



Unincorporated Area of the County of San Diego

P.O. Box 613, Jamul, CA 91935

FINAL Minutes

DATE: June 16, 2026

1. Call to Order: 7:05 pm
2. Roll Call
 - **Present**: Preston Brown, Lucille Hargraves, Kelly Elmore, Michael Casinelli, Eve Nasby, Ed Mollon, Ivor McCallister, Thomas Gray
 - **Excused**: John McClure, Steve Wragg
 - **Unexcused**: N/A
 - **Vacant**: Seats 2, 4, 6, 9, 10
3. Review and Approval of Minutes: June 3, 2026
 - **Ed Mollon** moves to approve the June 3, 2026 Minutes as written.
 - **Motion passed unanimously.**
4. Open Forum
 - **Eve Nasby** said she would like photos for the Jamul Shopper article on Janet Mulder. Please send them asap.
 - **Michael Casinelli** asked about the road project across from Steele Canyon High School. Members speculated as to whether it is a pull-out for drop-offs and pick-ups for students or if it is a bus stop. It will become clearer as construction continues.
 - **Ivor** spoke with "Alex" at the County in regard to PDS 2026-VAR-26-030. The County has not yet completed a deep dive into the scoping letter, and they have asked for more information from the owner at this time, including elevation and height information. The setback is 50 feet in the rear, so Alex said that the variance is a reasonable ask, but if it is approved it would open a lot of other variances in the neighborhood. Ivor said we will ask the homeowner to come in once the rest of the information is shared with the County. **Chair Preston Brown** should receive information from Alex when it comes back through.
 - **Kelly Elmore** gave an update on the Sky Ridge Farm property. She has received three emails back from different portions of PDS with respect to violations. Kelly also said that permits have been submitted for an agricultural homestay and microbrewery with the County. Michael Hayford (one of the owners of the property) was in attendance at the meeting and shared some information with **Kelly**. The two of them will be in contact. This property will be discussed in greater detail at our next meeting. **Michael** added that JDCPG does not get involved until the County gives us information about the scoping letter.
 - **Preston** shared that a \$5.9 million grant to the Endangered Habitats Conservancy (EHC) will acquire 1,226 acres near Jamul in San Diego County to protect habitat supporting species including the Hermes Copper Butterfly, Quino Checkerspot Butterfly and the California Red-

Legged Frog. The property strengthens a regional wildlife corridor linking conserved lands across eastern San Diego County and expands long-term habitat protection within the Skyline conservation complex. “The Skyline North Phase II project will conserve a large, biologically diverse and beautiful landscape of oak woodland, riparian and chaparral communities,” said Michael Beck, executive director of EHC. “This acquisition protects a critical regional wildlife linkage supporting threatened species including the Hermes Copper Butterfly, Southwestern Pond Turtle, and California Red-Legged Frog.”

- Linda Owen and her husband spoke about concerns they have with respect to the two properties that border their own property. Jamul Fire Safe Counsel suggested they speak with JDCPG for guidance on what to do. Their property is in the area of Mexican Canyon Road and Jamul Drive. It is bordered by properties owned by Fish and Game, and Jamul Community Church (JCC). The Owens are concerned with the amount of dry wood and overgrown trees on both of these properties. Mrs. Owen was told by Federal Fish and Game personnel that they did not have the manpower to help trim the trees, and they would not give the Owens permission to do the work on their own due to protected species located on the Fish and Game property. When **Michael** asked if the road is private, Mr. Owen said that it is a County road that is unimproved, which goes all the way to Peg Leg Mine Rd. Mr. Owen described it as a “jeep trail”. Lisa Hodgson asked who owns the road, and the owners stated that it is County owned. Lisa said that the property owner is most likely responsible for maintaining the road. **Preston** will contact the Owens, and JDCPG will add them as a future agenda item after they speak to each other.
- Becky Rapp voiced her concerns as smoke and vape shops are openly advertising and selling products that violate state law. These products are advertised in storefront windows and marketed in ways that everyone in the community can see, including children. These businesses continue to openly operate. Although the smoke shop Becky referenced is not in the Jamul Dulzura area, Becky says that signs in many smoke shop windows are illegal and these smoke shops are not being monitored carefully. Becky wonders how the public can have confidence that cannabis-related operations will be monitored and violations enforced when existing smoke shops cannot even be monitored now. Becky reiterated some major concerns with allowing cannabis operations in the unincorporated areas, including water use and public safety concerns. She encourages members to voice concerns to the BOS (Board of Supervisors) as the Socially Equitable Cannabis Program is coming forward in August.
- Kathleen Lippet said that Becky is correct, and the enforcement and lack of policy leads to these products being sold. Smoke shops have fewer restrictions than cannabis shops will. The smoke shops “very much appeal to youth”. Kathleen also spoke about high density housing projects including the planned Fanita Ranch project located in Santee – this planned development is already involved in a lawsuit. High density home development in the unincorporated areas are usually built in high-risk fire zones, and these developments do not have enough ingress and egress for comprehensive fire safety. Kathleen feels that the current BOS has lost their desire to work with unincorporated communities, and they no longer focus on meeting the needs of the residents in these areas.

