



## Unincorporated Area of the County of San Diego

P.O. Box 613, Jamul, CA 91935

Final Minutes

DATE: July 15, 2025

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1. Call to Order: 7 p.m.

2. Roll Call

**Present:** Michael Casinelli, Paul Dombkowski, Thomas Gray, Lucille Hargraves, Lisa Hodgson, David Imrie, John McClure, Kevin May, Janet Mulder, Steve Wragg

**Excused:** Darla Kasmedo, Preston Brown, Eve Nasby, Ed Mollon

**Vacant:** Seat 9

3. Review and Approval of Minutes: July 1 2025

- **Janet Mulder** moved to approve the July 1 minutes as written.
- **Motion passed unanimously.**

4. Open Forum

- **Thomas Gray** asked if any thought is given to barriers or guardrails where cliffs or drop-offs exist when roads are built in our area – he had heard it come up in the news lately and was wondering if anyone knew. **Steve Wragg** said they do consider these things with new roads. **Michael Casinelli** also said yes, they consider these things.
- **Michael Casinelli** asked if anyone knew the cause of the Springs Fire. Both **Vice Chair Paul Dombkowski** and **Lucille Hargraves** shared that it was caused by a faulty catalytic converter.
- **Fran Meredith and Johnny Munoz** from SunRun Solar shared a short presentation on how SunRun can both install solar panels and equipment at a residential home, and then become the utility provider, eliminating the SDG&E transfer fees. Not all homes qualify for these services. Check their website for more information (<https://www.sunrun.com/>)
- **Louie Cardinale** introduced himself to JDCPG as the owner of the property on 94 where Bravo's and the produce stand and other businesses reside. He is thinking about improving this property in the future. He is working with an architectural firm to draw up some plans with respect to ingress, egress, and reconfiguration for some of the buildings. Louie would like to share conceptual drawings with JDCPG eventually.
  - **Chair Lisa Hodgson** asked if he is working with the people who would like a Starbucks near these businesses. Louie said that it is a separate property that has very tight access. **Vice Chair Paul Dombkowski** shared how the plan was to make the 94/Steele Canyon intersection into a true 4-way intersection, with lots of improvements to the intersection. Louie is interested in hearing more about the other owner's plans.
  - **Michael Casinelli** asked how long businesses would need to suspend their operations when improvements are made to the property. Louie described his vision of how things would flow: build out some of the businesses, hopefully pushing them back, and then demo and rebuild those buildings.
  - **Steve Wragg** recommended to Louie to avoid the floodway behind the buildings and to talk with a septic expert. **Steve** said Louie should start with an architect that knows how to do these things in our county. Louie stated that his property is zoned C-36, and really wants to work with JDCPG, and appreciates all of

the input. He is still learning how best to go forward with his vision.

- Kathleen Lippert shared with JDCPG that the County has a component for Binge and Underage Drinking Program where they provide a “crime prevention through environmental design” program. Angelica Rea at the County office currently runs this program and she is willing to present to our group. Kathleen thought this presentation might be useful to JDCPG so the group will know that to look for when recommending any alcohol licenses in the future. **Chair Lisa Hodgson** would like to see a sample of the program, and **Lisa** would like Kathleen to put her in touch with Angelica Rea.

Kathleen also asked if we had been contacted by the County to do their small presentation with respect to the Draft Environmental Impact Design for marijuana businesses and growing operations. Kathleen was not very pleased with the presentation.

