

LAKESIDE COMMUNITY PLANNING GROUP

DRAFT MEETING MINUTES

WEDNESDAY, JANUARY 7, 2015 – 6:30 PM

Members present: Wyatt Allen, Mike Anderson, George Barnard, Julie Bugbee, Laura Cyphert (chair), Tom Medvitz, Kristen Mitten (secretary), Steve Robak, Brian Sesko, Linda Strom, Nathan Thompson, Bob Turner, (Seat 10 currently vacant).

Members Absent: Lynn Carlson (w), Paul Sprecco (w)

Public present: Approximately 40

OPEN HOUSE: 6:00pm – 6:30pm

1. Call to Order: 6:32 pm
2. Pledge of Allegiance.
3. Roll Call

4. GROUP BUSINESS

A. Recognition of New Members – The following newly seated members assumed office on January 5, 2105: Mike Anderson, Steve Robak, Brian Sesko and Nathaniel Thompson. Note that candidate-elect Nick Janeway (seat 10) resigned prior to assuming office (*see Item 10A below*).

B. Authorization for New Members to Vote prior to Completing County Training – County policy requires that new members complete the annual CPG training prior to being seated. It was noted that the new members-elect did not receive notice of the training in time to complete the training prior to the January 7, 2015 meeting. Therefore, the Chair has received approval from the County to permit the new members to vote in the January meeting, on the condition that they agree to attend one of the training workshops to be held on January 10th or 31st. **Prior to being permitted to vote at this meeting, each new member acknowledged the terms set forth by the County.**

5. **MEETING MINUTES** for December 3, 2014 – regarding the public comments for the Habitat for Humanity project, Robin Clegg wanted to clarify her comment that once a veteran moves into a house and needed to sell, she didn't think it was appropriate that they only have to sell to other Veterans. Regarding the Evergreen nursery motion L. Cyphert stated that there was a question as to the condition of approval for the Evergreen Nursery project and that she received verbal confirmation that the limit of 200 cy of green waste was a condition of approval on the Recommendation of approval. **The December 3, 2014 minutes were approved, as clarified above, by a motion made by T. Medvitz, seconded by G. Barnard (12-0-0-2).**

6. ANNOUNCEMENTS:

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

B. Lake Jennings Marketplace EIR Notice Preparation Scoping Meeting – L. Cyphert announced that a scoping meeting is scheduled for January 14, 2015 from 6:30-7:30 pm at the Lakeside Community Center. The LCPG has tentatively scheduled this project for LCPG review and vote in February 2015. This will not be in lieu of a LCPG meeting, the members will still be able to make their comments

C. Potential upcoming projects scheduled for future meetings – A list of projects and presentations tentatively scheduled for upcoming meetings is provided as an attachment to this agenda.

D. Hazardous Waste/Electronics/Tire Disposal Event – We received an email from County announcing a free Electronics, Hazardous Waste, lightbulbs and batteries disposal on February 7 from 9:00am to 2:00pm at the corner of Vine and Lakeshore Dr. Tires will also be collected on the same day, at the corner of Mapleview Rd and Channel Rd, by the Dept. of Public Works.

7. OPEN FORUM:

A. Janis Shackleford, stated that she had sent an email to the members following the last meeting and she wanted to strongly object to the Evergreen Nursery motion made last month. She pointed out that the applicant stated he would not be composting manure, however the project description clearly states local stable bedding will be accepted for composting and it will surely contain manure. The other concern is trail connectivity. During questioning the applicant stated he was willing to work with the County, but after the meeting he stated to County staff that he would not be doing that. G. Barnard wants to bring the project back before the board for further consideration. W. Allen disagreed and stated from the Policy I-1, p7 that we will not accept money or goods in exchange for votes.

