

Wednesday, April 5, 2017

FINAL MEETING MINUTES

LAKESIDE COMMUNITY PLANNING GROUP (LCPG)

Regular Meeting

Lakeside Community Center  
9841 Vine Street, Lakeside, CA 92040

FINAL MEETING MINUTES  
LAKESIDE COMMUNITY PLANNING GROUP  
REGULAR MEETING  
WEDNESDAY, APRIL 5, 2017

OPEN HOUSE (6:00 - 6:30pm)

Regular meeting session was called to order at 6:31 p.m.

**PLEDGE OF ALLEGIANCE:** Karen Ensall led the Pledge of Allegiance.

Quorum reached with 10 present.

**Present:** Seat 1-John Neumeister; Seat 2-Brian Sesko; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery, Secretary; Seat 6-Josef Kufa;; Seat 8-Nathan Thompson; Seat 9-Diana Senica; Seat 10-Milt Cyphert, Chair; Seat 12-Steve Robak; Seat 14-Julie Bugbee.

**Absent:** Seat 7- Sarai Johnson; Seat 11- Tom Martin; Seat 13-Lisa Anderson; Seat 15-currently vacant

**Late:** Seat 2- Brian Sesko; (missed the vote for the March minutes)

**Public present:** Approximately 25 community members present. Six general community attendees signed in and 12 signed in for TM-5619, El Nopal Sub division.

**APPROVAL OF THE MINUTES** for the meeting of: March 1, 2017

**ACTION:**

ON MOTION by Steve Robak, seconded by Nathan Thompson, the LCPG approved the minutes for the meeting of March 1, 2017 as written.

Ayes: (10)

Nays:

Abstain:

**ANNOUNCEMENTS**

1. **NOTICE:** Audio Recording - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes.

**OPEN FORUM**

1. Announcements by Mike Anderson:
  - A. Lakeside Chamber of Commerce is having a third Thursday Mixer April 20 at SD Tan at 5:30pm-7:30pm. The Chamber throws the Western Days Parade which is Saturday, April 29.

## COUNTY PRESENTATIONS

1. General Plan cleanup presentation by Joshua Menvielle, Planner with County of San Diego and Project Manager for the 2017 General Plan cleanup. Will be looking for a formal recommendation later after the draft plan is released. The intend at today's meeting is informational and opportunity to review and question.
  - A. Since the 2011 General Plan update the County has been on a two year cycle to cleanup outstanding issues with the General Plan related to zoning and land use. Prior GP cleanups have been in 2013 and 2015
  - B. Currently working the 2017 cleanup that will go to the Planning Commission scheduled for October 2017 and the Board of Supervisors December 2017
  - C. Lakeside has six potential cleanup items
    - i. LS301, change building type designator from F to K due to a mapping error
    - ii. LS302, Lakeside Downs, re-designating from various to Open Space Conservation and rezoning to Open Space. Reason for change is ownership change
      1. Concern that this property is on the trail map and is blocked off
      2. The trail is to be part of the linkage from Sycamore Park to San Diego River trail. This is the only undeveloped parcel in the area that can be used. Not requiring a trail with this rezone would have a very detrimental impact to the Lakeside community trails master plan
        - a. There is an opportunity through the Board of Supervisors, as part of a discretionary permit, to require a designator be placed for a trail conforming to the Lakeside trails master plan
        - b. There are already existing trails across the site that could be utilized without additional environmental impact
      3. Would recommend not changing until access is negotiated
    - iii. LS303, adding F (flood zone) special use designator as an administrative change to correctly reflect the flood zone
    - iv. LS304, administrative change to rezone one parcel from S88 to RR rural residential to correct a mapping error
    - v. LS305/LS306, ownership changes, land purchased by the Department of Parks and Recreation to be designated as parklands. These four parcels are to be re-designated from RL40 to S80 open space conservation

## PUBLIC HEARING

### 1) SUBJECT:

PDS2017-TM-5356-TE, Discretionary Permit for time extension at 9288 Adlai Rd., Lakeside, CA 92040

### OVERVIEW:

Ronnie Swaim, property owner has been trying to develop the property for some time now. The project was originally approved by the LCPG more than eight years ago. He is applying for a time extension for the map. Waiting for direction from the water board as to where to put water and abatement area. Asking for 3 years' extension max to get the paperwork through.

**ACTION:**

ON MOTION by Brian Sesko, seconded by Nathan Thompson, the LCPG APPROVED the 3-year time extension.

