the situation, and it was taken care of; he suggested trying that route.

**G2. Request for road repairs on Willow Glen Drive in Dehesa.** Chairman Riggs reported that the County has been working on making road repairs on Willow Glen Drive. Currently the worst spots are being cut out and patched; the less rough spots will remain until full repaving is done in 2018.

**G3. Discussion on Dam Safety in County of San Diego.** Chairman Riggs shared a recent newspaper article reporting on the monthly and annual inspection of Sweetwater Dam, which is owned and operated by Sweetwater Authority. Sweetwater Authority also owns and operates Loveland Reservoir and Dam, the safety of which are directly relevant to all of the properties along the Sweetwater River's course through the southern portion of the Crest-Dehesa-Granite Hills-Harbison Canyon. Bill Bretz mentioned that Loveland Dam is a reinforced concrete arch dam constructed in a solid granite notch, that Loveland Reservoir is only rarely very full, no major earthquake faults are known nearby, so its risk of failure is presumed very low.

**G4. Authorization of reimbursements to the Chair for P. O. Box (\$132.00) and Ink Cartridge (\$40.28), totaling \$172.20.** Chairman Riggs requested that the Planning Group votes to approve his request for a \$172.20 reimbursement from the County for his personal payment of the annual Post Office Box fee for the Planning Group mail, and for his purchase of a computer printer cartridge used for Planning Group business. Mary

Manning recommended the Planning Group approves the request for a \$172.20 reimbursement from the County to Riggs, for his expenses for Planning Group business. The motion passed (8 yes; 0 no; 0 abstain).

**G5. Declaration of vacancy, Seat 5 (Lory Walls).** Chairman Riggs announced that Lory Walls had sent him a letter, officially resigning from her Planning Board membership, since she has moved out of the area. He asked the Planning Group to officially declare a vacancy of Seat 5. Ralph Slagill moved the Planning Group declares Seat 5, Dehesa, vacant. The motion passed (8 yes; 0 no; 0 abstain).

Chairman Riggs introduced Mr. Alan Trial, seated in the audience, as a resident of Dehesa and interested in applying for vacant Seat 5. Mr. Trial briefly said he'd lived as a neighbor of Lory Walls for the past 5 years; was originally an electrical engineer; changed careers, is now an attorney for Sempra/SDGE; lives in and is familiar with the area and many of its issues. He is submitting an application.

**G6. Meeting updates.** The next meeting of the Planning Group will be at 7:00 pm, 10 April 2017, Crest Community Building, 113 N. Park Drive, El Cajon (Crest).

**H. ADJOURNMENT.** Ralph Slagill moved adjournment at 8:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)