

Attachment C

Property-Specific Requests (PSR)

- **Introduction**
- **Inventory of Requests**
- **Property-Specific Request Analyses**
[includes community-level location maps]

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Introduction

Overview

On December 8, 2010, the Board of Supervisors directed staff to review all property-specific requests (PSRs) concerning the General Plan Update that have either come up in testimony during the hearings from October 20 through December 8, 2010 or through written correspondence to the Board and to report back on the feasibility of accommodating each request. The Board further directed staff to review and report back on each property referral that is not accommodated on the Planning Commission / Staff Recommended Map.

As was communicated to the public at the December 8, 2010 Board hearing and in email and web site announcements that followed, staff compiled a list of all the requests received and posted it on the County web site on January 3, 2011. Staff incorporated a handful of corrections to this list received from the public and used this list as the basis for preparing the PSR analyses.

During the Board hearings, there was also a number of form letters submitted titled Property Owner's Objection Submittal. Initially, the properties identified on these forms were not included in the list of properties for review released on January 3, 2011. This is because the forms did not contain information requesting a designation, were lacking sufficient information, or provided Assessor Parcel Numbers that are not located in the unincorporated county or are not being affected by the General Plan Update. To ensure that ample opportunities were provided for property owners to have their properties considered, staff contacted all individuals that submitted these forms by email, or by mail if no email address was available, to provide them with another opportunity to submit a request if so desired. Staff received requests from approximately 25 individuals and has prepared an analysis for each.

Property-Specific Requests

The analysis for each individual PSR compares the request with the existing General Plan designation, along with all land use alternatives under the General Plan Update. In addition, the analysis identifies the physical constraints to development on the property, determines whether or not the request supports the General Plan Update objectives and the level of environmental analysis that would be required to accommodate the request. The requests were then categorized based on the level of change to the General Plan Update necessary to accommodate the request using the categories of Minor, Moderate, and Major. These categories are described further in the next section.

Generally, property specific requests that are Minor changes are those that would not result in a substantial amount of additional development compared to what has already been considered and are consistent with the General Plan Update objectives. It is anticipated that these changes can be accomplished with minimal changes to the project documents. It should be noted that some Minor changes are considered controversial and/or would alter changes already made to the project by previous Board or Planning Commission direction. Therefore, individual consideration of each Minor change is recommended prior to incorporation into the project. Moderate are generally changes that require more substantial analysis in the EIR and would therefore necessitate additional public review and further consideration by the Planning Commission. Major changes are generally changes that require revisions to the General Plan

Update project objectives which then necessitate changes in a variety of other documents including the EIR.

Tables C-1 through C-3 summarize staff’s draft analysis of the requests by community planning area and assign these requests according to the level of change necessary to accommodate the request. Table C-1 contains 172 requests received from property owners or their representatives. Table C-2 contains 26 property referrals from the 2004 to 2006 Board hearings on the draft maps that are not reflected on the PC / Staff Recommended Map and were not raised during recent hearings. Table C-3 contains 34 requests received from community planning groups, adjacent cities, and the Endangered Habitats League.

Table C-1. Draft Summary of Property-Specific Requests from Property Owners

| CPA | Total # of Requests | Level of Change Necessary to Accommodate Request | | |
|--------------------|---------------------|--|-----------|-----------|
| | | Minor | Moderate | Major |
| Alpine | 4 | 2 | 2 | 0 |
| Bonsall | 17 | 9 | 5 | 3 |
| Central Mountain | 3 | 1 | 1 | 1 |
| Crest/Dehesa | 5 | 2 | 2 | 1 |
| Desert | 9 | 3 | 3 | 3 |
| Fallbrook | 17 | 3 | 6 | 8 |
| Jamul/Dulzura | 7 | 0 | 1 | 6 |
| Julian | 2 | 1 | 1 | 0 |
| Lakeside | 9 | 1 | 4 | 4 |
| Mountain Empire | 19 | 1 | 5 | 13 |
| North County Metro | 22 | 9 | 5 | 8 |
| North Mountain | 3 | 0 | 0 | 3 |
| Pala Pauma | 9 | 1 | 0 | 8 |
| Pendleton/Deluz | 2 | 0 | 0 | 2 |
| Rainbow | 0 | 0 | 0 | 0 |
| Ramona | 10 | 3 | 3 | 4 |
| San Dieguito | 10 | 4 | 3 | 3 |
| Spring Valley | 0 | 0 | 0 | 0 |
| Sweetwater | 0 | 0 | 0 | 0 |
| Valle de Oro | 0 | 0 | 0 | 0 |
| Valley Center | 24 | 5 | 12 | 7 |
| Totals | 172 | 45 | 53 | 74 |

