

## ARGUMENT AGAINST MEASURE X

Many acres of San Juan Capistrano's presently undeveloped natural land, including hillside view land, have other General Plan land use designations than "Open Space" allowing both development and General Plan changes without going to a Public vote.

There are 8 land use designations within the "Open Space and Recreation" category. All of these will allow development, structures, etc. without going to ballot. In the one category of "General Open Space" alone, there are 24 types of uses allowed, from bed and breakfast, sports fields, to outdoor amphitheater uses. (To view these, go to City's web site, Zoning Code, Chapter 3, Open Space Districts).

New allowed "Open Space" uses, or conditional uses, would all have some kind of development involved and would not go to ballot.

Measure X is not fair to long time private property owners whose "Open Space" land use designation was put on by the City in the 1999 General Plan revision. Many of these own relatively small, isolated parcels, some with uses and structures presently on them, some on flat land.

I know that many residents want to protect as much real open space as possible, particularly hillside and public view open space, but don't be fooled, that if you vote for Measure X, that development, of some sort, will not occur on natural open space land outside your vote.

If the present City Council majority doesn't trust future City Councils to protect City owned open space lands, then the Ballot measure should have focused to required a public vote on that concern alone.

Measure X voter requirement ignores preserving true existing natural open space lands that are in other land use designations.

For fairness, to preserve property rights and to get all possible real open space, I urge a NO vote on Measure X.

s/ Tom Lorch  
San Juan Capistrano Property Owner