



# County of San Diego

**ANDREW POTTER, CCB**  
EXECUTIVE OFFICER/CLERK

CLERK OF THE BOARD OF SUPERVISORS  
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**ERIN DEMOREST**  
ASSISTANT CLERK OF THE BOARD

April 10, 2019

TO: Chairwoman Dianne Jacob  
Vice-Chairman Greg Cox  
Supervisor Kristin Gaspar  
Supervisor Nathan Fletcher  
Supervisor Jim Desmond

FROM: ANDREW POTTER  
Clerk of the Board of Supervisors

Attached, for your information, is correspondence from Robert and Carolyn Novinsky regarding Otay Village 14 and Planning Areas 16/19.

Thank you.

Respectfully submitted,

A handwritten signature in blue ink that reads "Andrew Potter".

ANDREW POTTER  
Clerk of the Board of Supervisors

Attachment

cc: Helen Robbins-Meyer, Chief Administrative Officer  
Sarah Aghassi, Deputy Chief Administrative Officer, Land Use & Environment Group  
Communications Received

DCH:dl

February 27, 2019

COUNTY OF SAN DIEGO

2019 APR -8 AM 11:47

The San Diego County Board of Supervisors  
1600 Pacific Highway, Room 402  
San Diego, CA 92101  
Phone: (619) 531-5600 Fax: (619) 338-8146

CLERK OF THE BOARD  
OF SUPERVISORS

**SUBJECT:** Village 14 and Planning Areas 16/19: PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-TM-5616, PDS2016-ER-16-19-006; Jamul/Dulzura Subregional Plan Area

Dear Members of the Board of Supervisors,

We are concerned over recently received information relating to the Adara development and its impact on our community, specifically in the areas of increased traffic, fire dangers and the use of wildlife lands for road access to parts of the development.

It has recently come to our attention that the planned Adara development, specifically Planning Area 16, has been modified to greatly increase the number of homes to be built. During a meeting in July 2018 with County Planning Department official Greg Mattson, we were told that Planning Area 16 would include 30-40 single family homes on acre-plus lots. We recently learned that Planning Area 16 will include 112 single family homes.

The developer of Adara is planning to use Whispering Meadows Lane and Valley Knolls, both private roads, for ingress to and egress from Planning Area 16. Vehicles using these two roads would then use Proctor Valley Road to access Highway 94, the traffic pattern for current residents. Whispering Meadows Lane, in particular, is a narrow road currently capable of handling the traffic generated by our small community. Allowing the Adara developer to funnel traffic from Planning Area 16 through our community would more than triple the traffic on our narrow private road. Information from the Jamul-Dulzura School District estimates 56 students would enroll in K-8 schools from Planning Area 16, greatly increasing traffic on Whispering Meadows Lane and Valley Knolls, just to take students to and from school.

Please do not think that we are against thoughtful development in our area, because we are not. But after reviewing the Adara plans, we have come to the conclusion that this development, and Planning Areas 16 and 19 to a greater extent, do not integrate well into the rural community of Jamul, where lot sizes of one or more acres are the norm.

We are further concerned about the potential for evacuating the Whispering Meadows-Valley Knolls community in the event of fire (which is not an uncommon occurrence in Jamul) with the addition of 112 new homes. Was nothing learned from the tragic Paradise fire just a few short months ago? We could easily see a repeat of that disaster in the future if these proposed homes do not have primary access to Highway 94. The fires of 2003 and 2007, including the Otay and

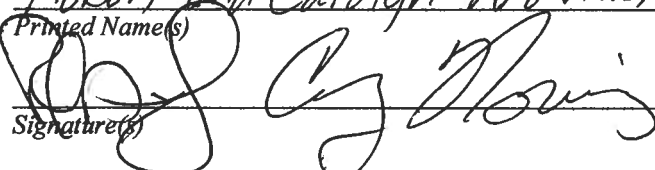
Harris fires, were disastrous for our county. The Otay fire, you will note, was finally contained at Proctor Valley Road after burning through the area now designated Planning Area 16. We cannot have a repeat of these tragic fires that potentially could destroy these planned homes.

Requiring the developer to build access from Planning Area 16 directly east to Highway 94 would go a long way to addressing our concerns and provide a much safer and quicker access to safety in the event of an emergency, to say nothing of daily access to the highway. As the plan currently stands, the developer is proposing to access Whispering Meadows Lane through a dedicated wildlife preserve. It is our understanding that the California Fish and Wildlife Department has not granted any right of way to build the ingress/egress road that is proposed between Planning Area 16 and Whispering Meadows Lane and that it is the department's policy to deny any request to build roads across/through their reserves.

We fail to see any logical explanation for destroying the habitat and the lives of the wildlife currently living there for a road through the preserve and the Whispering Meadows Lane/Valley Knolls neighborhood, especially when there is an alternative: requiring the developer to build a direct road link from Planning Area 16 to Highway 94 and abandoning the idea of accessing Planning Area 16 through Valley Knolls and Whispering Meadows Lane. This easterly road we are proposing will also go through some environmentally sensitive areas, but the return on safety as well as the daily access for future Area 16 residents and more direct access for emergency medical, law enforcement and fire responses makes more sense.

As you move toward your deliberations on the Adara plan, we urge you to consider the alternative we have presented here regarding traffic, ingress/egress and the wildlife reserve. We respectfully ask to be notified in advance when the Adara project is scheduled to be considered by the Board of Supervisors so that we may attend your meeting and voice our concerns.

Sincerely,

Robert and Carolyn Novinsky  
Printed Name(s)  
  
Signature(s)

2818 Valley Knolls Rd.  
Address  
Janel, CA 91935  
3/2/2019  
Date

Cc: Helen N. Robbins-Meyer, Chief Administrative Officer