

**LAKESIDE COMMUNITY PLANNING GROUP  
DRAFT MINUTES  
DECEMBER 3, 2014**

**Members Present:** Wyatt Allen, Mark Baker, Jeff Burst, George Barnard, Julie Bugbee, Milt Cyphert, Glenn Inverso, Tom Medvitz, Kristen Mitten (acting chair), Paul Sprecco, Linda Strom, Bob Turner, and Josef Kufa.

**Members Absent:** Lynn Carlson (vice-chair), Laura Cyphert (chair)

**Public present:** approximately 50

**1. Call to order / Pledge of Allegiance:** 7:00 p.m.

**2. Roll Call**

**3. Approval of minutes:** Meeting Minutes of, November 5, 2014 were approved.

**4. Announcements:**

- K. Mitten notified everyone that the meeting would be audio recorded to assist with minutes.
- A list of upcoming projects and presentations was provided as an attachment to the Agenda.
- A Vacancy Notice was announced for the Design Review Board.

**5. Open Forum:**

- P. Sprecco reported the Spirit of Christmas is this Saturday 12/6/14 on Main Avenue.
- G. Barnard reported the Main street poles will come down in January.
- P. Sprecco stated the wires are still up from the underground work.

**6. County Presentations**

A. None

**7. Public Hearing: Presentation/Discussion Items:**

**A. Lakeshore Condo Conversion-Habitat for Humanity – Tentative Parcel Map TPM#21215.** Located at 12306 Lakeshore Dr. Condo conversion for four (4) townhouses for veterans, recently constructed by Habitat for Humanity.

- **Proponent** Ken Compton stated the condos were to be built for wounded Veterans only and that Habitat for Humanity serves low income residents.
- Robin Clegg felt it was inappropriate that a condition allowing only wounded Veterans be able to purchase and live there.
- **Motion** to approve by G. Barnard, seconded by J. Bugbee failed even though it had been approved by Design review.
- T. Medvitz explained since the project was built for wounded warriors that fact should be specified in the CC&RS.
- **Proponent** explained that Habitat for Humanity retains first right of refusal after five years for any resale and can buy the property back to sell again to a wounded Vet.  
*Motion by M. Cyphert, seconded by G. Barnard to approve the project with the condition of approval that the CC&R's reflect only wounded Veterans are able to purchase the property. Motion passed. (8-3-2-2; J. Brust, L. Carlson, B. Turner opposed and J. Bugbee, W. Allen abstained)*

**B. Smith 2<sup>nd</sup> Dwelling Unit –AD#14-053** – Located at 9558 Petite Lane.

Permit requested for an already-built 2<sup>nd</sup> dwelling unit.

- **Proponent** Kevin Leon requested a permit for an already built 2<sup>nd</sup> dwelling unit for his mother. It is a manufactured 800 sq. ft. existing healthcare trailer that his father died in. His mother is still living there.  
*Motion by W. Allen, seconded by M. Cyphert was made to approve the request. Motion passed. (12-1-0-2; M. Baker opposed)*

**C. Wintercrest Verizon Cell Tower – STP#14-027/MUP#14-043** – Located at 9530 Winter Gardens Blvd. Site Plan and Major Use Permit for the addition of parapets on an existing building to conceal new cell towers.

- Proponent Ted Marian Sully passed out plans for review and stated the cell tower would be 28 feet high. It was noted the tower was taller than the building.

*Motion by W. Allen, seconded by M. Cyphert was made to approve the cell tower. Motion passed. (13-0-0-2)*

**D. Evergreen Nursery – Major Use Permit – PDS2012-3300-12-009, PDS 2012-3910-12-14-002.** Located at 9708 Flinn Springs Rd (APN 396-070-07-00) Major Use Permit for a retail nursery with a green waste component, on a site that has an existing wholesale nursery operation. Products will include nursery stock and related products including plants, trees, shrubs, growing and inert ground covers, soil amendments, top soil, potting soil, garden ware and miscellaneous garden products. Access to the site is provided by a private driveway connecting to Flinn Springs Road.

- Proponent Mark Collins of Evergreen Nursery stated he had a Hybrid Nursery and he sold gopher traps and wants a green waste system that will be screened by Olive trees in a 200 X 300 ft. area. He uses electric equipment, grinder and tractors. He has three wells that are 900 to 1000 ft. deep. He wants to change from a wholesale to a retail operation. He changed his main entrance to Flinn Springs Road from Blossom Valley Road as requested by LCPG.
- G. Barnard stated M54 & M58 was the correct zoning for the sight. He stated the nursery wholesale and retail is appropriate. He stated there is no way to compost without the smell. He asked how many truck trips were estimated per day. Mr. Collins stated there would be 3 to 20 trucks per day and that he was not interested in using big commercial trucks. He stated a promise to put in trails was broken. Discussion followed on trails and location of same, dust, worm castings, and composting. G. Barnard also asked the applicant if he would be composting manure (Mark Collins stated no).
- W. Allen was concerned about the dust. He was told composting requires 60% water to keep the dust down. Also asked if the nursery accepted Christmas trees. The answer was yes. The acid in the trees make better dirt.

