

GENERAL PLAN UPDATE AND COMMUNITY PLANS THREATENED

After working on the County's General Plan for twelve years, the update of the plan will come before the County Board of Supervisors October 20th at 9 AM. During this extensive update process, this Planning Group has managed to keep our area relatively free from adverse changes.

However, in the last few weeks, a coalition headed by several San Diego Realtors Associations, the Building Industry Association, and others has issued a white paper that takes issue with the very existence of unique community plans for our diverse unincorporated communities and the idea of community or neighborhood compatibility being required in new development.

The paper insists that clustering of housing into small, non-conforming lots should be a developer's right (result could be townhouse condominiums on Mt. Helix and in other semi-rural areas).

Adherence to our community plan and zoning has made our community what it is today. Now, just imagine condos as infill development in our single-family and semi-rural neighborhoods. If this type of "anything goes" future development is allowed, then our property values will probably go, too.

This coalition believes that some of the work on the new General Plan may be salvageable, but extensive rewriting should occur. According to them, twelve years of work by the planning groups as a "grass roots" effort to improve the General Plan and have Community Plans reflect the needs and wants of each community, should be scrapped and the rewrite by this "Special Interest" Group should be accepted. Their lobbying of the Board of Supervisors is intense as the final decision is in the Board's hands.

I encourage you to get involved in this developing threat to our unique community. Please attend the Board of Supervisors' hearing on October 20th to support our Valle de Oro Community Plan as the County's set of development requirements for our area.

With this note, I am forwarding a copy of the real estate/development industry white paper. If you have any questions/comments give me a call or contact county staff: Eric Lardy at (858)694-2457 or Devon Muto at (858)694-3016.

THANKS, JACK