

Descanso Community Planning Group
Minutes of Regular February 18, 2016 Meeting
Date, Time and Place: February 18, 2016 @ 7:00PM @ the Descanso Town Hall,
24536 Viejas Grade, Descanso, CA 91916

1. **Roll Call**

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|-----------------------|------------------|-----------------|
| 1. Kerry Forrest | 4. John Elliott | 7. Terry Gibson |
| 2. Jo Ellen Quinting, | 5. Mark Gassert | |
| 3. Vacant | 6. Claudia White | |

2. **Pledge of Allegiance**

3. **Approval of the Minutes for the Meeting of January 21, 2016** *Motion to approve minutes, Gassert/Gibson 6-0-0-1*

4. **Public Communication:** Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda. Group action is not permitted on items not on the agenda in accordance with the Brown Act.

Comment from John Elliott- The new SDGE wires on Oak Grove are unsightly.

5. **Action Items**

A. Vacancy of Seat 3, Applicants consideration and selection **One application received so far. Group will interview at next meeting.**

B. Park Land Development Ordinance School/County Joint Use Facility

Marcus Lubich, Park Project Manager from the County of San Diego, informed the Group that the County is updating the Park Lands Development Ordinance (PLDO). The PLDO is linked to the State Quimby Act, which authorizes creation of development fees which are to be used to develop local and regional parks. Some of the issues they are asking for input on are park district boundaries and creation of additional funding mechanisms for future parks. He informed us that Pine Valley is no longer classified as a County Regional Park, and is now a local park. Current park land standards are 10 acres per 1,000 pop. for local parks and 15 acres per 1,000 pop. for regional parks. Because the Central Mountain Planning area is constrained from future development because of State Park and National Forest lands, our local park districts do not receive adequate funding to develop parks. Discussion included that this area should receive PLDO subsidies from other park districts because of these constraints.

Marcus will take the groups input into consideration and include it in his report.

C. Crestwinds Winery, PDS2015-AD-15-48, 23523 Old Ranch Road, Alpine, CA 91901

This is the 2nd hearing on this matter and was requested by the applicants, Kevin and Monica Coleman.

Kevin's presentation was to respond to 3 concerns raised at the last meeting.

1. **Engress/Egress issues: Access easement is 40' wide and has a road maintenance agreement in**

place. He indicated that there was a recent court ruling and that that the Wine Ordinance does not require direct public road access and that easement access is allowed. He said there are no legal concerns with the road.

2. **Traffic/medical/Emergency: Applicants met with Cal Fire and the County Fire Services. Applicant reports that they say that they do not have any issues with the proposed project and can service its needs.**

3. **Water issues: Applicant met with Jim Bennet, County of San Diego Groundwater Hydrologist. Applicant reports that Mr. Bennet has reviewed project and has no issues with projects impact on groundwater. Project is located in a 22"-24" rain zone and with 28 acres, has enough rainfall on property to sustain project water**

needs. The 28 acres is comprised of two parcels and has 3 wells, producing 100 gpm, 40 gpm and 28 gpm.

In addition, applicants say their improvements are fully permitted and have no "red tags" with the County.

Public Testimony:

13 public speakers. Same basic concerns as was presented to the Group during the January meeting. Access, water, fire, project is non-compatible with neighborhood, etc.. One new item presented was a recorded "Declaration of Restrictions", dated January 4, 1977. Which say in part, that "no lot shall be used except for single family residential purpose". This was described as a covenant between all the neighbors to only use their lands in a certain way and that the proposed winery with tasting room would violate that agreement.

Applicants response:

Discussed history of conflicts with neighbors including lawsuits. Road has been in use since 1963. Says that the CCR's are out of effect and have no bearing on project. Says neighbors have held events such as rodeos in the past and they have photos of those events. Why are neighbors allowed to use road for non-residential events but she is not?

With no more speakers, chair closed public testimony. Group discusses several of the issues including that the County has not released the project scoping letter. DCPG consensus is that the group is not ready to take any action at this time and will review project again once scoping letter has been released.

D. Group Business

A. Correspondence and Announcements

None

B. Discussion Items

1. CPG Annual Training Mandate/ Form 700

Chair informed the group that their training and form 700's are due before April 1st.

2. Request for Agenda Items on Upcoming Agendas

PLDO Funds and Ordinance, Park recommendations.

C. Meeting Updates

1. Next Meeting: March 17, 2016 @ 7:00PM.

7, ADJOURNMENT

Any Questions or Comments; Please contact Kerry Forrest, Chair: descansocpg@gmail.com

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