



Unincorporated Area of the County of San Diego

P.O. Box 613, Jamul, CA 91935

Final Minutes

DATE: July 7, 2026

1. Call to Order: 7:05 pm
2. Roll Call
 - **Present**: Preston Brown, Lucille Hargraves, Kelly Elmore, Eve Nasby, Ivor McCallister, Thomas Gray, John McClure, Steve Wragg, Michael Casinelli (ZOOM)
 - **Excused**: Ed Mollon
 - **Unexcused**: N/A
 - **Vacant**: Seats 2, 4, 6, 9, 10
3. Review and Approval of Minutes: June 16, 2026
 - **Eve Nasby** moves to approve the June 16, 2026 Minutes as written.
 - ***Motion passed unanimously.***
4. Open Forum
 - **Eve** would like to place a memorial in the Jamul Shopper to honor Dan Neirinckx on behalf of JDCPG. Members like this idea. Please send any pictures to **Eve** by July 15.
 - Kevin May shared that he is still the contact person for the Jamul Shopper ads. **Eve** will reach out again to the Shopper to get this fixed.
 - Becky Rapp asked members and guests to pay close attention to the County's Socially Equitable Cannabis Program. It will affect unincorporated areas for years to come. The City of San Diego is finding that they have to make new ordinances for those who do not follow the law. The city just adopted a new delivery ordinance today that gives us a preview of what can happen when a cannabis industry expands. The city has fines that can run from \$20,000 or more per day for ongoing violations, but the City is unable to properly enforce the regulations. The County struggles with enforcement as well. Expansion is only going to make it more difficult. Becky gave an example of an ad in the SD County Cannabis Times that pairs marijuana products with food. This event is being advertised as a Lakeside event and is completely illegal. Becky feels that this is only the beginning of what we may see in our unincorporated areas and encourages members and the public to speak at the upcoming Board of Supervisor (BOS) meetings to share their concerns.
 - Kathleen Lippert is concerned that the County policies are often paradoxical to their rhetoric. They speak of quality for residents and protecting them from crime, but the actual policies are often inconsistent with what they say. She hopes the public will notice this and begin speaking up at County BOS meetings and call the supervisors out on policy not matching practice. She specifically spoke of the County's Cannabis program that ignores environmental harms and allows cannabis equity permits for those formally convicted of drug crimes.

- David O'Brien thanked JDCPG members for all the hard work they do. He then asked about the administrative steps that a concerned citizen might take with respect to the property that was the former LDS church. **Preston** asked David to share his email so that JDCPG can let him know when we will next have this on the agenda.
5. "Sky Ridge Farm", LLC, 0 Ava Loma Road, Jamul; (APN. 596-161-19-00)
- Presentation by owners Michael Hayford and Donovan Jones. They are in the application process with the County PDS for starting an Agricultural Homestay and Agricultural Microbrewery, sometimes called a "farm stay". The property is zoned A72.
 - **Preston** opened by stating that this presentation is a chance for the owners to tell the community about their plans, and for neighbors in attendance at tonight's meeting to ask questions directly to the owners. He reminded guests and members that everyone gets a chance to voice their concerns, and in the end, the County will decide what will happen. He cautioned the owners and guests that JDCPG is not a governing body, but the County is.
 - Michael Hayford then spoke, reading from his prepared notes. He began by sharing that he was not a stranger to the Jamul area and gave some of his personal background including how both he and his wife graduated from El Cajon Valley High School, and how their family owns Sky Ridge, and that he and his wife would eventually like to retire there. Michael said that he and Donovan had been friends for years. Michael said that the property was previously used to grow pot, and that it was an RV site for homeless people. Michael and Donovan have since secured the site and hauled away truckloads of debris and garbage. Today, they are restoring the land. Michael and Donovan have signed a 10-year agricultural agreement with the County in accordance with the Biological Mitigation Ordinance (BMO). They have planted several acres of lavender and have retained swaths of natural vegetation on the property to date.
 - According to Michael, they have been working with the County for their Ministerial Permit since October 2025 and met with the County in 2026. The agricultural agreement was executed in February 2026. Michael says that zoning permits are now in place, and that they will be submitted once the project plans are completed.
 - Michael said that this process is not new to Jamul and pointed out that some of the wineries have overnight stays available on their premises. He did not say which wineries, although later in the meeting he mentioned that Rustic Ridge Winery has an Airbnb on their property. Michael said that their goal is to generate a little revenue on the farm side of their business. Their farm store will take up about 300 feet within their agricultural building.
 - When **Steve Wragg** asked when plans would be ready for JDCPG to review, Michael explained that they have a site plan, and the site plan has most of what Steve asked for. Michael continued and said that they have submitted a "Zoning Verification Permit" as of today, and as part of that they submitted their basic preliminary site plan. Michael said that the County has not yet reviewed the submittal. Michael also said that the agricultural homestays and the microbrewery are ministerial and by right and this is why JDCPG did not receive any information from the County about this project.
 - **Steve** explained how a ministerial permit is similar to a Driver's License: if you meet the stipulations of the ministerial permit, then you can go forward with your project. Stipulations include such things as noise levels and numbers of overnight guests allowed.
 - Bianca Larenzana, the County planner working with Michael on the review of his ministerial permit, explained that for the zoning verification permits, these will require ministerial permits, and therefore no discretionary permit is required. She also said that her review is limited. The County's zoning ordinance Section 6157 has a list of requirements that must be met. Bianca

