

LAKESIDE COMMUNITY PLANNING GROUP

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

MEETING MINUTES

Wednesday, May 1st, 2024

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	A	7	Sam McGovern	p	12	Steve Robak	A
3	Ron Kasper	P	8	Richard Abraham	P	13	Dan Moody	p
4	Sasha Reva	P	9	Connie O'Donnell	p	14	Kristen Everhart	P
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): 10

A. Group member attendance review

Since January of the calendar year, the board's absences:

- 1- Robert - 1
- 2- Sasha - 0
- 3- Spencer - 0
- 4- Sam - 0
- 5- Tony - 0
- 6- Steve - 1
- 7- Kristen - 0
- 8- Tiffany - 1
- 9- Liz - 0
- 10- Richard - 0
- 11- Carol - 0
- 12- Dan - 0
- 13- Rey - 0
- 14- Connie - 0
- 15- Ron - 0

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2. PLEDGE OF ALLEGIANCE

- *Invocation led by:* Tony Santo

3. APPROVAL OF THE MINUTES FOR THE MEETINGS OF

- *Date:* April 2024

Liz Higgins brought up concerns regarding minutes, the recording can be requested or comments can be requested to be included. Minutes are recording actions, not discussions based on Rosenberg's rules of order.

- *Action:* Motion to approve by Richard seconded by Kristen.
- *Vote:*

Aye	Nay	Absent/Vacant	Abstain
13	0	2	

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

Gail Digging, is a professional engineer with a Bachelor of Science in environmental engineering. Unlike the salty groundwater, basin below the San Diego River, the Geography of New York protects the east basin from the growing of the Pacific. The El Monte Basin serves as an offer for an emergency water resource. For many, this basin provides their only source of drinking water. For the last 100 years, Lakeside and Helix Water Districts have utilized their groundwater wells from this aquifer, blending with the water they purchase. For Lakeside, the El Monte Basin provides 30 to 40 percent of the winter water supply. Most of the parcels in El Monte Valley are shown as agricultural or open space on large lots over one acre. The large lots allow for the septic and beach lines to treat and clean the wastewater, using a careful balance of soil drainage capacity. Open space allows for retardation. Calvary's housing solution leads the transitional homeless to green zones, page four, surrounded by parks, page five, ball fields, the river, and ponds, page six, atop the drinking water basin. Page seven, the project was households on one acre, 17, without sewer, rather 17 households on one acre on the subject, all on a lot zone for one household for two-acre minimum. CEQA exemption that states they're using septic. All with no environmental review due to a homeless emergency. Day 11, due to the temporary small structures, CEQA exemption does not address the increase in septic required for 17 households on the one-acre project site. County records indicate the existing septic is only 1500 gallon capacity and is not located on the project's proposed one-acre site. The county fact sheet on the project states the site management will be contracted, meaning not managed by the county. What happens if the work required is not in the scope and results in sewage overflow? Due to a lack of awareness of the contracted operator or debris that's flushed and plugged into a septic tank, contract disputes about bio-hazards, such as needles and drugs, plugging the septic system, the large volume of sewage overwhelms the dump station from RV's emptying their stored loads.

Yitka Perez -is concerned about the homeless RV park by Ashwin. It's a bad idea and an assault on our community character in that area, which is rural for horses. It's got the equestrian center there and everything between Moreno Valley and El Monte Valley should be for horses and agriculture and compatible with that use. Seniors and families especially should be in the city close to proper housing resources so that they can get the jobs, the schools, and the help that they need. An RV vehicle is expensive with maintenance and needs to be closer to the city. A lot of these RVs, because they park by my area there, have bashed-out windows and are not in good shape. Community character there is rural and equestrian in the area. It will be a homeless problem with homeless people in that community. It's not suited for a homeless community to be in a rural equestrian area. It doesn't belong there.

John Costigan - His neighbor has now transformed his property into an industrial storage lot. He's concerned about his community. His neighbor has a long-term plan to put a mobile home park in there. The area is not so big. It's an A-70 zoning, the property was a horse ranch prior to that, and a wedding venue. He filed complaints with the County of San Diego, and they bounced it from one inspector to the other.

Frank Hilliker - He said Water Board District only pump about 15 to 20 percent, not 35 percent, of the water used in Lakeside. So they blend it with the Colorado River water. The homeless parking lot is not for the homeless. This parking lot is for people who have homes on wheels. There are complaints all the time on Facebook and this and that about all these vehicles that are parked on Channel, parked on Woodside. It's giving them a place to go. These people need to go somewhere, and I'll tell you, they're living in their RV. If they have nowhere for them to go, you can't ship them to El Cajon, you can't send them to San Diego, state law says you have to send them and make them stay in lakeside.

Nancy Wilkins - Regarding the RV park, it said they hired a consultant to ensure effective communication and involvement of the local community. A survey of the neighbors and the users of the ball fields. Prior to the meeting with the Board of Supervisors, no one had been notified in advance. And a decision was made to move ahead with no community input. I worked as a contractor developer for many years. We always had to send out notices to a half-mile radius or a project that was ongoing and didn't happen. The county appears to have failed to make their stated goal of engaging the community in the process. My personal concern, however, is for the many young people who use the five adjacent ball fields, the riding arena, the BMX park, and the high school nearby. The location of this RV park so close to the recreation fields poses a potential safety issue for kids. What quality of security will be involved in this project? Our parents now are going to have to be alert for strangers rather than sitting and enjoying watching their kids play ball or horseback riding. The recreational fields were made available by the county to residents for safe, fun, family activities and it's been greatly appreciated and used for many years. However, the Willow Parking Project should be put on school until there's a hearing and notice of the community according to their stated mission.

