

COMMENTS

RESPONSES

From: Billie Jo Jannen, Chairman, Campo Lake Morena Planning Group

To: Mark Wardlaw, Director, Planning and Development Services, County of San Diego

Subject: Developer-requested planning area boundary change (Valiano project, PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS 2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002)

February 3, 2017

Dear Mr. Wardlaw:

The Campo Lake Morena Planning Group has been informed that the above-mentioned project applicant in the San Dieguito Planning Area is proposing to change the approved boundaries of the planning area to accommodate a proposed general plan amendment, an action that has not been attempted, to our knowledge, in past development applications in San Diego County.

R-BL-L-1

Circumventing the established policies of an approved community plan by actually changing the boundaries that define a cohesive and historical community would create a terrible precedent that would encourage applicants all over the unincorporated county to shop for project approvals in more lenient jurisdictions. It should not be considered by Planning and Development Services or the Board of Supervisors as a viable alternative to compliance with community plans and policies.

In addition, changing carefully chosen lower densities outside of a village core into high village densities is a grave disservice to the community that has remained faithful to general plan update policies and densities. If developers are interested in building high-density projects in rural communities, then they should shop for land inside designated villages in the first place, instead of demanding special privileges on designated low-density lands.

R-BL-L-2

Please show that you take your own general plan seriously and firmly reject this attempt to circumvent community planners and the general plan goals and policies.

R-BL-L-3

Sincerely,



Billie Jo Jannen  
(619) 415-6298

cc;  
District 2 Supervisor Dianne Jacob  
Chairman Douglas Dill, San Dieguito Community Planning Group  
San Diego County Planning Commission

R-BL-L-1 Introductory comment noted. Please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis with respect to community plan boundary changes.

R-BL-L-1 Regarding proposed densities, please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis.

R-BL-L-1 With respect to the General Plan policies, please see Topical Response: General Plan Amendment, Subarea Boundary Line Adjustment and Community Character CEQA Analysis.