

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL PLANNING GROUP. Minutes of the meeting on 14 September 2015, at Old Ironside Park, Harbison Canyon Road, El Cajon.

A. CALL TO ORDER. Chairman Wally Riggs called the meeting to order at 7:01 PM.

B. ROLL CALL. Planning Group members Bowen, Ulm, Slagill, Carroll, Walls, Wessel, Riggs, Bretz, Manning and Underwood were present, forming a quorum of 10. Members Harris and Hertel were absent, not excused. Seat 10, Seat 12 and Seat 15 are vacant.

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

D. APPROVAL OF MINUTES. Lory Walls moved the Planning Group approves the minutes of its meeting on August 10, 2015, as submitted. The motion passed (8 yes; 0 no; 2 abstain; Bowen and Ulm).

Chairman Riggs requested a motion for the Group to approve 3 minor corrections to the previously approved minutes of its meeting of 13 July. Ralph Slagill moved that the Group approves the proposed corrections to the minutes of the July meeting. The motion passed (9 yes; 0 no; 1 abstain: Ulm).

E. PUBLIC COMMUNICATION. None.

F. ACTION ITEMS.

F1. Update presentation on signal light installation at Dehesa Road and Casino Way. Chairman Riggs introduced Mr. Eric Lard, Department Planning and Development Services Tribal Liaison, and invited him to give a presentation to the Planning Group about the current status of the signal light installation project at Dehesa Road and Casino Way. Mr. Lardy explained that the \$481,000 project (\$120K planning and design; \$360K construction) is 100% funded by Tribal resources: \$281K is a direct donation from the Sycuan Tribe, and \$200K is grant from a Tribal program. He displayed engineering drawings and showed that the project would not involve road widening, that the dedicated turn lanes at the intersection would be indicated by remarking the existing pavement, that there will be pedestrian ramps at each corner of the intersection, and that there will be two poles with safety lighting in addition to the signal lights. Mr. Lardy estimated that if the Board of Supervisors approves the project at its Wednesday meeting, construction could possibly begin after 1 January 2016.

< Planning Group member Phil Hertel arrived at 7:15 PM, raising the meeting quorum to 11. >

Mr. Lardy told the Group that the County has been meeting and planning with the Sycuan Tribe regarding options for the design of an eastbound right turn lane at the intersection of Dehesa Road and Harbison Road; and that the County will update the

Dehesa Valley Community Council at its upcoming meeting about the status of the Dehesa School caution lights project.

This agenda item was informative only, with no Group action.

F2. PDS2015-STP-15-015, Application for installation of unmanned wireless telecommunications facility at Rainbow Market in Crest. Chairman Riggs invited Smartlink representative Adam Stone, on behalf of T-Mobile, to describe to the Planning Group the proposed application for installation of a T-Mobile unmanned wireless telecommunications facility at Rainbow Market in Crest; Riggs also introduced Doug Thompson and Jarrett Ramaiya, County staff persons from Department of Planning and Development Services, who were available as information resources concerning planning for the project.

Mr. Stone distributed handouts of detailed project plan drawings; and also of photosimulation views of the proposed project from several different perspectives, contrasted to the existing site conditions. Nine 8-foot tall panel antennas would be mounted near the top of three sides (3 panels per side) of a 35-foot tall tower, with a large clock face on the fourth side; the tower would be constructed at the south end of the existing Rainbow Market building.

Planning Group members questioned why the proposed T-Mobile antennas were not co-located with one of the three other existing cellular telephone antenna sites in Crest; why a faux tree design was not proposed for supporting the antennas; what sort of noise and light at night would be associated with the completed project; and why was the Crest community not consulted or included in choosing a design for the proposed project. Mr. Stone, Mr. Thompson and Mr. Ramaiya informed the Group that only the selected new site provided the desired improvements in T-Mobile service for more complete coverage in the Crest area, particularly for emergency and crises situations; that disguising cellular telephone antennas on built structures such as water tanks and clock towers is now favored over faux trees in most situations; that the noise and night light impacts of the project would comply with all applicable County codes; and that the County Department of Planning and Development Services intended the present meeting to be the means of gathering community input about the design of the proposed project.

