



Unincorporated Area of the County of San Diego

P.O. Box 613, Jamul, CA 91935

Final Minutes

DATE: September 2, 2025

1. Call to Order 7:01 pm

2. Roll Call

Present: Darla Kasmedo, Preston Brown, Lucille Hargraves, Lisa Hodgson, Paul Dombkowski, Michael Casinelli, David Imrie, Thomas, Gray, Steve Wragg

Excused: John McClure, Janet Mulder, Kevin May (ZOOM), Eve Nasby, Ed Mollon

Vacant: Seat 9

3. Review and Approval of Minutes: August 5 2025 and August 19 2025

- **Michael Casinelli** moved to approve August 5 minutes as written.
- ***Motion passed unanimously.***
- August 19 minutes approval postponed until next meeting.

4. Open Forum

- **Chair Lisa Hodgson** shared:
 - the Draft EIR for the County's Regional Plan is now available for public comment. Comments should be submitted by Oct 13. [Click here](#) to access the plan online.
 - The Culvert team at the Department of Public Works has three culverts they plan to repair in our area once the work is approved during the Board of Supervisors September 10 meeting. All three culverts are near the Four Corners area on Lyons Valley Rd. Construction is scheduled to begin in 2026.
- **Darla Kasmedo** was asked by the US Practical Shooting Association (USPSA) if it would be possible for them to buy property in this area in order to set up a competition site. **Steve Wragg** advised them to begin with the County with a pre-application and then go forward from there.
- Kathleen Lippert:
 - A project coming before the Board of Supervisors in October involves a controversial 453-unit housing development in the Harmony Grove area. This was unanimously approved by the Planning Commission. It had been delayed until now due to litigation. Kathleen is concerned that the County is so committed to building more ADUs that they seem to be willing to overlook the hazards that more housing could present to current residents, including the fact that it may take 7.5 hours to evacuate residents in the event of a fire with all of the additional cars that would be on the road if this development is built.
 - Kathleen is also concerned that the Board of Supervisors seems to want to hire more employees even though they have a shortage of funds and they want to spend down their rainy-day fund to cover current expenses. Supervisor Anderson warned that in the last flooding of his community that this fund was essential to helping his constituents.

- Becky Rapp
 - Underage drinking remains a serious problem according to the data. Research shows that when drinking in the adult community increases, underage drinking goes up even more. Our youth are at risk of impaired driving already. The County needs stronger prevention and education on these issues, especially the risks associated with marijuana use and driving. She urges JDCPG to contact the County with respect to these issues. Becky also shared her concerns about these issues with the Board of Supervisors at their meeting.
5. PDS Application
- **Chair Lisa Hodgson** received PDS2025-AD-25-014 (APN 521-150-01-00) on 05 August 2025. The Applicant has since requested we pause any forward movement as he's considering other options for this project.
6. PDS Application
- **Chair Lisa Hodgson** received PDS2025-MPA-25-003 on 22 Aug 25 The applicants are requesting a major use permit for a wedding venue called "Moonlit Acreage" located at 15860 Lyons Valley Road (near Diamond Jack's RV property). Along with the application, **Lisa** also received a scoping letter provided by the County.
 - **Lisa** is requesting another member of JDCPG to help with this so that all members can eventually become well versed in this process. **Darla Kasmedo** volunteered to help, as she is interested in learning the process. **Al Provencio** (seat 9 applicant) will volunteer as well when he officially becomes a member of JDCPG. **Steve Wragg** said that the scoping letter was quite extensive. He also said that this could be a three-year process and be quite costly for the applicant.
7. Vacant Seat
- **Al Provencio's** application for seat 9 has been certified by the County and he is here this evening to speak to the group and share his background and interests, including why he would like to become a member of JDCPG. **Al** retired from the USMC in 1998, and then worked in the IT field, eventually becoming IT manager with County Probation. **Al** likes living here in Jamul, but since he purchased his home in 2012, he has noticed that traffic has increased greatly, and he has also noticed how the dark skies are much lighter now. He is really concerned about traffic safety, as he has family that live in the area, too.
 - After a brief discussion among JDCPG members without **Al** in the room, **Darla Kasmedo** moved that **Al Provencio** be voted in to fill vacant Seat 9.
 - **The vote was unanimous, with 9 yes votes, 0 no votes, and 4 absent members.**
 - **Chair Lisa Hodgson** then explained the next steps in the approval process to **Al**, explaining that **Al's** approval will need to go through the County, and that he will then need to complete training and paperwork for the County before he is officially on the JDCPG. In the meantime, she encouraged **Al** to continue to attend the meetings. **Lisa** will be in touch with **Al** during the process.
8. Boutique Wineries, Live Music and Health Care Trailer Draft Amendments to the County Zoning Ordinance
- **Chair Lisa Hodgson** shared her letter with the group after it had been reviewed by the Editorial Review Subcommittee. Kathleen Lippert asked if any group members had listened to comments from Fallbrook, who seem to be struggling with similar noise issues. Fallbrook residents have shared that the live music at their wineries is way too loud. **Lisa** responded that the sound ordinance doesn't really get the job done with respect to our rural areas (vs urban) and that our letter clearly states this. **Lisa** also noted that the boutique wineries are part of the charm of Jamul.

