



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

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

**Final Minutes**

**DATE: October 7, 2025**

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1. Call to Order 7:00 pm
2. Roll Call
  - **Present:** John McClure, Darla Kasmedo, Preston Brown, Janet Mulder, Lucille Hargraves, Lisa Hodgson, Michael Casinelli, Eve Nasby, Ed Mollon, David Imrie, Thomas Gray, Steve Wragg
  - **Excused:** Paul Dombkowski, Kevin May
  - **Unexcused:** N/A
  - **Vacant:** Seat 9
3. Review and Approval of Minutes: August 19 2025 and September 2 2025
  - Michael Casinelli moved to approve September 2 Minutes as written.
  - ***Motion passed unanimously.***
  - August 19 minutes postponed until next meeting.
4. Open Forum
  - **Ed Mollon** shared that he had picked up a pamphlet at Granite Lion Winery recently describing the "Jamul Wine Trail". He found it very informing. **Chair Lisa Hodgson** mentioned that there is also a website with this information as well. (<https://www.thewineriesonhighway94.com/>).
  - **Michael Casinelli** asked what else Al Provencio needs to do before he is an official group member. **Chair Lisa Hodgson** responded that he needs to complete the CPG training prior to being seated.
  - **Thomas Gray** shared his concerns about traffic on 94. He said that this past Tuesday, 94 was backed up due to traffic control for roadwork, and so there was only one lane open for both directions. **Thomas** said that this was a good indication of traffic that would occur during a wildfire evacuation. As multiple JDCPG members discussed this, they agreed that it will be a gravely dangerous situation.
  - **Chair Lisa Hodgson** shared that a community member is holding an informative meeting for Lawson Valley residents with Joel Anderson's office. It is scheduled for Saturday, November 1 at 10:30 am, at 4443 Montiel Truck Trail. One of the topics of discussion happens to be wildfire evacuation concerns. **Lisa** will try to attend. More information can be found on the Lawson Valley Facebook page on a post from Ming Baker.
  - **Michael Casinelli** reminded everyone that the annual parade and JamulFest is being held this Sunday, October 12. He encouraged those who have never experienced it to attend.
  - **Becky Rapp:** The Planning Commission will be discussing the DEIR (Draft Environmental Impact Report) for social cannabis use at its upcoming October 17 meeting. Becky believes the DEIR fails to adequately address many issues, including fire dangers and odor concerns. She is concerned that the Planning Commission has not considered the impact on residents in our rural area. She encourages everyone to share their concerns by either attending the meeting in person or by calling in.

- **Michael Casinelli** responded to Becky and complimented her on her strength as an advocate for cannabis sales. **Michael** suggested that Becky should consider becoming an advocate to decrease tobacco sales for our youth, too. **Michael** believes she would be an asset. Becky responded by reminding **Michael** that flavored vapes are already illegal, but the problem is enforcement. She then said, “If we can’t regulate and enforce something that is already banned, how are we going to keep flavored marijuana off the streets?”. **Darla Kasmedo** asked about a new smoke shop opening near the Subway and asked if this is allowed. Other JDCPG members said that if it zoned for it, then, yes, it is allowed. Becky Rapp commented that smoke shops are not allowed to sell anything with THC in it, and we should all watch for “intoxicating hemp products”, as well as flavored tobacco when this shop opens.

#### 5. Vacant Seat

- Al Provencio’s application has been approved by the Board of Supervisors. When Al has completed his training, he will be seated.

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

- **Chair Lisa Hodgson** has sent the letter to Planning and Development Services (PDS)
- **See Attachment I for a copy of the letter.**

