

LAKESIDE COMMUNITY PLANNING GROUP

PO Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

*** MEETING AGENDA ***

WEDNESDAY, July 7, 2021 - 6:30 PM

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

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 will provide for a 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 / ROLL CALL –

Seat 1 – Shari Cohen	a	Seat 2 – Liz Higgins	P	Seat 3 – Ron Kasper	P
Seat 4 – Dan Moody	P	Seat 5 – Carol Hake	P	Seat 6 – Josef Kufa	a
Seat 7 – Sarai Johnson	a	Seat 8 – Vacant	V	Seat 9 – Connie O'Donnell	a
Seat 10 – Rey Lyyjoki	P	Seat 11 – Tony Santo	P	Seat 12 – Steve Robak	P
Seat 13 – Karolyn Smith	P	Seat 14 – Kristen Everhart	P	Seat 15 – Tiffany Maple	a

*Off the board- waiting for county confirmation

Quorum reached with 9 present.

Public present (approximate #): 40

2. PLEDGE OF ALLEGIANCE / Invocation lead by:

3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF:

Date May 2021

Modification to May minutes

 Continued to next month

 X Approved as Presented

Lincoln- The county is discussing how to do better with regulating illegal distribution of marijuana, but business owners are really limited in any legal actions we can take.

6. Aleena Benedito- Update on BOS direction with equitable impact of cannabis operations. The BOS asked us to conduct a programmatic report. PEIR needs to be developed before any new licenses are granted. Outco is one of the dispensaries that is operating in Lakeside and is included in this report. In June the BOS granted currently operating dispensaries the right to continue to operate while the ordinance is under review. Liz Higgins- Requested presenter send the report to the LCPG
7. Greg Lambert – lives on Questa Del Sol – our community is peaceful I moved out to East County for more space and quiet. This Green Hills Ranch development going in is out of place and not in line with the surrounding community.
8. Jim Bolz- Informational item only on Woodside Ave capital improvement project. We have met with this planning board no less than 3 times about this 2.5-mile project to improve bike lane and sidewalks. We have concluded our meetings with local groups including fire and safety and will soon have a proposal for the community to review.

6. PUBLIC HEARING (Discussion & Vote)

A. Time Extensions –None

B. PDS2016-SPA-16-001 Greenhill’s Ranch Specific Plan Amendment – Chris Dahrling & Rob Ryadeen

This is our 3rd time meeting with the LCPG and each time we have listened to input and addressed these changes. We have provided the LCPG and audience with a document that organizes any previous feedback received into a table with 15 comments– and includes the County’s response to whether adjustments would need to be made to the project.

Motion: Liz Higgins

Second: Karolyn Smith

Action: This project comes back to the planning group after meeting with the community/residents.

Board Comments:

Dan- I am familiar with the Lake Jennings area and the traffic and share the concerns of these residents regarding the safety and traffic.

Rey – on #8 the county’s response is noted what does that mean? Presenter- means that they have reviewed the traffic study. Also, this project has not been approved yet. The next steps big picture is for us to hear what the community has I will hand out my business card contact us, and we will work with the applicant to resolve issues and conduct technical studies. Then we will submit a final project proposal for approval to the county. And then the community will have a period to review the proposal. We will also post materials/announcement within 300 feet of the proposed project. **Rey- so can we get the traffic study? Presenter- No we cannot release that it will be included in the environmental report once that is finished. Presenter2- the “noted” on the road improvements is noting that re-conditioning of Lake Jennings is necessary with the addition of center turn lanes

Steve- The state wants to see the units go in, the county is pushed to get them in, and the residents do not want them to go in. The best thing to do is to try and make a list specifically as residents where you can say hey – here is what we want to see and here is how you can work with us.

Ron Kasper- Developers really need to work with the residents in these areas so that the LCPG does not become the bargaining table for communication between developers and residents.

Karolyn Smith – In 2016 we had a zoning commission do a report – it was noted that our high school and middle school will be subject to overcrowding because of this project. Presenter: As part of the proposal the county reviews the forms submitted by the applicant and decides if the project is a fit. I can revisit the paperwork and review what that says. Karolyn- in section 2 it says this project WILL result in overcrowding.

Carol Hake- Traffic safety and condition of the road are the main issue for everyone, and I agree.

Tony- 200 ft on that road is not enough I agree with Carol really need to work with developer and residents to figure out the road. I drove it after the previous presentation and the condition and capacity are an issue. How close are these homes and what considerations have you made here? Presenter- 68% is open space and 32% is homes which is why the houses are closer together to accommodate more open space around the houses. Tony- You are squishing these homes together but the density for the size of your area is not out of line with the density requirements. So, the salmon blue/green table you are showing your allowable is 94 and you are building a lot less. Tony – questions about drainage *conversation with developer* cutting drainage in half with this project.

Liz Higgins- 1) County and developer host community meeting 2) Speed bumps to discourage through traffic 3) Additional exit onto Jennings Presenter: The second outlet is a requirement of the fire department. 4) I suggest being responsible for Adlai for the whole section that residents use the road Presenter: We talked with the county, and it is our opinion that a district should be set-up, so all residents share in taking care of the roads in the whole area like an HOA (note* audience expressed disagreement to an HOA). Presenter Ed: 200ft of Adlai will be improved during the building and then once the residence is established there will be contribution to the maintenance of Adlai within the same criteria of how many residences are living in the area.