## 5. SANDAG 2025 Regional Plan

- Antoinette Meier (Planning Director at SANDAG), Tuere Faaola and Ryan Williams (SANDAG Senior Government Relations Analyst) gave a short presentation on the Draft Regional Plan to JDCPG.
- Some key points from their presentation:
  - SANDAG does the planning and the construction. Their plan includes interstates, state routes, major regional projects. Their focus is on transportation planning, but many other things can be impacted by their projects.
  - SANDAG includes representation from the entire county, including the Board of Supervisors, mayors, APG, and tribal members.
  - It takes about four years to develop these plans.
  - The plan is built from the most recent County data (growth forecast, job forecast, movement of people within the County)
  - This is NOT a wish list – is a list of projects that could reasonably be funded.
  - The plan must include specific requirements.
  - SB375: requires that the plan will reduce vehicle miles traveled by the year 2035 by at least 19%. The first 10 years of the plan have a significant focus on the transportation network to meet this requirement.
  - The plan looks beyond 2035, and some parts of the plan will not be considered until the second phase from 2035 through 2050.
  - Focus is on safety on many of the major highways in the unincorporated areas of the County.
  - The plan has been out for public review since May of this year. Feedback on the Draft EIR was gathered in multiple ways throughout the County. Feedback showed several themes and fell into one of eight main categories.
  - Another public comment period with a focus on the environmental impacts of the plan will begin in September and last for 45 days.
  - The goal is to have the final plan to the SANDAG board in December.
  - All comments are made public.
  - The plan does not specifically address fire evacuation plans during its first ten-year phase from 2025 through 2035.
- **Comments and questions from JDCPG members:**
- **Chair Lisa Hodgson** asked specifically about what types of services are used for the County’s shuttle service. The presenters explained that the shuttles operate in smaller areas and are like a “mini bus route” within a specific community. They are tailored to the specific community’s needs: some have specific stops, and some do not. Some may be free, and some may have a cost (similar in price to transit and can even use a transit pass). Antoinette will send **Lisa** more information about the shuttle programs.
- **Vice Chair Paul Dombkowski** focused on Highway 94. He said we know how busy 94 is now, especially on the two-lane sections. **Paul** said the traffic will continue to increase, especially with the opening of Jamul Casino’s hotel and resort. **Paul** also said that intersections like the one at Steele Canyon Road are dangerous. He asked if road improvements such as straightening and widening of the shoulders are slated for the first phase. Antoinette said it is slated for 2035-2050. Tuere said the Regional Plan level is lacking information from CalTrans to make 94 more of a focus. Tuere also said that they are taking some of the existing conditions on 94 and partnering with CalTrans to do improvements.
- **Janet Mulder** added that even data from ten years ago showed that SANDAG had talked about what

could be done on 94. **Janet** said there are areas that are extremely dangerous and they really need to be changed. CalTrans said that it would be extraordinarily expensive to change many of these things, such as adding a traffic circle at the Otay Lakes/Honey Springs Road/94 area.