8. COUNTY PRESENTATIONS:

A. Sewer Rate Changes – The San Diego County Sanitation District provided a presentation on upcoming sewer rate changes. Jeff Bosvay from the County’s Sanitation Department. 60% of the District’s budget goes to City of San Diego. They have been paying down reserves to keep rates low, but they are about \$2 million short. Asking the Board of Supervisors to adjust the rates per (commercial) category as some categories require more treatment than others. Projecting to get back to Full Cost Recovery in 5-years. The last rate decrease was 5 years ago in Lakeside and Winter Gardens in 2005 had a 15% reduction. Winter Gardens went up this year.

- W. Allen stated he worked on sewer treatment plant near Tijuana to treat their water and California is never compensated for it. He suggested creating a toll on border crossings to help fund the sewer deficit.

- J. Bugbee thought the sewer was billed on how much water a household uses. (Jeff stated they bill all residents a flat rate) So you bill a single-person the same as a family to six people? (yes)

- B. Sesko asked if the 6% increase was across the board (Jeff stated the increase will be 6% for residential and will vary for commercial, but commercial rates will go up less than 6%)

- T. Medvitz asked if it would be compounding annually (Jeff stated yes, and the last year will be the full 6%)

Public Comments

- Kathy Kassel (Chamber of Commerce) – spoke regarding a proposal to expand the Padre Dam treatment plant and the SD County District are partnering with them to treat those for potable reuse to be reused at Helix and Padre Dam. They have started the Feasibility Study and it should take about a year. It costs a lot of money to treat the water.

- G. Barnard (Rotary Member) it will also save the cost from having to hiking/ trucking it out to Point Loma Treatment Plant.

9. PUBLIC HEARING:

A. OCI Lakeside Solar Project – Major Use Permit #14-044- located at 15032 El Monte Rd, Lakeside CA. APN #393-011-15-00. This project is in the early permitting stages and the owner is seeking planning group and community input prior to finalizing the application, and has requested deferral of a formal vote until the application details can be finalized later in the year.

- Aimee Epstein, from manager of real Estate and Permitting with NRG Renew was present along with Eric Richardson, Patrick Sullivan, and Karen Bonai. Aimee provided a presentation on the Background of their company, how they site solar projects, the project features of the Lakeside Project and stated they wanted to hear the comments and concerns from the community and board so that they could better design their project.

- G. Barnard inquired as to who will benefit from this project (Aimee stated that SDG&E will be the sole purchaser of the electricity created here.) He also asked if there will there be a price reduction (Aimee stated she could not comment on how SDG&E will charge their customers).

- The applicants presented the features of the panels. The PV Panels are black and absorb sunlight (don’t reflect it) and 90% of the ground is unencumbered, so there’s not much concrete. They will be using and maintaining the existing screening (avocado trees) along El Monte Road. There was a glare study done and April and August were the only months that exhibited a potential for some glare and for an estimated duration only about 30 minutes a day even then.

- W. Allen inquired about height of the panels (applicant stated they would be no higher than 8 feet, when measured from the ground.)

T. Medvitz asked if the previous owner of the property wanted to use it as a solar farm. (Aimee stated they are

leasing the property from the current owner, who was originally going to have a solar farm.) Is SDG&E going to use this? (SDG&E is going to purchase the energy created here). This is a scenic corridor and I'm puzzled about whether it's compatible.

- G. Barnard inquired if Sempra Energy is funding the construction of this project. (No, they will be purchasing the energy created here but they are not advancing the money for construction). He asked the applicant how they evaluate stormwater? (There will be a stormwater management plan) There is agriculture out there and there are poisons out there. The back of Blossom Valley paid a lot of money up on that ridge and there is concern for those properties as well. (For the assessment we have done to date, which uses FAA standards, shows only a low potential for glare twice a year). There is a visual concern to be considered (Aimee stated that if any neighbors would permit them to take photos from their yard, they could produce photo renderings for a future meeting).

- L. Cyphert inquired if they had other projects, around San Diego, that we could look at. (Aimee and Patrick Sullivan stated they have a 6.0 MW project in Brawley, right next to SDSU Imperial Valley's campus, and it's twice as large as is proposed here).

