

COUNTY OF SAN DIEGO, LAKESIDE COMMUNITY PLANNING GROUP  
P.O. Box 2040 Lakeside, CA 92040 / lakesidecpg@gmail.com

\*\*\* Final Regular Meeting Minutes \*\*\*

WEDNESDAY, MARCH 7, 6:30 P.M.

Meeting Location: Lakeside Community Center, 9841 Vine Street, Lakeside, California

*The Lakeside Community Planning Group is an elected body that acts in an advisory capacity to the Department of Planning & Development Services (PDS), the Planning Commission, the Board of Supervisors and other County departments. The Planning Group's recommendations are advisory only and are not binding on the County of San Diego.*

**OPEN HOUSE (6:00 p.m. – 6:30 p.m.)** The Lakeside Community Planning Group provided public viewing of available project plans received by the Chair for current and upcoming projects. Available plans will be on display for the 30 minutes prior to regularly scheduled planning group meeting.

- CALL TO ORDER:** at 6:30 p.m. by Chair, Brian Sesko  
**Present:** Seat 1-John Neumeister; Seat 2-Brian Sesko; Seat 3-Vacant; Seat 4-Mike Anderson; Seat 6-Josef Kufa; Seat 7-Sarai Johnson; Seat 9-Marty Barnard; Seat 10-Milt Cyphert; Seat 11-Thomas Martin; Seat 12-Steve Robak; Seat 14-Julie Bugbee; Seat 15-Vacant. Quorum reached with 10 present.  
**Absent:** Seat 5-Deborah Montgomery; Seat 8-Nathan Thompson; Seat 13-Lisa Anderson  
**Public present:** About 25 persons from the public were present.

- PLEDGE OF ALLEGIANCE:** led by John Neumeister

- MEETING MINUTES:** for Wednesday, January 4, 2018  
Motion: Steve Robak Second: Mike Anderson  
VOTE: Ayes: All Nays: 0 Abstain: 0 Minutes approved as presented.

**MEETING MINUTES:** for Wednesday, February 7, 2018  
Motion: Steve Robak Second: Marty Barnard  
VOTE: Ayes: All Nays: 0 Abstain: 0 Minutes approved as presented.

- ANNOUNCEMENTS**

**A. Notice of audio recording:** Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting more information on the issues discussed can request a copy of the audio.

**B. Open Forum / Public Communication:**

- Kathy Kusse, Lakeside Chamber of Commerce, Workshop on Strategies for Homeless Issues will be held on 3/21, 7:30am, at Cafe 67.
- Stanley Miller safety issue along Outer Drive and Pepper Drive sidewalks are needed. Requested 25 years ago, fell through the loops. Last year watched children dodging traffic at the Marlinda and Garywood intersection of Pepper Drive. No traffic control so children are dodging vehicles. The solution would be a sidewalk from Garywood on the

south side of Pepper to Outer Drive because the sidewalks are erratic along the streets to Mollison. Garywood Marlinda walking east toward Mollison. Please put on CIP list.

3. Jitka Perez curious about the cell towers.

4. Chamber of Commerce third Thursday mixer at Mary's Donuts

5. Brian Sesko, initiative for Gas Tax repealed

**5. COUNTY PRESENTATIONS**

A. None

**6. PUBLIC HEARING / ACTION ITEMS**

**A. Request for time extension - None**

**B. PDS2018-STP-18-008 – Request for waiver regarding height requirement for Lakeside archway sign.**

PROJECT DESCRIPTION: The applicant proposes to build the Lakeside archway sign at a height of 33'-6" high. Jerry Moser presented that the Lakeside archway project is currently in site plan review. One more thing to confirm is that the vertical poles will be outside the sidewalk right-of-way and ADA compliant. County requirement is that a sign cannot be over 30', the sign is 30' high, but the cowboy on top of the sign is an additional 3'-5.75" totaling 33'-5.75". Located by Burger King on Maine Street, near the former car wash. The county is okay with a height waiver but not a waiver underneath the sign over through traffic.

ACTION: Board had questions about the clearance underneath the sign that were addressed. The bottom of the temporary signage is 19'. Public had questions about the location which was clarified. Note: that the County sent out a supplemental application which says that the height waiver is 2'-6". Discussion that this approval is for 33'-5.75".

MOTION: Approve waiver for height requirement for the Lakeside archway sign. Amended motion to clarify that the approval is for 33'-5.75" or 33'-6".

First: Steve Robak Second: Sarai Johnson

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion passes unanimously.

