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May 19, 2008  
Eric Gibson  
Interim Director - DPLU  
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**Re: Update of the San Diego County General Plan  
Env. Review Number 02-ZA-001  
State Clearinghouse number 2002111067  
APN # 404-281-07-00 GP20/20 VR-4.3u/Ac ,est. 1/3ac.,the encroaching lot  
APN # 405-222-08-00 GP 20/20 2Ac. Overlay FCI 40Ac. R-40 in the  
upcoming ( draftGP20/20@R-40 , 9Ac lot on which encroachments exist.**

DPLU Project Description

With reference to the introductory statement; "The proposed project is a comprehensive update of the San Diego County General Plan. The project will replace the existing General Plan including all of the elements, land use, distributed maps, and circulation maps."

This project provides an opportunity to solve an environmental problem that exists for a lot, APN #405-281-07-00, that has a septic system encroaching on our property, APN # 405-222-08-00. There are no other locations available to relocate the septic on the small lot. Furthermore part of the adjoining neighbor's house is also on our lot. The land owners have agreed to a boundary adjustment to solve this problem. A change in the proposed GP2020 R-40 designation to SR-4 on lot APN 405-222-08-00, would allow the small reduction in the 9 Ac.size lot, slightly increasing our neighbor's lot and solving our problem. Moreover, a change in zoning to SR-4 is more consistent with the density and character in the village boundaries and would have no adverse impact in a EIR since a single family residence is all the lot allows. Historically the zoning on the APN # 405-222-08-00 lot was 2 Ac since the 1970's and in 1993 somehow got included in FCI. If we could be considered in the EIR as an Update General Plan designation of SR-4, it would help the progress of our solution when FCI expires.

This zoning change is consistent with the General Plan's ideals and intentions. It is located in central Descanso adjoining the existing town boundaries and surrounded by many small ¼ acre to ½ acre lots and homes with all utility services.

We have made application to the Descanso Planning Board and they have voted to have us in the Rural Village Boundary line.

We present this appeal that APN # 405-222-08-00, should be in the proposed GP2020 update as SR-4 zone consistent with the bullet point in the county's EIR project description. "Re zoning as necessary to implement/ or maintain consistency with the updated general plan."

Under the Land Use and Planning section of the Draft EIR, it states

" The EIR will identify potential land use conflicts, and community character issues resulting from the juxtaposition of proposed land use designations"

Prior to 1993 our 2Ac zoning would allow us to do this uneven boundary adjustment and solve this problem with its environmental effect. With the FCI overlay, we can't. If the Update GP20/20 returns us , not to the 2Ac we once had, but to the SR-4 zoning, then we can solve our boundary problem when 2011 comes with FCI's expiration.

Respectfully submitted,

Clifford J. Ward

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