

# **Attachment C**

## **Property-Specific Requests Analysis**

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# Attachment C: Property-Specific Requests Analysis

## Overview

The Board of Supervisors directed staff to review all property-specific requests and report back on the feasibility of accommodating the request. The property-specific requests are summarized in a table at the beginning of this attachment. The table is then followed by community maps showing the location of the requests and a separate analysis for each request. Requests received from property owners, property owner representatives, community planning groups, and other interested parties are all included.

Analysis was prepared for each request to discuss each property individually, as well as examine the impacts each request would have if incorporated into the General Plan Project, based upon the Major, Moderate and Major scenarios.

The subsequent table and index maps show each Property Specific Request, discussing community recommendation, anticipated opposition, if the request represents a spot designation, if it requires EIR recirculation or if it conflicts with the Objectives of the General Plan Update. Other information included is the constraints a property has, as well as discussion of pertinent history on the property, either through the General Plan Update process or with a development permit.

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**General Plan Update Board of Supervisors Hearings (Oct/Nov/Dec 2010): Property-Specific Requests**

ID	Property Owner, Requestor, or Referral #	Existing GP	GPU Alternatives		Recommended Project	Request	Issues Previously Considered	Opposition Expected	Spot Designation /Zone	EIR Recirculation Needed?	Change to GPU Objs Needed	Level of Change
			Referral Map	Draft Land Use								
<b>ALPINE</b>												
AL24	Collin Cambell	(1) 1du/1,2,4 ac	VR2	VR2	VR2	VR2.9				X		MODERATE
AL25	Rich Basco	(10) 24 du/ ac	VCMU	VCMU	VCMU	VR24	PC					MINOR
AL26	Martin & Pauline Silver	(6) 7.3 du/ac (8) 14.5 du/ac (13) General Commercial	VR15	VR15	VR15	VR15/GC						MINOR
AL27	Lynn Augustyn	(1) 1du/1,2,4 ac	VR2	VR2	VR2	VR2.9				X		MODERATE
<b>BONSALL</b>												
<b>Property Owner Requests</b>												
BO3-A	So Cal Ag Properties (Jay Kawano & Dan Nibam)	(17) 1 du/2, 4 ac	SR2	SR10	SR10	SR2	PC/Referral	X		X	X	MAJOR
BO9	Donald Dabbs (Gary Piro, Mark Thompson)	(19) Intensive Ag 1du/2,4,8 ac	SR4	SR10	SR10	SR4	Referral	X	X			MINOR
BO18	Mark Wollam	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	SR4		X	X	X		MODERATE
BO19	Eric Anderson	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2		X	X			MINOR
BO20	Gerald Church	(19) Intensive Ag 1du/2,4,8 ac	SR10	SR10	SR10	SR2		X	X	X	X	MAJOR
BO21	Dorothy Parrot	(17) 1 du/2, 4 ac	SR2	SR2	SR2	GC		X	X	X		MODERATE
BO22	EWM Investments LLC (Mark Thompson and Marlen Wendall)	(17) 1 du/2, 4 ac (18) 1 du/4,8,20 ac (24) Impact Sensitive 1du/4,8,20ac	SR10/RL40	SR10/RL40	SR10/RL40	SR4/RL40		X		X		MODERATE
BO23	Yuan Family LLC (Ronald Ashman)	(17) 1 du/2, 4 ac	SR2/SR10	SR2/SR10	SR2/SR10	SR2	PC					MINOR
BO24	Guy Grotke	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2		X	X			MINOR
BO25	Janos Molnar, Marshall Lo & Sheila Manijch	(17) 1 du/2, 4 ac General Commercial	NC	NC	NC	GC	Referral	X				MINOR
BO26	Timothy Crandall	(24) 1 du/4,8,20 ac	RL40	RL40	NC	GC	PC	X				MINOR
BO27	Robert Paulsen	(24) 1 du/4,8,20 ac	RL40	RL40	NC	GC	PC	X				MINOR
BO29	Mark Wollam	(19) Intensive Ag 1du/2,4,8 ac	SR10	SR10	SR10	SR2		X	X	X		MODERATE
BO30	Michael Hefner (Hadley Johnson)	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	SR4		X	X			MINOR
BO31	John and Charlotte McGraw	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2			X			MINOR
BO32	Robert Drowns	(19) Intensive Ag 1du/2,4,8 ac	SR10	SR10	SR10	SR4		X	X	X		MODERATE
BO33	Steve Nakai	(19) Intensive Ag 1du/2,4,8 ac	SR10	SR10	SR10	SR2		X	X	X	X	MAJOR
<b>Community Planning Group / Other Recommendations</b>												
BO12	Bonsall Community Sponsor Group	(17) 1 du/2, 4 ac	VR15	VR20	VR15	SR2		X				MINOR
<b>Old Referral: No Requestor</b>												
BO10	West Lilac Farms	(19) Intensive Ag 1du/2,4,8 ac	SR4/SR10	SR10	SR10	SR4	Referral	X	X			MINOR
<b>CENTRAL MOUNTAIN</b>												
CM10	Kenyon Trust	(1) 1 du/1, 2, 4 ac	RL40	RL40	RL80	SR4		X (CPG)	X	X		MODERATE
CM12	Fred Oliver	(1) 1 du/1, 2, 4 ac	SR2	SR2	RL20	SR4	PC	X				MINOR
CM15	Robert Unger	(1) 1 du/1, 2, 4 ac	RL40	RL40	RL80	SR1		X	X	X	X	MAJOR
<b>CREST / DEHESA</b>												
<b>Property Owner Requests</b>												
CD3	Frank Bongiovanni	(17) 1 du/2, 4 ac	SR2/SR4	SR4	SR2/SR4	SR2	Referral					MINOR
CD12	Leonard Teyssier	(18) 1 du/4,8,20 ac	RL80	RL80	RL80	SR4		X	X	X	X	MAJOR
CD13	Robert D. Davidson	(17) 1 du/2, 4 ac (18) 1 du/4,8,20 ac	SR4 SR10	SR4 SR10	SR4 RL20	SR10				X		MODERATE
CD14	Sam Gazallo (Part of CD8)	(17) 1 du/2, 4 ac (18) 1 du/4,8,20 ac	SR4/RL20	SR4/RL20	SR4/RL20	SR2/SR4		X		X		MODERATE