**C. PDS2018-STP-18-007 – Request for approval of small cell site at 8909 Winter Garden Blvd.**

See 6.F. for more information.

**D. PDS2017-STP-17-044 – Request for approval to add cell site to existing SDG&E Power Poles in the Pepper Drive public right of way.**

PROJECT DESCRIPTION: The applicant proposes to add small cell attachment to the existing SDG&E power poles in the Pepper Drive public right-of-way. Presentation by Matt LeBeck from Crown Castle representing T-Mobile presented three sites; 728 Pepper Drive with a height waiver, 1089 Pepper Drive and 1025 Pepper Drive. Crown Castle is a

wireless infrastructure provider. They are proposing small cell nodes that upload capacity when macro towers are burdened, they transfer the load to the small cell node.

**ACTION: 728 Pepper Drive.** The board had questions about the cap height to the extension on top of the pole. Applicant clarified that the extension is about 5', so existing pole is 32'-6" and with the extension would be 37'. It was determined that the pole would need a height waiver. Question about proximity to the airport, applicant thought about a half mile away.

Public had questions about how close to houses and what was the frequency spectrum. The frequency is 2.4 GHz and falls within the COM zone, microwave spectrum. Board confirmed that the pole is 60' away from housing.

**MOTION:** Approve cell site to existing SDG&E power poles in the Pepper Drive public right-of-way, including a height waiver for additional 2' above the max for equipment at 728 Pepper Drive.

First: Steve Robak Second: Mike Anderson

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion passes unanimously.

**ACTION: 1089 Pepper Drive.** Matt LaBeck presented that this site is the same equipment. Difference is that this one is a side arm mounted extension instead of a pole top, per SDG&E general order 95 requirements.

Public had question about how close to houses the equipment was being installed, the concern is that towers should be kept to a minimum for people's health. Planning group urged to not approve. Concern about brain cancer and should be careful about approving cell towers near homes.

Brandon Jones with Crown Castle, answered that the small cells are different than the large towers. At 2.4 GHz but with a lot less power than a microwave oven. People like to have cell service where they live and people get more radiation from their personal cell phone. These cell sites are 2% of the max allowable.

Board discussion about frequency and watts. The hypothetical risk is weighed with the public benefit. Question about 9cu ft. which is a 3'x3' box by the signal light with radio and meter attached to the power box.

**MOTION:** Approve cell site to existing SDG&E power poles in the Pepper Drive public right-of-way at 1089 Pepper Drive.

First: Steve Robak Second: Marty Barnard

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion is approved unanimously.

**ACTION: 1025 Pepper Drive.** No board questions. Public wanted to know if board member had ever climbed into a microwave oven and had someone turn it on to see about the scientific evidence. Scientific article was sent to the chair through group email but not relevant to small cell technology.

MOTION: Approve cell site to existing SDG&E power poles in the Pepper Drive public right-of-way at 1025 Pepper Drive.

First: John Montgomery Second: Tom Martin

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion approved unanimously.

**E. PDS2017-TM-5619 – Request for exemption to avoid undergrounding the overhead power lines**

PROJECT DESCRIPTION: Brendan Walsh Engineering and Surveying, asked for support on a design exemption request to avoid undergrounding across the project frontage on El Nopal across from Hilliker's Ranch. Project frontage is 200' and there are overhead lines. In order to remove the overhead lines the project would have to move a power pole to another property corner. There are overhead lines up and down El Nopal so in terms of cost it would be about 200k to be the only underground lines on El Nopal. The subdivision project was approved last April.

ACTION: The board had questions about whether the subdivision would have undergrounding, which it will within the subdivision. Discussion about other projects, where the waivers were approved, because the surrounding area had above ground wires and the pocket development had an undue financial burden on the owner. With 17 lots it would be more than \$10k per lot. Question about SDG&E fund for undergrounding and whether developers pay into a fund instead of exorbitant fees for undergrounding.

MOTION: Approve the exemption request to avoid undergrounding along El Nopal.

First: Steve Robak Second: Julie Bugbee

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion approved unanimously.