said the County is currently in an iterative review process and is working with the Fire Department, the Health Department, and others to review the project. They will then consider the zoning verification permit.

- **Steve** asked Bianca to explain the agricultural clearing exemption due to agriculture being on site. Bianca said the exception to clear states that the clearing needs to be completed within one year of the agricultural agreement being executed. The property has to remain in agricultural use for ten years. This agreement also exempts the property from Biological Mitigation Ordinances (BMO). The owners do not need a clearing permit if this is so. Bianca also said that ministerial permits are not subject to CEQA.
- JDCPG members and neighbors in attendance this evening asked Michael and Donovan questions about the property:
 - **Kelly Elmore** asked about the capacity that Michael is expecting for daytime service as well as overnight stays. Michael responded that the cap is 15 max consisting of up to 10 adults and 5 children. Michael says they do not have big expectations for “mounds” of people coming up the hill.
 - **Lucille Hargraves** asked if the owners are planning to live on site as this is a requirement to have agricultural homestays. She also stated that the site plan that was shared shows the living quarters for the owners to be 500 square feet in size. Michael confirmed that he and his wife would be residing in these living quarters but explained that it shouldn’t be an issue as they would be spending 80% of their time in the Agricultural Pavilion.
 - **Lucille** also asked when they expect their first harvest as their microbrewery needs to include a minimum of 25% of its ingredients from the agricultural products grown on the property. She also asked if they are able to have their homestay running before they begin a harvest as an agricultural homestay also has to have its primary income from the onsite agricultural products. Michael replied that the microbrewery counts as part of that primary income but did not mention a time frame for their first harvest to begin.
 - **Lucille** shared that she thought that the negative reception and fears from Michael’s neighbors may stem from the Sky Ridge Farm website and social media posts, as they depict a project much different than the one described in the site plan. Michael explained that pre-advertising helps a business and it needs to happen before the business actually opens. No explanation was given at tonight’s meeting as to why the social media posts do not depict his preliminary site plan accurately.
 - **Preston** shared that he believes that some of the fear around this project comes from violations for grading and landscaping that may not have been approved by the County. There was a lot of activity on the property that the County was not aware of, and that is now being monitored by the County Code Compliance Division.
 - **Michael Casinelli** had some questions for Bianca to answer: how will the County address things like community character, neighbor attitude, groundwater quality and quantity and open fire pits if this is a ministerial permit. **Michael** is also wondering if the open fire pits are not allowed by the Fire Marshall how this will affect the “business model” and having people stay on the property.
 - Bianca answered all of **Michael’s** questions:
 - She said that zoning verification permits are ministerial and recommendation by the planning group is not a requirement. However, they will accept any comments or questions that come from JDCPG or the community.

