

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 12 June 2017, at Dehesa School, 4612 Dehesa Road, El Cajon

**A. CALL TO ORDER.** Chairman Wally Riggs called the meeting to order at 7:05 PM.

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

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

**D. APPROVAL OF MINUTES.** Secretary Bretz read aloud the minutes of the meeting of May 8, 2017, noting the need to delete the words “a building” from Item F1, paragraph 2, line 4. Mike Rich moved the Planning Group approves the minutes of the meeting of May 8, corrected per Bretz’s reading. The motion passed (8 yes; 0 no; 0 abstain).

**E. PUBLIC COMMUNICATION.** No one requested to speak.

**F. ACTION ITEMS.**

**F1. San Diego County Department of Parks and Recreation and Sycuan Band of the Kumeyaay Nation request feedback on potential trails project along Dehesa Road and Sloane Canyon Road.** Chairman Riggs introduced Renee Hilton and other staff persons from County Department of Parks and Recreation, and invited them to give their presentation about the trails project that DPR has been planning in coordination with the Sycuan Band of the Kumeyaay Nation. The potential trails studied include a multi-use trail and bike lane on the south side of Dehesa Road, extending eastbound from the Willow Glen intersection to Sloane Canyon Road; and a multi-use trail on and off portions of Sloane Canyon Road, which would connect to the California Hiking and Riding Trail about 2 miles from the Dehesa Road/Sloane Canyon Road intersection. Using a larger aerial photograph of the project area, the DPR staff described the various constraints and opportunities that determined the preliminary conceptual alignments for these trails. Ms. Hilton explained that the initial field work has been completed; that engineering studies for alignments and site plans of the trails will require 3 to 6 months to complete; and when these are complete DPR would like to return and present them to the Planning Group for further consideration.

Members of the public and the Planning Group raised a number of questions and/or expressed concerns, including: 1) the need to include staging areas for equestrian users of the trails; 2) the need to include barriers to prevent Off Highway Vehicles from using these trails; 3) the likelihood that the multi-use trail, shared by equestrians, hikers and bicyclists, would be too close to fast, heavy vehicle traffic along certain segments of Dehesa Road; and 4) the possibility that locating a multi-use trail paralleling the south side of Dehesa Road would result in elimination of the existing bike lane there for highway bicyclists. Ms. Hilton said the engineering report would address all of the

various existing constraints on the ground to determine how the proposed multi-use trail can be aligned to minimize potential conflicts and safely meet project objectives.

The Planning Group did not take action on this informational agenda item.

< Chairman Riggs moved Agenda Item F3 to immediately follow Item F1, so that County staff could conclude their presentations at the meeting before agenda items not requiring their presence are considered by the Planning Group. >

**F3. Presentation by Sycuan Tribe for modification of previously approved right hand turn lane to allow ingress-egress to proposed commercial project, Sycuan Square, near the intersection of Harbison Canyon and Dehesa Road.** Chairman Riggs invited Cody Martinez, Chairman of the Sycuan Band of the Kumeyaay Nation, Kevin Reynold, Sycuan Band, and Rich Petty, County Department of Public Works, to present to the Group a proposal to modify the existing Dehesa/Harbison Canyon Road Intersection Improvement Project (previously recommended for approval by the Planning Group). Chairman Cody explained that the planning for the Tribe's proposed Sycuan Square Project on the east side of Dehesa Road, immediately south of the intersection with Harbison Canyon Road, needs to incorporate ingress and egress connections to Dehesa Road. Handouts of an aerial photograph with overlain project details for the proposed Dehesa Road/Sycuan Square improvements were provided to all, for review during description and discussion of the project. In addition to the two ingress-egress traffic connections from Sycuan Square to Dehesa Road, the project would: 1) increase the width of Dehesa Road to include a center double left-turn lane; 2) include a sidewalk along the east side of Dehesa Road; 3) include the extension of the Padre Dam Water District water main along the edge of the proposed road improvement, south from the Harbison Canyon Road intersection; and 4) locate one of the ingress-egress connections directly opposite the intersection of Quail Haven Lane with Dehesa Road.

Members of the public and the Planning Group raised a number of questions and/or expressed concerns, including: 1) increased danger and inconvenience for Quail Haven Lane residents, entering and leaving Dehesa Road, due to Sycuan Square traffic activity at the same location; 2) increased danger and inconvenience for residents using other connections to Dehesa Road in the project area; 3) relative safety potential of a center double left-turn lane, compared to separated left-turn pockets defined by curbs; 4) the need for adequate right-turn pockets for ingress to Sycuan Square from eastbound Dehesa Road traffic; and 5) project design features to accommodate safe bicycle lanes through the entire project area.