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			Referral Map	Draft Land Use								
CD15	Diana Beron	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2			X			MINOR
<b>Community Planning Group / Other Recommendations</b>												
CD2	Endangered Habitat League (#100 Walls)	(18) 1 du/4,8,20 ac	SR4	SR4/RL20	SR4	RL20	Referral	X				MINOR
<b>Old Referral: No Requestor</b>												
CD4	#102 Gibson	(18) 1 du/4,8,20 ac	SR10/RL20	RL20	RL20	SR10/RL20	Referral	X				MINOR
<b>DESERT</b>												
DS8	Bill Wright (Ken Descenza)	(5) 4.3 du/ ac	VR4.3	VR2	VR2	VR4.3	Referral		X	X		MODERATE
DS12	Ron Richardson	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4	PC	X	X	X	X	MAJOR
DS19	Affordable Housing Consultants (Alexis Gevorgian, Johnson Cameron)	(7) 10.9 du/ ac	RC	RC	RC	VR10.9 (RC Zoning)			X			MINOR
DS20	Inland Developments LLC (Alexis Gevorgian, Johnson Cameron)	(5) 4.3 du/ ac (3) 2 du/ ac	VR2	VR2	VR2	VR4.3				X		MODERATE
DS22	Basara LLC (Doug Wilson)	(21) Specific Plan Area	SR10/RL40	SR10/RL80	SR10/RL80	SPA						MINOR
DS23	Jim Engelke	(1) 1 du/ 1,2,4 ac (18) 1 du/4,8,20 ac General Commercial	GC/VR2.9	GC/VR2.9	GC/VR2.9	VCMU						MINOR
DS24	Borrego Country Club Estates (Chris Brown)	(1) 1 du/ 1,2,4 ac	SR10	SR10	SR10	SR1				X		MODERATE
DS25	Larry Clements	(18) 1 du/4,8,20 ac	RL40	RL80	RL40	SR4			X	X	X	MAJOR
DS26	Mara Penick	(18) 1 du/4,8,20 ac	RL80	RL80	RL40	SR4			X	X	X	MAJOR
<b>Old Referral: No Requestor</b>												
DS11	#159a Green	(18) 1 du/4,8,20 ac	RL20	RL40	RL40	RL20	Referral	X	X	X	X	MAJOR
<b>FALLBROOK</b>												
<b>Property Owner Requests</b>												
FB2	Fritz Family Trust (Matthew Peterson)	(17) 1 du/2, 4 ac	RL20	RL40	RL20	SR2	Sweeping Change		X	X	X	MAJOR
FB3-A	HP Site/3P's Meadowood/Pardee Homes (Thomas Steinke)	(21) Specific Plan Area	Vavious	Various	Referral Map	Draft Land Use Map Alternative	Referral	X				MINOR
FB3-B	Campus Park West (Steve Sheldon, Mark Dillon)	(21) Specific Plan Area	I-1/GC/VR7.3	I-1/GC/VR7.3	I-1/GC/VR7.3	More Commercial in place of Industrial	Referral	X		X		MODERATE
FB14	Jim Chaffin (Gary Piro, Mark Thompson)	(13) General Commercial	GC	GC	GC	Change Zoning to C34			X			MINOR
FB15	Rhonda Byer	(17) 1 du/2, 4 ac	SR2	SR2	SR2	SR1			X			MINOR
FB16	Arvin Trivedi	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2			X	X		MODERATE
FB17	Dianne Garrett	(1) 1 du/1, 2, 4 ac	SR2	SR2	SR2	SR1				X		MODERATE
FB18	Fritz Family Trust (Matthew Peterson)	(20) General Agriculture 1/10 ac	RL40	RL40	RL40	SR10		X	X	X	X	MAJOR
FB19	Jill Pettigrew	(20) General Agriculture 1/10 ac	RL20	RL20	RL20	SR10			X	X		MODERATE
FB20	Robert Townsend	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR4			X	X		MODERATE
FB21	Ronald Wylie	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR4		X	X	X	X	MAJOR
FB22	Lawrence Saunders	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR4		X	X	X	X	MAJOR
FB23	Melanie DeHoney	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR4		X	X	X	X	MAJOR
FB24	Adam Duncan	(18) 1 du/4,8,20 ac (19) Intensive Ag 1 du/ 2,4,8 ac General Ag 1 du/10 ac General Ag 1 du/40 ac	RL40	RL40	RL40	SR4		X	X	X	X	MAJOR
FB25	Janet Lightfoot	(20) General Agriculture 1/10ac	RL20	RL20	RL20	SR10			X	X	X	MAJOR
FB26	Qui Do	(20) General Agriculture 1/10ac	RL20	RL20	RL20	SR1		X	X	X	X	MAJOR
FB27	Leatherbury Family Trust	(17) 1 du/2, 4 ac	SR2	SR2	SR2	SR1			X	X		MODERATE