#### 7. Assembly Bill 1033 Discussion and Vote on Support

- Following direction received from the Board of Supervisors on October 9, 2024, staff are developing a local program to allow for the separate sale of ADUs under Assembly Bill (AB) 1033, a state law passed in 2023 that allows cities and counties to voluntarily adopt an ordinance allowing the independent sale of ADUs separate from the primary residential unit.
- The Draft ADU Zoning Ordinance Amendment will be available for public review from September 12, 2025, until October 13, 2025
- JDCPG members discussed whether or not to support the separate sale of an ADU from the primary residence. about this issue.
- **Preston Brown** and other group members questioned whether allowing up to 8 ADUs on a single property is a good idea. **Steve Wragg** reminded JDCPG members that the physical aspects of building ADUs have already been approved, including how many per property, their allowed square footage, and other details such as setbacks from property boundaries. **Steve** reminded group members that we are only discussing if we will give our support – or lack of support – to allow for the *sale* of each ADU separately from the primary dwelling.
- Further discussions ensued among JDCPG members. Key points included:
  - The separate sale of an ADU from the primary residence might be good for a property owner.
  - It might be better to have homeowners in each ADU vs renters in each ADU.
  - The costs incurred in the building of an ADU could be recovered quite rapidly if each could be sold separately from the primary residence.
  - The ability to recover the costs of building an ADU so quickly could lead to a very rapid increase in the number of ADUs currently being constructed, and this could very well change the rural feel of our area, as well as becoming detrimental to minimal lot sizes.
  - A rapid increase in the number of homes available in the area would lead to an increase in traffic and the infrastructure to support such a rapid increase is not available. Because of this, would they eventually be subject to Traffic Impact Fees (TIFs)?
  - The potential for an even greater risk of wildfire from increased density and consequently the increased difficulty for emergency wildfire evacuation.
- **Ed Mollon** moved that as a group we vote to oppose the adoption of AB1033.
- **Motion approved with a vote of 11 to 1 in favor of the motion. Steve Wragg voted no.**

- **Lisa** said that both Rainbow and Fallbrook CPGs had sent their non-support of AB1033 support through an email to the Board of Supervisors.
  - **Chair Lisa Hodgson** moved to send the result of the JDCPG vote via email to the County Board of Supervisors.
  - ***Motion was unanimously approved.***
  - ***See Attachment II for exact wording of email.***
  - For more information about the Project and to subscribe to the project mailing list, please visit this link: [ADU Zoning Ordinance Amendment](https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html) (<https://www.sandiegocounty.gov/content/sdc/pds/longrangeplanning/ADU-ZO.html>)
  - If you have any questions, please contact Enrique Flores or Amber Jagers at [PDS.LongRangePlanning@sdcounty.ca.gov](mailto:PDS.LongRangePlanning@sdcounty.ca.gov) or at (858) 505-6677
8. Wildfire Evacuation Tour with SANDAG and CalTrans-Highway 94
- **Vice Chair Paul Dombkowski** is not present so this item is removed.
9. Association of Planning Groups (APG)
- **Vice Chair Paul Dombkowski** is not present so this item is removed.
10. Jamul Casino Hotel and Entertainment Center Expansion Project
- The letter requesting light pollution mitigation was reviewed, and minor edits were made.
  - **Eve Nasby** moves to approve the letter as edited.
  - ***The motion was unanimously approved.***
  - ***See Attachment III: Letter re: New Casino Lighting and Dark Sky San Diego Policy***
  - **Chair Lisa Hodgson** will send letter as an attachment in an email (and 0 via USPS) that will also include an invite to attend our November 4 meeting when representatives from Dark Sky and San Diego Bird Alliance will be in attendance.
11. Cottonwood Sand Mine
- On September 10, The Board of Supervisors voted unanimously to reject the Cottonwood Sand Mine MUP Application. This decision was in agreement with the recommendation of County Staff and the SD Planning Commission.
12. Park Land Dedication Ordinance (PLDO) Project
- **Chair Lisa Hodgson** shared that the annual Priority List for parkland dedication funding is due. **Darla Kasmedo** has volunteered to have it ready for discussion and vote at our next meeting.
13. JDCPG Officer's Announcements and Reports:
- San Diego Bird Alliance has their "Lights Out San Diego" pledge online to correlate with the Fall bird migration. This is to encourage county residents to decrease outdoor lighting, especially during the Fall bird migration, which is in full flight currently. For more information, [click here](https://www.sandiegobirdalliance.org/what-we-do/lights-out-san-diego-english.html). (<https://www.sandiegobirdalliance.org/what-we-do/lights-out-san-diego-english.html>)
  - Dulzura Community Meeting October 11, 2025, 5:00 pm at 1136 Community Building Rd, Dulzura
  - SANDAG Draft Environmental Impact Review (DEIR) open for public review and comments by 13 October, 2025. [Click here](https://www.sandag.org/2025RegionalPlanEIR?utm_source=General+SANDAG&utm_campaign=8207bc09a5-EMAIL_CAMPAIGN_2025_05_27_03_26_COPY_01&utm_medium=email&utm_term=0_ff2b062d15-522474578) to view online ([https://www.sandag.org/2025RegionalPlanEIR?utm\\_source=General+SANDAG&utm\\_campaign=8207bc09a5-EMAIL\\_CAMPAIGN\\_2025\\_05\\_27\\_03\\_26\\_COPY\\_01&utm\\_medium=email&utm\\_term=0\\_ff2b062d15-522474578](https://www.sandag.org/2025RegionalPlanEIR?utm_source=General+SANDAG&utm_campaign=8207bc09a5-EMAIL_CAMPAIGN_2025_05_27_03_26_COPY_01&utm_medium=email&utm_term=0_ff2b062d15-522474578))

