



Unincorporated Area of the County of San Diego

P.O. Box 613, Jamul, CA 91935

Final Minutes

DATE: September 15, 2026

1. Call to Order: 7:21 pm
2. Roll Call
 - **Present**: John McClure, Preston Brown, Lucille Hargraves, Kelly Elmore (ZOOM), Michael Casinelli (ZOOM), Ed Mollon, Ivor McCallister, Thomas Gray, Steve Wragg
 - **Excused**: Eve Nasby
 - **Unexcused**: N/A
 - **Vacant**: Seats 2, 4, 6, 9, 10
3. Review and Approval of Minutes: July 21, 2026
 - **John McClure** moves to approve the July 21, 2026 Minutes as written.
 - ***Motion passed unanimously.***
4. Open Forum
 - Kathleen Lippett spoke this evening about how our public is not well informed about energy sources, and which should be pursued. The County has not really given the unincorporated areas any say about these matters. They have decided to pursue these energy sources whether residents like it or not. The County wants to monetize unincorporated land because they can, and they will be destroying lands in perpetuity. The public needs to be educated on these systems, including BESS, as they are low energy output systems and need lots of land. She believes we should be pursuing something that has a higher energy output with a smaller footprint, such as atomic energy, which is much safer nowadays when compared to previous systems.
5. New Membership applications and Returning Members Certification
 - **Chair Preston Brown** updated member and applicant standings:
 - Amanda Walters has expressed interest in becoming a member. **Chair** Preston will reach out to her to arrange a time for her to introduce herself.
 - Michael **Casinelli** and **Thomas Gray** will automatically be renewed and appointed.
 - Lindsey McCallister can now send her application and information to **Chair Preston**. He will forward her information, as well as other members' information, to Supervisor Anderson's office.
 - Kevin May has asked to be reinstated. Some of our newest members have never actually met Kevin in person, so Kevin re-introduced himself to the group. He shared that he came to the Jamul area in 1998. He was a veterinarian at El Cajon Valley Veterinary hospital, but recently retired. The prospect of Village 14 being built in the area brought Kevin to the JDCPG. Health

issues prompted him to resign recently, but now that the updated County Ordinance applying the Americans with Disabilities Act (ADA) will allow Kevin to participate and attend via Zoom, Kevin is requesting to be reinstated to JDCPG.

- **Chair Preston Brown** moves to reinstate Kevin May.
- ***Motion to reinstate Kevin May is passed unanimously (9 yes, 1 absent, 5 vacant).***

6. SANDAG/Caltrans: Comprehensive Multimodal Corridor Plan (CMCP) SR-94

- **Chair Preston** updated members about the status of his letter to Rubi Morales and Paula Zamudio with regards to the CMCP for SR-94. He spoke with Vincent Pirro, the new Border Patrol Public Relations Liaison, who will work with **Chair Preston** to set up a meeting with our group to inform them about the future plans for the recently constructed Brown Field Substation in Dulzura, as well as other plans for the SR-94 corridor affecting the movement of people and traffic in our area.
- **Chair Preston** stated that in making inquiries as to the use and dates for starting operations at the newly completed station just south of Dulzura that very little information was available. **Ed Mollon** said that the use of this building could influence traffic patterns along SR94, which is always a concern, but especially in the case of wildfire evacuations. **Ed** said that the risk of wildfire is definitely a major concern for the entire length of SR94, from downtown all the way to the border. Wildfire evacuation planning needs to be a priority for the easternmost areas of the CMCP for SR94 corridor, up to and including the border. It needs to be front and center in CMCP SR94 discussions.
- **Chair Preston** said he is waiting to hear back from a couple of more agencies and personnel before he finalizes the letter. He would like us to discuss it during our next meeting.
- **Chair Preston** also mentioned that CA Fish and Wildlife is no longer focused on the expansion of a larger parking lot and better access for educational and research opportunities at the Rancho Ecological Preserve on the south side of Daley Ranch, so this will no longer be included in the body of his letter.

7. Tiered Winery Rural Residential (RR) Expansion

- **Chair Preston** attended the September 10 meeting/open house, where many questions were asked about the details of this project.
- Some of the information that was shared during the open house meeting included:
 - The minimum area for RR Boutique Wineries increased from two to three acres.
 - The noise criteria is somewhat confusing. **Chair Preston** shared during the meeting that the County's current sound study recommendations don't work as well in our rural area.
 - VMT (Vehicle Miles Traveled) has a 3-mile radius for determining a qualifying VMT distance.
 - Retail expansion has complicated rules, one of which gave a square footage benefit for adding parking spaces. Attendees at the meeting commented that the linking of production floor area to retail area is somewhat confusing.
 - Outdoor spaces were emphasized as a good opportunity to increase occupancy for tasting, especially in relation to Boutique wineries.
 - There are inconsistencies across agencies within the County with respect to food and when or where it can be served.
 - Another attendee said that VMT should apply to all agricultural products, and not just wine.
- **Chair Preston** said that there is still a lot of work to be done on this ordinance. They are hoping to finish by Winter 2026/Spring 2027.

