



**Unincorporated Area of the County of San Diego**  
**P.O. Box 613, Jamul, CA 91935**

**May 20, 2025**  
**FINAL Minutes**

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1. Call to Order **7:01 p.m.**

2. Roll Call

**Present:** Preston Brown, Michael Casinelli, Paul Dombkowski, Thomas Gray, Lucille Hargraves, Lisa Hodgson, David Imrie, John McClure, Ed Mollon, Janet Mulder, Eve Nasby

**Excused:** Steve Wragg; Darla Kasmedo, Kevin May (ZOOM)

3. Review and Approval of Minutes: April 1, 2025 and May 6, 2025

- April 1, 2025 minutes: JDCPG reviewed
- **Preston Brown** moved to approve April 1 minutes
- ***Motion was unanimously approved.***
  
- May 6, 2025 minutes: JDCPG reviewed
- **Preston Brown** moved to approve May 6 minutes
- ***Motion was unanimously approved.***

4. Open Forum

**Kevin May**

- Shared information from his attendance at the CPUC Hearing on Carrier of Last Resort (COLR) meeting on May 13, 2025 (start time of 2:00 p.m.)
- The two-hour meeting began with a brief overview of AT&T's request to be relieved of its obligation as the COLR, followed by public comments.
- Some of the public comments supported the request (primarily due to loss of money for using copper land lines), but the majority of the public comments voiced opposition to this proposal.
- Some of their comments addressed the following:
  - AT&T is a large company and can provide copper land line service while still expanding into digital.
  - Some people have a physical illness to electromagnetic fields (electrosensitivity) and cannot use a cell phone
  - Some people have physical problems which prevent the holding and/or use of cell phones.
  - The reliability of land lines vs cell phones:
    - Some areas still have poor to no cell phone coverage
    - During disasters such as wildfire and earthquakes

- In personal emergencies
- The majority of people still want to maintain the choice of landlines vs cell phones only
- Better to have an option for duplication during emergencies
- In an emergency, location can be traced vs digital
- Discrimination against the elderly, the poor, and those living in areas of poor/no cell phone reception areas
- This was one of many hearings throughout the state (both in-person and online) to gather information from the public (as before).
- The judge who was present at this hearing will formulate his recommendations and present them to the CPUC regarding what action the CPUC should take (in his opinion) regarding AT&T's request.

#### **Ed Mollon**

- Shared the response from SDG&E when he emailed them about rate increases that had been approved for the completion of the SUG (Strategic Undergrounding Program)
- Specifically, **Ed** asked "When a utility rate increase is granted to SDG&E by the PUC for a specific purpose, what happens to rates when that objective has been completed, cancelled, or placed on hold?"
- SDG&E Rob Knudsen (Project Affairs Manager – Major Projects) responded via email and said the following:
  - If the objective was completed in the approved four-year GRC (General Rate Case) then no additional funding is needed in future GRCs.
  - There would only be a decrease in rates if SDG&E does not identify additional work in all other categories for the operation and maintenance of the SDG&E grid.
  - Rob Knudsen also stated that SDG&E was "able to achieve most of the mileage goal in the recently approved GRC (approved late December 2024) for SUG in 2024 with approximately 25 miles remaining for 2025".

Kathleen Lippitt (Zoom):

- Kathleen is frustrated with some of the decisions the Board of Supervisors wants to make with respect to their budget and expressed her desire for the Board to return to pre-COVID spending levels. She brought up numerous concerns, including:
  - the seven million dollars in the budget for jail inmate calls
  - several new departments are being formed that do not have a clear connection to the Board's areas of service
  - consultants are being used for the "social equity" program who are also marijuana advocates
  - the average public does not seem to notice the huge debt that is being incurred with the budget (including interest)

#### 5. Wildfire Evacuation Tour with SANDAG and CalTrans – Highway 94

- No updates

#### 6. Association of Planning Groups (APG)

**Vice Chair Paul Dombkowski** shared

- **Paul** will attend the semi-annual face-to-face APG meeting on May 31.

- **Paul** has requested that the information received from Supervisor Joel Anderson about the possibility of the unincorporated areas of the county becoming incorporated be included on the May 31 meeting agenda.
- **Paul and Chair Lisa Hodgson** discussed how incorporating all of the unincorporated areas was even possible given the needed personnel, building space, and other resources that would be needed to accomplish this goal.
  - **Lisa** thought that perhaps the County would merge several areas together.
  - **Ed Mollon** worries that smaller areas like Jamul may get “swallowed up” by a larger city like El Cajon.
- “WatchDuty” app
  - CEO and app designers were both in attendance at the APG meeting to personally share how the app works.
  - **Paul** shared how beneficial this app is, and how it helps keep us all safe, especially in our rural areas. He will discuss this during in-person May 31 meeting as well.
  - **Ed Mollon** asked how Watch Duty monetizes the app, and several JDCPG members shared that there is a “donation” button on the app for those who wish to help support it.