- Bianca said that community character is not a requirement or an explicit criterion for the agricultural homestay or microbrewery either. She said the homestay and microbrewery were adopted as acceptable uses and it is codified in the County's zoning ordinance. She said they would not make additional community character assessments as this is already part of the zoning ordinance.
- Bianca is working with the SD County Fire Protection District, and they will be involved in building permits later on. Bianca will ask them about the open fire pits and whether this is allowed or not and she will follow up with the group when she has received their answers.
- Bianca said that as part of the requirements for the microbrewery, it includes a requirement for a groundwater study. This is required and the applicant will have to provide that. Michael Hayford added that they are not intending to use groundwater, as they are going to primarily use "atmospheric water generation" and they will also buy water from the Browns, a local water truck business.
- **Michael C.** asked how the owners intend to water their lavender. Property owner Michael H. responded that it is a drought-tolerant species that requires minimal water. He explained that they will have smaller crops, and they are looking at about two acres of vegetables and some micro orchards "with ten trees here and ten trees there". Michael H. also said that they have almost 90 acres of watershed.
- **Preston** asked about soil. Michael H. explained that they have two types: Fallbrook and Cienega, with most of it being Fallbrook. Donovan added that this is why lavender and olive trees will grow there. They did have to put down some lime for the lavender they planted.
- Neighbor Steve Dyvig said that he and his wife moved to the neighborhood near Michael's Sky Ridge property for privacy and the view. It is on a private road, and all the properties were residential. "All of the sudden" somebody wants to build a business on this private road. From Steve's standpoint, he loves his privacy and he doesn't want to worry about someone leaving the microbrewery impaired and hitting him while driving on the private road.
- Neighbor Gary Smith lives to the east of the property. He can walk up to the top of his hill and see what has been done on Michael's property. He shared how he had a long conversation with Michael where they discussed the narrow beat-up private road and how Michael said there would only be five small Eco-domes. Gary asked about grading, and Michael explained his ten year agricultural agreement that allowed the grading. According to Gary, Michael also told neighbors that he was going to plant lavender and possibly some fruit trees. Gary shared how he had spoken with Jose Ortega at the County Code Enforcement and asked about permits and was told that no permits had been filed at that time. Gary then explained how Michael cut a road through the Sky Ridge property that is almost wider than the private road coming up to Gary's house. When asked by **Preston** if there was a specific question Gary might want to ask Michael, Gary said he does not believe anything Michael might say now, so he did not want to ask a direct question.
- Neighbor Lezlie Smith had multiple questions for Michael H. She asked about the status of his illegal grading. Michael responded that "it was closed; now it is miraculously reopened. Not sure now."
- Lezlie asked if Michael was going to maintain the private road since his private business would generate more traffic. Michael replied that assumptions were being made that he would be destroying the road. He is inheriting his responsibility for a road that has not been maintained. He then said that "this is a circular conversation" and requested that

homeowners who share the road need to make the road right, and then if Michael damages it, he will fix it.

- Lezlie asked what else would be planted besides the lavender. Michael said some citrus and avocados. She also asked how much manzanita was removed when Michael cleared his property. Michael responded that what was cleared was minimal, as they have only touched 8 acres of the almost 87 acres. Michael said that his road is 1700 feet long and 7 feet wide, and that he moved the dirt with his Kubota tractor.
- Lezlie also asked if Michael will have a liability clause if his guests drive drunk when leaving the microbrewery. She then asked if he plans to allow open fire pits at each Eco-dome as described on social media. Michael said “yes, gas fire pits”. Michael said they will carry appropriate fire insurance for their property. According to Lezlie, Michael’s website says that up to 350 people can be on his property. She is concerned that people from the city will be out here and they won’t know about the local fire hazards. **Preston** responded that the website is presentational, and that Michael will need to go through a full process to have fire pits approved.
- Neighbor Dave Broz asked how a loophole can be used to open this business and bypass so much permitting and planning. **Steve** explained how the zoning ordinance was changed to allow these agricultural homestays in order to support agricultural businesses in the County. Steve suggested he speak with Bianca for more information. Michael H. said it went into effect around 2020 in our County.
- **Steve** suggested to Michael H. and Donovan that they meet with all of their neighbors and have a dialogue about the entire project. **Steve** said that they really need to engage the neighbors, as there are many stipulations for Michael H. and Donovan to meet with this project, and if any of those stipulations are not met, it will be the neighbors who will be calling the County. **Steve** believes it might be better for the owners to work with the neighbors directly.
- **Preston** said that running a job site is going to be difficult. The ingress and egress are going to be difficult. He also said Michael H. and Donovan should communicate with their neighbors about everything they are doing.
- Michael H. said he wants to get along with everybody, and that they have only had one actual contractor on the property. He and Donovan took delivery of other things, including their water tank. Donovan added that he and Michael H. want dialogue.
- **Preston** reiterated the importance for the neighbors and the owners to start communicating, even though it may be difficult. He stressed to the neighbors that they have a lot of resources to follow up on this project to ensure that their properties and their water is not degraded. **Preston** also encouraged all in attendance this evening to sign up for our minutes and agenda by sharing their email(s) with him. He reminded them that they are always welcome to attend future meetings to speak out.

