

**COUNTY OF SAN DIEGO, LAKESIDE COMMUNITY PLANNING GROUP
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***** Draft Regular Meeting Minutes *****

WEDNESDAY, April 4, 2018, 6:30 PM

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 – 6:30pm) 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.

1. CALL TO ORDER: at 6:30pm by Chair, Brian Sesko

Present: Seat 1-John Neumeister; Seat 2-Brian Sesko; Seat 4-Mike Anderson; Seat 6-Josef Kufa; Seat 7-Sarai Johnson; Seat 8-Nathan Thompson; Seat 9-Marty Barnard; Seat 11-Thomas Martin; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee; Seat 15-Tiffany Maple; Quorum reached with 12 present

Absent: none **Late:** Seat 10-Milt Cyphert

Public present: About 32 people from the public were present

2. PLEDGE OF ALLEGIANCE: led by Nathan Thompson

3. MEETING MINUTES: for Wednesday, March 7, 2018.

Jitka Parez, a community member, wanted to say that she loves the minutes because they now show public comments, and that is how the public communicates with the County. The March minutes state the discussion about an article she shared on cell phone radiation, the board thought the article was not relevant to small cell technology so she brought a relevant article to share in open forum.

Motion: Steve Robak Second: Marty Barnard

VOTE: Aye: 11 Naye: Abstain: Nathan Thompson

Motion passed.

4. 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: Opportunity for the public to speak on any item, within the Group's jurisdiction, not on the agenda. There can be no action taken, however the item can be referred to County staff or placed on a future agenda. Time limit 3 minutes; no discussion, no vote.

1. Jim Moxham from Cameron Brothers Company in Santee, a family business has been around for more than 70 years. In escrow for a 17-acres nursery site that was abandoned and is an eyesore located at 9839 Blossom Valley Rd. They will apply for a Major Use Permit (MUP) to build a first class mobile home park. Ask to be placed on the May 2nd meeting agenda.

2. Daniel with DCR? Construction is general contractor for Burger King in Lakeside. Had approval from LDRB in December 2016 and County approval last month. Having problems with paperwork for landscape of Burger King site and cannot pull the permit until resolved. To move forward they need from LCPG either a waiver for the landscape plan or split the landscape part of the project into a separate plan.

3. Jitka Parez read a study on cell phone radiation. The study says that microwave radiation can cause cancer and DNA cell damage in an animal study. The Federal government found that low intensity microwave radiation can cause cancer. The strongest finding was increased cancer incidence in rats from cell phone radiation.

5. COUNTY PRESENTATIONS

A. Park Lands Dedication Ordinance (PLDO) update – Jacob Pickett presented.

County update for the community regarding changes to county park ordinances. New update to the PLDO will keep Lakeside funds within the Lakeside boundary. There is a new PLDO update webpage for information. Fees will be structured with the size and use of property. It will allow 25% per fiscal year to be spent on trails. Operations agreements will not be required. Will expand the definition of parks to include more active and passive uses. Minimum park size will be .4 acre. Commercial and industrial will not be required to contribute.

Jacob Pickett will email more information to the board on how affordable housing will be administered, how to respond to the changes and how to find more information.

Todd Owens had a question about how PLDO funds will be used for maintenance. The County will be able to spend down PLDO funding for projects that do not have operation/maintenance agreements.

B. Lakeside School District Multi-use Soccer Fields Update – Presentation by Todd Owens from the Lakeside School District and Jacob Pickett from the County of San Diego.

PROJECT DESCRIPTION: Two years ago Bill Saumier approached Todd Owens about PLDO funding that was available and suggested that they build sports fields on Lakeside School District property. They are proposing:

1. Lakeside Middle School - Proposing to convert a dirt/grass field into a 2.2-acre grass field watered by existing well water.
2. Lindo Park Elementary School - Proposing to convert a dirt field into a 1.6-acre grass field watered by existing well water.
3. Tierra Del Sol Middle School – Proposing to convert a dirt area into a 1.8-acre grass field watered by existing well water.