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			Referral Map	Draft Land Use								
<b>Community Planning Group / Other Recommendations</b>												
FB1	Falbrook Community Planning Group	(21) Specific Plan Area	GC	SR2	GC	SR2	Referral	X				MINOR
<b>Old Referral: No Requestor</b>												
FB4	Pankey (#11 Residential, #13 Commercial/Industrial)	(21) Specific Plan Area	VCMU	SR10	SR10	VCMU	Referral	X (CPG)	X	X		MODERATE
FB8	#8 Chaffin	(18) 1 du/4,8,20 ac	SR10/RL20	RL40	RL40	SR10/RL20	Referral	X		X	X	MAJOR
<b>JAMUL / DULZURA</b>												
<b>Property Owner Requests</b>												
JD2	Brookfield Land Company LLC (Richard Whitney & William Shwartz)	(21) Specific Plan Area	SR1/SR2/RL20	RL20	RL20	SR1/SR2/RL20	Referral	X		X	X	MAJOR
JD3	Ron and Byron White #112	(18) 1 du/4,8,20 ac	RL20	RL40	RL40	SR10/RL20	Referral	X (EHL)	X	X		MAJOR
JD10	Victor Esparza	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4	PC		X	X	X	MAJOR
JD11	Ralph & Connie McNeil	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4		X	X	X	X	MAJOR
JD12	Verna Craig	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4			X	X	X	MAJOR
JD13	Susan Mercia-Jones	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	SR4			X	X		MODERATE
JD15	Juilia and Christopher Allen	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4		X	X	X	X	MAJOR
<b>Community Planning Group / Other Recommendations</b>												
JD1	Endangered Habitat League	(18) 1 du/4,8,20 ac	SR10	RL40	SR10	RL20	Referral	X				MINOR
JD3	Endangered Habitat League	(18) 1 du/4,8,20 ac	RL20	RL40	RL40	RL40	Referral	X				MINOR
<b>JULIAN</b>												
<b>Property Owner Requests</b>												
JL5	Harry Horner	(18) 1 du/4,8,20 ac	RC/SR10	RC/SR10	RC/SR10	SR4			X	X		MODERATE
JL6	Patrick Brown	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR10						MINOR
<b>Community Planning Group / Other Recommendations</b>												
JL2	Endangered Habitat League	1 du/4,8,20 ac (20) General Ag 1 du/ 40 ac	RL40	RL80	RL80	RL80		X				MINOR
JL2	Julian Community Planning Group	1 du/4,8,20 ac (20) General Ag 1 du/ 40 ac	RL40	RL80	RL80	RL40		X				MINOR
<b>LAKESIDE</b>												
LS6/LS17	Kim Cambell	(1) 1du/1,2,4 ac	SR2	SR2	SR2	SR1/RL20				X		MODERATE
LS7-A	Wade Eniss	(18) 1 du/4,8,20 ac	SR4	SR4	SR4	I-2			X	X		MODERATE
LS23	Maurice Ortega (Ted Shaw)	(17) 1 du/2, 4 ac	I-1	I-1	I-1	I-2 with M54 zone	Referral					MINOR
LS24	Leonard Teyssier	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4		X	X	X	X	MAJOR
LS25	Jack Sprague (Lee Vance)	(21) Specific Plan Area	SR4	SR4	SR4	SPA		X		X		MODERATE
LS26	Ted Piorowski	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	SR4			X	X	X	MAJOR
LS27	Gordon Bush Family Trust (Chip Hasley)	(5) 4.3 du/ ac	VR4.3	VR4.3	VR4.3	VR7.3				X		MODERATE
LS28	John and Donna Swink	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4			X	X	X	MAJOR
LS29	Catherine Gorka	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR4		X	X	X	X	MAJOR
<b>MOUNTAIN EMPIRE</b>												
<b>Property Owner Requests</b>												
ME3	Alameda and Rodney Starkey	(18) 1 du/4,8,20 ac	RL20	RL40	RL20	SR10	Referral		X	X	X	MAJOR
ME14	Doris Krause	(18) 1 du/4,8,20 ac	RL80	RL80	RL80	SR4		X	X	X	X	MAJOR
ME15	Star Ranch (William Schwartz)	(18) 1 du/4,8,20 ac	SR2/VR2/RC RL40	SR2/VR2/RC RL40	SR2/VR2/RC RL40	Special Study Area	2005 C&I Referral	X				MINOR
ME16	Nicholas Georggin	(18) 1 du/4,8,20 ac	RL80	RL80	RL80	SR4		X	X	X	X	MAJOR
ME17	John Gibson & Hamann	(18) 1 du/4,8,20 ac (20) General Ag 1 du/ 40 ac	RL80	RL80	RL80	SR4/RL40		X	X	X	X	MAJOR
ME18	Laura Houle	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	RL20	Referral	X	X	X	X	MAJOR
ME19	Frankie Thibodeau	(18) 1 du/4,8,20 ac	RL80	RL80	RL80	NC	Referral		X	X	X	MAJOR

