



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

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

**Final Minutes**

**DATE: December 2, 2025**

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1. Call to Order 7:00 pm
2. Roll Call
  - **Present:** John McClure, Preston Brown, Janet Mulder, Lucille Hargraves, Lisa Hodgson, Paul Dombkowski, Michael Casinelli, Al Provencio, Ed Mollon, David Imrie, Steve Wragg
  - **Excused:** Darla Kasmedo, Kevin May (Zoom), Thomas Gray, Eve Nasby
  - **Unexcused:** N/A
3. Review and Approval of Minutes: November 18, 2025
  - Postponed until Dec 14
4. Open Forum
  - **Michael Casinelli:** Dixieline near Avocado and 94 is closing at the end of this month. They lost their lease. National City, El Cajon, La Mesa will still be open, but this was very convenient. **Al Provencio** thinks that an indoor skydiving business will be replacing it.
  - **Vice Chair Paul Dombkowski** noticed that the Circle K Mobile station has added a big "Liquor" sign under their primary sign. They continue to operate with the restriction on no small bottles being sold.
  - **Kathleen Lippert** reminded JDCPG members that Friday December 5 is an opportunity for public comments on the Draft EIR for the Cannabis Equity Social Justice Program. Five alternatives were presented, and the CPGs voted on the most acceptable alternative. Residents would prefer to remain with Alternative One. The existing five retailers that are currently permitted are enough. The County staff acknowledged that the marijuana products are readily available in the county currently and access is easy. The newest Planning Commission appointee would like the unincorporated lands to be used more effectively. If you would like to speak to this issue, it needs to be done now and not in January 2026, when the item will be on the agenda, and decisions will have already been made.
  - **Ed Mollon** shared how the new 911 system that the state of CA has been working on for the last several years was recently tested, and it was inoperable. They have spent \$450,000,000 on this system, and the state has now decided to scrap the entire thing and start over. This means the current 911 system remains in place and will not be updated anytime soon, even though it needs to be updated. **Preston Brown** remembered that the JDCPG had a presentation about this system and how it would function to unify all communication networks.
  - **Becky Rapp** shared that there is an urgent need to share the public safety impacts of the proposed marijuana business expansion in the unincorporated areas. She spoke of the 8-year-

old child who was killed just days ago on a rural road. Rural roads have longer emergency response times and tend to be more dangerous. Becky believes that this is another reason we need a voice on SANDAG. Impaired driving due to marijuana use will only increase the dangers of our rural roads.

#### 5. Request for Letter of Support from Supervisor Anderson's Office

- **Chair Lisa Hodgson** shared information from the email she received from Andrew Hayes on what the revised version of SB 240 will do:
  - The goal is to increase unincorporated area representation to the SANDAG Board. The bill does this by changing the selection process for the second alternate County representative to the SANDAG Board of Directors.
  - Under this revised version of SB 240, the second alternate County representative to the SANDAG Board would be an elected official who is a resident of the unincorporated area, elected by a majority of the special districts and community planning groups (one vote per each district/CPG) deciding to cast a vote. The second alternate for the County would be the individual receiving a majority of the votes cast by the special districts/CPGs.
  - This second alternate could still be County Supervisor, or another County-wide elected official living in the unincorporated area if they choose to compete for the votes needed to be elected as alternate. However, the second alternate would most likely be a board member of a special district or CPG.
  - Under this process, they anticipate that the current unincorporated representative on the SANDAG Board serving in an advisory capacity would remain. (The original proposal to replace the unincorporated area County Supervisor could have provided a good argument to eliminate the advisory position).
  - Under the revised SB 240, there could be two unincorporated representatives serving on the SANDAG Board (one advisory and one voting), and two unincorporated area alternates (one alternate for the advisory spot and the second County alternate for the voting member spot).
- Andrew Hayes shared that Supervisor Anderson will be bringing this revised SB240 to the Board of Supervisors for action on this bill at the December 9th board meeting. Supervisor Anderson is requesting a letter of support or a formal resolution from JDCPG and other CPGs on this important effort to increase rural representation at SANDAG. Mr. Hayes also informed **Lisa** that SB240 will likely die this year, but Supervisor Anderson's office would still like a letter of support in a more generic form of "legislative support".
- **Lisa** asked for a draft letter with language that Andrew would want. **Lisa** reviewed this letter with group members.
- **Vice Chair Paul Dombkowski** stated that Supervisor Anderson knows our position and that we are clear about the unincorporated areas having a *voting* seat on SANDAG.
- **Al Provencio** said that although we aren't against this, it's not exactly what we want.
- **Lisa** said whereas we are not opposed to SB240 as amended, we cannot give our full support to this as this is not what we wanted. We want the APG representative to have a *vote* on SANDAG.
- Becky Rapp also shared that the unincorporated areas need to have a voice on SANDAG.
- Discussions between JDCPG members continued, and eventually the agreement was that the revised SB240 still does not really give a push for voting representation for the unincorporated areas of the county. JDCPG members want to have a voting seat on SANDAG to represent the almost 600,000 residents in the unincorporated areas of San Diego County, and SB240 as amended does not state that this will happen.

