



Unincorporated Area of the County of San Diego
P.O. Box 613, Jamul, CA 91935
FINAL Minutes
June 3, 2025

1. Call to Order 7 p.m.

2. Roll Call

Present: Darla Kasmedo, Preston Brown, Lucille Hargraves, Lisa Hodgson, Paul Dombkowski, Michael Casinelli, Eve Nasby, David Imrie, Thomas Gray, Janet Mulder, John McClure, Steve Wragg, Kevin May

Excused: Ed Mollon

Vacant: Seat 9

3. Review and Approval of Minutes: February 4, 2025 and May 20, 2025

- February 4 minutes:
 - **Kevin May** moved to approve minutes as written
 - ***Motion passed unanimously***
- May 20 minutes:
 - **Kevin May** moved to approve minutes as written
 - ***Motion passed unanimously***

4. Open Forum

• **Preston Brown**

Shared that on May 31, the California Appellate Court ruled in favor of the *California Chaparral Institute* in their lawsuit against CalFire to stop the widespread clearing of chaparral and sage brush habitat. The Institute won on every point especially on the failure of the Board of Forestry to address the impacts of “type conversion” of chaparral and sage scrub to non-native landscapes. This could allow for the spread of non-native grasses which are more flammable.

- **Steve Wragg** commented on the dilemma of protecting the environment sometimes at the expense of community members being able to afford fire insurance – clearing chapparal which is tall and woody probably brings back grass growth.
- **Preston** said that he is not a biologist and not qualified to discuss habitat “type conversion” but stated that the Rancho Jamul Ecological Reserve (RJER) has been working for 25 years to remove the more flammable non-native grasses from its reserve.

• **Eve Nasby**

Jamul Shopper asked her if there is another JDCPG member introduction to publish yet. Please let her know if you haven't had a bio published yet, and she will reach out to you. **Darla Kasmedo** volunteered to be interviewed next.

- Aarohn Hariharan, intern from Supervisor Joel Anderson's office, presented a multitude of information from the supervisor's office. The handouts he shared included valuable information and

resources, including a checklist survey of which items JDCPG and its guests considered to be the most important when considering where the county budget should be focused. If JDCPG members or their guests were unable to complete the survey during the meeting, it can be accessed online (see link below). There is also a QR code to send in your budget priorities.

- Some other highlights that Mr. Hariharan shared:
 - Many of Supervisor Anderson's accomplishments, including his proposal to extend review times for county board meeting agendas. More information about supervisor board meetings and the minutes can be found at [SanDiegoCounty.gov](https://www.sandiegocounty.gov/content/sdc/home/) (<https://www.sandiegocounty.gov/content/sdc/home/>)
 - A reminder about the risks of wildfire in our community and how being prepared is essential. Supervisor Anderson has led several efforts to ensure that our communities are safer from these risks.
 - Grants that are available for small businesses and nonprofits
 - Supervisor Anderson's office is always looking for new interns. Applications can be submitted at his website (see link below).
- **Chair Lisa Hodgson** asked how many Jamul-Dulzura businesses had applied for the grants, as well as how many of them received money – along with the amounts -- from the grants. **Lisa** also asked about how communities can find out about the grants. Mr. Hariharan shared that the grants are advertised through presentations like this at Community Planning Groups, and on Supervisor Anderson's website (see link below).
- **Janet Mulder** recommended that Supervisor Anderson consider using the Jamul Shopper to advertise grants.
- **Chair Lisa Hodgson** asked for copy of his spoken notes.
- For more details, please visit [Supervisor Anderson's website](https://www.supervisorjoelanderson.com/) (<https://www.supervisorjoelanderson.com/>)

- Kathleen Lippitt shared:

Supervisor Desmond: has common sense suggestions with respect to the county's budget deficit
Many of the budget recommendations reflect misguided priorities of the board that do not benefit the unincorporated county residents directly (i.e. inmate free telephone calls; 2500 new government positions; five million dollars earmarked for immigrants facing deportation despite their criminal history)

She shared that it is unfortunate that many are called xenophobic and racist when voicing their frustrations about some of these budget issues.