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			Referral Map	Draft Land Use								
ME20	David Wick	(18) 1 du/4,8,20 ac Limited Impact Industrial	RL40	RL40	I-1/RL40	Change Zoning to M50			X	X		MODERATE
ME21	Greg Lansing	(18) 1 du/4,8,20 ac (21) Specific Plan Area	RL80	RL80	RL80	SPA/SR4	Referral	X		X	X	MAJOR
ME22	Susan Pote	(18) 1 du/4,8,20 ac	RL80	RL80	RL80	SR4		X	X	X	X	MAJOR
ME23	Randy Priddy	(1) 1du/1,2,4 ac	SR10/GC	SR10/GC	SR10	SR1			X	X		MODERATE
ME24	Randy Priddy	(18) 1 du/4,8,20 ac	RL80	RL80	RL80	SR4		X	X	X	X	MAJOR
ME25	George Johnson	(18) 1 du/4,8,20 ac	RL80	RL80	RL80	SR4		X	X	X	X	MAJOR
ME26	Randy Lenac	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR10		X	X	X		MODERATE
ME27	Janet Light	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR10		X		X	X	MODERATE
ME28	Joe Mancilla	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	SR4			X	X	X	MAJOR
ME29	Phillip and Martha Villanueva	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	SR4			X	X	X	MAJOR
ME30 (A)	James Kemp	(18) 1 du/4,8,20 ac	RL40	SR10	RL40	SR4		X	X	X		MODERATE
ME30 (B)	James Kemp	(18) 1 du/4,8,20 ac	SR10 / RL40	SR10 / RL40	SR10 / RL40	SR4		X	X	X	X	MAJOR
<b>Community Planning Group / Other Recommendations</b>												
ME1-B	Endangered Habitat League	(18) 1 du/4,8,20 ac National Forest and State Parks General Agriculture 1 du/40 ac	RL40	RL40	RL40	RL80	PC	X				MINOR
<b>NORTH COUNTY METRO</b>												
<b>Property Owner Requests</b>												
NC3-A	Sylvia Clark	(18) 1 du/4,8,20 ac	RL20	RL40	RL20	SR4			X	X	X	MAJOR
NC9	Anne Sosna, Laurie Stewart [Clark (C&I-4)]	(17) 1 du/2, 4 ac	RC	SR1	RC/SR2	RC/SR1	Referral/PC	X	X			MINOR
NC9	Karel Newman	(17) 1 du/2, 4 ac	RC	SR1	RC/SR2	SR2	Referral/PC	X				MINOR
NC13	Joe Crowder, Valley View Partnerships (Sam)	(18) 1 du/4,8,20 ac	SR4	RL40	RL40	SR2		X	X	X	X	MAJOR
NC14	Welk Resort [2005 Referral-Schwartz]	(8) 7.3 du/ ac	RC/RL20	RL20	RL20	VR7.3	Referral		X	X	X	MAJOR
NC16	Wohlford (Jack Henthorn)	(20) General Agriculture 1/10 ac	RL20	RL40	RL40	SR2	Sweeping	X	X	X	X	MAJOR
NC18	Mike/Ben Hillebrecht	(20) General Ag 1/10 ac	SR1	SR1	SR2	SR1	PC			X	X	MAJOR
NC22	Jim Simmons (Farouk Kubba)	(17) 1 du/2, 4 ac	SR10	SR10	SR10	SR2		X		X	X	MAJOR
NC26	Rod Bradley & Chip Hasley	(1) 1 du/1, 2, 4 ac	VR4.3	VR4.3	SR1	VR4.3	Traffic(2006)					MINOR
NC27	Rod Bradley & Chip Hasley	(1) 1 du/1, 2, 4 ac	VR2	VR2	SR1	VR2	Traffic(2006)					MINOR
NC32	Patrick Kealy (Refer to NC26)	(1) 1 du/1, 2, 4 ac	VR4.3	VR4.3	SR1	VR4.3	Traffic(2006)					MINOR
NC33	Michael Jensen (Refer to NC26)	(1) 1 du/1, 2, 4 ac	VR4.3	VR4.3	SR1	VR4.3	Traffic(2006)					MINOR
NC34	Boyd West (Refer to NC26)	(1) 1 du/1, 2, 4 ac	VR4.3	VR4.3	SR1	VR4.3	Traffic(2006)					MINOR
NC35	Carmen Brutozo (Refer to NC26)	(1) 1 du/1, 2, 4 ac	VR4.3	VR4.3	SR1	VR4.3	Traffic(2006)					MINOR
NC36	Jeffery Kent (Refer to NC27)	(1) 1 du/1, 2, 4 ac	VR2	VR2	SR1	VR2	Traffic(2006)					MINOR
NC37	John Driessen	(19) Intensive Ag 1du/2,4,8 ac	SR10	SR10	SR10	SR4	PC		X	X		MODERATE
NC38	Yasukochi Family Trust (Rod Bradley)	(17) 1 du/2, 4 ac	SR2	SR2	SR2	SR1				X		MODERATE
NC39	Tomlinson Trust (Rod Bradley )	(17) 1 du/2, 4 ac	SR2	SR2	SR2	SR1						MINOR
NC40	Sherry Folsom	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4		X	X	X	X	MAJOR
NC41	Jeffery Kent	(17) 1 du/2, 4 ac	SR2	SR2	SR2	SR1				X		MODERATE
NC42	Doug Hageman, Mike Rust, Jeffery Chine	(17) 1 du/2, 4 ac (18) 1 du/4,8,20 ac	RL20	RL40	RL20	Village Residential Density & SR4	SSA (2004) GPA & PC	X	X	X	X	MAJOR



