



**Unincorporated Area of the County of San Diego**

**P.O. Box 613, Jamul, CA 91935**

**Final Minutes**

**DATE: August 5, 2025**

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1. Call to Order 7:08 p.m.

2. Roll Call

**Present:** John McClure, Janet Mulder, Lucille Hargraves, Lisa Hodgson, Michael Casinelli, Eve Nasby, Ed Mollon, David Imrie, Thomas Gray, Steve Wragg

**Excused:** Preston Brown, Paul Dombkowski, Kevin May

**Vacant:** Seat 9

3. Review and Approval of Minutes: July 15, 2025

- **Ed Mollon** moved to approve the July 15 minutes with suggested corrections.
- ***Motion passed unanimously.***

4. Open Forum

- Al Provencio was in attendance to discuss his concerns about the Vista Sage turnoff from 94. His son lives there. He asked if there were any updates to this issue yet. **Chair Lisa Hodgson** told him that CalTrans is doing their traffic study to decide whether or not any action will be taken. Al also asked if there were any updates from Carl DeMaio's office. **Lisa** shared that JDCPG had written a letter supporting DeMaio's efforts to improve the safety of this turnoff. Al mentioned how impatient drivers get when anyone is turning left from this spot when going west. **Janet Mulder** shared that this was not a new issue and that it has been brought up to CalTrans MULTIPLE times. **Ed Mollon** is hoping that Carl DeMaio is able to put more pressure on CalTrans. **Lisa** shared with Al that the main communication is between the Vista Sage Neighborhood, Carl DeMaio, and CalTrans. She said it might be time to reach out to DeMaio's office again to see if anything has changed yet.
- Kathleen Lippet: First concern: AB79 to be heard at Senate Appropriations Committee on August 18. It forces density but it's one more top-down policy. County supervisors seem to be doing these same sorts of things. She is worried that this is just going to get worse if nothing changes. She suggested we go to the state's website to put in our opinions on this bill before the deadline. Second concern: Cannabis AB564 excise tax: the industry wants to remove/lower this tax to a point where programs promised to voters would lose millions of dollars. Please weigh in on this as well.
- Becky Rapp: voiced concerns regarding the marijuana draft EIR report, as it doesn't cover drug-impaired driving. There is a dangerous public misconception about the safety of driving after

using marijuana, and studies show that these misconceptions are false. Marijuana plus alcohol only increases the risks of impaired driving. No THC threshold has been established yet, and no roadside THC test is available yet. None of this is addressed in the draft EIR. Becky requests that we ask the County for more information about this.

5. Boutique Wineries, Live Music, and Health Care Trailer Draft Amendments to the County Zoning Ordinance

- Don Chase from PDS (Land Use/Environmental Planning Manager) shared his presentation about Zoning Ordinance Updates for live music at Boutique wineries, as well as Health Care Trailer amendments.

- *Summary of Zoning Ordinance Updates for Boutique Wineries:*

Amplified live music (indoor and outdoor) is allowed at boutique wineries as long as it is associated with the winery. It cannot be an event and wineries cannot charge a fee for the live music. Music is only allowed during tasting hours. The winery can advertise and promote live music if it is connected to the tasting and sales of their wine.

Site occupancy limits are limited to the combined sum of the maximum occupancy for all permitted winery structures open to the public, plus a 20-person maximum occupancy for outdoor seating. Outdoor live music must remain within the sound level limits of 50 dBA at property lines. A Zoning Verification Permit application can be requested by a boutique winery that cannot meet the requirements as described in the Zoning Ordinance Updates Project on the County's website. [Click here to view](#). Setbacks and other specific dBA can also be found on the County's website. Zoning Ordinance permits will be low cost and voluntary – Code Compliance Review would be completed if a winery requests a Zoning Ordinance Permit and the boutique winery must be in compliance with all other codes.

- *Summary of Zoning Ordinance Updates for Health Care Trailers:*

The Health Care Trailer dwelling must be on a lot where there is a permanent dwelling already. It is designed for temporary occupancy with a health care focus. The proposed amendment would allow permitting for up to five years instead of just one year, depending on the need as noted by the medical doctor. Onsite wastewater treatment system or septic must be included in the trailer if sewer is not available. Existing septic may possibly be used, but it depends on whether the septic is able to handle the trailer waste.