The Lakeside School District and County of San Diego got through the planning process and were working on a joint use agreement when the County stopped the project. This \$1.95 M project was previously approved, land was acquired, architect hired and is ready for construction. County planner wanted second approval because last year the LCPG put a sports complex on the

PLDO list for future projects and this project would possibly preclude a similar project in the future. The LCPG needs to decide if it is okay to go ahead with the sports fields on school property or wait and use the funds for a future project. The County has done some preliminary forecasting on a future sports complex and it would require more study on location, sources of funding and community interest.

ACTION: Public member comments: Jitka Perez wanted to know how the schools, who are funded by the State, would run the fields. Says that schools can pay for their own fields through the State, she would like a separate soccer complex and not mingle funds with the State. Jim Shelling from AYSO said that the community would have access to the fields and that they have agreements in different areas with various schools. Pickett explained that organizations would have access to enter an agreement under a joint exercise powers agreement.

Board comments: Steve Robak stated that this project is either/or in that once used, cannot have both. Pickett said that we will have more PLDO funds on account as there are more developments in the future. Robak asked how long will it take to generate \$2M again. Pickett said it is about \$5k per house being constructed, so it depends on how much development in the future. John Neumeister asked about well water on large areas of grass fields, he feels that it will lower the water table and affect the area. Mike Anderson, opposes the motion, wants to wait and see and not rush. He would like to have a complex that can bring in national tournaments. Marty Barnard asked if land has been targeted for a sports complex. Pickett explained that yes, the equestrian property was set aside for a soccer complex and then the community decided to use it for an equestrian center. They are still looking for sites and do not have any identified.

Sarai Johnson advocated that a variety of pocket parks throughout the community are valuable for walk-able communities and a great way to support our schools. Following through with this project is the best use of the PLDO funds because; land is already dedicated, there is an immediate need for sports fields and there is an operator who will maintain the sites. The county not requiring maintenance agreements in the future is a problem. Joint use of sports fields is a win-win, the parks will be a benefit to local schools and the public who have compatible schedules for use. There will always be more money in the future for parks and PLDO is not our only source of funds. Stopping the project now seems to be a waste of resources already used and two years of planning.

Brian Sesko stated there will be more funds in the future, there are many projects coming forward in the coming year. Sesko asked; who manages and who uses the facilities? Owens stated that the school district manages the site and it is open to all organized sports groups to use if they meet the insurance requirement. The site will be open on weekends for general public to use. Sesko discussed that the County doesn't have a site selected for a sports complex and asked when the School District could begin construction. Owens stated that the architect is done and the sites are ready for construction, so they just need a joint use agreement from the County.

Steve Robak asked about fees and liability with a County owned and operated sports complex. Pickett explained that it would be similar, organized groups would have to pay fees and provide liability insurance. Shelling said that various school districts cost different fees depending on the use agreements. Brian Sesko discussed that the school district has land available, they are ready to go and would be up and running in about a year. More PLDO funds will come in. Kids need more places to play sports. Waiting for the county to find land could be five years down the road.

Motion: to approve moving forward with three sports fields on the Lakeside School District property, under a joint use agreement without further delay.

First: Sarai Johnson Second: Nathan Thompson

VOTE: Aye: 6 Naye: 6; Mike Anderson, Julie Bugbee, Tom Martin, Lisa Anderson, Steve Robak, Tiffany Maple.

Motion failed.

ACTION: Discussion regarding new ideas. Steve Robak asked about the \$1.9M and if, in the future, it will cost more. Thomas Martin asked what the PLDO fund balance. Just over \$2M. Mike Anderson asked if PLDO money is the only money available. Picket stated that a lot of times the County combines PLDO funds with general funds to construct larger projects like Lindo Lake and the Equestrian Center. They forecast the projects for funding but it is up to the Board of Supervisors to allocate general funds to a project.

Motion: to recommend that the county come back with a proposal using up to 50% of the PLDO funds to be used for development of at least one field at the Lakeside School District.

First: Brian Sesko Second: Tiffany Maple

VOTE: Aye: 9 Naye: 3; Mike Anderson, Steve Robak, Lisa Anderson

Motion passes.

6. COMMUNITY PRESENTATION

A. Lakeside River Park Conservancy. Presented at end of meeting...

7. PUBLIC HEARING / ACTION ITEMS

A. Request for time extension. PDS2018-TM-5584TE – 9676 Marilla Drive, Lakeside.

PROJECT DESCRIPTION: Chief Denney presented that the project was approved two years ago. They have all the required approvals. Request a time extension for the tentative map so they can build it out.