#### 7. Jamul Casino Hotel and Entertainment Center Expansion Project

**Preston Brown** continues to work on the letter requesting light pollution mitigation. JDCPG will review the letter at our next meeting.

#### 8. Cottonwood Sand Mine

**Preston Brown** shared the letter he had written with JDCPG.

- Some of the key points concerning the negative impacts on Jamul-Dulzura included in the letter:
  - Traffic and Road Infrastructure impacts
  - Wildland Fires and Emergency Evacuation impacts
  - Conservation of unique biodiversity in our area
  - Health Risks
  - Unanimous opposition from JDCPG for this project
- JDCPG discussed, reviewed, edited, and finalized the letter.
- **Vice Chair Paul Dombkowski** will voice JDCPG’s strong opposition to the project at the May 31 APG meeting.
- JDCPG discussed the possibility of sharing the opening statement in the letter in an upcoming edition of the Jamul Shopper, and the full letter on JDCPG’s Facebook page.
- **Michael Casinelli** moved to approve Cottonwood Sand Mine letter as written. ***Motion was unanimously approved.***
- **See Attachment I**
- **Preston** will attend the Planning Commission meeting on June 13. Other JDCPG may also attend. **Janet Mulder** stressed the importance of as many of us as possible be in attendance to make a strong impression on the Commission.

#### 9. Simpson’s Nursery Property

**Vice Chair Paul Dombkowski** shared his letter re: *Request for Code Compliance Division and CalTrans Investigation*

- Key points included in the letter:
  - Specific code violations

- Arial view picture showing areas on the property with code violations
- JDCPG discussed, reviewed, edited, and finalized the letter.
- **David Imrie** moved to approve and send the Request Code Compliance letter as written.
- ***Motion was unanimously approved.***
- **See Attachment II**

#### 10. Fireworks Article for Jamul Shopper

**Michael Casinelli** shared his informative article

- The article is to be published in the June Jamul Shopper
- Byline on the article will be “JDCPG”
- JDCPG reviewed and discussed the article
- **David Imrie** moved to accept **Michael’s** article as written
- ***The motion was unanimously approved***
- **See Attachment III**

#### 11. Officer Election

- Vacant seat 10 announced by **Chair Lisa Hodgson**
- Vacancy for Secretary position
  - **Eve Nasby** nominated **Lucille Hargraves** to fill vacant position
  - **Lucille** accepted the nomination
  - **Janet Mulder** moved to close the nominations and have **Lucille** elected by acclamation
  - ***Motion was unanimously approved***

#### 12. JDCPG Officer’s Announcements and Reports:

- *Dulzura Community Meeting* June 14, 2025, 5:00 pm at 1136 Community Building Rd
- *Cottonwood Sand Mine Planning Commission* meeting June 13; 9 am 5520 Overland Avenue, San Diego, CA 92123
- **Chair Lisa Hodgson** is considering a proposal to form a letter writing subcommittee. **Lisa** will add this as an agenda item for next meeting. **Lisa** is hoping that this smaller subcommittee could complete major changes before a final review and editing is completed during JDCPG meetings.

#### 13. Review of Action Items

- **Preston Brown:** send Cottonwood Sand Mine letter to **Chair Lisa Hodgson**
- **Vice Chair Paul Dombkowski:** send letter re: code violations on Simpson Nursery property to **Chair Lisa Hodgson**
- **Michael Casinelli:** confirm that article on Fireworks will be published in upcoming June edition of Jamul Shopper
- **Chair Lisa Hodgson:** discuss protocol to follow for filling vacant seat 10 with **Kevin May**

#### 14. Adjournment: **9:59 pm**

## **Attachment I**

County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123  
**Ronald Ashman**, Chair Planning Commission

May 20, 2025

**RE: Cottonwood Sand Mining Project Major Use Permit (PDS2018-MUP-18-023);**  
Reclamation Plan (PDS2018-RP-18-001).

Dear Mr. Ashman,

A planned community development would never be approved to be built next to an open pit sand mine. Why are you considering approving an open pit sand mining operation in the middle of an established community?

