

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 | lakesidecpg@gmail.com

MEETING MINUTES

Wednesday, December 6th, 2023

6:30 pm

Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040

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.

1. CALL TO ORDER | ROLL CALL

Seat	Member Name	P/A	Seat	Member Name	P/A	Seat	Member Name	P/A
1	Liz Higgins	P	6	Spencer Hancock	P	11	Tony Santo	P
2	Robert Rutledge	P	7	Sam McGovern	A	12	Steve Robak	P
3	Ron Kasper	P	8	Richard Abraham	P	13	Dan Moody	P
4	Sasha Reva	P	9	Connie O'Donnell	A	14	Kristen Everhart	L
5	Carol Hake	P	10	Rey Lyyjoki	P	15	Tiffany Maple	P

*Off the board- waiting for County confirmation

- Quorum reached with 13 present.
- Public present (approximate): 9
- A. Group member attendance review

Since January of the calendar year board's absences:

Robert - 1
Sasha - 2
Spencer - 1
Sam - 1
Tony - 1
Steve - 1
Kristen - 1
Tiffany - 3

2. PLEDGE OF ALLEGIANCE

- *Invocation led by:* Richard Abraham

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3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF

- **Date:** November 2023

- **Action:** Motion to approve by Steve seconded by Dan.

- **Vote:**

Aye	Nay	Absent/Vacant	Abstain
9	0	3	3

4. ANNOUNCEMENTS

A. AUDIO RECORDING

Notification is hereby provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

5. OPEN FORUM

None

6. PUBLIC HEARING (*Discussions and Vote*)

A. *PDS2023-VAC-23-003 – Vacation Open Space Easement*

Randy Lang
Gleich company

Sean Kilkenny said that he is environmental consultant to Gleich Properties. The project is in Hillside Meadows, an open space easement vacation. The project was a 2001-approved tentative map. Uh, the Board of Supervisors approved it, uh, for 142 residential lots. There are two remainder lots as well that are going to be water quality basins. All the conditions were satisfied, and the map recorded, uh, earlier here in 2023. The conditions that were imposed on the map originally was condition 15 M. It's a project-specific condition, not like the county standard conditions. There's the Hilliker Egg Ranch next door, the board had composed a condition that the lots, residential lots, adjacent to the Hilliker Ranch, be protected by an easement. Mr. Hilliker agreed to payment that would facilitate the installation of concrete floors underneath the chicken coops. The reason was concerns about odors from the chicken ranch, and the concrete flooring makes it a lot easier to sweep up and keep clean and keep odors down. The language on the final map said to bring proof forward to the Director of Planning and Development Services and go ahead and waive this condition and drop the easement. Boards don't have the authority at the Director's level to quit planning easements. That is only capable of being done through an action of the Board of Supervisors. That formal process is known as MPA. Open space easement vacation where they will vacate the easement that they currently have in favor, and they will allow those nine lots to be developed as originally contemplated. The 26-acre park, that part was part of the requirements for the project to meet its P.L.D.O. and park agreement that's been signed by the county and by the property developer for the construction.

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The property owner submitted the evidence to the county and the county said, great, you've fulfilled the condition, but now you've got to go through the process of going to the Board of Supervisors and that starts with making an application and then getting referred to the planning group. Randy, the property owner's representative, has a signed agreement. The agreement provided for payment to have occurred. There is a park design and parking spaces within the park. It's all street parking, it is 62 acres. It is a public park. There will be trail access through the community. ADA, there just has to be engineering compliance with all the standards. The park has to comply with the county park. The board asked to get a copy of the two pages that were presented, the first page and the signed agreement page, signed agreement.

- **Action:** Motion to approve by Steve seconded by Kristen.