- **Lisa** will draft an email that clearly states our concerns with the amended SB240. **Lisa** will share the draft email with **Steve Wragg, Preston Brown, Michael Casinelli** and **Janet Mulder** before sending her response to Andrew Hayes. **Lisa** will include a cc to Robyn Joy Maxson.
6. Wildfire Evacuation Tour with SANDAG and CalTrans-Highway 94
- **Vice Chair Paul Dombkowski** reached out to Tyler Hicks from CalTrans about fine tuning the timing on the lights at the intersection at Steele Canyon High School and 94, as well as the lights at Steele Canyon Road and 94. Mr. Hicks assured Paul he would follow up on those two lights and try to adjust the timing accordingly. **Paul** gave him two blocks of time (a.m. and p.m.) that are of the biggest concern.
  - **Lucille Hargraves** said she saw CalTrans crews looking at the timing of the lights at Lyons Valley and 94 earlier today.
  - **Al Provencio** volunteered to assume **Paul's** role for communicating with CalTrans upon **Paul's** resignation from JDCPG. **Al** also volunteered to be the connection between JDCPG and CHP Captain Michael Monteagudo.
7. Association of Planning Groups (APG)
- **Vice Chair Paul Dombkowski** said no updates had been provided by Robin Joy Maxson yet from the November SANDAG meeting.
8. Jamul Casino Hotel and Entertainment Center Expansion Project
- **Michael Casinelli** shared that over the last couple of weeks, several different people who live in Jamul had commented that whiffs of sewage smells were detected in the area of Jamul Casino, and someone else had commented to **Michael** about the number of sewage trucks seen leaving the casino. When the casino was only in its planning phase, they had different plans to handle the waste than what they currently have. The first plan was not workable through DHS, and their second system failed on Day One. The casino has been hauling black water from the site since their first day. The septic tanks haul the waste downtown to be processed. **Preston Brown** remembers high numbers of trucks even back in 2016.
  - **Chair Lisa Hodgson** commented that the sewage odor has even been detected down in Rancho San Diego near the Target. **Lisa** asked if we know where this odor is actually coming from yet? **Lisa** had heard "Sycuan", and **Steve Wragg** said there is a wastewater treatment plant near the Steele Canyon Bridge area.
  - **Lisa** said that the smell is pretty extensive at this time, but until we can pinpoint where the odor is coming from, we can't say for sure who is responsible for the smell.
9. Park Land Dedication Ordinance (PLDO) Project
- **Al Provencio** sent a list of properties to **Chair Lisa Hodgson**. **Lisa** emailed the list to Dan Neirinckx.
  - Dan said that we get the money from fees for building houses. **Michael Casinelli** said there may possibly be additional money available, as the Supervisors have discretionary funds.
  - **Al** said that to get the land donated, and then to put in playground equipment doesn't get much with respect to the funding available. **Al** thought it might work better to buy land with one year's funds, and then maybe buy the equipment in the next year.
  - **Janet Mulder** said that SDG&E bought the property in the corner of the old Simpson's property. **Janet** is wondering why they wouldn't want to donate it since they can't use it for more than a

staging area. **Janet** thinks if we talk to the right people at SDG&E that we could get them to donate it. **Al** doesn't think 1 acre is really enough space.

- **Al** asked who would take care of the park once it is in place. **Michael** said the County is supposed to maintain the county parks. **Lisa** said that doesn't always happen. **Lisa** also said since we often have uninvited guests in this area of the County, we need to have fencing, and then the fencing needs to be maintained. The costs needed to continue to maintain the park are the biggest challenge.
- **Steve Wragg** said that we don't lose the funds if we don't use them. They stay there and continue to grow if not used.
- **Al** and **Lisa** questioned what it is that we really want.
- **Ed Mollon** said what makes the most sense is to partner with somebody who has the resources to keep up maintenance for the park. You have to be creative in order to get this completed.
- **Lisa** asked about becoming a partner with JIV (Jamul Indian Village) to create a community center. **Lisa** said JIV is supposedly restoring the Barrett House and using some of it as office space. Our PLDO funds could be used to add on to or improve this building. **Michael** said that since this is no longer County land, we would probably need an MOU.
- **Lisa** noted that there is a lot of good infrastructure on the old Simpson property, too, and perhaps that would be an option for a community center as well.

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

- Dulzura Community Meeting December 13, 2025 at 5:00 pm. **Chair Lisa Hodgson** is going to try to attend.
- **Lisa** asked that we start recruiting for upcoming vacancies on JDCPG. We will have four vacant seats by this Spring, three of which will happen at the beginning of the year. **Lisa** said to ask your neighbors. **Lisa** also said we will need a new Vice Chair and Chairman, and Officer elections will occur at our Jan 6 meeting.
- **Michael Casinelli** asked if there are any Land Use projects that are on the back burner that have not been finished yet? **Lisa** replied that the Boatyard by Otay Lakes (RV and boat storage) still has some significant items from the County's scoping letter to address still. The owners can come and provide an update to the project at our January 6 2026 meeting. The agricultural grading had been paused because they may need to change the project. **Lisa** also said that the Shellstrom lot split was still in progress. They had sent the 534 to the project manager, but **Lisa** has not yet received an update. Until the lot is complete, it won't be filed.
- Granite Lion Cellars Winery wants to upgrade their status from "boutique" winery to "small" winery. **Lisa** is still waiting on the scoping letter from the County.

#### 11. Review of Action Items

- **Chair Lisa Hodgson** will send email to Andrew Hayes regarding revised SB 240.
- **Vice Chair Paul Dombkowski** will help ease the transition for **Al Provencio** as he takes over **Paul's** connections with both CHP and CalTrans reps.
- **Kevin May** reminded all members that they have a lot of people to support them if anyone decides to become the new Chair or Vice Chair next year.

#### 12. Adjournment: 8:38 pm

## NOTICE OF NEXT REGULAR MEETING

Tuesday, December 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.*