



Unincorporated Area of the County of San Diego

P.O. Box 613, Jamul, CA 91935

Final Minutes

DATE: July 21, 2026

1. Call to Order: 7:05 pm
2. Roll Call
 - **Present**: John McClure, Preston Brown, 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, 4, 6, 9, 10
3. Review and Approval of Minutes: July 7, 2026
 - **Eve Nasby** moves to approve the July 7, 2026 Minutes as written.
 - ***Motion passed unanimously.***
4. Open Forum
 - **Eve** shared three items:
 - The Jamul Shopper ads should now have the correct contact information for our current chair.
 - It looks like the chandeliers have been removed from the old Mormon church property.
 - Jamul Highlands Road is crumbling again. She wants to make sure it is on our priority list for our CIP. **Ed Mollon** agreed with her and said that the road is really bad. **Ed** believes it is on our CIP list, but we have not updated this yet for 2026.
 - Kathleen Lippett shared her concerns over SDGE's Golden Pacific Powerlink. Its current proposed route will impact a lot of unincorporated areas. There are no plans to put the lines underground, and it seems that SDGE simply wants to choose the least expensive route, which will travel directly through Anza-Borrego State Park. Kathleen is also concerned with fire risks, as SDGE has been the source of wildfires in the past.
5. Discretionary Permit Application: Schuldies Variance, PDS 2026-VAR-26-030
 - **Ivor McCallister** shared that the last neighbor sent in a signed email, which means that all the neighbors are now on record as having no objections to the change in the rear setback from 50 feet to 25 feet.
 - **Kelly Elmore** moves to approve the variance PDS 2026-VAR-26-030 asking for a setback adjustment.
 - ***The motion passed unanimously*** with no objections.
 - **Steve Wragg** requested Dag's phone number for future communications.

6. Granite Lion Cellars Small Winery PDS2025-AD-25-018; 2801 Jamul Highlands Rd, Jamul, CA 91935; APN-597090-33-00
 - Sean Smith reviewed the data collected from the requested sound study and the traffic study that were both completed since his last visit.
 - Sean described the parameters of the sound study first. Members discussed their concerns around how a simulated sound study may not be accurate enough and would like to have more data collected during an actual event. Members requested “real world” testing. **Michael Casinelli** also suggested that Sean reach out to surrounding neighbors, especially those located in Rancho Jamul Estates. Sean agreed to reach out to the neighbors and do “real world” testing.
 - Members then discussed the traffic issues. **Eve** said that the road is dangerous for pedestrians who often walk the road, and is very concerned that the increased car traffic, especially during events at the winery, will only increase the threats to pedestrians both on foot and on horseback that use the road on a regular basis.
 - Discussions about the safety of the road also included the width of the road, the lack of sidewalks, the fact that there is only one access road to the winery, and the numbers and speed at which cars travel along the road – sometimes at freeway speeds.
 - Many suggestions were made as to how best mitigate the safety issues created by an increase in automobile traffic along Jamul Highlands including: posting speed limits; reduction of the number of events that would be held at Granite Lion; having the winery monitor the road during events; sending a letter to neighbors near the winery to get added feedback from them.
 - Sean agreed to reach out to TAC (Traffic Advisory Committee) to investigate the installation of speed limit signs. Sean also said that they will do more research and analysis and come back to JDCPG when this is finished.
7. “Sky Ridge Farm”, LLC, 0 Ava Loma Road, Jamul; (APN 596-161-19-00)
PDS 2026-AD26-006, Agricultural Homestay
PDS 2026-AD26-005, Agricultural Microbrewery/Distillery
 - Donovan Jones was present at tonight’s meeting via ZOOM.
 - **Chair Preston Brown** said he had spoken with Bianca Lorenzana at the County to clear up miscommunications around permits for this project. The County does not have a form that is designed to work with an application for a ministerial permit, so a Form 534 was sent to JDCPG. **Chair Preston** was informed by the County that JDCPG is welcome to make recommendations with respect to this project, but it won’t influence the County decisions. Recommendations and concerns can be shared on the form, or through other means.
 - JDCPG members discussed their concerns, with **Steve** asking if it is worth submitting anything as the County has said that it won’t have an impact on their decisions.
 - **Michael** had concerns about septic and leech fields, wondering if DHS (Department of Health Services) will determine this, and what PDS (Planning and Development Services) is going to tell DHS. Will porta-potties be required for events?
 - **Kelly** asked about event capacity. Donovan replied that it could be up to 350 people, but he doesn’t foresee this happening.
 - **Lucille Hargraves** is concerned that the microbrewery and geodome accommodations are being developed and advertised to be open soon before any sort of agricultural harvesting has even occurred; she is wondering if this is allowed under agricultural homestay rules.