- **Vote:**

Aye	Nay	Absent/Vacant	Abstain
13	0	2	0

7. COUNTY PRESENTATIONS (*Possible Vote*)

A. Padre Dam Municipal Water District – Blossom Valley Reservoir

Tank Replacement

Padre Dam Municipal Water District, Blossom Valley Reservoir Tank Replacement Project. The presenter's name is Adelina Sanchez. She is with Padre Dam Municipal Water District. A replacement project will be constructed at the Blossom Valley Reservoir. It provides water, wastewater, recycled water, park, and recreation services to more than 100, 000 residents. This is all in San Diego County communities like Santee, El Cajon, Lakeside, Harbison Canyon, Blossom Valley, Alpine, Crest, and all over East County. There are 5 members elected board of directors. Its infrastructure is worth over 700 million, and we have an annual budget of 76. 3 million. They currently import 100 percent of our water, and supply between 2 million gallons per day of wastewater at the Ray Stoyer Water Recycling Facility. There are two pipeline crossings under Interstate 8, that will be constructed at Labrador Lane and Dunbar Lane, and those pipeline crossings are going to be bundled together with the Blossom Valley Reservoir. These were constructed in the early 60s, so they're definitely in need of replacement. Um, this is a concrete cylinder pipe, and it goes from 60 inches to 33 inches. It's pretty old, so they are going to demo the existing tank and replace it with a 3. 5 million-gallon concrete tank. This is the right size now for current, and future water demands because our consumer behavior, with water conservation, has dropped a lot. The project will include site paving, drainage, lighting, and security. They want to modernize this tank and make it more resilient. The new reservoir will meet California Building Code requirements, the current ones. They will improve access and inspection, and it'll make it easier to repair if there's any need for that. They are planning for two years of construction. It can start as soon as the summer of next year, 2024, but it can also be postponed to October 2024. The neighbors can anticipate in these areas is increased traffic, dust, and noise during some activities. They will require the contractor to use water trucks to minimize construction dust. The water and fire services will be predominantly maintained during construction. They will be using high lines and make sure that residents have access to water at all times.

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There will be a new reservoir and pump station over at Old Highway 80 which was made to aid in the redundancy of our system, so that way they don't have to take offline everyone. They provide water trucks in that period, just in case water is needed in emergencies. They will have drinking water available for anyone for these very short periods. These usually go between a couple of hours to 12 hours tops. This tank is the tank that we have now operates at a third of its capacity anyway. Two-thirds of it is empty right now. So, it's just normal operations. They thought about replacing just the roof or replacing just a part of it but just in general, having a smaller tank because two-thirds of it is empty, makes it easier for our operations, to maintain water quality that way. Constructor estimates that to replace parts will be 20 million around there.

There are all horse properties on that road, three or four ranches and starting in summer, and then October, it's fire season. This is a two-year project and it could happen at any time and we can schedule it around. Kristen said, she lives in that area of planned construction and hasn't heard anything about this project at all. Neighbors have been experiencing problems with the water because the reservoir level is low. They have been communicating with someone in their department about that.

8. GROUP BUSINESS (*Discussion and Possible Vote*)

A. ANNOUNCEMENTS

None

B. REQUIRED TRAINING

- N/A

C. ANNUAL TRAINING

D. OTHER: Seat Vacancies – None

SUBCOMMITTEE REPORTS

A. DESIGN REVIEW BOARD (DRB)

- *Subcommittee Chair:* Tony
- *Comments:* Projects like building expansion to run the second-tier buildings back there that passed. Chevron at the intersection of Woodside and Winter Gardens, wants to demolish the existing convenience store and relocate it into that little multi-tenant retail building. They've got to come back and revise some of the construction design. Another apartment cluster wanted to upgrade some of the two bedrooms by adding additional bedrooms, so they'll go from two bedrooms to three bedrooms without a pass.
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B. TRAILS

- *Subcommittee Chair:* Kristen
- *Comments:* The Equestrian Center is opening. They're having the grand opening on December 10th at noon and the program is at 1. And there's a little show at 2 p.m.

C. CAPITAL IMPROVEMENT PROJECTS (CIP)

- *Subcommittee Chair:* Ron
- *Comments:* None

D. PARK LAND DEDICATION ORDINANCE (PLDO)

- *Subcommittee Chair:* Carol
- *Comments:* Gathered all information regarding PLDO. Lakeside School District accommodates a dog park as one of the options.

E. ROAD RESURFACING

- *Subcommittee Chair:* Sasha
- *Comments:* None.

F. Association of Planning Groups SANDAG

12/6 SANDAG said they will accept the Association of Planning Groups as an Advisory group.

10. ADJOURNMENT OF MEETING

- The meeting was adjourned at 7:18 pm by Carol Hake.
*NOTE: The next regular meeting of the LCPG will be on
Wednesday, January 3rd, at 6:30 pm at the
Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.*

Minutes prepared by: Sasha Reva