**F. Request for approval of 6 New Cell Site Poles in various Lakeside locations:**

**PDS2018-STP-18-002 – 11910 Woodside Ave**

**PDS2018-STP-18-003 – 9413 Winter Garden Blvd**

**PDS2018-STP-18-004 – 9560 Los Coches Rd**

**PDS2018-STP-18-005 – 9760 Winter Garden Blvd**

**PDS2018-STP-18-006 – 9558 Winter Garden Blvd**

**PDS2018-STP-18-007 – 8909 Winter Garden Blvd**

PROJECT DESCRIPTION: **11910 Woodside Ave**, cross street is Summersun Lane. The project was continued from the last meeting. Tim Groves and Jim Kennedy from AT&T wireless presented that they are coming back with additional information. They explained the regulations and standards that they are required to meet. They brought locational maps for each small cell site and clarified that the cells are for increased data capacity. Wireless networks have limited data capacity so when there is an increase in capacity, small sites can increase service without putting large towers into the area.

ACTION: The board asked for clarification regarding whether they could locate this cell site across the street by the commercial properties instead of by residential properties. The applicant said that the engineers choose the sites and could not relocate this cell site. Concern about why the equipment could not be put on the county light poles instead of stand-alone poles. No public comments.

MOTION: Approve cell site pole at 11910 Woodside Avenue.

First: Steve Robak Second: Mike Anderson

VOTE: Ayes: 8 Nays: Julie Bugbee and Brian Sesko Abstain: \_\_\_\_\_

Motion passes with 8 in favor and 2 opposed.

**PROJECT DESCRIPTION: 9413 Winter Garden Blvd.**

ACTION: Board discussion that this cell pole is by homes but blocked visually by trees.

MOTION: Approve cell pole at 9413 Winter Garden Blvd.

First: Julie Bugbee Second: Steve Robak

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion is unanimously approved.

**PROJECT DESCRIPTION: 9560 Los Coches Rd.** Applicant explained that this site fills the gap for towers and offloads capacity during busy times.

ACTION: Board discussion about effort that was spent to underground Los Coches Rd. and this cell pole will stick out. Understand that everyone needs his or her cell phones. Applicant not sure how many phones can be accommodated at one time.

MOTION: Approve cell site pole at 9560 Los Coches Rd.

First: Steve Robak Second: Tom Martin

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion is approved unanimously.

**PROJECT DESCRIPTION: 9760 Winter Garden Blvd., 9558 Winter Garden Blvd., 8909 Winter Garden Blvd.**

ACTION: All three sites are away from residences in commercial zones. No board comments. Already reviewed by the Design Review Board. No public comment.

MOTION: Approve cell site poles at 9760 Winter Garden Blvd., 9558 Winter Garden Blvd., 8909 Winter Garden Blvd.

First: Steve Robak Second: Mike Anderson

VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion is approved unanimously.

**G. PDS2016-16-021**–Starbucks Site Plan, located on 13439 Camino Canada by Denny's.

PROJECT DESCRIPTION: Presentation by Janice De Young, the project was previously approved by the Design Review Board. Their planner said that they needed approval by the Planning Group, they have been in process for a year and a half. The project required adding fire protection, they had some building code issues, and they added a patio cover. None of the other design elements have changed.

ACTION: Board discussion that this applicant has been to design review many times and was previously approved. The board felt that the use was consistent with zoning. No public comment.

MOTION: Approve project changes; firewall, code requirements and patio cover.  
First: Julie Bugbee Second: Steve Robak  
VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion approved unanimously.

**7. GROUP BUSINESS**

**A. Request for approval for tree removal at 517 Pepper Drive – Steve Nelson**

Already approved at a previous meeting.

**B. Request for approval for tree removal at 1736 Poinciana Drive – Steve Nelson**

ACTION: No board discussion. Applicant at no cost to the community will remove tree.

MOTION: Approve tree removal at 1736 Poinciana Drive  
First: Sarai Johnson Second: Steve Robak  
VOTE: Aye: All Nay: \_\_\_\_\_ Abstain: \_\_\_\_\_ Motion is approved.

**C. PDS2018-MUP-18-001 – Development of Food Waste Anaerobic Digestion Facility**

PROJECT DESCRIPTION: Informational presentation by Nick Fontaine from Anaergia, speaking on behalf of Anwar Shareef from Food Waste to Energy project. Located on the 67 by Vigilante Road. They are in the early stages of this energy project and would like to take the concerns back to address them. Bio Gas Corp is putting through a Major Use Permit with the County. When the environmental reviews are done at the County level, the documents will be available in the Fall of 2018. This project is proposed for an industrial site on Vigilante Road, surrounded by similar uses. The intent is for the facility to take food scraps that would generally end up as landfill, bring them to the site, and process them in a sealed system in order to create renewable energy. The anaerobic digestion is similar to human digestion. There are about 1,500 similar facilities around the country. This process is enclosed, in structures onsite and will be detailed in environmental documents.

