



**Unincorporated Area of the County of San Diego**  
**P.O. Box 613, Jamul, CA 91935**  
**Final Minutes**  
**DATE: June 3, 2026**

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1. Call to Order: 7:06 pm
2. Roll Call
  - **Present**: John McClure, Preston Brown, Janet Mulder, Lucille Hargraves, Kelly Elmore, Michael Casinelli, Eve Nasby, Ed Mollon, Ivor McCallister, Thomas Gray, Steve Wragg
  - **Excused**: N/A
  - **Unexcused**: N/A
  - **Vacant**: Seats 2, 6, 9, 10
3. Review and Approval of Minutes: May 19, 2026
  - **Michael Casinelli** moves to approve the May 19, 2026 Minutes as written.
  - **Motion passed unanimously.**
4. Open Forum
  - After 50 years of service to JDCPG and the community, **Janet Mulder** shared a farewell address with guests and members. **See Attachment I** for a copy of what she read.
  - **Michael** reminded everyone of Steele Canyon High School traffic impacts during their graduation on June 4.
  - **Michael** shared that Dan Neirinckx is hospitalized with a poor prognosis. Dan has served many years as a great Chair for JDCPG and is a life-long resident of Jamul who is loved and respected by this group and his community. He is in our thoughts and prayers.
  - **Lucille Hargraves** shared that Paul had received an update from Caltrans representative Tyler Hicks, who informed him that the much-needed signs that were requested have now been installed at SR94 and Maxfield Road.
  - **Kelly Elmore** shared that she has made contact with Chairwoman Pinto and is now in the process of identifying a time to have a discussion with the Chairwoman.
  - Becky Rapp shared that she is grateful to have known **Janet** through Zoom. Becky appreciates all of **Janet's** service and wishes her the best of luck. Becky then shared that the Socially Equitable Cannabis Program will not be presented to the BOS until August 19 and September 2. She urges everyone to attend the meetings and share our concerns about this program as it focuses more on equity rather than on any health or environmental concerns.
  - Kathleen Lippet shared her concerns and sympathies for Dan N.'s hospitalization. Kathleen said that Dan was an amazing Chair, and she hopes for a miracle on his behalf. Kathleen said that **Janet** has been a godsend at the JDCPG meetings, and thanked **Preston** for stepping up to be Chair once again. Kathleen thought it would be a good idea for some of the county communities who are being asked to relent on their Dark Sky commitment to take a look at the scattermap of

night-time light pollution pre- and post-casino that **Preston** had shared with the group last year. The grow lights from marijuana farms could impact the darkness of the skies in these communities. The Cannabis program and other projects are not in the best interest of residents or the environment but simply benefit the “for profit” businesses. In Borrego Springs, SDGE wants to run their 145-mile Powerlink directly through the park as they say it is easier to go through it than to go around it. This is not in the best interests of the community or the environment.

- Lisa Hodgson shared that the sage guidance and wisdom from **Janet** were invaluable for Lisa during her time in the JDCPG.
- **Preston** shared that **Janet** has really made this group what it is today.

5. Discretionary Permit Application: PDS 2026-VAR-26-030

- **Ivor McCallister** volunteered to take charge of this application and complete all the paperwork. It is for a variance on a setback to put in an agricultural building.

6. Public Concern over Illegal Property Use and Development:

Latter Day Mormon Church Building at 14808 Lyons Valley Rd; 4.29 acres

- The current owner of this property is listed as 14808 Lyons Valley LLC (Gary Sako and Brian Sheena)
- Alan Wickenberg spoke this evening, as did David Broz and Laura Torbett. Concerns about how the new owners of this property want to use it as a venue for weddings and other events were shared.
- More than one of the neighbors have already spoken directly to the current owner.
- Points shared by speakers and guests included the following:
  - Church services have not been held here since April 2020.
  - Currently the property is zoned for church or agricultural use.
  - The owners want to use the building not as a church, but for weddings and other events.
  - Concerns about any event being held at the building include how often and how long an event may be; light pollution from events; noise pollution; increased traffic; overall disruption of the peaceful and quiet quality of life that currently exists.
  - The owner has stated to neighbors that currently he can hold two events monthly (which is not accurate), and he then tried to get them to sign a petition that would allow him (the owner) to hold four events monthly.
- **Steve Wragg** advised community members to file a formal complaint with Code Enforcement and the officer will follow through with the owner and the neighbors. **Steve** shared Code Enforcement contact information with community members who were present this evening.
- JDCPG members discussed further how to best support resolution of these complaints. **Preston** volunteered to contact the County about this and then follow up with neighbors who have shared their concerns this evening.

