

**From:** [Koutoufidis, Nicholas](#)  
**To:** [Cherry Diefenbach](#)  
**Cc:** [Jeffrey Osborne](#); [GREG CURRAN](#); [jacari cousins](#)  
**Subject:** RE: updated JVR project plot plan - Part 2 of 2  
**Date:** Thursday, April 15, 2021 10:32:45 PM

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Hi Cherry,

I can definitely describe it that way. The plot plans should be getting delivered to you soon.

Here's a clearer description.

**Here is what has changed in the plot plan since your last review:**

**Major Use Permit Boundary:** As a result of the increased setbacks described below, the size of the Major Use Permit area has been reduced from 643 acres to 623 acres.

**Old Highway 80:** Along Old Highway 80, the project fence line on both sides of the roadway has been set back further to provide a larger buffer between the roadway and the project. The fence line for the project along the north side of Old Highway 80 will be 110 feet from the edge of the pavement on Old Highway 80, providing a buffer to the north that is 52 feet more than shown in the previous plot plan.

The project fence line along the south side of Old Highway 80 will be 175-180 feet (there is one area where it is 180 feet at the western most side) from the edge of the pavement on Old highway 80, providing a buffer to the south that is 122 feet more than shown in the previous plot plan.

**Jacumba Community Park:** Adjacent to the Jacumba Community Park, the project fence line has been set back further to provide a larger buffer between the park and the highland center to the Proposed Project. The fence line adjacent to the park will be 300 feet from the Jacumba Community Park parcel to the fence line.

**Water Main Realignment:** The project will realign the water main north from the Ketchum Ranch Water Company well along the western edge of the project.

Best,

**Nicholas Koutoufidis, MBA**

Land Use & Environmental Planner

County of San Diego

☎ 858.495.5329

PDS Website <http://www.sdcounty.ca.gov/pds/index.html>

PDS Mapping Service <http://gis.co.san-diego.ca.us/>

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**From:** Cherry Diefenbach <csdiefenbach@sbcglobal.net>

**Sent:** Tuesday, April 13, 2021 9:03 AM

**To:** Koutoufidis, Nicholas <Nicholas.Koutoufidis@sdcounty.ca.gov>

**Cc:** Jeffrey Osborne <jeff@jacumbahotspots.com>; GREG CURRAN <gregcurran@sbcglobal.net>; jacari cousins <jaysoutherncafe@gmail.com>

**Subject:** Re: updated JVR project plot plan - Part 2 of 2

Hi Nick,

When we talked earlier by phone, you described a larger project setback that was referenced from the edge of the road pavement. Your email describes the fence line on the north side of Old Highway 80 as 70 feet back from the project property line. It would be much easier to visualize the potential impact of project fence in terms of the distance from the edge of the road pavement. Can you describe the project footprint in those terms for us?

Cherry

On Monday, April 12, 2021, 11:41:47 AM PDT, Koutoufidis, Nicholas <[nicholas.koutoufidis@sdcounty.ca.gov](mailto:nicholas.koutoufidis@sdcounty.ca.gov)> wrote:

Hi Cherry,

As stated in my previous email, please see the attached Community Buffer Alternative for the Jacumba CSG to consider.

Best,

**Nicholas Koutoufidis, MBA**

Land Use & Environmental Planner

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 858.495.5329

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**From:** Koutoufidis, Nicholas  
**Sent:** Monday, April 12, 2021 11:25 AM  
**To:** Cherry Diefenbach <[csdiefenbach@sbcglobal.net](mailto:csdiefenbach@sbcglobal.net)>  
**Subject:** RE: updated JVR project plot plan - Part 1 of 2

Hi Cherry,

Please see the attached plot plans. I will be providing you a second email with a plot plan that

shows the Community Buffer Alternative for the Jacumba CSG to consider.

I would like to keep the April 27, 2021 date for the agenda.

**Here is what has changed in the plot plan since your last review:**

**Major Use Permit Boundary:** As a result of the increased setbacks described below, the size of the Major Use Permit area has been reduced from 643 acres to 623 acres.

**Old Highway 80:** Along Old Highway 80, the project fence line on both sides of the roadway has been set back further to provide a larger buffer between the roadway and the project. The fence line along the north side of Old Highway 80 will be 70 feet from the project property line to the fence line, providing a buffer to the north that is 52 feet more than shown in the previous plot plan. The fence line along the south side of Old Highway 80 will be 140 feet from the project property line to the fence line, providing a buffer to the south that is 122 feet more than shown in the previous plot plan.

**Jacumba Community Park:** Adjacent to the Jacumba Community Park, the project fence line has been set back further to provide a larger buffer between the park and the Proposed Project. The fence line adjacent to the park will be 300 feet from the project property line to the fence line.

**Water Main Realignment:** The project will realign the water main north from the Ketchum Ranch Water Company well along the western edge of the project.

You can refer to the previous plot plans here:

[https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/JVR/DEIR/AdditionalDocs/JVR%20Plot%20Plans%20\(Optimized\).pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/JVR/DEIR/AdditionalDocs/JVR%20Plot%20Plans%20(Optimized).pdf)

Best,

**Nicholas Koutoufidis, MBA**

Land Use & Environmental Planner

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**From:** Cherry Diefenbach <[csdiefenbach@sbcglobal.net](mailto:csdiefenbach@sbcglobal.net)>

**Sent:** Monday, April 12, 2021 9:56 AM

**To:** Koutoufidis, Nicholas <[Nicholas.Koutoufidis@sdcounty.ca.gov](mailto:Nicholas.Koutoufidis@sdcounty.ca.gov)>

**Cc:** Jeffrey Osborne <[jeff@jacumbahotsprings.com](mailto:jeff@jacumbahotsprings.com)>; GREG CURRAN <[gregcurran@sbcglobal.net](mailto:gregcurran@sbcglobal.net)>; jacari cousins <[jayssoutherncafe@gmail.com](mailto:jayssoutherncafe@gmail.com)>

**Subject:** updated JVR project plot plan

Hi Nick,

To date, I have not yet received the updated JVR Project plan from you. Therefore, I am deferring any discussion of a revised JVR plan to our May 18th, 2021 sponsor group meeting. Perhaps by then, the County will have lifted in-person meeting restrictions so that you and the project applicant can come out to Jacumba to address the community about the project in person.

Cherry Diefenbach

Jacumba Sponsor Group Chair

619-743-5224