In August 2023, the Jamul-Dulzura Community Planning Group submitted its comments on the Updated Draft EIR. As we write to you today, the Final EIR for this project has not yet been released and neither our group nor the general public has read the responses from County Planning and Development Services (PDS) to our questions and statements so we are unaware of what changes may have been made. In light of the scheduled June 13, 2025 Planning Commission Hearing date, the Jamul-Dulzura Community Planning Group unanimously opposes this project.

The Cottonwood Sand Mine open pit mining project will threaten our communities and our region with numerous possible hazards for which there is no mitigation. We do not believe the dangerous conditions to which the communities will be subjected can be mitigated. We as a group reject the premise that there is an acceptable level of harm.

### 1) IMPACTS ON THE COMMUNITIES OF JAMUL-DULZURA

#### **a) Traffic and Road Infrastructure**

Our Planning Group has continuously pleaded for years with the County, the State and SANDAG for a comprehensive updated Traffic Study for SR-94. Residents in the back country rely on SR-94 for daily commuting. It is the primary lifeline and link through the region and badly needed infrastructure improvements keep getting delayed. Jamul Drive is a vital alternative to SR-94 and passes through the heart of the Cottonwood Sand Mine project boundaries. The increasing loads of traffic over the last two decades have put enormous pressure on daily commutes and commercial trucking contributes to slowing the movement of normal traffic. Expanding truck hauling operations will significantly impact this essential transportation and mobility link.

Without a traffic study that includes new project approvals and future potential growth, the DEIR analysis fails to estimate traffic loads and the extent of possible conflicts from adding hauling trucks.

#### **b) Wildland Fires and Emergency Evacuation**

The State of California has ranked the Jamul-Dulzura region in the lowest 5% of the most difficult places from which to evacuate during a wildland fire. Topographically, our region is a series of ascending valleys through hills and mountains and is designated as either High or Very High Fire Hazard Severity Zone (VHFHSZ). It is an historical fire corridor with recurring north-easterly Santa Ann wind-driven fires.

Our biggest concern is the threat of fire entrapment on SR-94 and the tributary routes that lead into it. We are entirely dependent on SR-94 for emergency evacuation. SR-94 routinely backs up for miles from Rancho San Diego to the community of Jamul. In any emergency, vehicle accidents or roadside fires,

ingress and egress can come to a standstill all the way to the Otay Lakes Road/SR-94 intersection. This is our greatest vulnerability.

A breakdown of hauling trucks on these roads and their operations at the key chokepoints of Jamul Drive, Steele Canyon Road, Willow Glen Road and SR-94 could stall traffic flow and increase the risk of accidents and roadside fires from backed-up idling cars. Arriving emergency vehicles are constricted by limited maneuverability. Recovery operations take much more time under these conditions.

**c) Our Conservation Mission**

It is the stated mission of the Jamul-Dulzura Planning Area “*to preserve and protect resources for future generations.*” It is recognized as the most biodiverse area in the continental United States and conservation organizations and government agencies have worked for decades to protect habitat and wildlife and their resources. The newly established conservation area of Village 14 in Proctor Valley borders the San Diego National Wildlife Refuge that connects to the Sweetwater River/Cottonwood Basin and forms our northern boundary alongside the open pit mining site.

These are linked to the myriad of conserved lands to the south and all will be adversely affected in some indeterminable degree. There is no mitigation for this as erosion of habitat and degradation to endangered species is inevitable.

**d) Health Risks**

Studies completed in Los Angeles back in the 90’s found that smog pollutants in vehicles were higher than outside. For all commuters and travelers through the mining site on Jamul Drive there is no escaping absorption of either silica dust or the presence of spores of soil dwelling fungus. Quality of life will be greatly reduced for at least a decade and for some forever. The noises emanating from sand pit operations will have a significant impact on the surrounding community.

**2) DELIBERATION AND CHOICES**

The choice is clearly in favor of protecting to the fullest extent the human communities and natural communities that have come to thrive here and also to protect the outlying communities from the cumulative negative impacts. For our Jamul-Dulzura Community, under threat of wildfire entrapment, it will be disastrous. Once approved, the door is open for extensions and permit renewals. A new precedent would be set to prioritize a singular industrial interest over an established community.

The Jamul-Dulzura Community Planning Group unanimously opposes this project.