Sycuan Tribal Chairman Martinez emphasized that the Tribe has been actively involved with the County Department of Public Works' on-going planning for the Intersection Improvement Project, and would prefer to have the proposed Sycuan Square ingress-egress connections incorporated into the current County project as modifications. Sycuan Tribe wants to eliminate any evident hazards and maximize community safety, while planning the development of Sycuan Square; and the Tribe wants the Dehesa Road improvements to incorporate all good ideas from the community. Adam Day, Sycuan, suggested the Planning Group could recommend that the Tribe's proposed Sycuan Square ingress-egress connections are incorporated by Department of Public Works into its current Dehesa/Harbison Canyon Road Intersection Improvement Project.

Planning Group member Darin Wessel moved that the Planning Group recommends that the County Department of Public Works expands the existing Dehesa/Harbison Canyon Road Intersection Improvement Project, previously recommended for approval by the Group in November 2016, to include the Sycuan Band's proposed expansion of Dehesa Road improvements for providing ingress and egress connections for its Sycuan Square commercial project, with the understanding that further engineering and traffic studies, and design work will be done, responding to concerns and suggestions of the community. The motion passed (8 yes; 0 no; 0 abstain).

**F2. AD-17-015 Request for Administrative Permit for animal raising for educational purposes at 2037 Harbison Canyon Road, El Cajon, APN 513-110-04.**

Chairman Riggs introduced the permit applicant, Helen Crosson, and invited her to describe her animal raising activities she has established on her property, and the reasons for her application for AD-17-015. Ms. Crosson explained that she raises miniature goats to supply baby goats to various 4-H groups and El Capitan High School FFA students, as donations to provide opportunities for educational animal husbandry projects. She described currently having a herd of 40 adults and 30 to 50 babies; she is applying for an Administrative Permit since the zoning ordinance standards for her property only allow 1 hooved animal per ½-acre, and her parcel is 2 acres; her request, AD-17-015, is for an animal raising permit that would allow a maximum of 25 adult miniature goats, including up to 3 male billy goats, not counting unweaned offspring being raised and offered for educational projects.

Members of the public and the Planning Group raised a number of questions and/or expressed concerns, including: 1) statements from observers that the protective enclosures and fenced space for the herd has not been sufficient and adequate during wet, rainy conditions; 2) testimony from observers that on site fly control at times seems adequate, but that daily manure removal, as a Best Management Practice, would be an improvement; 3) a statement from the adjacent property owner, location of the Ranch Market commercial property, reporting that the tenant operating the store finds that the odor and flies associated with the goat herd are negatively impacting his business; 4) statements from others that the flies and odors are not offensive to them; 5) the comment that it's important to maintain rural activities and support agricultural education in the community. Planning Group members expressed reluctance to recommend approval of AD-17-015 at this time, preferring that the applicant first reduces the number of animals on site to the proposed number to be permitted, and takes other actions to address the concerns expressed by the community and neighbors, before the County considers giving its approval.

Darin Wessel moved the Planning Group tables Item F2, AD-17-015, and recommends that the County Department of Planning and Development Services extends the time before taking action on this Request for Administrative Permit for 90 days (based upon concerns and comments expressed by the public and Planning Group members) in order to provide adequate time for the applicant/property owner:

1) To reduce the number of animals on the property to the 25-animal limit allowed by the proposed permit;

- 2) To implement appropriate animal facilities maintenance and/or improvements, cleanup and Best Management Practices to minimize future negative impacts to neighboring property owners; and
- 3) To allow further public consideration and input, before action is taken by the Director of DPDS on possible approval of AD-17-015.
- The motion passed (8 yes; 0 no; 0 abstain).

## **G. GROUP BUSINESS.**

**G1. Announcements and correspondence.** There were none.

**G2. Further consideration of amendment to the Quimby Act referencing maintenance fees for local parks.** Chairman Riggs reviewed with the Group the Valley Center Community Planning Group proposed amendment to the Quimby act; and an email forwarded to all from Marcus Lubich, County Department of Parks and Recreation, stating the County's reasons for DPR's opposition to the proposed amendment. Chairman Riggs asked for the Group's consensus, to forward the letter expressing its opposition to the proposed Quimby Act amendment (originally sent to Oliver Stone, Valley Center CPG) to Marcus Lubich, County DPR.

Tim Lucas moved the Planning Group approves the Chair sending its letter concerning the proposed Quimby Act amendment to Marcus Lubich, County DPR, to inform the County of the Group's opposition to using PLDO funds for Regional Parks and park maintenance purposes. The motion passed (8 yes; 0 no; 0 abstain).

**G3. Meeting updates.** The next meeting is scheduled for 10 July 2017, Dehesa School, 4612 Dehesa Road, El Cajon.

**H. ADJOURNMENT.** Mary Manning moved adjournment at 9:30 PM. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)