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

- Presentation by Justin Schuldies, owner, for Administrative Variance 2400 SF Detached RV Garage
- Dag Bunnemeyer spoke on behalf of Justin Schuldies. Dag shared that Justin is proposing a reduction from 50 feet to 25 feet for the setback in the rear of Justin’s property. Dag says that Justin has the neighbors’ support for the proposed setback change, with the exception of one

neighbor, who as of now has no objections to the change in setback, but simply does not want to sign anything. Dag has emails from all of the other neighbors.

- **Ivor McCallister** said that the owner had told him they have the neighbors' okay. When **Ivor** had requested more information on what they are building, the County said they are not requiring this to be submitted as the owner has not yet chosen a building. **Ivor** believes that the request for a 25 foot setback is not unreasonable, and there is no expectations for an eyesore when the building goes up. **Ivor** suggested the owner create a mock-up of the building and then share it with the neighbors.
- **Steve** asked about building specifics, even though the actual style has not yet been chosen. Dag said that the building will be metal with a metal roof, there is no plumbing involved, and it can be earthtone colors.
- **Steve** said it is a requirement for the County to have the neighbor sign, and if we get the final neighbor's signature, then JDCPG can vote on the project, as the group thinks it is a good project at this point.
- Justin is going to try one last time to get the final neighbor to support the project in writing. **Ivor** asked if the neighbor would mind if he reached out as a representative of JDCPG so that there is evidence that the neighbor does not oppose the setback change.
- **Preston** asked Dag to forward the emails of support from the neighbors that he does have.

7. Jamul Shopper and Facebook Page Notices

- **Eve** sent a quick note to Tammy at the Jamul Shopper to ask that all publications going forward do not show Kevin May as the contact person. **Eve** is also putting in the memorial from JDCPG for Dan Neirnicx.
- **Kelly** put tonight's agenda on the JDCPG Facebook page, as well as information on our five open positions. **Kelly** asked if the traffic survey had been completed yet. **Eve** said it is close, but not yet complete. The survey will be posted upon its completion.

8. JDCPG Officer's Announcements and Reports

- **Preston** is attending the CMCP meeting to represent JDCPG this Thursday. Any other member is also invited to attend.
- **Kelly** shared that the liaison meeting between JDCPG members and JIV leadership is still in progress. The subcommittee that has been formed for this is now known as The JDCPG-JIV Liaison Committee. Its purpose is to maintain open lines of communication between Jamul Indian Village leadership and the Jamul-Dulzura Community Planning Group, exchanging information and relaying community concerns on matters of mutual interest. The committee hold no authority to bind, commit, or make recommendations on behalf of JDCPG. Members include **Kelly Elmore**, **Steve Wragg**, and **Ed Mollon** with Andrew Hayes as a collaborative member.
- **Lucille** reminded members to let **Preston** know if they plan to miss an upcoming meeting, as we cannot reach a quorum if we have more than two members out.
- **Kelly** reminded us that the 2-minute limit for Open Forum speakers needs to be enforced for everyone. **Preston** has agreed to do so in the future. Kevin May said that the two minutes does not include follow-up questions from JDCPG members but is a time limit for the original speaker only.

9. Review of Action Items

- **Eve** to write Dan Neirinckx memorial and send it in to the Jamul Shopper.
- **Eve** to follow up with **Ed Mollon** on the traffic survey.
- **Kelly** to put vacancies and traffic survey (when finished) on Facebook page.
- **Ivor** to follow up with Dag for approval from final neighbor; emails from other neighbors to be sent to **Preston**.
- Regarding the “Stacked Jamul Fence Project”, **Preston** resent the original JDCPG Minutes (October 2024) with comment letter back to the County PDS. JDCPG questions, requests and concerns have not been addressed.

10. Adjournment 9:07 pm

NOTICE OF NEXT REGULAR MEETING

Tuesday, July 21, 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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