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			Referral Map	Draft Land Use								
NC46	Rick Opel	(17) 1 du/2, 4 ac General Ag 1 du/10 ac General Ag 1 du/40 ac General Commercial	SR1	SR1	SR2	SR1	PC			X		MODERATE
<b>Community Planning Group / Other Recommendations</b>												
NC22	City of San Marcos	(17) 1 du/2, 4 ac	SR10	SR10	SR10	SR1		X	X	X	X	MAJOR
NC26	City of Vista	(1) 1 du/1, 2, 4 ac	VR4.3	VR4.3	SR1	VR4.3	PC					MINOR
NC27	City of Vista	(1) 1 du/1, 2, 4 ac	VR2	VR2	SR1	VR4.3	PC			X		MODERATE
NC47	Twin Oaks Community Sponsor Group	(1) 1 du/1,2,4 ac (17) 1 du/2,4 ac	SR1	SR1	SR1	SR2		X				MINOR
NC48	Twin Oaks Community Sponsor Group	(17) 1 du/2, 4 ac	SR2	SR2	SR2	SR1				X		MODERATE
NC49	Twin Oaks Community Sponsor Group	(17) 1 du/2, 4 ac	SR2	SR2	SR2	SR4		X				MINOR
NC50	Twin Oaks Community Sponsor Group	(1) 1 du/1, 2, 4 ac	VR2.9	VR2.9	VR2.9	SR1	PC	X				MINOR
NC51	Twin Oaks Community Sponsor Group	(1) 1 du/1,2,4 ac (18) 1 du/4,8,20 ac	I-3	SR4	I-3	SR4	Referral	X				MINOR
<b>Old Referral: No Requestor</b>												
NC12	#16 Gelphart	(18) 1 du/4,8,20 ac	SR10	RL40	RL40	SR10	Referral	X	X	X	X	MAJOR
NC17	#60 Bihaghy	(1) 1 du/1,2,4 ac (17) 1 du/2, 4 ac	VR2/SR2	SR2	SR1/SR2	VR2	Referral	X	X	X	X	MAJOR
<b>NORTH MOUNTAIN</b>												
<b>Property Owner Requests</b>												
NM8	Leonard Teyssier	(18) 1 du/4,8,20 ac	SR10	RL80	RL80	SR4	Referral	X	X	X	X	MAJOR
NM15	Farkash (William Schwartz)	(20) General Ag 1/40 ac	RL40	RL160	RL80	RL40		X		X	X	MAJOR
NM16	Richard Adams (#179 Chester Mason, Formerly NM6&NM7)	(18) 1 du/4,8,20 ac	RL20/RL80	RL20/RL80	RL20/RL80	SR10	Referral	X		X	X	MAJOR
<b>Community Planning Group / Other Recommendations</b>												
NM11-B	Endangered Habitat League	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	RL40	PC	X				MINOR
NM16	Endangered Habitat League	(18) 1 du/4,8,20 ac	RL20/RL80	RL20/RL80	RL20/RL80	RL80	Referral	X				MINOR
<b>PALA PAUMA</b>												
<b>Property Owner Requests</b>												
PP1	Gerald Fischer	(20) General Ag 1/10 ac	RL40	RL80	RL40/RL80	SR10	Referral	X	X	X	X	MAJOR
PP19-B	Hadley Johnson	(17) 1 du/2, 4 ac	SR10	RL40	RL40	SR4 or SR10	Referral	X	X	X	X	MAJOR
PP23	#41 Rancho Guejito	(20) General Ag 1/40 ac	RL40	RL160	RL80	RL40	Referral	X		X	X	MAJOR
PP29	Albert (Bud) Bradford, Agua Tibia Ranch	(20) General Ag 1/40 ac	RL40	RL40	RL40	RL20		X		X	X	MAJOR
PP30	Donald Armstrong	(17) 1 du/2, 4 ac (18) 1 du/4,8,20 ac (24)1 du/4,8,20 ac	RL40	RL40	RL40	SR2/SR4		X		X	X	MAJOR
PP31	Warner Ranch (William Schwartz)	(18) 1 du/4,8,20 ac (19) Intensive Ag 1 du/2,4,8 ac	RL20	RL40	RL40	Special Study Area or SR4	PC	X	X	X	X	MAJOR
PP32	Schoepe Sherrill Trust (Mark Thompson)	(13) General Commercial	SR10	SR10	SR10	GC			X			MINOR
PP33	Claire Plotner	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR4		X	X	X	X	MAJOR
PP34	Pratuang Velayases	(20) General Ag 1/40 ac	RL20	RL40	RL40	SR4			X	X	X	MAJOR
<b>Community Planning Group / Other Recommendations</b>												
PP27-A	Endangered Habitat League	(19) 1 du/2,4,8 ac	RL20	RL20	SR4	RL20		X				MINOR