- **Vice Chair Paul Dombkowski** moved that the letter be approved as written.
 - ***Motion passed unanimously.***
 - **Lisa** will send letter to PDS contact person.
9. Wildfire Evacuation Tour with SANDAG and CalTrans-Highway 94
- **Vice Chair Paul Dombkowski** shared that the sign analysis for the Maxfield Dr/94 intersection has been completed, and that we should see a sign there soon.
 - **Paul** has no updates as of yet for the synchronization of the stop lights along 94. He will keep pushing to try to see what the holdup may be.
10. Association of Planning Groups (APG)
- **Vice Chair Paul Dombkowski** is expecting an update from APG lead Robin Joy-Maxson soon.
 - **Paul** will be attending the next SANDAG Public Safety Policy Action Committee on September 19. **Paul** will be reading Robin Joy-Maxson's statement about Highway 67 to SANDAG. **Paul** will let SANDAG know that the same issues apply to Highway 94 as well.
11. Jamul Casino Hotel and Entertainment Center Expansion Project
- The letter requesting light pollution mitigation has been sent to the Editorial Review Subcommittee by **Preston Brown**. It should be ready for the full group to review at our next meeting.
 - **Darla Kasmedo** said the when the casino engages in discussion with JDCPG with respect to light pollution concerns, we can bring up rooftop noise if needed at that time. At this time, no major events have occurred at the casino's hotel, so no excess noise has been noticed since the opening of the new hotel. **Darla** will bring noise issues back to the group if any are shared with her.
12. Cottonwood Sand Mine
- **Chair Lisa Hodgson** sent letter to Supervisor Anderson urging him to vote NO on the owner's appeal. **Lisa** also cc'd the letter to Andrew Hayes with a follow-up email to him as well. **Lisa** received a response back from Jim Desmond's assistant. (***See Attachment I***)
 - **Vice Chair Paul Dombkowski** said that this project impacts both Supervisor Anderson's district as well as Supervisor Montgomery-Stepp's district. The Board of Supervisors will be voting on this appeal during their September 10 meeting. **Lisa** plans to listen over ZOOM to as much of the meeting as possible. **Kevin May** gave some clarification on how to access this link and said that the link will be on the County's website. **Preston Brown** plans to attend in person to speak on behalf of JDCPG and read our letter to the board. (Note that **Preston** was appointed by **Lisa** to speak on behalf of the JDCPG as she most likely won't be able to.)
 - **Lisa** will share the link and specifics as soon as she receives more details.
13. PLDO Project
- No new updates as Superintendent Liz Bystadt has not yet returned to her office, and Dan is not in attendance.
14. JDCPG Officer's Announcements and Reports:
- Dulzura Community Meeting October 11, 2025, 5:00 pm at 1136 Community Building Rd, Dulzura
 - Ethics Training: remember this needs to be done every 2 years. **Chair Lisa Hodgson** has a current list if you need to find out your status.
15. Review of Action Items
- **Chair Lisa Hodgson:** send Boutique Wineries letter
 - **Chair Lisa Hodgson:** share dial-in information for next Board of Supervisors meeting

- **Chair Lisa Hodgson:** send in Al Provencio's application for County Board approval
- **Steve Wragg:** will reach out to Moonlit Acres about their request for a Major Use permit to begin this process
- Upon request from **Michael Casinelli**, the PDF checklist concerning major use permit process will be sent out to JDCPG members by either **Preston Brown** or **Steve Wragg**.

16. Adjournment: 8:10 PM

Attachment I (Agenda Item 12)

Jamul-Dulzura
Community Planning Group
Unincorporated Area of the County of San Diego
P.O. Box 613, Jamul, CA 91935

Jamul-Dulzura Community Planning Group
PO Box 613
Jamul, CA 91935

August 22, 2025

Supervisor Joel Anderson
San Diego County Board of Supervisors
1600 Pacific Highway, Room 335
San Diego, CA 92101

Dear Supervisor Anderson,

I am writing on behalf of the Jamul-Dulzura Community Planning Group (JDCPG) to respectfully request that you cast your vote AGAINST the Major Use and Reclamation Permits for the Cottonwood Sand Mine.

I have attached our letter dated May 20, 2025 outlining the reasons why the JDCPG feels this project is contrary to the character and safety of our community and highlights the important fact that the JDCPG unanimously opposes this project!

Please do what's right for our communities as we would be severely negatively impacted by this project and VOTE NO ON THE SAND MINE!

Thank you for your time and consideration.

Sincerely,

//S//

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

cc: Paloma Aguirre, D-1 Paloma.Aguirre@sdcounty.ca.gov
Terra Lawson-Remer, D-3 Terra.Lawson-Remer@sdcounty.ca.gov
Monica Montgomery Steepe, D-4 Monica.MontgomerySteppe@sdcounty.ca.gov
Jim Desmond, D-5, jim.desmond@sdcounty.ca.gov

Attachment: Jamul-Dulzura Community Planning Group Letter dated May 20, 2025

Jamul-Dulzura
Community Planning Group
Unincorporated Area of the County of San Diego
P.O. Box 613, Jamul, CA 91935

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 northeasterly 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,



Lisa Hodgson

Chairman

Jamul-Dulzura Community Planning Group jdcpgchairman@gmail.com

cc: PLANNING AND DEVELOPMENT SERVICES

PDS.PlanningCommission@sdcounty.ca.gov

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NOTICE OF NEXT REGULAR MEETING

Tuesday, September 16, 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.sdcounty.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.*