Community Comments:

Kristina Luban – owns home on Cuesta del Sol Rd. concerned about the use of their private road during construction and after. This development is only developing 200 feet at the end of Adlai Rd. What does that mean for the rest of the residence? Developers are not considerate and have torn up our road and left it a mess. My power has gone out four times in the last couple of months due to construction in the area

Rob Faigin – We were here in 2018 expressing concerns about this development and no one has been contacted. We did not hear about and were not at the last meeting but since 2018 no one contacted any of the residence about working with us on this project. Lake Jennings and Adlai Rd are not designed for this traffic. We live in Lakeside because it is rural – lot density and trees and landscaping not urban developments. The community plan calls for a park if there are 50 residences or more but that is not included here. I have provided a map from the county recorder's office showing there should be an access road between this development and our backyards, but this develop is over-stepping and backing right up to our fence line! They need to work with the residents in this area.

Pam Schiller- I am at the very end of Autobahn Rd. People have been trying to develop this area since the early 80's I've been out there for 40 years those residents on Cuesta del Sol were promised there wouldn't

be any other developments using their road. These developers need to work with the residents who live there.

Katherine Clothey- 9433 Adlai Terrace when this development was designed my development was not even built yet. Now that my development is there this type of development will not fit on a narrow one-way road. Also, if this road goes through to Lake Jennings by Helix, we will have a real safety problem. That is a dangerous entry and exit point everyone speeds there. Cuesta del Sol has not been included in the traffic report, so this traffic report is not representative of today's traffic. I am an attorney and can see through when developers are trying to make something look like it will work – it will not. Opposed to project.

Brooke Faigin – My husband saw this in his email and went to all our neighbors otherwise none of the residents would have heard of this item if we had not told them. *Showed picture of Cuesta del Sol Rd to demonstrate

Gary Burghart- the back of my home would meet the back of the new development. I moved to Lakeside because it is quiet and rural. If all the traffic comes by my house the noise and the congestion will be very disruptive. A lot of people go up Cuesta del Sol and through to Lake Jennings, but it is very unsafe even how it is now. These roads are not well lite, and they are narrow – walking your dog or kids is very unsafe even with the current traffic and conditions.

Judy Scheuer- Resident on Cuesta del Sol for 35 years which was a cul de sac until the Jack Oak development went through and have seen the traffic now that it goes through. The road is still as narrow and poorly kept as before the Jack Oak development you cannot even pass if a trash truck is on the road, you must pull over and wait because the road was not meant for traffic.

Jitzka Perez- This area was never designed for these many homes and developments. Lakeside residents put up with a lot of bad roads just to be in nature but the roads in these areas are already in poor condition.

Abby Burghart- I am a young person who has lived in this residential area most of my whole life. I love growing up in this area and getting to explore the wilderness and trees in this area most of which have already been cut down. Right now, there are animals that live there where this development is going to go in. I am also sad to see all the trees and environment removed. Also concerned about the drainage because the water flows wide and fast.

Steve Shorees- I have lived in this community a long time. There is something wrong with it and how sneaky they are being without notifying residents or working with the existing community. Too dense this is not rural development. Destroying environment and development shows no consideration to existing condition they just want to build and sell as many houses as they can 64 houses is too many.

Vote: Aye: 9 Nay: 0 Name(s) _____

Absent: 5 Abstain: _____

C. PDS2018-ZAP-98-001W1 – Minor use permit modification to a wireless facility at Rio Maria Rd, Lakeside – John Leavitt & Dale Richard

Liz- This would really help us develop the list and include people with input for safety and impact of projects on schools etc.

Community Comments: None

B. New Lakeside Library - Public Artwork (NO VOTE)– Miguel Acosta, Director of County Library

Gale Goldman, Steven Schmidt, Friends of the Library are also present, Christina Patterson, & Courtney New library is 16,000 sq ft. working with county to improve their public arts collection. Artwork requests are to keep the art focused on nature, environment, and sustainability. Will be sending out a survey online or in print July thru August. Every artist will be at the library for a meet and greet in August. Final artwork design around October 2021 and then installation end of May 2022. Ground breaking for Library July 29th

7. GROUP BUSINESS (Discussion & Possible Vote)

A. Announcements

B. Required Training

a. Ethics training

b. Form 700

C. Website Updates

D. Other

8. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) - Tony Santo:

B. County Service Area 69 (CSA 69) – Steve Robak:

C. Trails – Kristen: Tack Sale fundraiser this Saturday 7/10 9am at Heartland Equestrian Center sellers and customers alike are welcome. Also, working with county to get updated trail maps.

D. Capital Improvement Projects (CIP) – Liz Higgins:

E. Park Land Dedication Ordinance (PLDO) – Sarai:

F. Highway 67 Corridor (temporary until 1/2022) – Tiffany Maple:

G. Homeless Task Force – Shari Cohen:

H. Additional Projects for Discussion

9. ADJOURNMENT OF MEETING: at 10:11pm by Carol Hake, Chair

Note: The next regular meeting of the LCPG will be on Wednesday, August 4, 2021, at 6:30 p.m. at the Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040

Minutes prepared by _Kristen Everhart seat 14_____