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			Referral Map	Draft Land Use								
<b>Old Referral: No Requestor</b>												
PP12	#42 Pala Del Norte Property Owners (Recchia, Cerruti, Gray)	(18) 1 du/4,8,20 ac	RL20	RL40	RL40	RL20	Referral	X		X	X	MAJOR
PP15	#31 & #32 Monahan and Bell	(18) 1 du/4,8,20 ac	SR10	RL80	RL40	SR10	Referral	X		X	X	MAJOR
PP16	#46 Glusac	(20) General Ag 1/10 ac	SR10	RL80	RL20	SR10	Referral		X	X	X	MAJOR
PP18	Z Konchar (Rancho Heights)	(18) 1 du/4,8,20 ac	SR10	RL40	RL40	SR10	Referral	X	X	X	X	MAJOR
PP19-A	#43 Ruffin & Johnson (Rancho Heights)	(17) 1 du/2, 4 ac	SR10	RL40	RL40	SR10	Referral	X	X	X	X	MAJOR
PP25	#48 Nicol	(18) 1 du/ 4,8,20 ac	SR1	RL20	RL20	SR1	Referral	X				MINOR
<b>PENDLETON-DELUZ</b>												
PD1	Rodger Townsend (William Karn)	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4		X	X	X	X	MAJOR
PD4	Robert Dykhouse	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4		X	X	X	X	MAJOR
<b>RAINBOW</b>												
<b>Old Referral: No Requestor</b>												
RB5	#2 (C&I) Johnson	(13) General Commercial	GC	RC/SR10	RC/SR10	GC	Referral					MINOR
<b>RAMONA</b>												
<b>Property Owner Requests</b>												
RM1	Leonard Teyssier	(20) General Ag 1/40 ac	RL40	RL80	RL80	SR4	Referral	X	X	X	X	MAJOR
RM5	E.A Ranches (William Schwartz)	(20) General Ag 1/40 ac	RL40	RL80	RL80	RL40		X		X	X	MAJOR
RM7	Elizabeth Edwards	(20) General Ag 1/40 ac	RL40	RL80	RL40	SR10			X	X	X	MAJOR
RM15	Leonard Teyssier & Carl Teyssier	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR4	Referral PC					MINOR
RM16	Greg Hagart, Gildred Companies	(18) 1 du/4,8,20 ac	RL40	RL40	RL40	SR10				X		MODERATE
RM17	Melita Blaha	(3) 2 du/ acre	VR15	VR15	VR2	VR15	PC	X				MINOR
RM18	805 Properties, Cumming Ranch	(21) SPA	SR2/SR10/RL40	SR2/SR10/RL40	SR2/SR10/RL40	SR4	PC		X	X	X	MODERATE
RM19	Ken Wood, Ramona Ridge Estates	(20) General Ag 1/40 ac	RL40	RL80	RL80	RL40	Referral					MINOR
RM21	Eb Hogevost	(20) General Ag 1/10 ac	SR10	SR10	SR10	SR4			X	X		MODERATE
RM22	Jeanine Hawkins	(20) General Ag 1/40 ac	RL40	RL80	RL80	RL40			X	X	X	MAJOR
<b>Community Planning Group / Other Recommendations</b>												
RM2	Endangered Habitat League	(18) 1 du/4,8,20 ac	SR10	RL20	SR10	RL20	Referral	X				MINOR
RM20	Bunny King Lane Area	(18) 1 du/4,8,20 ac	SR10	SR10	SR10	SR4				X		MODERATE
<b>SAN DIEGUITO</b>												
<b>Property Owner Requests</b>												
SD1	#65 S. Anderson	(24)1 du/4,8,20 ac (18) 1 du/4,8,20 ac	SR2/SR4	SR2/SR10/RL20	SR2/SR10/RL20	SR4	Referral	X				MINOR
SD2	#61 Eric Anderson (Hadley Johnson)	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2	Referral		X	X		MODERATE
SD4	#63 Burns (for Norton)	(17) 1 du/2, 4 ac	SR2	RL20	RL20	SR2	Referral		X	X	X	MAJOR
SD7	Randy Coopersmith , Ted Shaw (Referral #58 & 59)	(18) 1 du/4,8,20 ac	VR2/SR2	SR2/SR4/RL20	SR2/SR4/RL20	SR0.5	Referral	X				MINOR
SD8	#62 Lowe	(18) 1 du/4,8,20 ac	VR2/SR1/SR2/SR4/RL20	RL20	RL20	VR2/SR1/SR2/SR4/RL20	Referral	X		X	X	MAJOR
SD15	Rancho Santalina (Gary Piro, Steve Bieri)	(17) 1 du/2, 4 ac	SR1/SR4	SR1/RL20	SR1	C34 Zoning; 24 du/acre density; Building Type -T		X	X	X		MODERATE

