

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 13 November 2023, at Dehesa School, 4612 Dehesa Road, El Cajon.

A. ROLL CALL. Chair Darin Wessel called the meeting to order at 6:35 PM. Planning Group members Rich, Ulm, Nehring, Wessel, Bretz, Manning, Lutz-Partain, Geiger and Lucas were present, forming a quorum of 9. Member Becker was absent, but excused. Member Wilbur was absent, but not excused. Eutha Scholl has resigned from Seat 11 prior to the meeting tonight. Seat 4, Seat 7 and Seat 13 are vacant.

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

C. APPROVAL OF MINUTES. Member Tim Lucas moved that the Planning Group approves the minutes of the meeting of 11 September 2023, as submitted by Secretary Bretz. The motion passed (9 yes; 0 no; 0 abstain).

D. PUBLIC COMMUNICATION. No members of the Planning Group requested to speak.

Mr. Kyle Hermann introduced himself, and explained his position as District Representative for the District Office of Senator Brian W. Jones. He said that the Senator expected him to attend the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Planning Group meeting on a quarterly basis, to provide updates on relevant State issues to the Group, and to provide the Senator updates on the issues/interests that concern the Subregion's communities.

E. ACTION ITEMS.

E1. Ad Hoc Committee update regarding evacuation in case of wildfire.

(Nehring/Lucas). Committee Chair Ron Nehring reported: 1) that the Ad Hoc Committee met on 13 November, and will next meet on 8 January 2024 at 2:00 PM at the Crest Community Association Clubhouse; 2) that the public has now obtained approximately 8 of the 15 voluntary easements needed, for enabling the improved use of Suncrest Truck Trail as an evacuation route for Crest; 3) that the Fire Agencies give Suncrest Truck Trail the lowest rating of quality as a fire access road in its current condition, considering it qualified only as an Emergency route; 4) that a 10 October Crest Town Meeting was held in cooperation with relevant public entities/agencies, to inform and coordinate community awareness about wildfire evacuation and preparedness issues, and it was well attended by about 100 residents, who also expressed interest in a follow-up town meeting to focus on insurance issues; 5) that the Ad Hoc Committee recommends installation by the County of two needed informational signs related to Suncrest Truck Trail; 6) that there appear to be possible benefits (e.g., fire insurance discounts) for seeking official recognition as a Firewise Community for eligible homeowners in our Subregion; and 7) that the Ad Hoc Committee is still seeking input from local agencies for the Community Plan updating project.

Nehring provided the following information resources:

<https://www.insurance.ca.gov/01-consumers/105-type/95-guides/03-res/Insurerers-Currently-Offering-Discounts.cfm>

<https://www.readyforwildfire.org/prepare-for-wildfire/firewise-communities/>

E2. San Diego County Fire Community Emergency Response Team and proposed Fire Safe Counsel boundary issues. Chair Wessel introduced Teresa Greenhalgh, San Diego County Fire Community Emergency Response Team (SDCF CERT) Coordinator, and invited her to discuss with the Group the SDCF CERT programs, as well as issues specific to our Subregion relevant to planning for wildfire preparedness and emergency responses. Ms. Greenhalgh provided brochures/handouts, and discussed CERT's mission to provide services and support for wildfire planning matters.

Discussions with the Group included concerns expressed about the proposed/ongoing changes to the jurisdictional boundaries of the Greater Alpine Fire Safe Council; about the needs of certain communities (e.g., Harbison Canyon, Dehesa, Granite Hills) to be a recognized part of a recognized Fire Safe Council; about proposed reliance on the County Fire Safe Council for these communities; and about the bureaucratic/jurisdictional disagreements concerning Community Wildfire Protection Plan (CWPP) areas, Community Fire Safe Council areas, and Fire Agency districts' boundaries.

Group member Nehring proposed that it is in our communities' interests to become recognized Fire Wise Communities, if possible, that our Community Plans should dovetail with whatever CWPPs currently occur, and that, if possible, all structures in our planning area should be located in a recognized CWPP.

E3. PDS2020-AD-20-010, 494 Sunrise Mountain Road – Administrative Permit for open space easement encroachment and plan of re-vegetation to address prior grading violations. Chair Wessel introduced Mr. Alex Long, representing the property owner of 494 Sunrise Mountain Road and applicant for PDS2020-AD-010, who explained that the proposed work of regrading and revegetation complies with all relevant County standards; and that the Administrative Permit is needed to allow encroachment into the County's easement to correct previous damage, to comply with the legal requirements/conditions of the easement.

Member Ron Nehring moved that the Planning Group recommends approval of PDS2020-AD-20-010, 494 Sunrise Mountain Road – Administrative Permit for open space easement encroachment and plan of re-vegetation to address prior grading violations, as proposed. The motion passed (9 yes; 0 no; 0 abstain).