Kathleen also shared her frustrations over the Sewage Crisis in the South Bay. Supervisor Desmond suggested the county use the tools at their disposal to become more robust in addressing the situation of the sewage crisis. Supervisor Bilbray agreed. Kathleen feels that Desmond's suggestions were watered down with respect to the sewage crisis.

Kathleen also voiced her frustrations about the many marijuana businesses that do not benefit community members directly.

- **Dan Neirinckx** shared information and updates re: PLDO (Park Lands Dedication Ordinance)
 - **Dan** shared a printed image with JDCPG members showing the park location if it adjoins the Jamul-Dulzura Unified School District's property. Due to the location being adjacent to the school, the park would only be open to the public after school hours. It would be locked during school hours. However, choosing this location would more than double the size of the park area.
 - **Dan** also shared a draft letter for Mr. Emmet Aquino stating that JDCPG has chosen a park location and is now requesting an engineering review of the location. The park has the support of the school district, but they need more details about it still, including an engineering review.
 - JDCPG members discussed the location and **Dan's** updated information:

- **Janet Mulder** asked about the size of parcel. **Dan** said it is 50 ft x 150 ft but proposing a jointly used park and school site will add more area to the park.
- **Darla Kasmedo** reminded **Dan** about the community survey and asked if pickleball courts were included in the survey. **Darla** addressed a question from **Michael Casinelli** asking whether the survey was open-ended. **Darla** said it had specific options, and it was also open-ended, so she will check again on the pickleball issue.
- **Michael** mentioned that once we get more information, the proposal for this park location will still have to go back to the school district.
- **Steve Wragg** asked for clarification on the boundaries of the park area and the boundaries of the school area.
- **Chair Lisa Hodgson** asked if there was a favorable reaction at the school board meeting for this location. **Michael** said the school board was open to the concept of making a public park area without any specifics, but they want more specifics.

5. PDS Application

- Received PDS2025-ABC-25-003 (Circle K 12868 Campo Rd, Spring Valley) on 12May25
- Sent required 2-week notice PM and applicant POC on 13May25
- Applicant is requesting to upgrade current Type 20 (beer and wine) to Type 21 (beer, wine, and liquor)
- PDS requesting response by 02June25
- Applicants are here to speak to JDCPG
- **Chair Lisa Hodgson** recused herself from this discussion and vote due to her longtime friendship with applicants. **Lisa** left the meeting for the duration of this item.
- **Vice Chair Paul Dombkowski** reviewed the application with JDCPG and noted the following:
 - The application was slightly incomplete as two businesses ("Zoom Hooka Lounge" and "Steele 94" bar and grill) were not included on the application.
 - There are currently 5 locations that are licensed to sell alcohol within 1000 feet of the applicant's location. Some are on sight sales, and some are on sale.
 - **Paul** read the applicant's statement out loud to JDCPG.
 - **Paul** stated that JDCPG has four options when voting on the application:
 - Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue
- Steve Mattia (applicant) spoke to JDCPG.
 - He stated that he is a lawyer and filled in the application.
 - Steve introduced Sam Mattia, who is his brother and owner of the location.
 - For the three years that the franchised gas station has been opened, the owner has kept it extremely clean and well-lit. It is a family-run franchise, in conjunction with the family-run feed store.
 - Steve said the upgraded license will allow for a "one stop shop" for customers, but they do not want to become a liquor store. They will offer a much smaller selection with emphasis on convenience for the customer. Many customers have asked for it, but it is currently unavailable to them.
 - The operation will continue to be the same, keeping it well-lit at night and clean
- **Michael Casinelli** asked if ABC has given them the go-ahead; Steve responded that there is no opposition from ABC.
- **Darla Kasmedo** commented on the cleanliness of the facility, and the great employees.
- **Paul** said the county PDS had sent him a comment they had received from a neighbor next door to

the gas station, and that PDS addressed the comment. **Paul** read the comment from the neighbor to JDCPG. The neighbor said that the bright lights and noise have ruined her property; there have been two accidents due to drunk drivers and that her fence had been ruined by one of the accidents. She asked for no approval for the upgraded license. Patti Calderon from PDS responded that they are currently working with CalTrans and the Sheriff's Department regarding accidents and noise complaints-- PDS also addressed this neighbor's concerns directly.