Ayes: (10)

Nays:

Abstain: (1) Julie Bugbee

**2) SUBJECT:**

PDS2017-TM-5619, Tentative Map, Discretionary permit for a subdivision located at 11320 El Nopal Rd., Lakeside, CA 92040

**OVERVIEW:**

Presentation by Larry Walsh, Walsh's Engineering, Surveying. Representing the owner of the project. The project is on El Nopal, is 3.858 acres, VR7.3 general plan designation. VR7.3 equates to 28 lots, 17 lots are proposed (4.4 per acre), about 60%. Will utilize the existing road on the East side, widening and upgrading. There will be parking on both sides of the private road. Houses will be 1800 to 2200 square foot, two story homes

Public comments:

1. Frank Hilliker, egg ranch owner in the area wants to make sure that a white paper is attached to the deed to the housing that makes purchasers aware that there is an egg farm in the vicinity with corresponding daily smells, dust, flies, and animals doing animal things. There are also concerns about potential flooding coming from the development; currently getting flooding coming from the hillside now
2. Julie Sutton, 11354 El Nopal, is against the whole project. Concerned with the additional traffic another 17 homes will put on El Nopal. Continuing Mast Blvd. through to Santee would relieve traffic
3. Yitka Perez is concerned with the private road and if there is a maintenance agreement. The road is currently 40 feet wide
4. Janice Shackelford, concerned with no on street parking. Would like to make sure there would be enough off street parking. The property also could affect the trails coming down to El Nopal. The tentative map should be evaluated to make sure the trails corridor is addressed and the best place for it to go
5. Robert Hewitt, 11169 El Nopal, suggested the trail would be best at the East side

LCPG comments:

1. Karen Ensall expressed concern about additional traffic and the blind curve for people coming out of the complex and that it is not consistent with the surrounding areas
2. Steve Robak suggests attending meetings in Santee to develop support to finish Mast Blvd.

**ACTION:**

ON MOTION by Nathan Thompson, seconded by Steve Robak, the LCPG APPROVED the Discretionary permit for this project.

Ayes: (9)  
Nays: (1) Karen Ensall  
Abstain: (1) John Neumeister

**GROUP BUSINESS**

1. Annual CPG training:
  - a. Anyone not completing the training needs to do so. It is available on line. Form 700 was due April 1, 2017.
2. Members Attendance review:
  - a. No attendance issues.
3. Nominations and vote on Chair, Vice-chair, and Secretary positions
  - a. Milt Cyphert nominated Karen Ensall for Vice-chair
  - b. Karen Ensall nominated Milt Cyphert for Chair
  - c. Milt Cyphert nominated Diana Senica for Secretary

**ACTION:**

VOTE to accept Milton Cyphert as Chair for another year

Ayes: (11)  
Nays:  
Abstain:

VOTE to accept Karen Ensall as Vice-chair for a year

Ayes: (11)  
Nays:  
Abstain:

VOTE to accept Diana Senica as Secretary for a year

Ayes: (11)  
Nays:  
Abstain:

**D. Discussion and approval of CIP recommendations**

**OVERVIEW:**

A subcommittee meeting was held Wed. March 29 where input from the community was collected on places to put the CIP money. Golden Ridge and surrounding areas were moved to the top of the list. Calming the traffic on Moreno Ave will be moved

to 2<sup>nd</sup> priority. Suggestions were made for some potential solutions. Public comment was that traffic could be stopped at the dam intersection prohibiting through traffic. Suggestions about school safety was also moved up in priority. Milton read off all the recommendations on the list and the suggested priorities. The public was asked if there were other suggestions to add to the list.

**ACTION:**

ON MOTION by Deborah Montgomery, seconded by Steve Robak, the LCPG APPROVED the CIP Priority List as discussed at the meeting.

Ayes: (10)

Nays:

Abstain: (1) Julie Bugbee

**3) SUBCOMMITTEE REPORTS**

A. Design Review Board (DRB):

- i. None
- ii. There are seven seats on the Design Review
- iii. When seat terms are up the LCPG needs to appoint new representatives

B. County Service Area 69 (CSA 69):

- i. None

C. Trails Committee Report:

- i. None

D. CIP:

- i. See prior discussion

E. PLDO

- i. Prior meeting on March 27, 2017
- ii. Waiting on five planning groups to respond on the PLDO and Planning Group realignment
- iii. Went over different policy issues and parks
  - 1. Parks are desired but have no maintenance money
- iv. Designing a tool kit for developers to look at different options for figuring out what to build with money if they choose to build
- v. Next meeting is May 22, 2017

**ADJOURNMENT OF MEETING: 7:59pm**

Next Meeting Date: Wednesday, May 3, 2017, starting at 6:30

Deborah Montgomery, Secretary  
Lakeside Community Planning Group  
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Visit our website for Agendas, Project Materials, Announcements & more at: [LCPG.weebly.com](http://LCPG.weebly.com) or send an email to the LCPG chair & secretary at: [lakesidecpg@gmail.com](mailto:lakesidecpg@gmail.com)

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