5. Presentation by Tayler Waltermire, NOAA Group

Regarding 3470 Sky Trail Ranch Rd; site walls within the easement

- Joe Holasek with NOAA is here representing the owner of the property. Joe gave an overview of the project that had previously come before JDCPG in 2024, explaining how he believes that many of the concerns voiced at that time have now been resolved. The owner was directed by

the County at that time to complete a number of things. Mr. Holasek said that the owner is now at a point where they need a recommendation from JDCPG.

- JDCPG members and Mr. Holasek discussed some of the previous concerns about the property's project, including such issues as road width and evaluation of the road by CalFire/SD County Fire Authority; whether the front of the property had been established yet; the height of the wall and whether the administrative permit allowed the wall height to be raised; site lines and visibility around the wall; whether the wall was built on a storm water runoff channel as neighbors had said; and the actual purpose of the wall.
- Lisa Hodgson, former Chair for JDCPG, shared online the letter our group had voted on and sent to the County PDS.
- **Michael** asked if Mr. Holasek or the owner had spoken to the neighbors recently, and Mr. Holasek said that the neighbors aren't really getting along with his client.
- **Preston** asked Mr. Holasek what he needed from JDCPG. Mr. Holasek replied that he believed that the previous issues have now been met and said he and his client needed a vote from the group.
- **Michael** said that the group needs a form 534 from the County before any vote can be made.
- **Preston** said Form PDS 534 must be given to JDCPG from the County and be filled in and ready for the group.

6. New Member Application: Lindsay Ehrlich-McCallister

- Lindsay spoke to the group, sharing her background and some details about her family. She stated that Jamul has been important to her since she was young, and now that Lindsay and her husband live in Jamul, they both want to be involved in the community. Their daughter also lives in Jamul. Lindsay said she has gained expertise in planning, scheduling, finances, and problem solving while working for her husband's business. She said she is ready to listen, to learn, and to serve.
- When asked about her vision for Jamul, Lindsay said that she does see some potential for growth in Jamul and realizes that it has grown a lot since she was a child, but that she hopes that the peace of quiet of Jamul can still be preserved. **Preston** asked what problems and issues Lindsay sees as important to Jamul. Lindsay said that conservation is an important area for her.
- **Preston** said that Lindsay's application can be sent in after the County says that we can do so due to the fact that we are in an election year. **Michael** said that Lindsay needs to go through the steps to place her name on the ballot for now, and if we do not have enough applicants to fill all vacant seats after August 11, the BOS should approve her application.

7. Comprehensive Multimodal Corridor Plan (CMCP)

- The survey that **Ed** and **Eve** created was discussed. It is to be used as a tool by community members to quickly and easily report unsafe traffic conditions that they see (or may be involved in) that occur on SR94. CHP had requested that we collect data along a very specific part of SR94, so the survey has been designed to do just that. The survey is designed to record specific unsafe traffic events and can be used multiple times to record different events. It can easily be completed in less than a minute.
- Members discussed the survey and overall, they were extremely satisfied with it. **Ed** and **Eve** will add a small introductory paragraph on how best to use it and make sure it is as user-friendly as possible before it is pushed out to community members. The survey in its completed form will

be shared with the community in multiple ways: JDCPG Facebook page, Deerhorn Valley's page, the Jamul Shopper, posted flyers at the hardware store and post office, JDCPG's email list of contacts, and word of mouth within the community. A QR code will be included in all postings for quick access to the survey.