- The County of San Diego is offering FREE trees to qualifying residents in the unincorporated areas. The deadline for signing up is October 11. Full details and more information can be found online at <https://bit.ly/EDTPP-PP>
- October 17 Planning Commission will receive an “Information Only” presentation on DEIR for the Socially Equitable Cannabis Program from County staff.

#### 14. Review of Action Items

- **Preston Brown** will send out the updated August 19 Minutes for approval before next meeting and will schedule November 4<sup>th</sup> presentation from Dark Sky San Diego and the San Diego Bird Alliance.
- **Chair Lisa Hodgson** to send email to Board of Supervisors with JDCPG vote results on AB1033.
- **Chair Lisa Hodgson** to send letter via email attachment and USPS to Jamul Indian Village/Casino and Hotel, with invitation to November 4 meeting and Dark Sky presentation included.
- **Chair Lisa Hodgson** to share finalized letter to Jamul Indian Village/Casino and Hotel with **Eve Nasby** who will then share for publication in Jamul Shopper.
- **Darla Kasmado** to have PLDO Annual Priority List Letter ready for discussion and vote at next meeting.

#### 15. Adjournment: 8:38 pm

**Attachment I (see Item 6)**

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

September XX, 2025

County of San Diego  
Planning & Development Services (PDS), Long Range Planning Division  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
Attn: Donald Chase

Subject: Ordinance revision for Boutique Wineries

Dear County of San Diego, PDS:

On behalf of the Jamul-Dulzura Community Planning Group we are forwarding our comments following a presentation by the Jamul-Dulzura Vintners Association (JDVA).

We strongly urge PDS to consider the unique role that Jamul-Dulzura area wineries play in preserving the rural nature of this region and supporting the local economy. A more flexible and business-friendly approach to regulation will help ensure these businesses remain viable and continue to benefit the community. The JDCPG recognizes these wineries fit well within the community plan for our sub-region.

We believe the current sound ordinance is not burdensome to the JDVA. **We further believe the current sound ordinance is inadequate for the rural areas of the county and should be revised.** Sound in rural areas travels differently and carries much farther than it does in urban settings and a revised ordinance should consider these factors.

Thank you for your consideration.

Sincerely,

Lisa Hodgson  
Chairman, Jamul-Dulzura Community Planning Group  
[jdcpgchairman@gmail.com](mailto:jdcpgchairman@gmail.com)

Encl: Letter dated August 11, 2025 from Jamul-Dulzura Vintners Association

August 11, 2025

**Jamul-Dulzura Community Planning Group**

Attn: Lisa Hodgson, Chairman

PO Box 613

Jamul, CA 91935

jdcpjgchairman@gmail.com

**To the Members of the Jamul-Dulzura Community Planning Group,**

Thank you for the opportunity to share comments at your meeting on August 5th regarding the proposed updates to the San Diego County Winery Ordinance and the potential impacts on the Jamul-Dulzura area.

As winery owners and advocates for small-scale agriculture and agritourism, we'd like to highlight the significant and growing contribution that the vineyards and wineries of the Jamul-Dulzura area make to the local economy and community character. These small, often family-run operations support our region in the following key ways:

**1. Support for Local Jobs & Small Businesses**

Jamul-Dulzura wineries employ local residents and contract with small businesses—from musicians and food vendors to florists, caterers, and transportation providers. These collaborations create a ripple effect of economic support throughout the community.

**2. Agritourism & Rural Economic Vitality**

Wine tasting experiences draw visitors to Jamul-Dulzura area from throughout San Diego County and beyond. These visitors contribute to the local economy by spending at restaurants, gas stations, shops, and other attractions in the area.

