



Jamul – Dulzura

Community Planning Group

Tuesday, July 21, 2026 @ 7:00 pm

FINAL AGENDA

Hybrid Meeting

In Person

Jamul-Dulzura Union School District
Jamul Education Center
14,581 Lyons Valley Road, Jamul
CA 91935

Virtual

Zoom Meeting (video and audio)

<https://us02web.zoom.us/j/88050022406>

(Meeting ID: 880 5002 2406)

By Phone

669-444-9171 or 669-900-9128

1. Call to Order
2. Roll Call
3. Review and Approval of Minutes: July 7, 2026
4. Open Forum
 - Discussion of subject matter within the CPG's jurisdiction, not listed on the Agenda.
 - Limit of 2 minutes per person per topic. Open to both CPG members and the public.
5. Discretionary Permit Application: Schuldies Variance, PDS 2026-VAR-26-030
 - **Ivor McCallister** reporting.
 - Review for approval of Variance by our group
 - Dag Bunnemeyer, "Land Use Info LLC", representing owner, Justin Schuldies
6. Granite Lion Cellars Small Winery PDS2025-AD-25-018; 2801 Jamul Highlands Rd, Jamul Ca 91935; APN-597090-33-00
 - **Ed Mollen** reporting.
 - Review and discussion of Traffic Study – VMT Analysis by Intersecting Metrics
 - Review and discussion of Noise Analysis Report by dBF, Associates, Inc.
7. "Sky Ridge Farm", LLC, 0 Ava Loma Road, Jamul; (APN. 596-161-19-00)
 - Discretionary Permit Application: PDS 2026-AD26-006, Agricultural Homestay
 - Discretionary Permit Application: PDS 2026-AD26-005, Agricultural Microbrewery/ Distillery
 - PDS SD County seeking final comments from group on **Form 534**

8. Tiered Winery Rural Residential (RR) Expansion Project
 - Discussion of Focus Group Meeting #2, July 9th, presenting the “Draft Tiered Winery Zoning Ordinance Amendments (Draft Ordinance)”
 - 30-Day comment period ends on August 6th
 - <https://engage.sandiegocounty.gov/tiered-winery-rural-expansion>
9. SANDAG: Comprehensive Multimodal Corridor Plan (CMCP) SR-94
 - Review of Agency Coordination Meeting #2, July 9th.
 - Discussion of response of our group.
10. Jamul Shopper and Facebook Page Notices
11. JDCPG Officer’s Announcements and Reports:
 - Internal business
 - Input for future agenda topics
12. Review of Action Items
13. Adjournment

NOTICE OF NEXT REGULAR MEETING

Tuesday, August 4, 2026 @ 7:00 pm

Jamul-Dulzura Union School District - Jamul Education Center

14,581 Lyons Valley Road, Jamul CA 91935

Hybrid Meeting: Both In-Person and via Zoom

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.*

APPROVED 5/12/2020