- The goal is to collect data for approximately four to six weeks and then revisit this issue.
- **Kelly** has volunteered to organize the collected data before it is shared with CHP.

8. Granite Lion Cellars PDS-AD-18

- **Ed** spoke with Sean Smith on June 9. Sean told him the traffic study had been completed, and that the sound study is in progress. Sean will get the data to JDCPG when it has been completed. At that point, members can have a final discussion and vote on whether they support approving the application.
- **Ed** has not noticed a lot of traffic concerns surrounding the Granite Lion Cellars currently, but he wonders about what may happen when they have events. Jamul Highlands is a popular walking street, as well as a place for many people to ride their horses.
- **Ed** recommends a visit to the winery if you have never been, so that you can see what it's like. Their neighbors are not really close, so amplified music will most likely not be an issue.

9. Jamul Shopper and Facebook Page Notices

- **Eve** plans to place a new ad in the Jamul Shopper with respect to vacant seats.
- **Kelly** will post our completed survey on the Facebook page when it is ready. She will also begin posting the link for Final Agendas and Final Minutes from the County's website.

10. JDCPG Officer's Announcements and Reports

- **Preston** summarized some of the main points from the meeting with Supervisor Joel Andersdon and CPG chairs on Thursday, June 11:
 - The ordinance that covers County Policy I-1 will allow ADA accommodations for full ZOOM attendance for planning group members.
 - Supervisor Anderson will assist in making sure our vacancies do not have to remain empty until January 2027 due to upcoming elections. The Supervisor sees no reason why new members cannot be appointed by the BOS after the Registrar of Voters has determined an election is not necessary.
 - **Preston** asked Andrew Hayes if Kevin May can just be reinstated since he has previously been appointed and his seat has not been filled.
 - Supervisor Anderson discussed ending secret subcommittees on the BOS. He also discussed real estate transfer taxes, rural concerns vs city concerns, unincorporated areas becoming incorporated and how this makes a difference with respect to tax dollar allocations.
- **Ed** shared that he and Steve Wragg met with Andrew Hayes to speak more about opening a positive line of communication with JIV leadership. Even though the previous meeting fell through, Andrew is still interested in helping us accomplish this and is optimistic that another meeting can be arranged.
- **Kelly** has been in contact with Andrew as well and she told him that she has mutual acquaintances with Chairwoman Pinto.
- Three JDCPG members have volunteered to be on the ad hoc committee to meet with JIV leadership and Andrew Hayes: **Kelly Elmore**, **Ed Mollon**, and **Steve Wragg**, with **Ed**

volunteering to chair the committee. The purpose of this meeting is to encourage a collaboration between JDCPG members and JIV leadership so that we can best serve our community together going forward.

- **Preston** said that since this would be an ad-hoc committee, no Minutes will need to be recorded. He also said that good things can happen when we all work together.
- **Ed** also requested to join our PLDO committee so that the community park that **Michael** and Dan Neirnixck have worked on for so long does not just fade away, especially in light of the fact that Dan is gravely ill. **Ed** was able to share a park idea with Andrew Hayes, and Andrew would like to consult with the PLDO committee as he is 100% behind it. Andrew said that the idea that **Ed** has shared with him is a “matching funds idea”. The PLDO committee members will now include Andrew Hayes as a consultant, and JDCPG members **Michael Casinelli, Ed Mollon, and Kelly Elmore.**
- Suggested future agenda items include: Sky Ridge Farm; The Owens Property; PLDO; JIV Subcommittee (name tbd still)

11. Review of Action Items

- **Eve** to place Jamul Shopper ads for open seats and QR code for completed Traffic Event Survey. **Eve** will also make the flyers to be posted for the completed survey.
- **Preston** to contact the Owens with respect to their concerns with overgrown trees and dead wood on the two properties bordering their property.
- **Kelly** to update JDCPG Facebook page with completed survey (including QR code), vacant seats, and links to County website for Final Agenda and Final Minutes.
- **Kelly** to create name for JIV/JDCPG communications committee

12. Adjournment 9:13 pm

NOTICE OF NEXT REGULAR MEETING

Tuesday, July 7, 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.*