- Contact information for more about these updates:

[PDS.LongRangePlanning@sdcounty.ca.gov](mailto:PDS.LongRangePlanning@sdcounty.ca.gov)

[Kevin.Johnston@sdcounty.ca.gov](mailto:Kevin.Johnston@sdcounty.ca.gov)

[Donald.Chase@sdcounty.ca.gov](mailto:Donald.Chase@sdcounty.ca.gov)

- **Michael Casinelli** was concerned that the sound ordinance levels are the same as those used in areas like El Cajon where sounds are absorbed. **Michael** is concerned about noise levels being judged on a sound ordinance that is abhorrently inadequate for our area. The County has previously told **Michael** that it definitely needs to be looked at but there is no budget for this. **Michael** would like Don to take that information back to the County, and Don agreed to do so.
- Kathleen (Kate) Tyree also spoke on this topic. She is representing the *Jamul Dulzura Vintners Association*. Kate thinks there are some bugs to be worked out still with respect to live music. Kate said that all current wineries in our area are classified as boutique wineries. She stated

that most of the wineries on 94 do have enough space for live music. Most live music is outside. The *Association* is requesting modification of the 20-seat cap for outside seating. Don stated that this is a safety issue, and the cap has been set by the Fire Marshall. Kate said that sometimes there are more people at a winery than the 20-seat capacity, but most likely the winery has acquired a permit for this. She also said that there is lots of discrepancy in the numbers from one winery to another as the wineries have "grown up". In the original tiered winery ordinance, noise levels are based more on the "recipient" and the Db levels vs "at the property line". Kate and the *Association* think this is a better idea than basing the noise levels at the property line. The vintners are requesting that they stick to these current noise levels, as the new levels are way too specific. Don said it is not too late to suggest changes to the updated Zoning Ordinance plan. Comments can be submitted, and the more comments, the better. Even if the comments disagree with what is planned at this point, it is good to let the County know. Don also said that quantity is not as important as the thoughtfulness of the comments. He is looking for substantive comments. The County will look for consensus and both agreements/disagreements and then try to find compromise as needed.

- **Chair Lisa Hodgson** suggested to Kate that if the *Jamul Dulzura Vintners Association* is submitting comments as a group that they please share their comments with JDCPG and then JDCPG can endorse them or add on to them. **Lisa** gave Kate her contact information.
- Public comments due by September 15, 2025 They can be submitted online:  
[www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ProcessImprovements.html](http://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ProcessImprovements.html)

#### 6. SANDAG 2025 Regional Plan

- **Chair Lisa Hodgson** submitted the following to SANDAG on July 18, 2025:

*On behalf of members of the Jamul-Dulzura Community Planning Group, the following consolidated input is submitted:*

*With the 2025 SANDAG Regional Plan scheduling rural SR-94 shoulder widening and road straightening improvements in Phase 2 (Years 2035 to 2050) versus Phase 1 (Years 2025 to 2035), the Jamul - Dulzura Community Planning Group believes that this timing to improve SR-94 is unacceptable and must be moved forward to Phase 1 for the following reasons:*

- 1. Rural SR-94 is Jamul and Dulzura's major wildfire and emergency evacuation route with all roads in Jamul and Dulzura feeding it. Today, it is a heavily traveled 2 lane road with dangerous curves and line of sight issues from SR-188 all the way to Rancho San Diego. It is also the only state highway which traverses the Subregion from the Northwest to the Southeast ending just north of Tecate, Mexico.*
- 2. Rural SR-94 (currently Level of Service F-rated on a scale of A through F) is extremely vulnerable to traffic stoppages and burdened beyond capacity, especially from increased Tecate-Campo-Jamul- Rancho San Diego commuter traffic. Due to our rural character and great variety of large conservation wilderness areas that provide recreational opportunities, we get thousands of visitors, especially on the weekend from coastal communities and back county residents.*
- 3. Also, it is important to note the massive population increase of Tecate, Mexico with a population estimate of 132,000 residents and growing. The impacts to rural SR-94 due to*

*expansive "maquiladora" manufacturing in Tecate and the expanded port of entry for commercial truck and automobile transportation into California, only exacerbate the traffic on the rural SR-94 corridor.*