- JDCPG discussed the application in more detail.
 - **Darla Kasmedo moved** to approve the application with the condition that they do not sell small miniature "airline" bottles.
 - **Preston Brown seconded** the motion.
 - **Michael Casinelli amended the motion** to say no bottles that are 200 mL or less will be sold as the condition.
 - **Motion approved 11 yes, 1 no, 1 abstention**
 - **Chair Lisa Hodgson** abstained from voting due to her friendship with applicant.
 - Kathleen Lippit wanted to know how many licenses currently exist, and if this license exceeds the approved number. She also shared that adding a distilled liquor license will increase the number of DUIs, and although ABC does do responsible training, the deterrent effect isn't much. She said restricting hours is a good thing, and she wants to make sure JDCPG pays attention to all of the details of their approval.
6. Wildfire Evacuation Tour with SANDAG and CalTrans – Highway 94
- **Vice Chair Paul Dombkowski** has a request into CalTrans for an update but has not yet heard anything from them.
 - **Paul shared** that an analysis of the Maxfield Road sign is still in progress. **Paul** also said that the timing of the traffic lights is still being analyzed.
7. Association of Planning Groups (APG)
- **Vice Chair Paul Dombkowski** shared information from the semiannual meeting for all APG reps that was held this past Saturday. 18 community planning groups were represented at the meeting with a number of topics discussed.
 - AB 24 (Representative Carl DeMaio) and SB 240 (Senator Brian Jones) were discussed. These bills support the unincorporated areas of San Diego county having a vote at the county level. It seems that their forward movement has slowed down, but they are still active and alive.
 - **Kevin May** commented that Robin Joy Maxson may need to drop out of her leadership role on APG. **Kevin** feels that her desire to become a possible future candidate for Supervisor Joel Anderson's seat on the Board may be interfering with the best interests of the APG. **Paul** has agreed to directly discuss these concerns with Robin.
 - Supervisor Anderson seems to be the Supervisor who wants to incorporate the unincorporated areas of the county.
 - No face-to-face meeting has yet been set with Robin Joy Maxson, Darryl Issa, and Mario Orso, Chair of SANDAG, but Robin is continuing to do her best to make this happen.
 - **Paul** has been reappointed to be the rep for the SANDAG Public Safety Committee but he is no longer the alternate for Transportation Committee.
 - APG is forming an ad hoc committee to look at expanding the mission of APG beyond just land issues. **Paul** will be a member of this committee. Eileen Delaney (Fallbrook APG) will be the lead for the committee.
 - **Paul** shared with APG the information about the Cottonwood Sand Mine meeting on June 13. He stressed the importance of attending the meeting, as everybody's support is needed.
 - **Kevin** said you can also call in if you cannot make the meeting in person.

8. Jamul Casino Hotel and Entertainment Center Expansion Project

- **Preston Brown** shared his draft letter reaching out to the Jamul Indian Village and Casino leadership to engage them in dialogue concerning the growing presence of disruptive and glaring nighttime lighting schemes that may be in violation of Dark Sky Policies of San Diego County.
- After listening to the discussions between JDCPG members about the letter's strengths and weaknesses, **Chair Lisa Hodgson** suggested we form an ad-hoc subcommittee to look over this letter in detail. And then, after the committee has completed their in-depth writing and editing, the letter will be brought back to the entire group to be reviewed again.
- Volunteers for the ad-hoc committee for this letter include **Preston Brown** (chairman of the subcommittee), **Darla Kasmedo**, **Janet Mulder**, **Lucille Hargraves** and **Eve Nasby**.

9. Cottonwood Sand Mine

- The follow-up letter has been sent by **Chair Lisa Hodgson**.
- **David Imrie** asked what the zoning is for this project. **Lisa** said she will go back and check the EIR for this information. **Steve Wragg** said the information can also be found on the county's website.

10. Simpson's Nursery Property

- **Chair Lisa Hodgson** received a response the following day after the "Request Code Compliance Division and CalTrans Investigation" letter had been sent.
- When the first Code Compliance Officer visited the site, no signs advertising the ball field for rent were seen. The visit was documented with pictures. If the ball field is built for personal use, the owner is allowed to do this. If signs are noticed advertising the ball field for rent, inform the Code Compliance Division.
- The same Code Compliance Officer referred the letter to the Grading Department. Both a grading Code Compliance Officer and this first officer will be looking to see if a permit is needed for the grading issues.
- The ingress/egress issues were not addressed as of yet. **Lisa** will follow up with the original Code Compliance Officer about this.