Richard Abraham - As a veteran of both Vietnam and the Parisian Gulf with over 20 years of military service, he would like to see a veteran's memorial of some type built -in lakeside. Currently, there is no veteran's memorial, a public veteran's memorial of any type in lakeside. So he would propose that we build a veteran's memorial at the site of the old library. The land's being taken down, and we could model this veteran's memorial like the one that's in Alpine, that's mounted between their county library and their community center.

6. PUBLIC HEARING (*Discussions and Vote*)

None

7. COUNTY PRESENTATIONS` (*Possible Vote*)

DEVELOPMENT FEASIBILITY ANALYSIS (DFA) PROJECT UPDATE

The Development Feasibility Analysis is a study looking at a range of potential barriers to producing housing, such as lack of infrastructure, small lot size, or zoning.

Julie Marlette, Paola Garcia -Battenport, Laura Stetson

They were directed by the Board of Supervisors to conduct a parcel level analysis. Looking at VMT efficient and infill areas and determining what barriers to housing development existed and then what would need to be done as far as investments or as far as partnerships to try to unlock housing potential if there truly is housing potential. They are hoping that they will be able to produce a final report to the Board of Supervisors that expands on is their feasibility is there potential and what's the appetite for it from the community from the development community. There are four communities that they are going to start in. This is in response to Senate Bill 743, where they saw the creation of marking CEQA impacts through vehicle miles traveled. Wayne Creek, North El Cajon, South Lakeside, Valle Oro, Casa de Oro, and Spring Valley. All of these communities were selected for a variety of reasons, understanding that the unincorporated county is very unique and we did not want to approach this from a one-size-fits-all approach. It's not all-inclusive for the entire community, it is this particular area. But this area was selected because of that suburban, they see a mix of commercial as well as residential uses. They are going to be doing an infrastructure gap analysis as well as a market analysis, but a big part of this is of course community feedback. Kristen shared her experiences about split a lot to develop it at site. It is over 100 days on a waiting period for an S & I ministerial that says it's supposed to be in 45 days. They're on our third planner. They've all quit or moved on, so we keep getting bumped. As far as what the community values most, echoing, they started saying the rural, the semi-rural lifestyle, the community playing the reference of the Western heritage, people moving to the area or staying in the area for that sort of, again, the rural lifestyle, everything that goes along with that.

The purpose of the study is to better understand factors impacting the development of housing on specific parcels in these communities and how to facilitate housing development in areas with ready access to transit, jobs, and public facilities to promote healthy, balanced communities. They want to put by transit, by jobs, by public facilities so that it's a healthy, balanced community. That is a controlled aspect of pushing people to say, this is where you're going to live, we think this is what's best for you. The community values their freedom, it's a lot of show voting to slowly limit freedoms that people have when there is plenty of land, plenty of land out there, and people who would love to have a house out there. The freedom to build what we wanna build on our property as long as it's within the zone, and it satisfies the zoning requirement, it satisfies the character requirement. We don't want somebody else telling us that we have to build or we can't, which is a lot of people in East County come up with that. we can't build that there. There's a lot of places in the unincorporated North But it seems like every time there's an analysis or there's some sort of program They always come to the East County. We have horses and chickens, and we need trunks and we need apartments, subverting lives that we want. Connie added that she has been noticing, the trolleys are empty. You see like one person in it, and we're all waiting in our cars, because we're gonna wait for the trolleys to go by. And we know there's a lot of energy every month, and our tax dollars are going towards these running, running machines all the time, really doing a little bit of nothing. The board said that they may not always agree with the county, but we listen to them in a informed presentation. They will be coming back in July,. These are some of the findings that county found regarding the infrastructure gap in the market, just to give that full of information, and all of this will be taken to the supervisors board in October of this year and share with them. what the findings are, what the community has said, and to make recommendations where it's appropriate to reduce barriers to housing production in what communities, and what the board may be thinking from there.

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

A. ANNOUNCEMENTS

None

B. REQUIRED TRAINING

- Required training and Group Member Requirements

C. ANNUAL TRAINING

None

D. OTHER

LCPG canceled two of the meetings this year, the board isn't getting a lot of projects coming through. Part of it is because applicants are having a difficult time. And the ones that are having the ones, there's just not a lot of projects happening.

Action: Cancel July 3rd, 2024 meeting

Aye	Nay	Absent/Vacant	Abstain
8	5	2	

SUBCOMMITTEE REPORTS

A. DESIGN REVIEW BOARD (DRB)

- *Subcommittee Chair:* Tony

- *Comments:* *None*

B. TRAILS

- *Subcommittee Chair:* Kristen

- *Comments:* *None*

C. CAPITAL IMPROVEMENT PROJECTS (CIP)

- *Subcommittee Chair:* Ron

- *Comments:* None

D. PARK LAND DEDICATION ORDINANCE (PLDO)

- *Subcommittee Chair:* Carol
- *Comments:* Add Veterans Memorial to the list, Water Wall, and Play area outside the library

E. ROAD RESURFACING

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

F. CPG Advisory Position SANDAG Board of Directors

- None

10. ADJOURNMENT OF MEETING

- The meeting was adjourned at 8:20 pm by Carol Hake.
*NOTE: The next regular meeting of the LCPG will be on
Wednesday, June 5th, at 6:30 pm at the
Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.*

Minutes prepared by: Sasha Reva