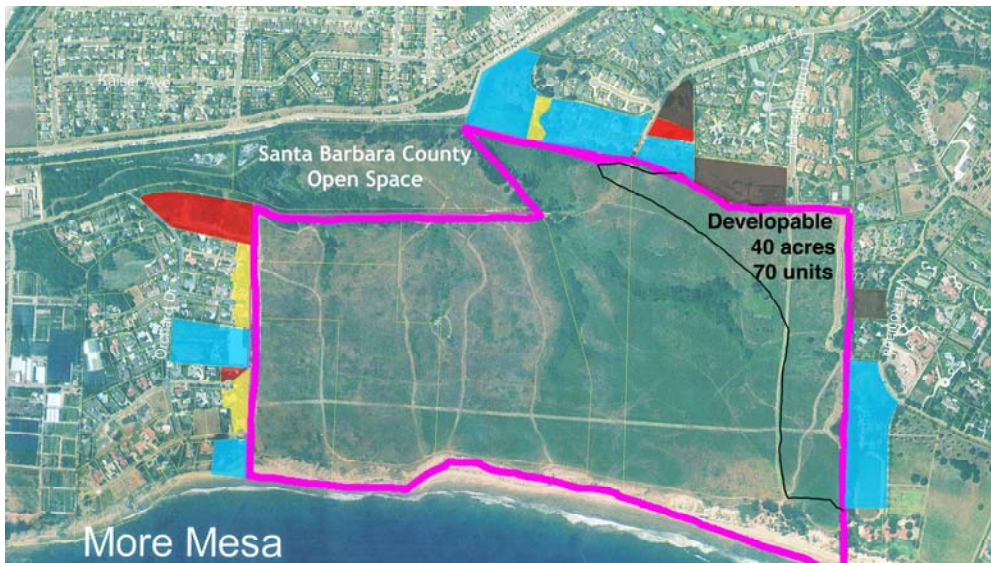




Recent Unfortunate Developments

Sadly, disturbing developments along More Mesa's perimeter have offset these positive trends. Visitors have been shocked by the construction of 10 new houses along the Mesa's northeastern edge, especially the large and unsightly two-story structures near the main coastal access trail. These and other potential developments around More Mesa's perimeter threaten its scenic beauty and habitat values.

New developments on smaller vacant or underdeveloped parcels surrounding More Mesa could severely impact important biological or scenic resources (e.g. wetlands, specimen trees) and can be highly visible from the Mesa's main trails. The County is under pressure to approve large "McMansions", often two stories, on some of these parcels. *Development of all such parcels around the perimeter of More Mesa would more than double the number of structures surrounding the Mesa and fuel excessive expansion of existing modestly sized houses!* Such developments can destroy wildlife habitat on surrounding sites and forever mar scenic views from More Mesa's unique trail system.



- Under construction or approved
- Vacant with subdivision potential
- Underdeveloped with subdivision potential
- Existing houses with potential for major remodel
- Potential for up to 70 houses on 40 acres
- More Mesa Specific Plan - 266.5 acres

The MMPC supports the rights of property owners to reasonable new development and for appropriate upgrades of existing homes. However, such new developments and major remodels must be designed to respect the sensitive ecological and scenic resources of More Mesa and the surrounding open lands. While County policy requires new development and remodels to be compatible with the neighborhood, respect natural resources and protect scenic views, such policies need to be strictly implemented and enforced to be effective.

Over the longer term, More Mesa is also threatened by the development of up to 70 large new houses on 40 acres adjacent to Hope Ranch. While no development is currently proposed, the current property owner may elect to sell the Mesa to developers seeking to build these 70 houses. The MMPC will continue to work with area property owners, developers and the County to protect More Mesa's critical resources and will keep the public informed as development issues evolve.

