

**John D. Elliott
P.O. Box 368
Descanso, CA
91916**

Eric Gibson
Interim Director - DPLU
5201 Ruffin Rd, Suite B
San Diego, Ca. 92123-1666

**Re: Update of the San Diego County General Plan
Env. Review Number 02-ZA-001
State Clearinghouse number 2002111067**

**Commercial Properties located at 8332 and 8306 Highway 79, Descanso
AKA, "Descanso Junction"
APN 409-021-03, 409-021-04, 409-022-01, 409-010-01**

Mr. Gibson,

Please consider these comments for the General Plan Update. I am the owner of the above referenced properties. These properties have been used as commercial since 1912. Past and current uses include a restaurant, antique store, garage, fence company, market, gas station, real estate office and dog groomer. There is approximately 2 acres of property involved.

Because of the FCI overlay, the existing general commercial land use designator and C36 zoning has been deemed inconsistent. There are other commercial zones that are consistent with the FCI (RC, C42, C44), but for some reason this property was never rezoned when the FCI was implemented and it remains C36 today.

Although earlier in the GP2020 process Descanso Junction was proposed as non-residential rural commercial, the newest mapping proposes RL 40. DPLU and the Planning commission have both indicated that if RL40 was implemented on Descanso Junction that DPLU would give me the necessary permits as to avoid any use conflicts until the FCI Plan Amendment could be processed. Since the gap between the FCI sun-setting date and the General Plan Update being completed has gone away, there should not be any problems with the DPLU modifying their newest maps to avoid any use conflicts.

It is my desire to keep my C36 zoning and I am requesting that your EIR analysis treat this property as it is currently being used under the new Rural Commercial designation.

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Rural Commercial would be consistent to the existing and traditional uses and would be the appropriate land use designation for this property.

As part of your analysis, please include this property's cumulative and direct impacts based on the new rural commercial designation with a C36 zone and not as RL40. An EIR analysis based on a residential RL40 would result in inaccurate population, circulation and commercial calculations.

The Descanso Planning Group has voted to support both a rural commercial, C36 designation and has most recently included these properties within the new rural village boundary lines.

Respectfully submitted,



John D. Elliott

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