

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 12 April 2010.

Item 1. Chairperson Wally Riggs called the meeting to order at 1900 hours and the Pledge of Allegiance was recited.

- Planning Group members Ulm, Slagill, Walls, Krickhahn, Riggs, Bretz, Manning, Vandover, Myrick and Gabler were present, forming a quorum of 10.
- Member Hertel was absent, excused. Members Bowen and Harris were absent, not excused. Seat 1 and Seat 14 are vacant.
- Pat Ulm moved that the Planning Group approves the minutes of the meeting on 10 March 2010 as submitted. The motion passed (8 yes; 0 no; 2 abstain: Gabler, Myrick).
- Wally Riggs requested reimbursement of \$88.92 for his personal payment of the annual rent for the Planning Group's Post Office box (\$87.00) and for postage for Planning Group business (\$1.92). Pat Ulm moved that the Group approves this reimbursement request for \$88.92. The motion passed (9 yes; 0 no; 1 abstain: Riggs).

Item 2. Announcements. Wally Riggs announced:

- That the County has created and distributed for review a proposed Medical Marijuana Collective Code, but Planning Group response is not requested;

< Planning Group member Jason Harris joined the meeting at 1907 hours, raising the Group quorum to 11. >

- That all Planning Group members must return the Conflict of Interest Code Form 700 before 31 March 2010, or potentially be fined for filing later than the deadline;
- That the final opportunity for attending the annual Planning Group training workshop will be 22 May 2010 at the Escondido Valley Community Center;
- That the filing period for candidates for election in November to even seats on the Planning Group will begin on 12 July and continue through 16 August, 2010.
- That a scoping meeting for the proposed Singing Hills Estates project will be held at the Department of Planning and Land Use on 5 May at 4 pm.

Pat Ulm announced that the scoping meeting for Singing Hills Estates on 5 May is for taking input from the public about what should be considered by DPLU in evaluating the project and determining requirements for compliance with the California Environmental Quality Act (CEQA) and County planning ordinances.

Herb Krickhahn announced that the Dehesa Valley Community Council rummage and plant sale was a success.

Jason Harris announced that the Alpine Girls Softball League will attempt to set a Guinness World Record by playing 40 continuous, non-stop hours of softball at Otto Field in Alpine, starting at 6 pm on Friday, 23 April, and continuing until 11 am on Sunday, 25 April; and that the community is invited to attend the event and sponsor players.

Item 3a. Open Forum. A member of the public (name not recorded) reported that Supervisor Diane Jacob has sent an email suggesting that persons opposing the Sunrise

Powerlink should contact Senator Feinstein and inform her about the significant adverse impacts of the project to Alpine and other parts of San Diego County, as the Senator is currently unaware of its impacts and the public's opposition.

Item 3b. Group Forum. No one requested to speak.

Item 4. Committee Reports. None.

Item 5a. Private Project Proposal. TPM 20716 RPL1, Kermerko 4-lot split with remainder parcel, Mountain View Road, Harbison Canyon. Mary Manning reviewed this proposed project for the Planning Group, having attended a project site meeting and walk about with 12 neighboring residents, Mr. Kemerko and his engineer Mr. Walsch. She reported that 14 acres of the 94-acre site will be developed, with more than 80% of the site remaining open space; but that some of this open space is actually being used as off site mitigation for impacts due to development on another property being developed by Mr. Kemerko; that the current design appears to reduce the potential storm water runoff and drainage impacts, but that long term maintenance of drainage control will be the responsibility of the individual lot owners; that the biological surveys may not be adequately thorough and specific in their description of the sensitive resources on site; that the down hill neighbors remain concerned about potential septic system impacts to ground water and down gradient wells; that the complete private road system providing access to all lots must be constructed at the time of the first developed lot, but that the other lots will be graded later for development individually by their respective owners; that the County is currently reviewing the submitted plans and studies, and then the Planning Group will have an opportunity to comment and provide its recommendations, but that at this time Planning Group action is not warranted.

Members of the public requested that a complete Environmental Impact Report be required for the project, expressing the opinions that archeological and paleontology resources, regionally important wildlife corridor resources, and seasonal biological resources occur on site, but potential impacts to these have not been sufficiently studied and described to allow proper mitigation.

Planning Group members discussed the County process for deciding if an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required, Mark Gabler reminded the meeting that the Planning Group previously took action expressing opposition to preparation of a simple Negative Declaration for this project.

Item 5b. Private Project Proposal. TPM 21172, Davison 4-lot split with remainder parcel, Montana Serena and Tracey Lane, Crest. Chairman Riggs reminded the Planning Group that it recommended approval of TPM 21772 at its March meeting, and that subsequently the County provided its scoping letter for the project. Mr. Davison reported to the Group that the scoping issues raised by the County are being addressed: some of the lot boundary lines are being adjusted to accommodate driveways in compliance with fire safety and County standards; extended surveys for the Quino checkerspot butterfly are being conducted. The applicant does not expect that additional Planning Group review and action will be necessary as the project proceeds.

Item 6. Public Project Proposal. Parkland Dedication Ordinance (PLDO) Priority List. Chairman Riggs continued this item to the May meeting of the Planning Group without discussion.

Item 7. Unfinished Business. None.

Item 8. New Business. Consideration of applicants for Seat 1, Crest. Chairman Wally Riggs reported that one application for nomination to Seat 1, Crest, was submitted, but that the public notice published to advertise the vacancy and opportunity to apply contained errors. Due to possible confusion that might have dissuaded potential applicants, he decided to continue the application process another month, and to re-advertise the vacancy correctly. He then introduced Mary Kay Francis, a resident of Crest, who did apply; she and any other applicants will be considered for nomination by the Group at the May meeting.

Item 9. Adjournment. Mark Gabler moved adjournment at 2005 hours. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)