

**From:** [Koutoufidis, Nicholas](#)  
**To:** [Cherry Diefenbach](#)  
**Subject:** FW: updated JVR project plot plan - Part 2 of 2  
**Date:** Monday, April 12, 2021 11:40:03 AM  
**Attachments:** [JVR MUP Community Buffer Alternative Added.pdf](#)

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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

County of San Diego

☎ 858.495.5329

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

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

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**From:** Koutoufidis, Nicholas  
**Sent:** Monday, April 12, 2021 11:25 AM  
**To:** Cherry Diefenbach <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