- Donovan said that when events are held, “everything will be done as allowed”. Donovan also said that they know that it will be at least a year before the brewery will even begin, as at least 25% of the products used must come directly from the agriculture on the property.
- When **Ivor** asked about PRJ numbers, Donovan said that they are still working through their plans, so they have not yet discussed a permitting strategy, and that this is why they had not yet come to JDCPG. Donovan said structures would be first.
- After more discussion, **Kelly** agreed to compile a list of concerns and comments from JDCPG to be submitted to the County, based on the concerns expressed at tonight’s meeting as well as the comments recorded in the Final Minutes from our July 7 meeting.
- Donovan assured JDCPG that they are going by the book, and that they do not take this lightly. He said that they are well versed in the agritourism ordinances and that the County is not.

8. Tiered Winery Rural Residential (RR) Expansion Project

- **Chair Preston** attended the Focus Group Meeting #2, on July 9th, where the County presented the “Draft Tiered Winery Zoning Ordinance Amendments (Draft Ordinance)” He said there are some concerns, including a two-acre minimum lot requirement, noise levels, and entertainment. The County has heard that a winery can function on such a small area, but people questioned if this is true during the meetings.
- **Chair Preston** and **Steve** discussed how the VMT analysis (vehicle miles traveled) was relevant for this issue: if a winery can say that the travel would include multiple destinations, then the VMTs do not have as much of an impact. The County wants VMTs as low as possible.
- **Chair Preston** will send the ordinance to all members so they can review the changes that have been made to the Tiered Winery Zoning Ordinance. We can then compile our list of comments and concerns at our next meeting.
- 30-day comment period ends on August 6th
- To find out more about changes to this ordinance, go online at:
<https://engage.sandiegocounty.gov/tiered-winery-rural-expansion>

9. SANDAG: Comprehensive Multimodal Corridor Plan (CMCP) SR-94

- Both **Chair Preston** and **Vice Chair John McClure** attended the Review of Agency Coordination Meeting #2 on July 9.
- **Chair Preston** shared multiple points with the meeting attendees and leaders:
 - Having this CMCP end at the south edge of the Jamul Town Center and the Jamul Casino and Resort property leaves out a lot of important areas of the rural, southern corridor of SR-94 for consideration in this study. The area from the casino to the border should not be minimized as an appendix to the original project.
 - California Fish and Wildlife is a stakeholder in this project.
 - The traffic statistics were only based on traffic in general along the entire SR94 corridor, but it would be more accurate for SANDAG to gather traffic data from border crossers in particular. **Ed** added that the bulk of the traffic is not from local residents in Jamul and Dulzura, and that a lot of people who now use SR94 to get to Eastlake, Chula Vista, and the South Bay via Otay Lakes Road.
 - JDCPG needs to be included as a “stakeholder” in these discussions.
- Both Rubi Rosales and Paula Zamudio were on the Wildfire Evacuation Tour in 2025 so they are aware of the major issues of the threat of wildland fire and the danger of fire entrapment along the SR94 corridors.

- **Vice Chair John** thought that **Chair Preston** did a great job sharing at the meeting.
- **Chair Preston** recommends that JDCPG write a polite succinct letter reiterating these concerns and that we cc Andrew Hayes when the letter is sent to the leaders of the CMCP SR 94 project. If you have specific concerns that you would like **Chair Preston** to include in his draft letter, please let him know. The draft letter will be discussed and sent at our next meeting. He will send the Rick Engineering study to members to review, too.

10. Jamul Shopper and Facebook Page Notices

- **Eve** has submitted the memorial for Dan Neirinckx and the ad for vacancies in the Jamul Shopper.
- **Kelly** will continue to post County links for the Agenda and Minutes on JDCPG's Facebook page.

11. JDCPG Officer's Announcements and Reports

- No announcements or reports this evening.

12. Review of Action Items

- **Ed** to be in contact with Sean Smith for updates on noise concerns and traffic safety as well as Sean's communications with TAC.
- **Kelly** to create summary of concerns for Sky Ridge Farm project to be sent to County.
- **Chair Preston** to send Tiered Winery Expansion summary changes to members to review.
- **Chair Preston** to compose letter about CMCP concerns.
- **Chair Preston** to check on which members need to file for ROV (Registrar of Voters).

13. Adjournment 9:07 pm

NOTICE OF NEXT REGULAR MEETING

Tuesday, August 4, 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.*