Table C-2. Draft Summary of Previous Referrals Not Raised in Recent Testimony

| CPA | Total # of Referrals | Level of Change Necessary to Accommodate Request | | |
|--------------------|----------------------|--|----------|-----------|
| | | Minor | Moderate | Major |
| Bonsall | 1 | 1 | 0 | 0 |
| Crest/Dehesa | 1 | 1 | 0 | 0 |
| Desert | 1 | 0 | 0 | 1 |
| Fallbrook | 2 | 0 | 1 | 1 |
| North County Metro | 2 | 0 | 0 | 2 |
| Pala Pauma | 7 | 1 | 0 | 6 |
| Rainbow | 1 | 1 | 0 | 0 |
| San Dieguito | 2 | 1 | 0 | 1 |
| Sweetwater | 1 | 1 | 0 | 0 |
| Valley Center | 8 | 4 | 1 | 3 |
| Totals | 26 | 10 | 2 | 14 |

Table C-3. Draft Summary of Requests from Non-Property Owners

| CPA | Total # of Requests | Level of Change Necessary to Accommodate Request | | |
|--------------------|---------------------|--|----------|----------|
| | | Minor | Moderate | Major |
| Bonsall | 1 | 1 | 0 | 0 |
| Crest/Dehesa | 1 | 1 | 0 | 0 |
| Fallbrook | 1 | 1 | 0 | 0 |
| Jamul/Dulzura | 2 | 2 | 0 | 0 |
| Julian | 2 | 2 | 0 | 0 |
| Mountain Empire | 1 | 1 | 0 | 0 |
| North County Metro | 8 | 5 | 2 | 1 |
| North Mountain | 2 | 2 | 0 | 0 |
| Pala Pauma | 1 | 1 | 0 | 0 |
| Ramona | 2 | 1 | 1 | 0 |
| San Dieguito | 3 | 1 | 2 | 0 |
| Spring Valley | 1 | 1 | 0 | 0 |
| Valley Center | 9 | 9 | 0 | 0 |
| Totals | 34 | 28 | 5 | 1 |

Level of Change

In responding to the property specific requests, staff considered what changes to the General Plan Update would be required to accommodate each request. To the extent possible, three broad categories are used to categorize the changes: Minor, Moderate, and Major. These categories are described further below:

- **Minor Changes** – These are changes that do not conflict with the General Plan Update project objectives, do not require substantial additional analysis for environmental impacts, and do not result in new significant environmental impacts. Incorporation of minor changes into the project would mean that staff would perform edits to the necessary General Plan Update documents, amend the existing analysis in the draft Final EIR, and return to the Board. Please note that some Minor changes are considered controversial and/or would alter changes already made to the project by previous Board or Planning Commission direction. The estimated timeframe for this scenario is 3-6 months with an estimated cost of \$100-200K.
- **Moderate Changes** – These are changes that do not conflict with the General Plan Update project objectives but may result in additional environmental impacts and require more detailed analysis. This category also includes more substantive changes that were not considered by the Planning Commission and should be presented to them for a recommendation pursuant to State law. For Moderate changes, staff would perform edits to the necessary General Plan Update documents, amend the existing analysis in the EIR, and recirculate the EIR for public review pursuant to the California Environmental Quality Act (CEQA). Also, as required by CEQA, staff would prepare written responses to all comments received during public review and further revise the EIR as necessary. Staff would then return to the Planning Commission and then the Board of Supervisors with a revised project. The estimated timeframe for this scenario is 12-18 months with an estimated cost of \$400-\$700K in additional staff and consultant costs, depending upon the complexity of the changes.
- **Major Changes** - These are changes that are not supported by the General Plan Update project objectives as currently drafted. As a result, revisions to the project objectives are assumed. If the project objectives are revised, there may need to be modifications to policies and other parts of the draft General Plan Update to ensure consistency or an entirely new General Plan Update may need to be prepared. Once the Major changes are initially drafted, it may be advantageous to present them to stakeholders, the Planning Commission, and the Board to ensure proper direction. Substantial changes to the EIR or a new environmental review are also anticipated for Major changes. The General Plan Update EIR is based on technical analysis and modeling for a number of issues. The analysis and modeling would likely need to be rerun for all issue areas. Pursuant to CEQA, the EIR alternatives are based on the project objectives. Therefore, in addition to modifying the EIR to address the revised project, modifications to the alternatives are also likely to be required. Once the EIR is modified, the process to present the project to the Board would follow that outlined for the Moderate changes. The estimated minimum timeframe for this scenario is 24 to 48 months with an approximate minimum cost of \$2 to \$4 million in additional staff and consultant costs. Both the cost and time estimates for the Major category have the potential to be far greater depending on the level of complexity and controversy of the changes.

The process and timeframes for Moderate and Major levels of change are driven largely by State law. Although the Board ultimately has broad discretion in what is adopted in the General Plan, the process of adopting amendments is heavily guided by State laws that ensure that:

- All appropriate issues that bear relation to the jurisdiction’s planning are addressed,

- The plan is comprehensive and consistent,
- Other agencies and the public are included in the preparation,
- Environmental impacts are evaluated, and
- Significant environmental impacts are avoided or mitigated to the extent feasible.

Changes to the Draft Documents

A draft analysis for each PSR was initially prepared for the February 9, 2011 Board hearing and included in the staff report with the intention of facilitating both Board and public review of these requests. If additional information was subsequently made available to staff concerning these requests, the analysis was refined. Table C-4 identifies the changes made to a total of 84 PSR analyses since the February 9 staff report. As identified below, three categories of changes have been made according to how they were initiated.

Property Owner — Property owners had from January 28, when the draft PSRs were first made available, through February 18 to review the draft PSRs prepared for the February 9 staff report and provide any additional information, clarification, or necessary revisions. (Information received after February 18 was incorporated when feasible.) As a result of information received from property owners or their representatives, 18 changes were made to PSRs. In only one instance, where the property owner's requested density more than doubled, did the revision to the PSR result in a different level of change.

Community Planning Group — The community position on the property owner's request was not included on most of the draft PSRs because there was not sufficient time for many planning and sponsor groups to meet and take a position on the requests prior to publishing the staff report for the Board hearing on February 9th. After the draft PSRs were published, several planning and sponsor groups provided their positions on the requests. This resulted in 61 changes to the PSRs. In some instances, in addition to the community position changing from unknown to a specific designation, the Opposition Expected category was also revised based on the position taken by the community.

Staff — As a result of further staff review, 25 refinements were made to the draft PSRs. Most of these changes were minor and involved changes to whether a property was fully, partially, or not constrained by one of the six constraint categories. In other instances, the boundary of the request was revised, usually to include additional property under the same ownership, or to provide further clarification on how a level of change was determined. Grammatical changes to the discussion or other similar corrections to the analyses were not documented.

The number of changes from these three categories exceeds the total number of modified PSRs since some analyses were modified more than once. In some instances, the changes to the PSR analyses also required corresponding changes to the Inventory of Property Specific Requests. Also, several community maps showing the location of each request were corrected to make them consistent with the analyses.