- **Steve Wragg** asked if there had been any discussions about how there is only one way in and one way out of Steele Canyon High School during school hours. Antoinette was not sure about this. **Steve** suggested adding another entry/exit from the high school.
- A woman from CalTrans (a guest at tonight's meeting whose name was not recorded) shared that there will be improvements with the Jamul Casino hotel's openings and mentioned both Maxwell Drive and Daisy Drive (the entrance to the casino).
- **Michael Casinelli** spoke about the line of site problems and specifically mentioned the intersection of Otay Lakes Road and 94 as well as the turnoff for Honey Springs Rd. CalTrans has said it was too expensive to widen the line of site by shaving the curve.
- **Steve** spoke about the Vista Sage Rd/94 intersection. He shared how the neighbors had written letters, and they were frustrated that nothing has changed for the left turn lane onto Vista Sage Rd still. **Vice Chair Paul** spoke to CalTrans about how dangerous this area is. Everything has been sent on to CalTrans for this. **Steve** asked if Antoinette had heard anything about this area. She said she will ask Traffic Ops. **Vice Chair Paul** said that this is proof of how 94 has many, many curves and how it is extremely dangerous.
- **Chair Lisa** said that the school bus stops are limited in Jamul due to the curvy roads, and parents have to often drive their children to and from school. The County could reduce four VMTs per child by adding some community shuttles in the Jamul area. **Lisa** said the backup of traffic due to school traffic can sometimes be 30 minutes or longer.
- **Vice Chair Paul** brought up the international travel in our area. **Paul** said maybe a third of the vehicles have Mexican plates, and asked what type of emissions these autos may have, and how this may increase the area's greenhouse gases.
- **Thomas Gray** said our biggest fear in this area is fires. Current road conditions leave residents with nowhere to go. **Kevin May** said the recent Steele Canyon Fire shut down both exits from Jamul, and this was only a 20-acre fire.
- **Vice Chair Paul** said that the statistics on 94 will not support the County's Vision ZERO plan for zero fatalities and zero accidents. Mario Orso has mentioned this often.
- **Thomas** wants to make sure that Otay Lakes Rd traffic is also factored into the conditions on 94.
- **Michael** said that Jamul is very different than other unincorporated areas, and that the County cannot look at all the unincorporated areas in the same way. **Michael** said bike lanes are necessary out here for the safety of bicyclists and recreationalists, and that having no bike lanes becomes a safety issue for both drivers and bicyclists alike. The presenters reminded JDCPG that SANDAG only has control over interstates and highways and not other roads in the area.
- **Kathleen Lippert** asked if SANDAG has done an economic impact on this plan for the unincorporated areas. The presenters responded that the SANDAG regional plan does not do this part.
- **Chair Lisa** said that safety and reduction of emissions are not mutually exclusive. Anything done to make 94 safer will also reduce emissions. **Michael** said we need to find a way to tie into SANDAG's goals, and we need to highlight projects that should they mitigate our evacuation routes, it will also reduce emissions, creating a win-win.
- **Chair Lisa** asked if the feedback given today will suffice for input from JDCPG. **Tuere** said that it would but also wanted comments to be submitted online so that it becomes part of the official record. Submissions need to be in by Friday July 18. **Chair Lisa** volunteered to consolidate JDCPG members' comments and then submit them on behalf of the group before the deadline.
- More information is available online: [SANDAG 2025 Regional Plan](https://www.sandag.org/regional-plan/2025-regional-plan) (<https://www.sandag.org/regional-plan/2025-regional-plan>)

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

- **Vice Chair Paul Dombkowski** said there are no further updates right now.

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

- **Vice Chair Paul Dombkowski** updated JDCPG. He will be attending the next SANDAG safety meeting this Friday afternoon. **Paul** will share an update after that.

- **Paul** had no further updates on any board meetings that Robin Joy Maxson has attended.
- **Chair Lisa Hodgson** said that if **Paul** would like to summarize APG updates that she can put them on the JDCPG Facebook page. **Paul** will do this when appropriate.
- **Paul** has a person who may be interested in filling the vacant Seat 9.

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

- No further updates as **Preston Brown** is excused from tonight's meeting.

#### 9. Cottonwood Sand Mine

- **Chair Lisa Hodgson** summarized the outcome of the Planning Commission Meeting.
- Several JDCPG members were in attendance in person or online at the Planning Commission Meeting: **Chair Lisa Hodgson, Janet Mulder, Kevin May, Michael Casinelli, Lucille Hargraves.**
- The Commission voted 3-to-3 to approve and not approve. This is not a majority so the permit was not approved. The applicant intends to appeal to the Board of Supervisors. This may appear on the October agenda, but no specific date had been set at this time.
- Two of the three commissioners who voted yes were appointed by Supervisor Joel Anderson, and the third commissioner was appointed by Supervisor Jim Desmond.

#### 10. Simpson's Nursery Property

- **Chair Lisa Hodgson** shared updates on the grading investigation: A Compliance Notice for Grading was issued for a violation of grading ordinance (moved more than 200 cubic yds, asphalt chippings, and stockpiled dirt). The property owners will correct the violation by obtaining a permit.