*4. SANDAG must take note that the rural SR-94 issues and challenges that we have mentioned above are unique to any state highway in San Diego County. Rural SR-94 is not SR-67 or SR-78. SR-94 is in reality, a 2-lane international thoroughfare whose issues and challenges are only going to get worse as traffic continues to increase, accidents and fatalities increase and not to mention the increased wildfire and emergency evacuation threat we face every day.*

*5. It is important to remember that the new Jamul Casino Hotel with its huge number of brightly lit windows and its brilliant arching spotlights, add another dimension to the problems on the SR-94 route, violating Jamul's dark sky policy, and further exacerbating the line-of-sight problems on this narrow curvy two-lane commuter route.*

*6. Lastly, with necessary rural SR-94 safety improvements moved to Phase 1, SANDAG can also continue to move forward with its aspirational Vision Zero Plan of no fatalities and accidents on county and especially state highways. This a win-win for both SANDAG and the communities along rural SR-94 whose lives really do depend on this state highway.*

7. Wildfire Evacuation Tour with SANDAG and Caltrans- Highway 94

- No updates as **Vice Chair Paul Dombkowski** is not in attendance.

8. Association of Planning Groups (APG)

- No updates as **Vice Chair Paul Dombkowski** is not in attendance.

9. Jamul Casino Hotel and Entertainment Center Expansion Project

- Letter requesting light pollution mitigation: no updates as **Preston Brown** not in attendance.
- Rooftop noise: no updates as **Darla Kasmedo** is not in attendance.

10. Cottonwood Sand Mine

- The appeal by the applicant will be voted on by the Board of Supervisors vote on September 10, 2025, at 9:00 am, County Administration Center, 1600 Pacific Highway, Room 310, San Diego, CA 92101
- Draft letter to Supervisor Joel Anderson re: urging "no" vote will be shared with full group after the Editorial Review Subcommittee has had time to review the letter.

11. Simpson's Nursery Property

- The property owner has been notified that any further for-fee events will require a permit. CIO is closing that part of the complaint. The Grading violation is still open.
- **Ed Mollon** asked if the owner is specifically known? **Chair Lisa Hodgson** said she does not at this time.
- **Eve Nasby** asked if the owners were fined. **Lisa** said she may be able to look up that information online via the APN.

#### 12. PLDO Project

- Because Superintendent Liz Bystadt is currently out of the office, no meeting has been set up yet with her. When the superintendent returns, a meeting will be scheduled at that time. No other updates are available at this time.

#### 13. JDCPG Officer's Announcements and Reports:

- Seat 9 remains vacant.
- Outstanding training status emails sent to Group members -- if you are still working on this, please let Lisa know.
- Assemblyman DeMaio office request for member contact information: if you haven't responded to Lisa's email to opt out, please do so otherwise she'll send the requested information.
- PDS hosting Webinar re: ADU Ordinance Revision (AB 1033), Aug 13, 2025, 6:00 pm ZOOM link: <https://sdcounty-ca.gov.zoom.us/meeting/register/S9e0altWTF0cswCyDc94rA#/registration>, Meeting ID: 894 6059 5313, Passcode: 037509
- 2025 Community Needs Assessment survey for County Parks can be completed at this link: <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, from 9:00 am-1:00 pm at Joan MacQueen Middle School (2001 Tavern Rd, Alpine)
- Follow up on ABC permit for Circle K was approved with the caveat that JDCPG had requested.
- **Lisa** received a permit for an Agricultural Clearing. **Steve Wragg** will help Lisa with this.

#### 14. Review of Action Items

- **Chair Lisa**: to coordinate with Kate and receive comments to share with full group
- **Steve Wragg**: retired in 2024 from company that did the noise study for boutique wineries so he will recuse himself from any votes on this matter.

#### 15. Adjournment: 8:48 pm

## NOTICE OF NEXT REGULAR MEETING

**Tuesday, Aug 19, 2025 @ 7:00 pm**

**Jamul-Dulzura Union School District - Jamul Education Center 14581 Lyons Valley Road,  
Jamul Hybrid Meeting: Both In-Person and via Zoom**

**Meeting Minutes and Agendas can be accessed at**

**<http://www.sdcountry.ca.gov/pds/CommunityGroups.html>**

## **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.*