Respectfully,

//S//

Lisa Hodgson

Chairman  
Jamul-Dulzura Community Planning Group  
jdcpgchairman@gmail.com

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**Cc: PLANNING AND DEVELOPMENT SERVICES**

PDS.PlanningCommission@sdcounty.ca.gov

**Ronald Ashman, Chair, D-2**

**Michael Edwards, Vice Chair, D-2**

**Molly Weber, D-3**

**Yolanda Calvo, D-4**

**David Pallinger, D-5**

**Christopher Jacobs**, Christopher.Jacobs@sdcounty.ca.gov  
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OTHERS:  
info@stopcottonwoodsandmine.com

## **Attachment II**

County of San Diego  
Code Compliance Division  
Planning & Development Services (PDS)  
5500 Overland Avenue, Suite 210  
San Diego, CA 92123

May 27, 2025

### **Subj: Code Compliance Investigation - APN 596-180-36-00**

Dear County of San Diego, Code Compliance Division, PDS:

The Jamul-Dulzura Community Planning Group (JDCPG) requests that a code compliance investigation be conducted on **APN 596-180-36-00**.

We believe that a number of code violations (Construction without Permits and Grading/Clearing without Permits) have recently occurred at this private unincorporated County property (A70 Zoning) that require your immediate attention and follow-up. As these potential code compliance violations are land-use based, the JDCPG should have been consulted and provided the opportunity to advise County PDS accordingly as our Mission Statement compels us to represent the best interests of the communities of Jamul and Dulzura.

For your reference below, we have provided additional background to support your investigation and follow-up. In particular:

1. APN 596-180-36-00 is a 21 acre compound (A70 Zoning) including a two story, 3 Bedroom, 2.5 Bath Main Farm House built in 2000, a 2 Bedroom, 1 Bath Guest House and 2 Industrial Buildings. This compound was also the former Simpson Nursery property for over 40 years.
2. With A70 Zoning a Limited Agriculture zoning designation, it is intended for mixed residential-commercial areas where residential uses dominate and limited commercial, office and sales are permitted. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production and a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed.

3. Potential property code violations include the grading and clearing of land and construction of a baseball field, parking lot as well as creating two points of ingress/egress on Maxfield Road and Proctor Valley Road. **See attached Visual Property Map that clearly depicts this grading/clearing/construction.**

4. We also understand that Community Recreation is an approved use type permitted by A70 Use Regulations but **only with the issuance of a Major Use Permit**. We do not believe a Major Use Permit was ever obtained by the landowner before the baseball field, parking lot and the two points of ingress and egress were constructed.

We again request that the County Code Compliance Division conduct an investigation of the potential APN 596-180-36-00 code violations discussed above. In particular, was a Major Use Permit obtained by the landowner before this Community Recreation type use was initiated? If no Major Use Permit was ever obtained, we expect the County Code Compliance Division of PDS to send notice to the landowner to cease all future grading/clearing/construction immediately until a permit is approved. The JDCPG also expects County PDS to provide us with the opportunity to review this project and provide County PDS with our input on this Jamul community land use issue.