**3. Land Preservation & Agricultural Use**

Vineyards keep land in active agriculture, helping prevent subdivision and sprawl. These working lands also protect open space, wildlife habitat, and the rural viewsheds that define the character of Jamul-Dulzura area.

**4. Tax Revenue & Community Investment**

Tasting room sales and events generate tax revenue while wineries continue to invest in infrastructure, land improvements, and community events—all contributing to local economic resilience.

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**Attachment II (see Item 7)**

Dear Supervisor Anderson:

The Jamul-Dulzura Community Planning Group is opposed to the ADU Ordinance update that would allow the sale of ADUs (AB 1033).

At our October 7, 2025 meeting, the Group voted to strongly oppose the adoption of the provision of AB 1033 into the County's ADU ordinance. The Group voted 11-1 to oppose.

Thank you for your consideration in this matter.

Sincerely,

Lisa Hodgson  
Chairman  
Jamul-Dulzura Community Planning Group



### **Attachment III (see Item 10)**

October 12, 2025

**Chairwoman Erica M. Pinto**

**Mary Cheeks**, President and General Manager

Jamul Indian Village/Jamul Casino

14145 Campo Rd. Jamul CA 91935

P.O. Box 612 Jamul CA 91935

### **RE: New Casino Lighting and Dark Sky San Diego Policy**

Dear Chairwoman Pinto and Jamul Casino President Cheeks,

Now that the expansion of the Event Center and Hotel has been completed, we wish to seek opportunities to work together on preserving our region's unique characteristics. The new facilities represent a significant achievement for the Jamul Indian Village.

The relationship between the *Jamul Dulzura Community Planning Group* and the Jamul Indian Village has been marked by differing perspectives and priorities. However, we believe that the future of our community is best served by focusing on the shared goals of protecting our region's incredible natural resources while upholding public safety and sustaining the overall prosperity of our community.

We understand that with the new expansion serious thought has gone into designing the nighttime lighting schemes to present and advertise your Casino Complex. Unfortunately, we have recently received numerous reports from residents in the Proctor Valley area of very bright red lights emanating into their homes. Not only do these lights impact members of the community, the lights also impact the lives of the abundant native wildlife. We are all fortunate to live in one of the most biologically rich and ecologically sensitive regions in California. The Jamul Casino is surrounded by thousands of acres of conserved land and lies directly in the path of the Pacific Flyway, a critical migratory route for birds.

In the Final Tribal Environment Impact Report (FTEIR) for the original build out of the Jamul Casino in 2016, the Jamul Indian Village committed to upholding the Dark Sky policies of San Diego County through effective lighting design strategies to shield the sky, the off-reservation communities and the wilderness lands from commercial nighttime lighting. The leaders of the Dark Sky San Diego County organization and also the San Diego Bird Alliance, formerly the Audubon Society, are very skilled in analyzing light pollution and implementing the goals of these guidelines. There are many circumstances where nighttime lighting pollution could unintentionally go undetected and its impacts unverified. Understanding these impacts is an art and science in and of itself. These groups are ready and willing to work with both homeowners and local businesses to understand how lighting designs might impact the surrounding areas and what alternatives could provide a desired lighting effect without harmful impacts.

Dr. Travis Longcore, a world leader in the environmental and ecological effects of night lighting, is also an important resource available to our community to understand these impacts. Using an online resource,

**<https://darksky.org/news/radiance-light-trends/>**, he was able to get a snapshot of the changes in nighttime radiance to the sky from the Jamul Casino and outlying areas of approximately 160 acres. We have attached this graph which clearly shows a significant increase after the opening of the Jamul Casino in 2016. Each blue square represents the measurement of a month's worth of illuminance detected from space. (**SEE ATTACHMENT**)



During the peak of spring bird migration, hundreds of thousands of birds fly directly over this region every night. Excessive artificial lighting can disorient them, leading to collisions, confusion, and death. Birds are very susceptible to obtrusive nighttime lighting, especially during the migration seasons on the Pacific Flyway mentioned above.

We understand the desire to use brilliant, radiant lighting to advertise and attract customers and it is easy to inadvertently transgress the Dark Sky Guidelines and impact our protected rural area. To that end, the *Jamul Dulzura Community Planning Group* welcomes the opportunity to open a dialogue with your leadership team. A meeting between our groups could serve as a first step toward building mutual understanding and identifying areas where collaboration can make a meaningful difference. We recognize the challenges of raising awareness but we are committed to educating ourselves and the community on the impacts of destructive nighttime lighting. We welcome the opportunity to work together to preserve our beautiful Jamul-Dulzura and its extensive wildlife. Please let me know, as soon as possible, whom to contact to schedule a collaborative meeting.