- L. Strom inquired how many people in the audience were present tonight in support of the project (0) and against the project (10). She went out to Las Vegas and passed a solar farm that had glare and has heard that birds have to change their flight patterns due to heat. (Aimee stated that is a different technology and this system will not be reflecting anything up into the air and is not a danger to wildlife.) I also thought this was open space preserve. (County staff confirmed this is not an open space preserve).

- S. Robak asked if the people who are way above are impacted more than the people at level in the valley? Is there a certain point that have more impact (applicant stated that is a matter of public opinion, you may be able to see them as you go higher, but I can't speak if you'd be impacted)

- M. Anderson inquired as to what the site will look like at night. (Applicant stated there will be some downward-pointed fence lighting to provide security.)

- B. Sesko inquired if this property was zoned for this use? (The property is zoned Agriculture and the Planning Commission will need to vote on a Major Use Permit for this use.) Will dust from nearby agriculture practices impact your panels (applicant stated they have factored in agriculture dust and periodically they will go out and wash the panels)

- W. Allen used to work on a farm and this is agricultural area. Due to the size, bulk, and scale of this project, he would not be supporting this project, as it is incompatible for our El Monte Valley.

- T. Medvitz stated that the current policy is to only notify 300 feet from the project, but if you want to treat this fairly, you will need to notice the entire valley and everyone up on the Blossom Valley Ridge.

- L. Cyphert commented that Solar Link was located out in the desert and that is an appropriate place for this.

- G. Barnard is concerned that lights along the fence will look like a parking lot. (Aimee stated they have not planned out this site yet and don't know where the lights are going to be or what kind they're going to be yet).

- B. Turner inquired if the property was in the flood plain. (part of the property is in the 100-year flood plain, but they have planned for that).

Public Comment

Catherine Gorka - is concerned with the noise of the motors since sound carries so far in that valley, she is concerned that it's in the flood plain, there is a lot of dust, this does not fit in our valley, it doesn't work. Will you need to bring in batteries too, to run everything during the fires like SDG&E had to with the PowerLink?

- Janis Shackelford stated she has read the OCI plan and the County's first scoping letter. This is in a Scenic Corridor and does not believe solar panels contribute to the solar vista. The screening is an 8' chain link fence with slats which is not appropriate in El Monte Valley. Our trails have not even been addressed with this plan. This will be a loss of agriculture use and they will need to use herbicides to keep weeds down. Site is shaded during the day due to the ridge to the south for several months of the year.

- M. Cyphert stated he is opposed to this project due to the proposed size, bulk and scale, it is in a viewshed, and will impact real estate values. He is further concerned that the glare stated in April and August will be into people's homes. Panels were stated to be 8' tall, but the plan calls out up to 16' tall and he's seen them at 20' tall. Concerned that concrete footings will be left behind and unsuitable for agriculture when they vacate the lot.

- Gordon Shackelford is concerned about the nature of the terrain, access to sunlight is not that good and he presented a picture of the site (in a morning in November) which showed a large portion of the site in shade. Zoning is about protecting the surrounding uses as it relates harmony with the neighborhood, size bulk and scale. This is a very precious and special area and it has a scenic designator and the burden is on the proponent.

- Mike Franklin, neighbor, has lived here for a long time and lives on the ridge and enjoys the view of the valley.

He has 7 windows overlooking this site and is concerned about glare and already has blinding glares from car windshields.

- Jo Franklin, neighbor, brought pictures from her house of the site. She stated she was concerned about the loss of her view and of potential glare.

- Aimee, applicant, thanked everyone for their comments and she proceeded to address the concerns she noted during the public comment. She stated there will be zero battery storage on their property and even though SDG&E is looking for a place to store theirs, SDG&E will not be able to locate their battery on NRG Renew's property. To address the visual impact, they would like to come back with photo renderings. They can also provide a rendering to address the fence lighting. The project description from the previous applicant's solar project incorporated a larger technology, however the technology they will be using will at its highest will be 8 feet (45 degree angle). To address dust, they will wash the panels. For fire concerns, the fire department will address this issue during the process and it is not a fire issue in itself. There will be a water tank if installing a new fire hydrant is not possible.