- **Lucille** Hargraves shared that some of the tables in their most recent draft publication do not make sense with respect to minimum acreage sizes.
- **Steve Wragg** commented that most of the wineries in our area are not in RR zones, and most of the changes in this expansion are applied to RR zoning only. **Steve** also observed that RR Zoning is generally 2 to 4 acres and that raising the minimum acreage to 3 acres further limits the expansion of Boutique Wineries in rural residential areas.
- **Kelly Elmore** shared that the wineries want a platform to share their concerns. **Chair Preston** said that it would be great to have someone from the wineries to give some input.
- To find out more about changes to this ordinance, go online to:
<https://engage.sandiegocounty.gov/tiered-winery-rural-expansion>

8. Association of Planning Groups (APG)

- **Vice Chair John McClure** gave members copies of the Minutes from APG's most recent meeting in June 2026. He said that there were a few interesting items in the notes, but nothing that affects our community directly.
- During the meeting, APG once again said that the unincorporated areas now have more than 500,000 residents, none of whom have direct representation on SANDAG.
- For the full transcript of the APG Minutes, please visit their Facebook page at
<https://www.facebook.com/people/Association-of-Planning-Groups-San-Diego-County/61552033837085/>

9. Battery Zoning Ordinance Systems (BESS)

- September 17, 2026 at 6 pm: virtual public meeting; Zoom Link:
<https://us06web.zoom.us/j/87632623299>
- **Steve** said there have been fires at some of the County's battery facilities. So, there has been a push to have regulations for BESS siting, including setbacks, and how to address potential toxins that are released into the air during battery fires. A Plume Study could be required. The County would like regulations in place, but they have not yet been set. **Chair Preston** asked if this means we won't have any solar projects in our area. **Steve** responded that we might possibly have them, but it has to be connected to a substation in order for the power to get to the people in the community.
- **Steve** said that the takeaway is that the County wants regulations in place to address BESS siting. When **Chair Preston** asked if there will be a limit to BESS, **Steve** responded that with regulations, there is a potential to limit where they can go; increased setbacks means they won't be near the more populated areas, which is where **Steve** believes they are needed the most.
- **Ed** asked about water batteries (a type of battery that pumps water uphill to be used as hydro power for electricity); **Steve** responded that they are not efficient enough due to the energy they need for pumping.
- Kathleen Lippet was in attendance for a County presentation in Bonsall regarding BESS. They said that there will be a 100-foot setback, which in her opinion is nothing. The BESS projects have a hum all night long. Fires that may start at the facilities are difficult to put out. At this meeting, Kathleen asked about how many of the projects can be permitted. The County responded that they have not yet mapped this out. Kathleen said that the County is pursuing projects that are not green, not sustainable, and not recyclable. The new PowerLink proposal that is planned to cut directly through Anza-Borrego State Park is an example of not thinking about these things. Kathleen believes that the County needs to pursue different options and wants them to consider three things: the economics of it, the impact on the environment, and

the people of the community. Kathleen said that these companies take the money up front, pay themselves magnificent salaries, and then they go bankrupt. The companies don't clean up after themselves, either. For example, Boulevard now has huge blades that have fallen to the ground and have never been cleaned up.

- For more information, visit the County's online BESS page:
<https://us06web.zoom.us/j/87632623299>
 - For an online copy of the draft ordinance, visit this link:
<https://engage.sandiegocounty.gov/battery-energy-storage-systems>
10. Sustainable Agriculture Lands Conservation (SALC) 2.0 Final Report
- **Chair Preston** shared that PDS (Planning and Development Services) has released its final report. It lays out a vision for a greater role of agriculture that is sustainable and practical within our County. It is an inspirational document that doesn't really define how things will get done yet. It will be on the horizon for later discussions for JDCPG.
 - The project website can be found online at:
<https://www.sandiegocounty.gov/content/sdc/sustainability/news/SALC-Final-Report.html>
11. Jamul Shopper and Facebook Page Notices
- **Kelly** continues to update JDCPG's Facebook page with meeting cancellations, as well as posting links to the County's site for access to JDCPG Agendas and Minutes. She will re-post that we still have three openings remaining and interested members can contact **Chair Preston** for more information.
12. JDCPG Officer's Announcements and Reports
- **Lucille** asked if the traffic survey to collect data on unsafe driving in our area had ever gone "live." **Ed** said it had stalled due to the fact that he has not found a cost-free way to post the survey and collect data. Members are encouraged to look for survey resources that do not charge a fee. Lindsey and **Ivor McCallister** volunteered to investigate some resources. **Chair Preston** will ask his daughter if she has any resources.
 - **Lucille** asked if there were any updates regarding a meeting between specified JDCPG members and JIV leadership. **Ed** said he will reach out to Andrew Hayes to find out the status of the meeting.
 - **Kelly** said that she would like to discuss the Sky Ridge Farms "Letter of Concerns" at our next meeting. Our group will then send the letter to the County once it is finalized. We will make sure to add this as an agenda item.
13. Review of Action Items
- **Chair Preston** to complete letter for CMCP to be discussed at next meeting.
 - **Ed** to contact Andrew Hayes for updates on meeting between JIV leadership and JDCPG specified members.
 - **Ivor** and Lindsey to check into free survey resources.
 - **Chair Preston** to forward membership applications and information to Supervisor Anderson's office.
14. Adjournment 9:07 pm

NOTICE OF NEXT REGULAR MEETING

Tuesday, October 6, 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.*