7. Public Concern over Illegal Property Use and Development:

“Sky Ridge Farm” 87-acre parcel off Ava Loma Road, past the Rustic Ridge Winery

- Gary Smith and Lezlie Hamrick-Smith spoke this evening. They shared their concerns about the 87-acres that were purchased by Mike Hayford and Donovan Jones. The property is listed as an LLC in Wyoming.

- The Smiths said that as far as they knew, after speaking with the County, no permits have been filed as of yet.
- They are also concerned that the current owners are already taking money for memberships, and state on social media posts that they have an opening scheduled for late 2026-early 2027. The owner has had one dinner on the property for his “VIP” members. **Michael** questioned whether this could be considered fraud as the owner is selling commercial services and accommodations without permits or County approval.
- The owner seemed to be telling different things to different neighbors. When Mike (the owner) first came to the Smith’s house to introduce himself, he said he was going to plant lavender and trees, but then his website came out and they realized that this was not his plan at all.
- At another time, Gary was documenting the changes that the owner was making to the property and shared with the owner that he would need permits for these changes. The owner began to speak of how everyone probably has permit violations, and then the owner threatened court actions at this point. Gary walked away from this confrontation.
- Gary is very concerned about the amount of grading that has already been completed. All the brush has been removed, and a road has been cut through the property. Gary believes that all of this has been done without a permit. When Jose Ortuno at Code Enforcement came out to the property, he was not concerned with the grading and suggested the neighbors contact him again when the owner “starts to build something”. **Steve** suggested that they speak with Jose’s boss.
- Lezlie was told that 20 acres of the property were to be lavender fields. The property owners have also posted on social media that they have plans for Eco-domes with firepits, as well as a store and microbrewery. The owners have already moved over 250 cubic feet of dirt. **Steve** said the owner needs a grading permit for this. The owner has also installed two 10,000-gallon water tanks.
- Lezlie has also spoken with Dianne Jacob about these concerns.
- Paul Dombkowski said that one of the properties that butts up to the perimeter of the 87 acres on the western side is Dave Imrie’s property. He added to the complaints shared by the Smiths. He has been to the property and notes that acres of grading have already been completed. The grading and property changes impact Ava Loma as well as Isla Vista. Three properties butt up against the graded property. The planned eco-bungalows will be right on the edge of these properties.
- Paul said light pollution, wildfire risks, and noise pollution will be significantly increased. There could be up to 325 people on and around the property at maximum capacity, according to the owner. This can impact all the roads. **Preston** added that access to the property is difficult as it is on a narrow, winding private road.
- Bethany Creteau shared how the private road that is shared by the ten homeowners is already falling apart. This narrow private road is the only way into and out of the Sky Ridge property. The traffic on this road will be greatly impacted. The fire risk will be highly elevated. It is written in their deeds that all 10 houses are responsible for the upkeep of this road, but one person could decide to pay for the repairs and then put liens on the other owners’ properties. Can the current owner do this? Bethany is greatly concerned about this.
- Lisa Hodgson said it is worth noting that their website boasts the “Sky Ridge Brewery” and no liquor license has been brought before JDCPG.
- **Steve** asked if Paul might be able to contact Jose at the County.
- **Ed** added that drainage issues may be another issue that can be brought up with the County.
- **Kelly** volunteered to call PDS about this.
- **Preston** told neighbors to keep documenting the changes through continued pictures and video.