ACTION: Todd Owens from Lakeside School District, supports the extension as long as the project doesn't impact parking in the area. Danny explained that post construction the parking will not be affected because the homes have two car garages and two spaces off street for parking.

Motion: Steve Robak Second: Tom Martin

VOTE: Aye: All Motion passed unanimously.

B. Request for approval PDS2018-TM5623 – 1178 Persimmon Ave, El Cajon

PROJECT DESCRIPTION: Conversion of apartments to condominiums. Dennis Fertig with Priest Development Corp. presented that the project is 8 single family detached apartments that are going to be converted so they can sell them to individuals.

ACTION: Public comments: Francisco Cuno asked what will happen to the tenants? Fertig said that the tenants will be given every opportunity to purchase the units. That the development corp. cannot sell to the public for less than what the tenants are offered.

Board comments: Julie Bugee asked if the units will have HOA agreements. Fertig explained that common areas and the streetscape will be managed by agreement. Mike Anderson asked if this is just a change land use. Fertig said yes, for this and the next item. Sarai Johnson asked if they are not doing lot splits and if the units are over ten years old. Fertig answered yes. Brian Sesko asked what the new owner will be deeded. Fertig said that there will be an assumed property line on a condo map, buyers will own and maintain their own structure and private yard area.

Motion: Steve Robak Second: Mike Anderson
VOTE: Aye: All Motion passed unanimously.

C. Request for approval PDS2018-TM5624 – 512 Hart Drive, El Cajon

PROJECT DESCRIPTION: Conversion of apartments to condominiums. Dennis Fertig with Priest Development Corp. presented that the project is 14 units that have private and public space to condo conversion.

ACTION: Public comments: Robin Rierdan asked about the affordability of the units, what the selling price will be and if the tenants will be able to afford the units. Fertig said one rental is \$1,650 and the sale price is not yet known. Francisco Cuno asked if they will they have to move out? Fertig said that this is a lengthy process, both the State and County have regulations about time frames. One part of the process is 180 days from when notice is given to when the tenant needs to make plans. Eliso Lopez pays \$1,800 and wanted to know if they are going to raise the price of the units to do work on the inside of the units. Fertig said that they might offer the unit at a discount if purchased as is, and if the seller doesn't have to make upgrades.

Motion: Steve Robak Second: Mike Anderson
VOTE: Aye: All Motion passed unanimously.

8. GROUP BUSINESS

A. Revitalization Meeting – Marty Barnard

Information was available about projects that have been completed. The trails committee has reconvened. There was an offer from Robin Rierdan for property near Cactus Trails that can help connect the trails. A staging area off El Monte Rd was taken off of the master plan will be corrected.

B. Road Maintenance recommendations - None

C. Chair Updates

1. Announcement of two vacancies that have been posted.
2. Form 700 and two required trainings are due, without the training the county cannot defend individuals against legal action.
3. New member Tiffany Maple introduction.

9. SUBCOMMITTEE REPORTS

A. Design Review Board (DRB): Julie Bugbee,

Approved a minor deviation for a sign and the anaerobic digestion facility gave a presentation.

B. County Service Area 69 (CSA 69): Tom Martin got approval for letter, meets quarterly.

C. Trails: Marty Barnard

D. Capital Improvement Projects (CIP): Brian Sesko

E. Park Lands Dedication Ordinance (PLDO): Brian Sesko

6.A. con't... COMMUNITY PRESENTATION

Robin Rierdan, Executive Director of the Lakeside River Park Conservancy presented on homeless population in the riverbed. The State of CA has a new law that property owners by river beds are liable for pollution and trash in the water ways. They would like to start a conversation regarding how to deal with homeless and possible idea on making an encampment area. There are about 25 residents that need relocation services and help.

10. ADJOURNMENT: at 8:12pm by Chair, Brian Sesko

Note: The next regular meeting of the Lakeside Community Planning Group will be on Wednesday, May 2, 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.

*** Visit our website for Agendas, Project Materials, Announcements & more at: 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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