Sincerely,

//S//

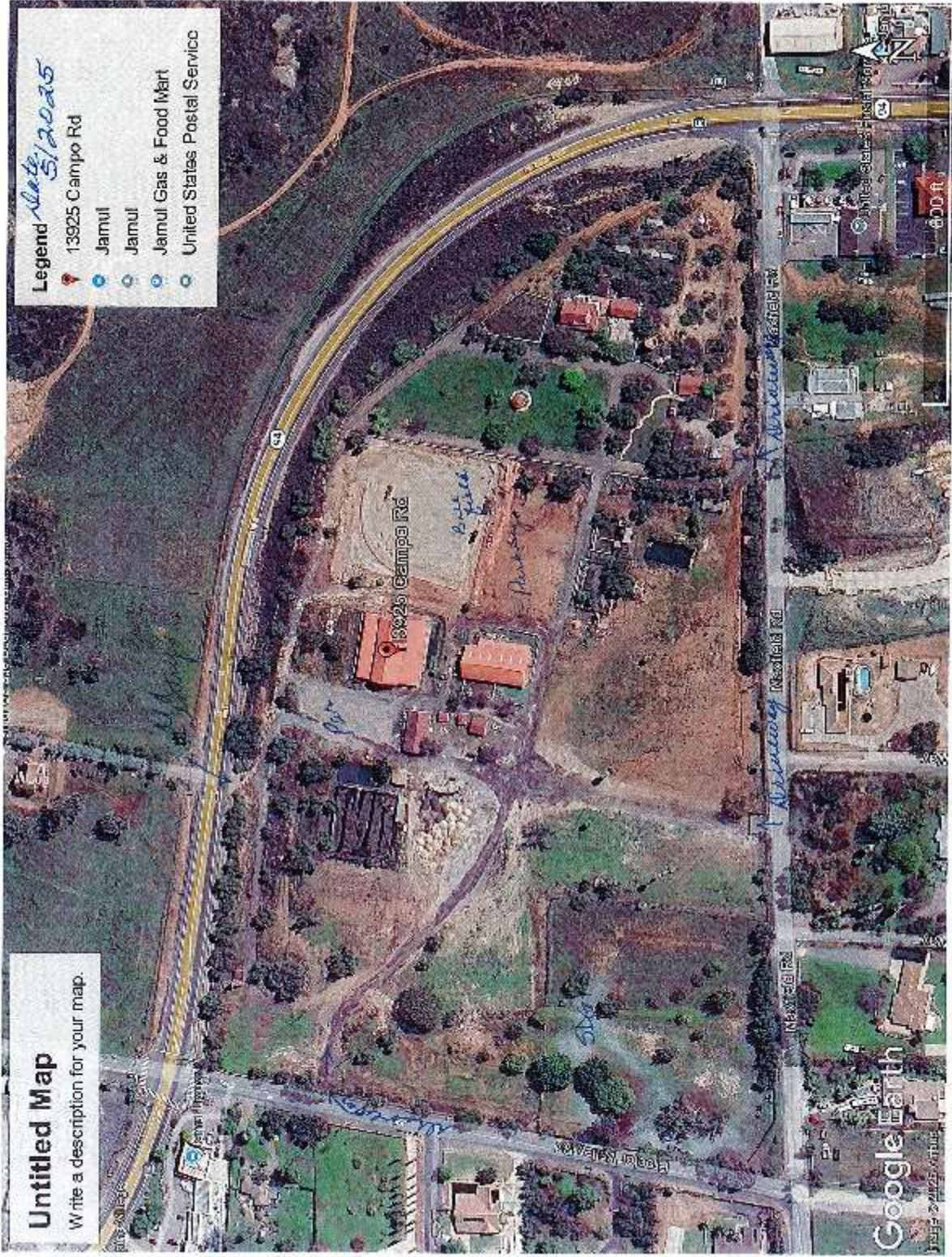
Lisa Hodgson

Chairman

Jamul-Dulzura Community Planning Group

[jdcpgchairman@gmail.com](mailto:jdcpgchairman@gmail.com)





### **Attachment III**

#### **Fireworks Are Illegal Everywhere In San Diego County**

What you need to know:

- The 4<sup>th</sup> of July holds the record for the most fires started on any given day of the year. The majority of these fires are caused by fireworks.
- All types of pyrotechnics are illegal within the entire County of San Diego. Violations can result in criminal charges and fines unless licensed by the County to possess fireworks.
- The State of California defines two types of fireworks. That is, “safe fireworks” and “dangerous fireworks.” Safe fireworks such as spinners, fountains, and firecrackers, are legal in some counties within California; however, even if purchased in a county where they are legal, they are illegal in San Diego County unless you have a permit. Dangerous fireworks include most any fireworks that are aerals or can be launched, as well as explosives such as M-80s. Dangerous fireworks are not legal anywhere within California.
- Possessing any fireworks without a permit can result in misdemeanor charges and possible arrest, with penalties up to one year in jail and \$1,000 in fines for first-time offenders, and increased penalties for repeat offenders.
- If you are caught while in possession of more than a certain weight of “dangerous fireworks,” without a pyrotechnics permit, you could get charged with a felony, with fines up to \$10,000 and up to three years in jail.
- Last but not least, if your fireworks cause a fire, you could be charged with reckless, although unintentional, arson. And if charged and found guilty, you must pay restitution for any property damaged caused by the fire, as well as face possible jail time. If the fireworks cause a structure, woodland or grove to burn, or injure a person, the charges can be considerably more serious.



## NOTICE OF NEXT REGULAR MEETING

Tuesday, June 3, 2025 @7:00 p.m.  
Jamul-Dulzura Union School District – Jamul Education Center  
14581 Lyons Valley Road, Jamul, CA 91935

Hybrid Meeting: Both In-person and via Zoom

**Meeting Minutes and Agendas can be accessed at:** <http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control. Access and Correction of Personal Information. You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

## JAMUL DULZURA COMMUNITY PLANNING GROUP MISSION STATEMENT

*"The mission of the Jamul-Dulzura Community Planning Group is to represent the best interests of the communities of Jamul and Dulzura while adhering to County of San Diego, California Board of Supervisors Policy I-1."*

## PURPOSE STATEMENT

*The purpose of the Jamul-Dulzura Community Planning Group is:*

- *To provide a public forum where local citizens can learn about issues of importance to them and their community and provide input.*
- *To carefully consider all input when advising the county on such issues as planning, land use, discretionary projects, and community and sub-regional plans.*