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			Referral Map	Draft Land Use								
SD17	Wagonhound Land & Livestock West LLC/Willow Creek Ranch (Sam Blick)	(24) Impact Sensitive 1 du/4,8,20 ac (17) 1 du/2, 4 ac	SR2/RL20	SR2/RL20	SR2/RL20	Revise boundary of SR2 and RL20				X	X	MAJOR
SD18	Larry Mabee (Sam Blick)	(17) 1 du/2, 4 ac (24) Impact Sensitive 1 du/4,8,20 ac	SR2/RL20	SR2/RL20	SR2/RL20	SR2						MINOR
SD19	Golden Eagle Investments (Sam Blick)	(24) Impact Sensitive 1 du/4,8,20 ac	RL20	RL20	RL20	SR2						MINOR
SD20	Stephen Perkins	(17) 1 du/2, 4 ac	SR4	RL20	RL20	SR2	Referral		X	X		MODERATE
<b>Community Planning Group / Other Recommendations</b>												
SD5-A	Endangered Habitat League (Perkins)	(17) 1 du/2, 4 ac	SR4	RL20	SR2	RL20	Referral/PC	X				MINOR
SD15	City of San Marcos	(17) 1 du/2, 4 ac	SR1/SR4	SR1/SR20	SR1	Limited Impact Industrial		X	X	X	X	MAJOR
SD21	City of San Marcos	(1) 1 du/1,2, 4 ac	SR1	SR1	SR1	Limited Impact Industrial		X	X	X		MODERATE
<b>Old Referral: No Requestor</b>												
SD3	#56 Sheldon	(17) 1 du/2, 4 ac	SR2	RL20	SR4	SR2	Referral		X			MINOR
SD6	#55 Tan	(17) 1 du/2, 4 ac	SR2	RL20	SR2/SR4	SR2	Referral	X	X	X	X	MAJOR
<b>SPRING VALLEY</b>												
<b>Community Planning Group / Other Recommendations</b>												
SV17	Spring Valley Community Planning Group	(9) 43 du/ ac (6) 7.3 du/ ac	VR24/VR7.3	VR24/VR7.3	VR24/VR7.3	VR2.9/SR1	PC	X				MINOR
<b>SWEETWATER</b>												
<b>Old Referral: No Requestor</b>												
SW1	Keubler and Green	(5) 4.3 du/ ac	NC	VR24	VR24	NC		X				MINOR
<b>VALLEY CENTER</b>												
<b>Property Owner Requests</b>												
VC15	Harlan Beck (Jim Chagala) [Fisher (80)]	(18) 1 du/4,8,20 ac	SR10	RL40	RL20	SR10	Referral	X		X	X	MAJOR
VC16	SPA Ridge Ranch 2	(17) 1 du/2, 4 ac (18) 1 du/4,8,20 ac (21) SPA	SPA/RL20	SR4/RL20	SR4/RL20	SPA/RL20						MINOR
VC17	#86 Stedt (Lynch)	(17) 1 du/2, 4 ac	SR2	SR4	SR4	SR2		X	X	X		MODERATE
VC20-A	Rancho Catalina L L C (Mike Fahr )	(17) 1 du/2, 4 ac	SR2	SR10	SR4	SR2		X	X	X		MODERATE
VC20-B	Robert Crane (Jim Chagala)	(17) 1 du/2, 4 ac	SR2	SR10	SR4	SR2		X	X	X		MODERATE
VC29-A	#88 Joe Tanalski	(18) 1 du/4,8,20 ac	SR10	RL40	RL20	SR4 or SR10		X	X	X	X	MAJOR
VC29-B	#88 Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)	(18) 1 du/4,8,20 ac	SR10	RL40	RL20	SR4 or SR10		X	X	X	X	MAJOR
VC50	Ben Bednar	(20) General Ag 1/10 ac	RL20	RL20	RL20	SR2 or SR4				X		MODERATE
VC51	William Rice	(20) General Ag 1/10 ac	RL20	RL20	RL20	SR4			X	X		MODERATE
VC52	Mary & Todd Johnston	(15) Limited Impact Industrial	SR2	SR2	SR2	I-1	PC	X		X	X	MAJOR
VC53	Jim Brown	(15) Limited Impact Industrial	SR2	SR2	SR2	I-1	PC	X		X	X	MAJOR
VC54	Mark Wollam	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2		X	X	X		MODERATE
VC55	Jerry Gaughan & Napoleon Zervas	(3) 2 du/ ac	GC	GC	GC	C36 Zoning						MINOR
VC56	Louis/Marc Wolfsheimer (Rancho Lilac)	(21) SPA	SR2/SR4/RL20	SR2/SR4/RL20	SR2/SR4/RL20	SPA						MINOR
VC57	Michael Schimpf	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2			X	X		MODERATE
VC58	Konyn Realty Investment (Theresa Harrison)	(17) 1 du/2, 4 ac	VR7.3	VR7.3	SR2	VR7.3		X				MINOR
VC59	Sager Ranch (Linda Jameison)	(18) 1 du/4,8,20 ac	RL20	RL20	RL20	SR4		X	X	X	X	MAJOR
VC60	Steve Rahimi	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2			X	X		MODERATE
VC61	Ron Blair	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2			X	X		MODERATE