*Motion by W. Allen, seconded by G. Inverso to approve the project.*

#### **Public Comment**

- John Russo supports the business.
- Karen Ensall, President of the Frontier Riders, was concerned about trails not being continued on the property, as it would affect the entire system.
- Robyn Clegg asked if Bio-solids would be used. (The answer was NO.) She asked what the suppression plan was for vermin, dust, flies and fire. (Proponent responded an enzyme was sprayed on piles of compost that controls flies. Use of water all the time controls fire and turning the piles while adding nitrogen keeps the fires down.) Robyn asked about proposed signage and if it would be illuminated. (The answer was no and that there are two little signs, one on either side of the Flinn Springs entrance.) She asked about truck traffic. (The answer was that the trucks enter off Old Highway 80 and on Oak Creek. It was also stated that their trucks are not parked on Blossom Valley Road, there's a neighbor that parks on his other lot and he's going to fence it so they can't do that anymore.)
- Janice Shackelford stated Blossom Valley was known for its trail system and that the pathway on Flinn Springs Road just stops. There were two trail plans across the property when it was vacant prior to the Evergreen Nursery. Trail proposed around the property not through it. She was concerned about the green waste and stated it failed to meet County requirements in a residential area. She stated that the traffic on Blossom Valley would increase exponentially. She showed pictures of end dump trucks, truck and transfer trucks are already showing up. She asked for a NO vote.
- Mark Collins stated he would be willing to allow a horse trail between the creek on his property and Blossom Valley Road.
- Gordon Shackelford stated this project was denied last time it was presented and he talked about composting going into residential areas. He stated A1 Soils (a licensed composting company) has a maximum of 240 cubic yards of composting per day and the proponent is requesting 400 cubic yards a day. Proponent stated he did not need that much and could work with 200 cubic yards a day.
- Ed Jackson, a business owner of 29 years, supports the Evergreen Nursery because the area was a blight and now it has been improved immensely.
- Jan Seligman, a neighbor that lives closer than anyone to the property in question, stated there are no noise problems and she never sees flies when she walks her dogs in the area.
- Cindy Denny belongs to a horse group and asked if a 10-foot trail could be allowed along the perimeter of the property.
- Susan Keavney stated the County put a section of the trail in that runs into the ball park. She suggested a dusk to dawn gate and the trail link be completed.
- Billy Jo Swanson stated she has to ride in the street and asked that the trail be completed.

- Cathy Moore, a 28 year resident, opposes green waste traffic.
- Mark Turvey supports the Evergreen Nursery project.
- Proponent agreed with Janice Shackelford that the trail should go along Flinn Springs Road and the County should install a curb to improve the ball park parking because it is owned by the County. He stated he would be happy to donate space along the creek on his property. He does not own the ball field property. The County owns the bridge and the ditch. He stated he will work with the County to get a culvert at the bridge. He was asked to open up a 20 ft. easement on highway 8 that would need a fence between Cal Trans and his property. Mark Collins stated he felt horses in that area would interfere with his nursery operations.
- W. Allen asked the applicant if he would work with the County to get a bridge or a culvert at the ditch so that the trail could be used safely (Mark Collins agreed and said he would also work with the County to get the trail along his property, just not through his property)
- A member asked proponent if he could cut the green waste proposal from 400 cy to 200 cy. (The proponent agreed he would not need more than 200 cy per day, as it would be more than he would ever get)

**Motion** by K. Mitten, seconded by M. Cyphert to **approve the major use permit with retail and no green waste. Motion failed (5-8-0-2; J. Bugsby, T. Medvitz, B. Turner, P. Sprecco, J. Brust, M. Baker, G. Inverso, W. Allen opposed)**

**Motion** by W. Allen, seconded by M. Baker was made to approve the major use permit with retail nursery and with 200 yards of green waste **Motion Passed (9-4-0-2; L. Strom, G. Barnard, K. Mitten and M. Cyphert opposed)**

#### **8. Group Business (Discussion & Vote):**

**A. Reimbursements: Motion Approved** to reimburse \$5.82 to K. Mitten for photocopies (13-0-0-2)

#### **9. Subcommittee reports as required.**

**A.** Design Review Board (DRB) L. Carlson has resigned his position on the DRB, so we will vote next month for someone to replace him as a representative for the LCPG.

**B.** County Services Area 69 (CSA 69) - No Report

**C.** Trails - No Report.

**10. Adjourned.** 8:52 p.m. Our next meeting will be January 7, 2015 at 6:30 pm.

Linda Strom,  
Acting Secretary, 619-443-0603