Members of the public expressed concerns and asked questions about who in the Crest Community were notified about preparation of the application for the proposed project; about how the proposed design did not fit the Crest community character; about the potential adverse health impacts and public health issues associated with cellular telephone transmissions from antenna sites; about negative impacts to property taxes associated with installation of wireless telecommunications facilities; and about the County approval process and time frame for such a project. Stone, Thompson and Ramaiya responded that only the immediately adjacent property owners were notified about the proposed project; that the location is in a commercial zone; that alleged public health issues could not be considered as a factor in the County's approval process for telecommunications facilities; that alleged property devaluation is not considered relevant to the approval process; that after the project application is approved, it would take 4 to 8 weeks to obtain a building permit, and about 1 month to carry out and complete construction.

Closing comments from Planning Group members were that the proposed project tower structure is oversized and does not suit the existing community character; that the residents of Crest should have been involved in choosing an appropriate project design that fits the community character; that there should be an opportunity for public input to be gathered to design something appropriate for Crest; and that the Crest Community Association could provide the means for having a public meeting to involve the entire community. Mr. Ramaiya responded that the County and project applicant would be happy to have such a meeting.

Mary Manning moved that the Planning Group does not recommend approval of the proposed site and design for the T-Mobile wireless telecommunications facility described in the presentation for PDS2015-STP-15-015. The motion passed (11 yes; 0 no; 0 abstain).

F3. Request for exemption of a site plan permit for a proposed two story single family dwelling at 446 Sanat Village, Granite Hills, APN 512-120-06 (George Gazallo). Chairman Riggs introduced the project applicant, Mr. George Gazallo, and recalled that the Planning Group had a presentation about this project about a year ago, without taking action. Mr. Gazallo explained that the proposed project is to build a 2-story single family dwelling on an approximately 100-acre lot; the County maintains that a prior 1989 Tentative Map for subdivision of the lot required a site plan with dedicated Open Space, etc.; Mr. Gazallo maintains the project is construction of a single family dwelling, not a subdivision project, and should be exempt from the site plan permit ordinance requirement intended for subdivision projects. Mr. Gazallo accepts the need for a site plan with Open Space, if the lot is subdivided in the future.

Phil Hertel moved the Planning Group affirms that it recommends an exemption of a site plan permit for the proposed two story single family dwelling at 446 Sanat Village, Granite Hills, APN 512-120-06. The motion passed (11 yes; 0 no; 0 abstain).

G. GROUP BUSINESS.

G1. Announcements and correspondence. Chairman Riggs announced that on September 25, 2015, LAFCO would consider and act on the proposal to dissolve the Rural Fire Protection District.

Wally Riggs announced also that his family's appeal to the Bureau of Indian Affairs was approved, and the BIA was remanded to take into account impacts to non-Indians when considering applications for fee-to-trust conversions of Tribal land. (The Riggs' appeal objected to their loss of a legal easement owned and used by them, as an impact of the conversion of private property purchased by the Sycuan Band into sovereign Tribal Reservation land.)

G1a. Consideration of applicants for vacant seats. None.

G2. Subcommittee reports. None. The Park Land Dedication Ordinance (PLDO) project priority list for County parks in the Subregion will be discussed at the next meeting.

G3. Meeting updates. The next meeting of the Planning Group is scheduled for 12 October 2015, 7:00 pm, at Old Ironside Park, Harbison Canyon, El Cajon. Chairman Riggs will confirm that 12 October is not a County legal holiday, and will inform the Planning Group email list appropriately.

H. ADJOURNMENT. Phil Hertel moved adjournment at 8:45 pm. The motion passed unanimously.

Respectfully submitted, William Bretz (Secretary)