- Ashley Gungle, SD County Project Planner, stated that the fire clearing for this project is 50 foot and can include the 20' road. At the end of the project life, they are required to reclaim the site to return it to its original

- M. Cyphert stated that the paperwork only requires that the reclamation go down 2 feet (Ashley stated that there would be a condition of approval to return the site to its previous state.)

- Patrick Sullivan, applicant, stated they took the morning and evening shading into their calculations when they were considering this site for placement.

- Karen, applicant, stated there was a noise analysis prepared for the inverters and it was found the noise will not extend beyond the project boundaries and they have already taken into account how sound carries in a valley.

10. GROUP BUSINESS (cont):

A. Vacancy Announcement Pre-Term Lakeside Community Planning Group – The Chair stated she had received the formal resignation of Nick Janeway, who was elected in November to Seat #10. Because the resignation was tenured prior to the candidate-elect being seated, County Board Policy I-1 governs the process to fill the seat (since the Group's standing rules of order do not address pre-term vacancies). The Group will take a vote to recommend (or to not recommend) that the next candidate in order of the number of votes from the November election fill the vacancy, which would be candidate Milton Cyphert.

A motion to recommend Milton Cyphert to the LCPG was made by L. Cyphert and seconded by L. Strom. Motion Approved (12-0-0-2)

B. Vote to Recommend a Member to Serve on the Design Review Board – As posted in December, Lynn Carlson resigned from Seat #1 on the Design Review Board. This seat expires in November 2015. The Board will vote to recommend a replacement to serve on the Design Review Board. (Note L. Cyphert researched the issue and stated that in order to qualify for this position, an individual must be a seated member of the Lakeside CPG). *A motion to recommend Brian Sesko to represent the LCPG on the Design Review Board was made by G. Barnard and seconded by L. Cyphert. Motion Approved (12-0-0-2)*

C. Officer Nominates and Elections – The Group will nominate and elect the 2015 Chair, Vice-Chair and Secretary. Two candidates for Chair were nominated (Paul Sprecco and Milton Cyphert) and as B. Sesko pointed out, many of our members are new and since they don't know either of the candidates for chair, they would like a brief introduction, at the next meeting, so that they can consider who would be good as the Chair. L. Cyphert agreed to defer the office elections until the next month so that P. Sprecco could attend and provide a statement and Milt Cyphert could be confirmed to Seat #10.

D. Renewal of Community Center Rental Agreement: Vote on a one year renewal of the rental of the Lakeside Community Center at a rate of \$60 per hour.

A motion to Approve the Annual Community Center Rental Agreement was made by T. Medvitz. Motion Approved (12-0-0-2)

E. Reimbursement – *A motion to Approve a \$5.82 reimbursement for photocopies was made by T. Medvitz. Motion Approved (12-0-0-2)*

F. Members Attendance Review – An attendance review will be conducted for all members, and any member who meets the criteria for forfeiture will be identified, and noted in the minutes, and an action will be placed on

the next agenda to vote to either waive or reaffirm any forfeiture. It was noted that Lynn Carlson has missed three consecutive meetings and we will have a vote at the next meeting to either waive or uphold the forfeiture.

11. SUBCOMMITTEE REPORTS:

A. Design Review Board (DRB) – J. Bugbee stated that there was a waiver request for car sales for Global Power and since there were only three spaces they didn't know where they would park their used cars, so their waiver request was denied.

B. County Service Area 69 (CSA 69) – none

C. Trails – G. Barnard expressed his upset with the LCPG for not conditioning the trail connection for the Evergreen Nursery MUP last month.

12. ADJOURNED: 8:30 p.m. The next meeting will be at the Lakeside Community Center on February 4, 2015 at 6:30 pm with the Open House starting at 6:00pm.

Kristen Mitten, Secretary
Lakeside Community Planning Group
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or send an email to the LCPG chair & secretary at: lakesidecpg@gmail.com

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