#### 11. PLDO Project

- **Chair Lisa Hodgson** had a meeting with Superintendent Liz Bystadt today. **Chair Lisa** and the school superintendent wonder if PLDO funds can be used for security (a fence or an actual security guard) so that the park hours could be extended and the existing playground could be used for the park. **Michael Casinelli** said that the funds could probably be used for fencing, but probably not a security guard.
- Superintendent Bystadt said that there is already a pickleball court available for the community members to use.
- **Chair Lisa** said that the superintendent will outline which facilities are already available and the times they are available to the community. Superintendent Bystadt will send that information to **Chair Lisa**, who will share it on the JDCPG Facebook page, and it will be recorded in the minutes. Superintendent Bystadt will also share it in the October issue of the Jamul Shopper.
- **Chair Lisa** and Superintendent Bystadt also discussed the possibility of using PLDO funds to augment work that Jamul Indian Village (JIV) is doing on the previous Barrett Ranch property, including the Barrett House. The thought was that we could contribute our PLDO funds to JIV's efforts with the caveat that the community would have access to the property. **Chair Lisa** thought we might be able to get something done faster this way. **Chair Lisa** thought that in the interest of repairing and rebuilding community relations with JIV, it might be worth reaching out to JIV. **Michael** is concerned with the fact that this is now Sovereign Nation property and JIV may back out of any deals they agree to at a later time.
- **Michael** asked SDG&E about their one-acre property on Maxfield and Jefferson that had originally been purchased to create a substation location, but the property failed the grounding test. SDG&E currently uses that parcel for storage and staging. The JDCPG wrote a letter to SDG&E to request that they donate the parcel to the County to be used as a community park. However, SDG&E didn't have the courtesy to reply.

#### 12. Member Request to Draft Letter to Supervisor Joel Anderson

- **Michael Casinelli** moved to draft and send a letter to Supervisor Joel Anderson requesting that he deny the appeal for the Cottonwood Sand Mine Project's Major Use Permit that was previously denied by the Planning Commission.
- **The motion passed unanimously.**
- **Vice Chair Paul Dombkowski** suggested we use the letter that was sent by the group already. **Chair Lisa Hodgson** will write a cover letter and attach it to the original letter. **Chair Lisa** will then send it to the

Editorial Board for review when it is completed. **Vice Chair Paul** will also discuss this issue with Supervisor Anderson in person this Friday.

13. JDCPG Officer's Announcements and Reports:

- SD County PDS hosting Climate Action Plan Implementation virtual public meeting
  - Will include info on [Green Building Incentive Program Update](#) and [Public Electric Vehicle Charger Incentive Pilot Program](#)
  - When: Tuesday, July 22, 2025 at 6:00 p.m.
  - Zoom Meeting Link: Use this link to join at the scheduled time: <https://sdcounty-ca.gov.zoom.us/j/87695074955> **Meeting ID:** 876 9507 4955
- 2025 Community Needs Assessment survey for County Parks
  - <https://engage.sandiegocounty.gov/county-parks-community-needs-assessment>
- Dulzura Community Meeting Aug 9, 2025 5:00 pm at 1136 Community Building Rd, Dulzura. **Vice Chair Paul Dombkowski** may be in attendance.
- 2025 SDG&E Wildfire Safety Fair (<https://www.sdge.com/summer-wildfire-safety-fairs>) in Alpine on Aug 9, 9:00 am-1:00 pm at Joan MacQueen Middle School (2001 Tavern Rd)

14. Review of Action Items

- **Chair Lisa Hodgson** to send SANDAG presentation to any member wanting to see it again.
- **Chair Lisa Hodgson** to draft cover letter to DEIR letter for Supervisor Anderson and then send it to the Editorial Board for review. It will come to the full group at the August 5<sup>th</sup> meeting.

15. Adjournment: **9:10 pm**

## NOTICE OF NEXT REGULAR MEETING

Tuesday, August 5, 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.*