

**Rancho Bernardo Community Planning Board
Issues for 2007 and Beyond**

J. W. Denton – Chairman, 2006/07

GENERAL OUTLOOK: The Rancho Bernardo Community, as a distinct and unique planned development, will likely experience erosion of its character unless significant changes in our approach to planning occur. The City of San Diego's financial state is beginning to and will further result in service reductions and; as a community in less need than others, we cannot expect to obtain the support that is needed to ensure continuation of the vision that was the basis for this area. This will be compounded, in the next 20 years, by pressure to implement a new General Plan that emphasizes increased residential densities due to a growing population. Although that may not directly affect us in the near term, the City of Villages concept may someday be implemented in our Town Center and/or Industrial Park. And, in our residential and commercial areas, unless we take a proactive approach to ensure continued compliance with and improvement of our Neighborhood and Community Covenants, Conditions and Restrictions (CC&Rs), we will find the City's Development Services Department regularly approving actions that are in conflict with our desires for the community. These conditions and the changing community demographics, along with requirements to change our Community Plan and our Planning Board By-Laws, will likely result in significant issues for 2007.

PROPOSED ACTIONS: The above outlook, along with the attendant traffic, parking, signage, building, landscaping, public safety, and related issues, is a basis for Rancho Bernardo to once again take control of the community's character. A suggestion has been made to develop and implement a Vision Plan that details the roles, responsibilities, and authorities of the Planning Board, the Community Council, and the Recreation Council relative to and including the authority and obligations of the seven residential, the commercial and the industrial districts. This Vision Plan should be amended to or be included in the Rancho Bernardo Community Plan so that any proposed actions within our community would require review by one or more of the community boards prior to City approval. Its basis would be the promises made in the original Planned Community Development that controlled the buildings and character of Rancho Bernardo.

ISSUES: In addition to the above general concern, the following issues are expected to require public review and deliberation by the Planning Board prior to recommending action to the City's offices.

- Requests for parking and traffic controls will continue as an issue. Laxity by the community and neighborhood Homeowner Associations (HOAs) relative to vehicles being parked in other than designated areas (i.e., in driveways and on streets rather than garages, etc.), will likely increase as the number of driving residents increases.
- The proposed building of condos on the Poway Unified School District's vacant parcel in Bernardo Heights will be a major issue for the Community. The City would like to have this property as a park, as designated in our Community Plan, but to do so would require an assessment that has not yet been evaluated. For other usage, an amendment to our Community Plan, and exceeding our density limits for our area, would be required. Traffic, noise, parking, and community character are issues.

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- Although not a part of our community, continued vigilance as to implementation of the San Pasqual Valley and the San Dieguito River Park plans will remain as issues.
- Activities associated with the 4S Ranch and Black Mountain Ranch developments, including the commercial and industrial parcels, and other adjacent communities (Rancho Penasquitos, Carmel Mountain Ranch, and Poway) must continue to be monitored and may require actions on our part due to street and recreational impacts.
- Code Compliance will become more relevant due to the City's re-engineering plans, which will require local action in lieu of city staff support. Control of signage, and associated promotional activities, while being supported in general, are a concern to us since there are no current enforceable ordinances supporting our desires.
- Leases in the commercial and industrial areas are currently beyond our control but should be actively monitored. Concerns that these areas will experience significant changes in character without community input or control are valid. Improved Board representation for these important portions of our community must occur.
- Police, Fire, and general safety concerns, although relegated to the Community Council for attention, will likely increase and affect the Planning Board's actions.

CONCLUSION: The specific issues for 2007 may change but the above are likely to be the major concerns of the Planning Board. The establishment of a Vision Plan, as the codified desires of the community, should facilitate improved involvement of residents, their Community Associations, and HOAs in the planning issues of Rancho Bernardo. The latter participation, along with cooperation and involvement by special interest groups, is a critical concern for the future.