## 8. Comprehensive Multimodal Corridor Plan (CMCP)

- **Preston** attended the CMCP webinar on May 27. Their next meeting will be in August. In the meantime, **Preston** will continue to follow up on this, as JDCPG has yet to be added to the group, even though the leaders of this group have said that we are now listed as participants.
- **Janet** said that we need to continue to point out how our group was not included.
- See an overview of the plan online: [SANDAG SR94 CMCP](#)
- You may view the presentation online on [SANDAG's YouTube channel](#).
- [Sign up online \(https://www.sandag.org/about/get-involved/Subscribe\)](https://www.sandag.org/about/get-involved/Subscribe) for updates about this project.
- **Ed** and **Eve Nasby** finished the draft survey to help document traffic issues along SR94. **Lucille** will share the draft with members so that everyone has a chance to preview it before discussing it at our next meeting. After it is finalized, it will be pushed out to the community to use as a tool to document hazardous traffic situations that they see or experience. **Ed** asked if anyone has a source for a QR code generator for the survey, and **Eve** volunteered to help him with that.
- **Ed** reiterated that traffic studies have been completed for multiple projects on SR94, and since the intersections that were used in the study were already rated as an "F", the studies always show "no impact" for projects because the "F" rating means there is no way to improve or mitigate it.

## 9. TAC (Traffic Advisory Committee)

- **Lucille** shared that she received an email from Barra Manaseer at the County. The email said that a traffic study had been completed for Lawson Valley Road, and based on that review, the TAC approved and recommended establishing a 35 MPH speed limit on Lawson Valley Rd from Skyline Truck Trail to the end of the County-maintained roadway, along with certification for radar enforcement.
- The BOS needs to review this, and then, if they approve it, County staff will install speed limit signs and pavement legends, as well as coordinate with law enforcement regarding enforcement.

## 10. Granite Lion Project PDS-AD-18

- At our last meeting, **Ed** had asked Sean Smith for a sound study and **Eve** had asked about a traffic study. **Ed** will follow up with Sean Smith about these items. **Preston** will send contact information to **Ed**.

## 11. Jamul Shopper and Facebook Page Notices

- **Eve** will place another ad in the Jamul Shopper advertising vacancies for seats 2, 4, 6, 9 and 10 (this includes Janet's seat). She will also place a tribute ad for **Janet**, so please email her any information about Janet that you wish to have her include.

## 12. JDCPG Officer Announcements and Reports

- Make sure to email **Preston** if you know you will be missing any upcoming meetings.
- **Michael** contacted County Counsel regarding ZOOM policies for members to see if there is any opportunity for ADA qualified members to attend meetings exclusively through ZOOM and still be counted as part of the voting quorum.

### 13. Review of Action Items

- **Lucille** to share draft Traffic Survey with members via email.
- **Eve** to place an ad in the Jamul Shopper for vacancies on JDCPG with corrected email and meeting start time.
- **Eve** to create QR code for Traffic Survey.
- **Kelly** to contact PDS about Sky Ridge Farm property concerns.
- **Ivor** to follow up with Discretionary permit application.
- **Ed** to contact Sean Smith or Granite Lion Winery about noise study and traffic study.

### 14. Adjournment 9:02 pm

## NOTICE OF NEXT REGULAR MEETING

Tuesday, June 16, 2026 @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.*

## Attachment I

### JAMUL DULZURA COMMUNITY PLANNING GROUP MEMORIES!

In 1978 a group of dedicated residents of the Jamul Dulzura Area ran for seats in the newly established Jamul Dulzura Community Planning Area and were elected to serve in the capacity as advisors to the San Diego County Board of Supervisors, Planning Commission, and County Department of Planning. Elected members included Paul Jacob, Gerald and Janet Mulder, Dr. William Hendrix, Marty & Kirch Kirchman, Sally and Gabe Schonning, and seven others. Lots of development was proposed for our rural Jamul Dulzura area, and hours were spent reading plans, walking property, and talking to community members. The first several years also included setting up bylaws and rules to follow along with a few other newly established Community Planning Areas.

Our main job was to advise the Board of Supervisors and County Staff as to the views of the community regarding proposed development in the Jamul Dulzura Region. We were also charged with developing guidelines for development in our area. I served many years as the Secretary of the Jamul Dulzura Community Planning Group, spending hours and hours establishing the records that would help us throughout the years.

Having been a member of the Jamul Dulzura Community Planning Group since the 1970s, I have witnessed amazing growth in our community, and while we always worked to make each development good for our Jamul Dulzura Region, fighting hard to "Keep Jamul Rural!" we were not always totally successful! It has been quite a journey and a strong learning experience that will always be a part of my heart! Thanks for letting me share the love of our beautiful area for so very long! Good luck with "Keeping Jamul Rural!" in the future!! I am counting on you to carry out the tradition established over the years as I tender my resignation to JDCPG!!!  
Janet Mulder, Jamul Dulzura Community Planning Group 1978-2026