



**Unincorporated Area of the County of San Diego**  
**P.O. Box 613, Jamul, CA 91935**  
**Final Minutes**  
**DATE: January 20, 2026**

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1. Call to Order 7:00 pm
2. Roll Call
  - **Present:** Al Provencio, Ed Mollon, Eve Nasby, Michael Casinelli, Steve Wragg, Janet Mulder, Lisa Hodgson, Preston Brown, John McClure, Thomas Gray
  - **Excused:** Lucille Hargraves, Darla Kamedo, David Imrie
  - **Unexcused:** N/A
  
  - **Guests:** Joe Coppola, Kelly Elmore, Dan Neirinckx, Becky Rapp, Vicki Hsu, Kevin May
3. Review and Approval of Minutes: January 6, 2026
  - Postponed until January 20.
4. Open Forum
  - **Ed Mollon** reported that equipment associated with Jamul Highlands had paved a portion of Lyons Valley Road. **Michael** stated that the equipment staged on Jamul Highlands was for the paving of Lyons Valley Road.
  - **Eve Nasby** reported placing an advertisement in The Jamul Shopper for current planning group openings.
  - **Chair Al Provencio** confirmed there are two vacancies on the Planning Group.
  - **Al** also reminded members to complete their required training. He offered to resend training information if needed.
    - **Janet Mulder** asked about online training availability and was informed it will not be available until after the final live training session on February 7.
    - **Lisa Hodgson** shared that she completed live training and reported changes to the Brown Act, including that members participating via Zoom may now vote if a live quorum is present, although Zoom participants do not count toward the quorum.
    - Kevin May advised members that they must attend the live training before online training is permitted.
  - **Al** reported that **Lisa** had sent a scoping letter regarding the Granite Lyon project, which has been delayed due to expanded grading requirements. **Al** stated that he is receiving multiple emails from Dawn (at the County) and he will forward information regarding winery project.
  - **Al** provided an update on the building of the Starbucks at 94 and Steele Canyon Road. The County stated the Planning Group was the point of contact and requested payment for expired permits.

- **Thomas Gray** asked about the Otay Lakes RV Park. **Lisa** reported that the county returned the scoping letter and that the item will be on the February 17 agenda.
- **Ed** asked about Form 700 filing requirements. **AI** reminded members that the form must be completed annually and that members should notify **AI** upon completion. **Michael Casinelli** suggested members retain their own copy as a best practice. **Lisa Hodgson** confirmed Form 700 is now fully online and no wet signature is required. **Ed** advised members to use the county's address and phone number due to public availability of information.
- **Becky Rapp** reported attending a recent Board of Supervisors meeting regarding the Socially Equitable Cannabis EIR. The ordinance passed 3 to 2, with both in-person and remote participation by Planning Group members. Becky expressed her disappointment in the result, noting the meeting was dominated by industry advocates. Becky also read her authored article published in the January 14 edition of the San Diego Union-Tribune. Becky Rapp emphasized that voting "no" was an available option.
- **Lisa** asked whether the ordinance was mandated by the state. Becky replied that there is no state mandate; local jurisdictions may decide.
- Supervisor Anderson voted for the ordinance initially; Supervisor Anderson ultimately cast the deciding vote to bring us to where we are today. He then voted against it due to disagreement with specific ordinance details.

#### 5. Legislative Update from Supervisor Anderson's Office

- Vicki Hsu presented updates from Supervisor Anderson's office, including:
- 2025 highlights and accomplishments
- District 2 priorities: public safety, fire safety, economic development
- County AI policy framework
- Emergency preparedness initiatives
- Expanded public review time for policies
- Housing initiatives
- Outreach and community connectivity efforts
- January 13 election of Chair, Vice Chair, and Pro Tem Chair
- Cannabis businesses now allowed in unincorporated areas
- January 22 Human Life Event at Foothills Christian Church
- Internship recruitment opportunities (high school, college, retirees)
- **Lisa** expressed concern that previous legislative updates have not resulted in responses to submitted questions. Vicki stated she would work on prioritizing responses.

#### 6. Wildfire Evacuation Tour with SANDAG and Caltrans-Highway 94

- **AI** explained that he had been assigned to participate in a wildfire evacuation tour with SANDAG and Caltrans but felt it would be better handled by another member. He asked for a volunteer. **Preston** volunteered to take over the assignment. **AI** stated he would connect **Preston** with Caltrans representative Tyler Hicks and Captain Michael Monteagudo from CHP.