Respectfully,

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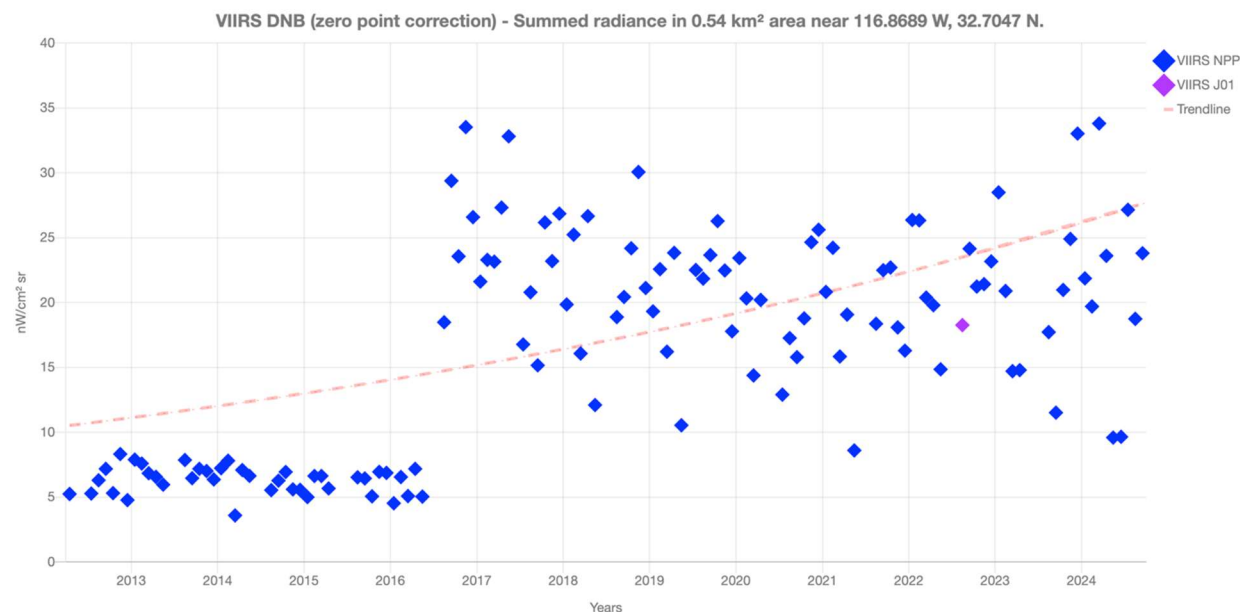
Lisa Hodgson

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

#### REFERENCES:

- “Lights Out, San Diego” Campaign to Protect Birds Migrating on the Pacific Flyway  
<https://www.sandiegobirdalliance.org/what-we-do/conservation-1/lights-out-san-diego.html>
- <https://darksksandiego.org>
- <https://darksky.org/news/radiance-light-trends/>
- <https://dashboard.birdcast.info/region/US-CA-073>
- <https://nightskymetrics.com/spectrometers/>
- <https://litawards.com/darksks-harmonious-approach-to-sustainable-lighting-earns-spotlight-prize-accolade-at-lit-lighting-design-awards-2023/>

#### ATTACHMENT: Graph Radiance Light Trends Jamul Casino Area 2025



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**Cc:** DARK SKY SAN DIEGO COUNTY

**Cathy Handzel**, Chapter President, cathandzel@cox.net

SAN DIEGO BIRD ALLIANCE

**Andrew Meyer**, ameyer@sandiegobirdalliance.org

**Muriel Spooner**, murielspooner@gmail.com

**Lesley Handa**, lesley.handa@gmail.com

CFW

**Tim Dillingham**, Tim.Dillingham@wildlife.ca.gov

**Glen Lubcke**, glen.lubcke@wildlife.ca.gov

USFW

**Andy Yuen**, andy\_yuen@fws.gov

**Scott Sobiech**, scott\_sobiech@fws.gov

ASSOCIATION OF PLANNING GROUPS

**Chair Robin Joy Maxson**, robinjoymaxson@gmail.com

## NOTICE OF NEXT REGULAR MEETING

Tuesday, October 21, 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.*