

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL  
PLANNING GROUP. Minutes of the meeting on 8 September 2008.

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

- Planning Group members Pasek, Bowen, Walls, Riggs, Bretz, Manning, Vandover, Harris, Myrick, Hertel, Smith and Gabler were present, forming a quorum of 12.
- Planning Group member Ulm was absent but excused. Planning Group member Crocker was absent but not excused. Seat 3 is vacant.
- Mark Gabler pointed out that the minutes of the meeting on 11 August 2008 contained a typographical error in Item 7c, last paragraph, line 4: "\$150.000" should be corrected to "\$150,000."
- Charles Smith moved that the Group approves the August meeting minutes with the correction to Item 7c. The motion passed (10 yes; 0 no; 2 abstain: Bowen and Pasek).
- There were no requests for expense reimbursement.

Item 2. Announcements.

- Lory Walls announced that the Dehesa Valley Community Council is providing an opportunity on Monday, 6 October, at 7 pm to meet local candidates running for office in the 52<sup>nd</sup> District in the November general election (although Duncan D. Hunter will not be there).
- Chairperson Wally Riggs announced that all persons who filed for upcoming vacant seats on the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Planning Group will be declared elected by the Board of Supervisors, due to an insufficient number of candidates to hold an election.

Item 3a. Open Forum. No one requested to speak.

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

Item 4. Committee Reports. 2020 General Plan Steering Committee and Interest Group Update. Jack Vandover reported that the Steering Committee has finished review of the Draft Land Use Plan; and it has examined examples of 4 recently approved subdivisions and how they potentially could have been clustered according to the proposed Conservation Subdivision Program.

Item 5a. Private Project Proposal. TPM 21117 RPL2. Phil Hertel reviewed for the Planning Group this second replacement map for TPM 21117, which the Group has previously recommended for approval. The County has requested the applicant to complete an Historical Study; to provide a 10' wide horse path along the Flume Road and Euclid edges of the property; and to redesign and adjust a slope easement. All other details of the project remain unchanged. Hertel moved that the Planning Group recommends approval of TPL 21117 RPL2 as presented. The motion passed (11 yes; 0 no; 1 abstain: Harris).

Item 5b. Private Project Proposal. AD 08-046, Application for Child Care Facility, 2026 Valley Rim Road, Granite Hills. Charles Smith reviewed this proposed Child Care Facility for the Planning Group. (Because he lives within 300' of the proposed project, Mark Gabler recused himself from the Planning Group, which reduced the Group's quorum to 11 for this item.)

Smith explained that the applicant is seeking approval for a Large Day Care Facility for up to 14 children at a single family residence (the applicant could operate a Small Day Care Facility for up to 8 children at her residence by right, but the County requires an Administrative Permit for an at home facility for 9 to 14 children); there will be 3 employees, and there is adequate parking for those employees; the applicant has the appropriate State licenses for providing day care for 14 children; the applicant lives at the single family residence; the applicant has notified all adjacent neighbors about the proposed facility; the day care facility will operate from 6 am to 6:30 pm, Monday through Friday; there will be separate outdoor areas for children under 2 years old, and for children from 2 to 7 years old; the existing conditions at the residence do not include a 6' high noise retention wall to buffer the nearest neighbor from the outdoor areas for the children; the adequacy of the existing septic system for the proposed project has not yet been determined; the applicant currently is providing day care for 9 children and is not in compliance with County regulations; the applicant does not have legal access for personal or business use of the privately maintained street Siesta Calle which seems to be the street her clients prefer to use; also, there is another unlicensed day care facility with 18 children within 500' of the proposed project.

Seven of the 10 closest neighbors spoke to the Planning Group expressing concerns and opposition to the project. They believe the project will cause traffic, parking, public safety and unfair private road maintenance impacts to Siesta Calle, as well as serious liability risks for the private road owners; they are concerned that the existing septic system at the residence could be inadequate for the proposed facility with 14 children and 3 employees; they are concerned that there will be significant noise impacts.

Charles Smith moved that the Planning Group recommends that AD 08-046 should not be approved due to the extent of neighborhood opposition, the uncertainty of septic system adequacy, potential noise impacts, and the uncontrollable impacts of the proposed project to Siesta Calle. The motion passed (9 yes; 2 no: Hertel, Manning; 0 abstain).

Item 5c. Private Project Proposal. TPM 20716 Modification Request. James Green, Walsh Engineering, reviewed for the Planning Group its recommendation for approval of TPM 20716 (Minor Subdivision of 94 acres into 4 lots plus a remainder) in 2003' by a vote of 12 yes, 0 no and 0 abstain. The applicant is requesting a waiver of public road improvements on Mountain View Road, as the required widening of the road along the project frontage is a spot improvement that will require major grading that will disturb sensitive biological resources, while not contributing to better traffic conditions. If granted, the waiver will not reduce the standard required right of way dedicated to the County for Mountain View Road.

Mary Manning noted that the Harbison Canyon Fire Station project had to comply with a spot improvement road widening, and that the estimated \$250,000 cost to the applicant was not unreasonable considering the scope of the 5-lot project.

Lory Walls moved that the Planning Group recommends approval of the proposed Modification Request for TPM 20716. The motion passed (11 yes; 1 no: Manning; 0 abstain).

Item 6. Public Project Proposal. Community Plan Review. Chairman Wally Riggs announced that the Community Plan Review Ad Hoc Committee of Group members Pat Ulm (Chairperson), Bill Bretz, Phil Hertel, and Jeff Myrick will meet at the Dehesa Fire Station on Monday, 15 September, at 7 pm. He reminded the Group that others may also attend as long as no more than a total of 8 Planning Group members are present. This ad hoc committee will review the existing Subregional Community Plan and provide advice about converting it to the Community Plan template currently being advanced by the Department of Planning and Land Use for the 2020 General Plan update.

Item 7. Unfinished Business. Park Lands Dedication Ordinance (PLDO) Priority List Recommendations. Chairman Wally Riggs reported that Kandhy Franklin-Collins has provided to the Planning Group a copy of the itemized list of proposed projects for South Lane Park taken from the PLDO Priority List and forwarded to Supervisor Diane Jacobs for funding from the \$150,000 of District 2 discretionary funds pledged for park projects in the Subregion.

Item 8. New Business. Consideration of Applicants for Vacant Seat 3, Crest. Chairperson Wally Riggs announced that Ralph Slagill has submitted a letter of application to be nominated to fill Seat 3. Mr. Slagill has lived in Crest for 35 years; he is a semi-retired construction general contractor and masonry specialist; he has recently rebuilt his home that was destroyed by the Cedar Fire.

Mark Gabler moved that the Planning Group accepts the application of Ralph Slagill and nominates him to be approved by the Board of Supervisors to fill Seat 3, Crest. The motion passed (12 yes; 0 no; 0 abstain).

Chairman Riggs informed the Group that when Mark Gabler filed for candidacy for Seat 15 (Granite Hills) for the November election, the Registrar of Voters told him that he is actually a resident of Crest due to the location of the boundary between Crest and Granite Hills on the County precinct map. Supervisor Diane Jacobs office will review this situation. Riggs is recommending that the precinct boundary line is relocated closer to Crest, and he is also requesting a review of the location of the precinct boundary line between the Valle de Oro Subregion and the Granite Hills area of the Crest-Dehesa-Granite Hills-Harbison Canyon subregion

Item 9. Adjournment. At 2050 hours Phil Hertel moved to adjourn the meeting. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)