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

- **John McClure** reported on the January 10 APG meeting.
- Elections were held for committee positions, including transportation representatives Doug Dill and Steve Hutcheson.

- APG representatives reported progress in increasing representation for unincorporated areas and efforts to secure a voting seat with SANDAG.
- Widespread concern was expressed regarding cannabis operations in unincorporated communities.
  - **Ed** asked about specific concerns. **John** cited safety and proximity to community areas. **Lisa** noted the Planning Group has been engaged in this issue since 2021 and has submitted multiple letters to the County and Supervisors. She added that the wording “socially equitable” places political pressure on decision-makers. **Janet** stated the County has not listened to community concerns. It was noted that while the State did not mandate the program, the County Board of Supervisors adopted it in 2021.

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

- Joe Coppola asked about federal compliance. **Ed** stated the Tribe is sovereign but must comply with federal regulations affecting areas beyond tribal land.
- **AI** noted that JIV owns additional land totaling approximately 174 acres that is parallel to the existing casino. Joe Coppola asked whether the land was being annexed, and **Ed** clarified that it had already been taken into trust. **Lisa** stated that another casino cannot be built on that land.
- **Janet** asked for updates on sewer odor issues; none were available.
  - **AI** noted that JDCPG has no direct control over this issue.
  - **Preston** recalled hauling of solid waste only, while **Michael** clarified that liquid waste was involved due to system failures.
  - **Michael** noted that multiple methods were attempted and failed and ultimately all waste is now being hauled offsite.
  - **Lisa** suggested that odors could be related to water transfers from Loveland Reservoir following vegetation growth and biological decomposition. **Michael** asked whether that process would smell like sewage, and **Lisa** responded that it could.
- Traffic impacts were also discussed, with members noting increased housing in Tecate, manufacturing expansion, affordability issues in San Diego, and general urban sprawl as contributing factors.
- **AI** will forward a presentation by Erica Pinto.

#### 9. Park Land Dedication Ordinance (PLDO) Project

- Dan Neirinckx reported that there are no new updates on the school area site and expressed concerns about safety near the creek and the small, difficult-to-access nature of the location. He stated he would continue attempting to contact stakeholders.
- **AI** explained to Joe Coppola that PLDO funds accumulate over time and currently total approximately \$600,000. Dan Neirinckx noted that the fee is approximately \$7,000 per house and that funds do not expire.
- Kelly Elmore asked whether grant opportunities were available through Supervisor Anderson’s office. Vicki Hsu responded that a grant manager oversees such programs.
- **Ed** noted that Supervisor Anderson has \$200,000 in discretionary funds.
- **Michael** suggested exploring additional potential sites and offered to help review properties. **AI** said he would resend a list of vacant parcels in Jamul.

- Other site ideas discussed included Granite Lyon property, partnering with the Jamul Indian Village, and potential use of the Barrett House. **Steve Wragg** noted that JDCPG had discussed opening a dialogue with Andrew Hayes and JIV.

#### 10. Capital Improvement Plan (CIP) and Addition of Skyline Truck Trail Barriers

- **AI** raised concerns about recent fatalities and accidents along Skyline Truck Trail and Lyons Valley Road, including multiple vehicles going over embankments. He proposed requesting guardrails.
- **Ed** agreed and suggested developing a consistent priority list of dangerous road segments, including Highway 94 to Lyons Valley Road.
- **Michael** recalled that County staff had previously identified Lyons Valley Road for guardrails over five years ago, with no action taken.
- **Lisa** explained that the CIP is a prioritized list rather than guaranteed funding and helps the County allocate resources efficiently. She noted that improvements have been made in other areas, such as culverts near Four Corners.
- **Steve** suggested including mile markers in requests and recommended that **AI** circulate the existing CIP list so members can review and vote on updates, with public safety as a priority.

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

- **AI** announced Annual Training dates and requirements.

#### 12. Review of Action Items

- **AI** to forward wildfire evacuation contacts to **Preston**.
- Members need to complete **Form 700** by March 31.
- Ethics training is due every two years.

#### 13. Adjournment: 8:10 pm

## NOTICE OF NEXT REGULAR MEETING

Tuesday, February 3, 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.*