E4. Discretionary Permit for Site Plan PDS2023-STP-23-009, proposed mixed use 2-retail spaces on first floor and single-family dwelling on second floor at 534 Harbison Canyon Road, El Cajon, CA. Chair Wessel introduced and invited Mr. Jorge Gonzalez representing the property owner, to discuss the status of the proposed Discretionary Permit for Site Plan PDS2023-STP-23-009, at 534 Harbison Canyon Road. Mr. Gonzalez explained that he was presenting revised plans tonight, which the Planning Group has not previously seen for review and before submission to/approval by PDS, and was requesting the Planning Group recommends approval for the revised plan and the Discretionary Permit for Site Plan PDS2023-STP-23-009.

Planning Group members expressed concerns about not having prior appropriate opportunity to review and consider the proposed changes to the layout diagram, including location and design of vehicle parking for the retail businesses, the septic system design and location, and protection of the project from the adjacent Harbison Creek and its flood zone. Concern was also expressed that the neighboring property owners may not have received adequate notice about the proposed project.

Chair Wessel declared this item would be tabled and continued, to be considered with updated site plans at the December meeting of the Planning Group, in order to provide time for adequate community and Group review and consideration of the final proposed plans for PDS2023-STP-23-009, before the Group could take action to recommend approval (or not) of the Discretionary Permit.

E5. Crest Gas Station issue is moved to the December meeting of the Planning Group. No Group consideration or action tonight.

E6. Update on the property owner closure of California Riding and Hiking Trail. (Wessel). Chair Wessel reported that the public access gate to the Trail is still locked; that the Dehesa Valley Community Council has not provided any update about its potential litigation concerning the illegal property owner closure of the Trail; that California Department of Parks has not provided any information about communications about closures with impacted private property owners; and that the California Bar Association passed a resolution to seek a code amendment to better protect public trail easements from illegal interference.

F. GROUP BUSINESS.

F1. Announcements and Correspondence Received.

F2. Discussion/Action Items

– Resignation of Vice-Chair from Planning Group and vote to declare seat 11 vacant: Eutha Scholl resigned from Seat 11, and the Group needs to vote to declare Seat 11 vacant to enable the appointment of a replacement Group member. Member Pat Ulm moved the Planning Group votes to declare Seat 11 vacant, due to the resignation of Eutha Scholl. The motion passed (9 yes; 0 no; 0 abstain).

Member Mary Manning volunteered to arrange for the appropriate notices about the Seat 11 vacancy to be posted on the public bulletin boards, etc. in the community.

-- Review regarding unexcused absences for Member Wilbur, Seat 14, and potential vote to declare seat vacant: Chair Wessel explained that the Standing Rules of Order provide for the Group to consider taking action regarding the excused and unexcused absences at Group meetings by Member Wilbur; that he recommends that the Group takes a vote considering Wilbur's removal, and the resulting vacancy of Seat 14; and that he proposes to postpone this issue and a Group vote about it until the December meeting, providing him the opportunity to try to contact Member Wilbur and discuss this matter with her before then. Group discussion concurred with tabling this issue until the December meeting.

--Status of Association of Planning Groups: Wessel reported that all 18 of the County's Planning Groups voted to join the Association; that SANDAG is likely to adopt a representative of the Association of Planning Groups as a SANDAG Board member at its December meeting; that Chair Darin Wessel is our Group's member of the Association; and that he will forward a letter of support for the Association to each of the Planning Group members for them to consider signing.

--PLDO: Recent proposed update changes to the PLDO project list were discussed for the different parks. Member Mary Manning suggested that the Planning Group suggests or requests that some of the Supervisors' Discretionary Funds could be used for needed South Lane Park projects the County DPR has been unable to implement.

--Appointment of Officer nominating committee: Chair Wessel announced that he appoints Members Tim Lucas and Robert Lutz-Partain to be the Officer Nominating Committee, responsible for making recommendations to the Planning Group for whom to elect as Group officers.

Chair Wessel also announced that he appoints Member Ron Nehring to serve as Temporary Vice Chair of the Group, until the December meeting election of a 2024 Vice Chair for the Group.

F3. Meeting updates.

F3a. Reports on and upcoming BOS, PC and other Hearings/Meetings. None.

F3b. Next meeting date, 11 December 2023, at Dehesa School Cafeteria, 4612 Dehesa Road, El Cajon, CA 92019.

G. ADJOURNMENT. Member Robert Lutz-Partain moved adjournment at 8:25 PM. The motion passed unanimously (9 yes; 0 no; 0 abstain).

Respectfully submitted, William Bretz (Secretary)
Approved as Amended.