11. Fireworks Article for Jamul Shopper

- The article was published on the front page of the Jamul Shopper as of today. It is a great reminder for all community members – whether they are new to the area or have been here for years.

12. PLDO Project

- This agenda item was covered during Open Forum.

13. Letter Writing Ad hoc Sub-Committee Formation

- **Chair Lisa Hodgson** discussed her ideas about how this committee would work
- Intent is to have a core group with particular skills review/edit letters for JDCPG prior to a final review and vote at our regular meeting.
- Duties may include drafting, editing for clarity, grammar/spell check, formatting.
 - Feedback to **Lisa**:
 - **Vice Chair Paul Dombkowski** thought the ad hoc should include two to three regular "editorial" members plus the person who has volunteered to draft the letter.
 - **Kevin May** clarified that this is not a letter-writing committee, but the committee should change for each letter. He likes "editorial" ad hoc subcommittee that would include the author of the letter plus the same two to three people.
 - **Lisa** would like four to five members for the core group so there are always several people to look at letters ahead of time. **Lisa** highlighted how different members have different skill sets.
 - The subcommittee will be called "*Ad Hoc Editorial Board Subcommittee*"

- The following members volunteered to be on the subcommittee:
 - **Darla Kasmedo, Janet Mulder, David Imrie, Eve Nasby, Michael Casinelli**
- **Darla** asked who is responsible for making any changes that are suggested by the subcommittee. **Lisa** answered that the original drafter would be responsible.
- **Lisa** will help create "business rules" for the subcommittee.
- **Lisa** stated that any correspondence after **Preston's** Dark Sky letter will be run through the subcommittee before it comes to the entire group.

14. JDCPG Officer's Announcements and Reports:

- Cottonwood Sand Mine Planning Commission Hearing June 13, 2025 9:00 a.m., 5520 Overland Avenue
 - **David Imrie, John McClure, Michael Casinelli, Preston Brown, Lucille Hargraves and Janet Mulder** plan to attend in person. **Kevin May** will call in (information on how to call in is on the website. **Chair Lisa Hodgson** will dial in if she cannot attend in person.
 - **Lisa** can speak as a representative for JDCPG. **Lisa's** focus will be on JDCPG's unanimous opposition to this project. She will read one or two sentences from the opening paragraph of JDCPG's letter.
 - Any other member who chooses to speak can identify themselves as a member of JDCPG but must make it clear that they are speaking as an individual.
- *Dulzura Community Meeting June 14, 2025, 5:00 pm at 1136 Community Building Rd, Dulzura*
 - **Chair Lisa Hodgson** plans to attend. **Vice Chair Paul Dombkowski** will also try to attend.
- *2025 SDG&E Wildfire Safety Fair (<https://www.sdge.com/summer-wildfire-safety-fairs>)*
 - Closest event to our location is in Alpine on August 9 from 9:00 am – 1:00 pm at Joan MacQueen Middle School (2001 Tavern Rd, Alpine)
- *SANDAG 2025 regional plan public review and comment*
 - **Vice Chair Paul Dombkowski** shared that Robin Joy Maxson from APG showed how a few projects are still planned for our unincorporated areas.
 - **Chair Lisa Hodgson** will make sure that Mario Orso is addressing the issues with Jamul-Dulzura portion of 94.

15. Review of Action Items

- **Chair Lisa Hodgson** to follow up on ingress/egress with County Code Enforcement personnel
- **Darla Kasmedo** will recheck on community wishes/wants for PLDO
- **Dan Neirinckx, Michael Casinelli, and Darla Kasmedo** will continue to work together to draft the letter in reference to PLDO park location and necessities.
- **Lisa** will look over regional plan and share with all members
- **Vice Chair Paul Dombkowski** to complete Form 534 and submit to PDS for application from Circle K for liquor license upgrade

16. Adjournment: 9:33 pm

NOTICE OF NEXT REGULAR MEETING

Tuesday, June 17, 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 Zoom Attendance

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

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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.*