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			Referral Map	Draft Land Use								
VC62	Steve Flynn	(1) 1du/1,2,4 ac General Commercial	VCMU	VCMU	VCMU	Additional flexibility in S90 zone to allow existing zoning and land use until comprehensive plan is developed						MINOR
VC63	John Caston	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR1		X	X	X	X	MAJOR
VC64	Teymur Tuluie	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2		X	X	X		MODERATE
VC66	Hope Trumpeter Guzman	(17) 1 du/2, 4 ac	SR4	SR4	SR4	SR2		X	X	X		MODERATE
<b>Community Planning Group / Other Recommendations</b>												
VC2	Valley Center CPG Endangered Habitat League	(17) 1 du/2, 4 ac	SR4	SR10	SR4	SR10		X				MINOR
VC3	Valley Center CPG Endangered Habitat League	(20) General Ag 1/10 ac	SR2	RL20	SR2	RL20		X				MINOR
VC4	Valley Center CPG Endangered Habitat League	(20) General Ag 1/10 ac	SR2	SR10	SR2	SR10	Referral	X				MINOR
VC5	Valley Center CPG Endangered Habitat League	(18) 1 du/4,8,20 ac	RL20	RL40	RL20	RL40		X	X			MINOR
VC6	Valley Center CPG Endangered Habitat League	(18) 1 du/4,8,20 ac	SR2	RL20	SR4	RL20		X				MINOR
VC13	Valley Center CPG	(18) 1 du/4,8,20 ac	RL20	RL40	RL20	RL40		X				MINOR
VC28	Valley Center CPG	(1) 1 du/1,2,4 ac (17) 1 du/2, 4 ac	VR2.9	SR1	SR1	SR2						MINOR
VC29-A	Valley Center CPG Endangered Habitat League	(18) 1 du/4,8,20 ac	SR10	RL40	RL20	RL40		X				MINOR
VC29-B	Valley Center CPG Endangered Habitat League	(18) 1 du/4,8,20 ac	SR11	RL40	RL20	RL40		X				MINOR

**LEGEND**

VR30 Village Residential 30 du/acre	SR4 Semi Rural 4 (1 du/4 acres)	I-2 Medium Impact Industrial
VR24 Village Residential 24 du/acre	SR10 Semi Rural 10 (1 du/10 acres)	I-3 High Impact Industrial
VR20 Village Residential 20 du/acre	RL20 Rural Lands 20 (1 du/20 acres)	TL Tribal Lands
VR10.9 Village Residential 10.9 du/acre	RL40 Rural Lands 40 (1 du/40 acres)	SPA Specific Plan Area
VR7.3 Village Residential 7.3 du/acre	RL80 Rural Lands 80 (1 du/80 acres)	OS(C) Open Space Conservation
VR4.3 Village Residential 4.3 du/acre	GC General Commercial	OS(R) Open Space Recreation
VR2.9 Village Residential 2.9 du/acre	OP Office Professional	P/SP Public / Semi-Public
VR2 Village Residential 2 du/acre	NC Neighborhood Commercial	PAL Public Agency Lands
SR0.5 Semi Rural 0.5 (0.5 du/acre)	RC Rural Commercial	NF/SP National Forest and State Parks
SR1 Semi Rural 1 (1 du/acre)	VCMU Village Core Mixed Use	
SR2 Semi Rural 2 (1 du/2acre)	I-1 Limited Impact Industrial	