

Minutes of the Palomar Mountain Planning Organization Meeting March 21, 1998

Board Members Present:

Thomas Burton, Karl Bauer (alternate), Robert Carlyle, Donna Dose, Elizabeth Getzoff (alternate), Bruce Graves, Susan Humason, Jack Norvall, Michael Pique, George Ravenscroft, Joseph Weeks.

The PMPO Board special meeting was convened 10:07 A.M. March 21, 1998. The minutes of the March 7, 1998, meetings were distributed. Two corrections were noted: for *bulldoze and chainsaw the area* substitute *begin construction of the load station*, and for *Billips* substitute *Billups*. The minutes were approved as corrected.

The Treasurer's report was postponed because the PMPO is in the process of switching treasurers, from Halcie Clark to Debbie Bauer.

OLD BUSINESS:

Dual Government Survey Problem

Discussion continued on the Forest Service's resurvey moving the southwest corner and southern limit of Section 14 approximately 150 feet north. David James of the Forest Preservation Society of Southern California (FPSSC) reported a new letter from the US Forest Service describing the February 10, 1998, meeting between Norm Noyes and Ken Whittaker of the Forest Service, Mr. James, and PMPO Board representatives Bruce Graves and Jack Norvall. The PMPO is to write a memo suggesting solutions appropriate both to the border ("co-terminous") and interior parcels. Mr. Whittaker's position was that deeds are dependent on subdivisional call (of the Section) and if the township (36 mile-square sections) is fewer acres than it should be, that is a risk the landowners assume. Mr. Norvall's research has continued; he has located the earliest recorded county map, the 1894 Ward survey, which shows a true north-south line in the center of Section 14. The next recorded maps, recorded assessor's maps, show much the same, a true north-south line, up into the 1930's. Mr. James points out that these assessor's maps predate the "Tract Map Act" and were thereby grandfathered in and deemed to be tract maps that define legal ownership, rather than mere assessors maps that do not.

In summary, there are three classes of ownership based on details of the deed:

1. subdivisional call (fractions of a section), these parcels are 'squeezed' by a shrinking section
2. interior tract map, these parcels especially need further research. If a majority of interior parcels rely on a *de facto* subdivision tract map, we should attempt to get the County to accept the assessor maps as subdivision maps.
3. boundary parcels, these parcels are 'chopped' by the shrinking section.

So far, the tax assessor has notified only the 'chopped' southern boundary owners of a change (reduction) in their acreage.

Mr. James recommends continuing to move toward a corrective survey by the Bureau of Land Management (BLM), but to make sure the plan is signed off on by everyone concerned: the County, the owners, the Forest Service, and the title insurance companies.

The Board authorized Mr. James and the FPSSC to conduct two meetings, one with the County tax assessor and one with the involved title insurance companies, both involving representatives of the PMPO and the Forest Service.

The Board approved expenditure of up to \$1,500 to the FPSSC for their assistance, payable upon receipt of their itemized bill.

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NEW BUSINESS:

Palomar Mountain Volunteer Fire Department and June Ballot Proposition:

Karl Bauer, PMPO Board Member and PMVFD Fire Chief, informed us that as of June 1 the PMVFD will have to pay \$20 per month per radio for their emergency radio service, a sum of \$48,000 per year for the zone including Palomar Mountain. On June 2, county voters will be asked to approve a new tax of \$24.50 per year per household in unincorporated San Diego county to cover this radio service. The PMPO will support the PMVFD in efforts to get the initiative passed.

Mr. Bauer also thanked Bruce Graves and the PMPO for help in a HUD grant application for a new fire engine.

Next Meetings:

The annual meeting is May 23, 1998, with the next scheduled board meeting to follow immediately the Annual Meeting and election of officers.

The meeting was adjourned at 11:24 A.M.

Michael E. Pique, Secretary.