DISCUSSION: Board discussed the odors from digestion and the applicant explained that the odors are being studied. There was a concern about the creation of methane, and where is the closest methane pipeline. The site would process methane into electricity onsite in enclosed engines. The exhaust from combustion does affect neighbors, so it was suggested that exhaust fumes be mitigated.

Public concerns are the odors and the problems that other sites are experiencing. One of the plants had a breach with a really bad smell problem for 11 days. Even though the clean up was done, the smell still lingered. Questions about what happens if there is a breach and what are they digesting the food waste with, the applicant explained that they use bacteria and water. With wells in the area, the concern is that the neighbors cannot handle going without water for days if there is a breach that needs to be cleaned up. Another concern is that there are already so many recycling trucks that drive down the street, making U-turns in their driveway. Already had several accidents in their driveway. There is a pool in one backyard that is used on weekends and there is already a stench in

the neighborhood from the green recycling trucks. On days with cloud cover the stench is held in and unbearable. A question about the electrical output was answered, the site will generate 3 mega watts and the weight of the raw material will be figured out through the process. The volume brought in will be in the tons, possibly up to 100 tons because of the water content. Wouldn't it be better to process food waste at the landfill? The unfortunate occurrence of anaerobic process at Lindo Lake last month caused a horrible stench in Lakeside. The organic decomposition was exacerbated by the heat wave. What type of environmental review, would this be an EIR or NegDec? This type of use is not by right and will need to be examined carefully. The burn off of digestion will cause solid waste once the water is removed. The community is concerned that so many things can go wrong and what will be the process to ensure their rights. Being in a basin, the smells will be harder to control. With the sewer system being installed, the plant plans to drain water waste into the sewer system. Property owners are concerned about the value of their homes if this facility is built.

The board questioned how many trucks would be needed to haul off solids and where they would go. Applicant stated that the specifics are still being considered but that they are not considering to process manure. Would the water be able to be reused for irrigation? Applicant did not know about the processes for water re-use.

#### **D. Discussion - homelessness in the riverbed – Robin Rierdan**

Continued to future meeting.

#### **E. BCE 18224 – 7-11 Tenant improvements – Lake Jennings & Old Hwy 80**

PROJECT DESCRIPTION: Allen Sife, a consulting engineer, is working on a tenant improvement on 7-11 building at Old Hwy 80 and Lake Jennings. Taking over the taco shop next door. Requests a waiver because they are doing interior work. County planner asked them to request a waiver for the work that is being done.

DISCUSSION: Applicant needs to get a waiver request from the county with a set of plans.

#### **F. County request - Lakeside road maintenance priorities**

PROJECT DESCRIPTION: The County would like direction regarding roadway pavement maintenance in the LCPG area. The DPW is looking for prioritization for their multi-year resurfacing program.

DISCUSSION: Add Ken Coyle request for sidewalks on Los Coches and Stanley Miller request for consistent sidewalks on Pepper Drive. Cross-reference the CIP list and the resurfacing prioritization because they are two different lists.

Jitka Perez would like to emphasize that the Linden Road drainage and improvements project remain on the CIP list. The road needs an 84-inch drainage pipe and the residents do not have the resources to install the drainage.

### **G. Chair updates**

Todd Owens regarding the soccer fields that were discussed last month. The LCPG needs to pick an option regarding the soccer fields project. Bill Sommier would like to be on the April agenda.

## **8. SUBCOMMITTEE REPORTS**

**A. Design Review Board (DRB):** Brian Sesko and Julie Bugbee, no update

**B. County Service Area 69 (CSA 69):** Tom Martin attended the quarterly meeting and the county budget is lacking and has not been updated since 1997.

**C. Trails:** Marty Barnard volunteered to take on the trails subcommittee, approved.

**D. Capital Improvement Projects (CIP):**

**E. Plan Lakeside Development Opportunities (PLDO):**

**9. ADJOURNMENT:** at 8:30pm by Chair, Brian Sesko

**Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, April 4, 2018 at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.**

Minutes prepared by Sarai Johnson, Secretary, Lakeside Community Planning Group.

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\*\*\* Visit our website for Agendas, Project Materials, Announcements & more at: [LCPG.weebly.com](http://LCPG.weebly.com) \*\*\*

### **Purpose of Planning and Sponsor Groups:**

Advise the County on discretionary projects as well as on planning and land use matters that are proposed within their respective community planning or sponsor group area.

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