

WORLEY SCHWARTZ GARFIELD & PRAIRIE

A LIMITED LIABILITY PARTNERSHIP

LAWYERS

401 "B" STREET, SUITE 2400
SAN DIEGO, CALIFORNIA 92101-4200

TELEPHONE: (619) 696-3500

FACSIMILE: (619) 696-3555

WEBSITE: WWW.SWGSQP.COM

PARTNERS:

TIMOTHY K. GARFIELD
LYNNE L. HEIDEL
LAUREL LEE HYDE
MICHAEL W. PRAIRIE
WILLIAM J. SCHWARTZ, JR.
KEVIN P. SULLIVAN
WALTER A. TAYLOR
SUSAN D. WHITE

FILE NO.:

ASSOCIATES:

KRISTINA LUPARIELLO
GINA M. AUSTIN
NATHAN L. J. SLEGGERS

DONALD R. WORLEY (RET.)

WRITER'S EMAIL:
WSCHWARTZ@WSGPLAW.COM
WRITER'S EXTENSION: 125

May 28, 2008

VIA EMAIL AND U.S. MAIL

Mr. Eric Gibson
Interim Director
Department of Planning and Land Use
5201 Ruffin Road, 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
APN # 405-222-08-00 – 9+ Acres in Descanso (Overlay FCI 40 Ac.)

Dear Mr. Gibson:

We represent Clifford J. Ward and Rick and Cathy Prazma in regard to their effort to seek a general plan amendment and a rezone on their 9+ acre property in Descanso (referenced above). A part of that effort is seeking inclusion of their property with an appropriate land use designation as a part of the General Plan Update and, accordingly, requesting that their proposal be analyzed in the Draft EIR for the Update.

The Notice of Preparation dated April 28, 2008 for the Update's Draft EIR defines the proposed project as "a comprehensive update of the San Diego County General Plan." It further states that "the project will replace the existing General Plan, including all of the elements, land use distribution maps, and circulation maps. The project will also update Community/Subregional Plans."

Our clients are seeking to modify the General Plan Update proposal to change the land use designation on their property from the RL-40 designation to the SR-4 designation. The property was in a 2-acre minimum parcel size designation until the Forest Conservation Initiative passed in 1993 mandating a 40-acre minimum parcel size. A change to the SR-4 designation is more consistent with the density and character of adjoining properties which are within the Descanso Country Town. These properties are small parcels ranging in size from ¼ acre to ½ acre, and containing homes with all utility services.

Mr. Eric Gibson

May 28, 2008

Page 2

While we recognize that the existence and applicability of the Forest Conservation Initiative apparently compels a 40-acre minimum parcel size at this time, we ask that the EIR being prepared for the Update study the alternative of having this parcel designated as SR-4 when the Initiative expires.

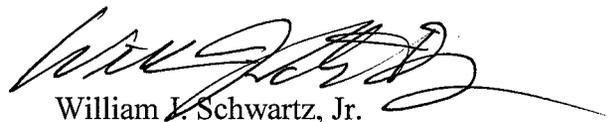
Mr. Ward and the Prazmas have made application to the Descanso Planning Group to include their property in the modified Rural Village Boundary line for the General Plan Update. The property is inside the Descanso Water District service territory boundary, and the Descanso Planning Group has voted to use this boundary line as the Village line as well.

This request is made in order to solve a current issue relating to the subject property and an adjoining parcel (APN 405-281-07-00). The adjoining parcel is improved with a dwelling unit, a small portion of which encroaches on the Ward/Prazma parcel, as does the septic system serving that dwelling. There are no other locations on this small adjoining parcel to accommodate the septic system. Both property owners are agreeable to a boundary adjustment to resolve this issue, but they are told by DPLU staff that a boundary adjustment would be prohibited by the fact that the Ward/Prazma property is within the Forest Conservation Initiative area and cannot be reduced in size.

Although the land use designation on the Ward/Prazma property apparently cannot be changed to SR-4 until the Initiative is no longer applicable to it, the inclusion of that potential future designation within the Draft EIR analysis for the General Plan Update will expedite the resolution of this issue at the earliest possible time.

We thank you for your serious consideration of this request, which we believe to be unique in nature and not susceptible to setting a precedent. The study of such a scenario would, in our view, have no impact on the environmental analysis since the parcel is slightly larger than 9 acres in size. Due to the slopes on the property, it most likely could not be subdivided to create even a second parcel. If you have any questions or wish to have more information, please contact me.

Very truly yours,



William J. Schwartz, Jr.

WJS:mam

cc: Mr. Clifford J. Ward
Rick and Cathy Prazma