From: peteanddede <peteanddede@aol.com>
To: Robert.Citrano <Robert.Citrano@sdcounty.ca.gov>
Sent: Tue, Oct 1, 2013 11:26 am
Subject: 25250 Black Canyon Rd Santa Ysabel 92070

Hello Robert:

My name is Peter Bray, owner of parcel #'s 1941602100, & 46, & 2450100100, I received the public hearing notice regarding the apparently inevitable downzoning of our property from 8 to 80 acres density, please look over the facts regarding our 120 acres.

The previous owners of our property whom we made purchase were Mr. and Mrs. Bill O' Connor, O' Connor had legal permits for H.U.D.
housing in the form of a S.F.D. permit, the legal dwelling had two associated S. D. County permits one was for an electric pump permit
# 2-242268 final insp. was filed on 03 /05/1985 they also have the septic system permit along with an approved plat map for further legal approval under plat 86-0192 as described in the conditional approval for case # b86-0192 dated 02/18/1986 as signed by Mr, Robert E. Asher, Chief Planner this should be ample proof of current legal non conforming housing and conforming long before the G.P.2020.

I have been told that nothing can be done to restore my right to have three homes on the three legal parcels we own, since the property does not have
two 80 acre pieces comprising 160 acres, we feel this an unjust taking of our land use rights and the rights granted by HUD and the S.D. County building dept. In addition to the loss of use we also have lost the use of a S.D. County approved and legally final septic system that could be utilized for farm housing.

Please take a moment to consider the facts and take into account the fact that we have been paying the Board of Equalization on a yearly basis under the address of
25250 Black Canyon road a fire prevention fee for this very property, we are paying on dwelling in an un served fire area for a dwelling and legal address that the County has taken away, we were given one new address to replace what should have been three address's We obtained our current building permit # 1003-20060278 and were
given a new address, we want our old address and rights restored if possible, Thank you for your time.

Best Regards,
Peter D. Bray

9471 Leilani Drive
Huntington Beach Ca 92646
714-473-2288

**From:** Jim Conrad [mailto:jconrad@simssoftware.com]
**Sent:** Monday, September 30, 2013 1:38 PM
**To:** Fitzpatrick, Lisa
**Cc:** Pat Conrad; Jacob, Dianne
**Subject:** Proposed General Plan Amendment
**Importance:** High

Dear Ms. Fitzpatrick,

This e-mail concerns the following Property Assessor Parcel Numbers that all reside within the planned boundaries of the Cleveland National Forest:

290-090-18-00
290-090-17-00
290-090-08-00
290-010-17-00
290-010-16-00

We recently received the attached form letter from the County of San Diego, Department of Planning & Development Services regarding 'Notice of Public Hearing for Proposed General Plan Amendment' scheduled for 9:00am on October 18, 2013 regarding zoning changes to one of the above parcels (we assume that the notice letters for the other parcels will be arriving shortly) that would change them from the current Forest Conservation Initiative (FCI) designation of residential density 1 unit per 40 acres to a proposed new designation of Rural Lands 80: 1 dwelling unit per 80 acres. While we are unable to attend that hearing, we wish to object to the proposed zoning changes for the indicated parcels for the following reason.

Because these private land parcels all lie within the planned boundaries of the Cleveland Nation Forest, the 1993 FCI imposed a minimum lot size of 40 acres. This was a significant increase in the number of acres per lot size requirement imposed by the San Diego County General Plan pre-FCI and therefore resulted in a severe diminishment in our property value, for which we were not compensated. It was our understanding that this diminishment was temporary in nature though, because the FCI had a sunset date of the end of 2010 and at that time the pre-FCI zoning designations in the 1979 General Plan would again apply. This understanding is supported in your attached 'Notice of Public Hearing for Proposed General Plan Amendment' form letter wherein it states the following:

> *When the FCI expired at the end of 2010, the designation for your property reverted to pre-FCI designation in the 1979 General Plan in effect in 2010.*

However, your letter then goes on as follows:

> *The current General Plan does not use or define the land use designation from the 1979 General Plan. Therefore, the designation is being changed to one that is included in the current General Plan.*

If indeed the previous 1979 General Plan designation isn't included in the current General Plan, then rather than selecting a vastly more restrictive designation (essentially doubling the number of acres required per dwelling over that required in the FCI) then please amend the current General Plan to

include the 1979 General Plan designation and/or the FCI's 1 unit per 40 acre designation. To do otherwise is contrary to the spirit in which the FCI was instituted.

We were unfairly punished when the FCI was instituted (increasing the number of acres required per unit) and now we're being even further punished after the FCI has expired (now doubling the number of acres required per unit from 40 to 80). We believe that this amounts to an unfair "taking" of our property without due compensation.

Best regards,

*Jim Conrad*
President, Ritchie Creek Ranch, Inc.
3723 Brand Crest
Encinitas, CA 92024-5505

858-481-9292 Tel
858-481-3557 Fax
jconrad@simssoftware.com

William Micklin
4048 Via Palo Verde Lago
Alpine, CA 91901

September 30, 2013

Lisa Fitzpatrick
Planning Commission Secretary
San Diego County Planning Commission
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Lisa Fitzpatrick:

My wife, Ms. Linda Fong, and I are the owners of the parcel with APN 404-241-02-00 at the address of 4048 Via Palo Verde Lago, Alpine, California 91901.

The County proposes changing the current land use designation to Rural Lands at 1 dwelling unit per 40 acres from 1 unit per 4, 8, 20 or 40 acres.

We petition the Planning Commission to change the land use to 1 dwelling unit per 20 acres. Our property has no commercial use or value, and is limited to residential use by its severe gradient slope steepness that rises over 500 feet over but 150 feet on about 35 acres that is the ridge dominating the north and west sides of the parcel. The remaining property has a smaller but equally steep ridge. The remaining arable portion of the parcel supports a house and a garage. We would wish to petition the County for a granny apartment unit or a parcel subdivision in the future for extended family uses, and request a land use designation that supports this future use.

Sincerely,

William Micklin

cc: Robert Citrano, Project Manager