Table C-4: Summary of Substantive Changes to Draft Property-Specific Request Analyses

| PSR Number(s) | Origin of Change | | | Description of Change |
|---------------------------------|------------------|------------|-------|--|
| | Prop. Owner | CPG/Others | Staff | |
| Alpine | | | | |
| AL24 | | | X | Changed steep slope constraint from fully to partial. |
| AL24/26/27 | | X | | Added the Community Recommendation. |
| Bonsall | | | | |
| BO3-A | | | X | Discussion was amended to offer SR4 as an option to the property owner's request for a SR2 density. The SR4 designation could be accommodated with only a Minor level of change, rather than the Major level of change that would result from the SR2 designation. |
| BO10/19/30/31/33 | | X | | Added the Community Recommendation. For BO10 and BO30 only, removed Opposition Expected. |
| BO26 | X | | | Added additional information to clarify the property owner's request, similar to what was included on BO25. |
| BO33 | | | X | Changed Habitat Value and Agricultural Lands from full to partially constrained. |
| Central Mountain | | | | |
| CM12 | X | | | Revised the request from SR2/SR4 to SR4 based on new information received from the property owner. |
| Crest / Dehesa | | | | |
| CD2 | | | X | Revised figures and property description to reflect the actual area of request, which is the remainder portion only of an approved TPM. |
| CD2/3/4/12/13/14/15 | | X | | Added the Community Recommendation received after February 9th hearing. Added that opposition was expected for CD4 and CD15 only. |
| CD12 | | | X | Changed the Habitat Value from fully to partially constrained. |
| CD13 | | | X | Changed the request from SR10 to SR4 and revised discussion to reflect this change. |
| Desert [Borrego Springs] | | | | |
| DS8/19/20/22/23/25 | | X | | Added the Community Recommendation received after February 9th hearing. For DS19, DS20, and DS25 only, revised Opposition Expected to yes. |
| DS24 | X | X | | Added the Community Recommendation received after February 9th hearing and revised Opposition Expected to yes. Revised acreage from 63 to 173 acres and from one to two parcels; however, this correction did not result in a change to the area that is being analyzed. |

| PSR Number(s) | Origin of Change | | | Description of Change |
|--|------------------|------------|-------|--|
| | Prop. Owner | CPG/Others | Staff | |
| Fallbrook | | | | |
| FB2/14/15/16/17/18/19/20/21/22 FB23/24/25/26/27 | | X | | Added or revised the Community Recommendation received after February 9th hearing. For FB2, FB14, FB15, FB16, FB19, FB20, FB25 and FB27 changed Opposition Expected to yes. |
| FB17 | X | | | Added five adjacent parcels (70 acres) under the same ownership that were not initially included in the draft document due to a lack of information concerning the request and adjusted the possible units the requested density would yield. |
| FB18 | X | | | Added two adjacent parcels (248 acres) for the reason stated above. |
| FB20 | | | X | Changed the Habitat Value from fully to partially constrained. |
| FB25/26/27 | | | X | Changed the Agricultural Lands from fully to partially constrained. For FB27 only, changed Fire Hazard Severity Zones from fully to partially constrained. |
| Jamul | | | | |
| JD10 | X | | | Added additional clarification provided by the property owner on February 14, 2011. |
| JD15 | | X | | Added the Community Recommendation received after February 9th hearing. |
| Lakeside | | | | |
| LS7-A | X | | | Since the draft PSR analysis was released, the property owner coordinated with adjacent property owners to include them in the request, which increased from one to six parcels. Based on the expansion and location of the request, revised Spot Designation/Zone to no. |
| LS25 | X | | | The property owner revised their request with the addition of a 5.7-acre parcel. Also, in a Feb. 18 letter, the request was further clarified for a preference of a SPA (2.5) designation, but also indicated that VR2 would also be acceptable. The discussion was revised based on the new request and to document that that the property owners have been negotiating with either the Count or SANDAG to purchase his property as mitigation land since 1999. |
| Mountain Empire | | | | |
| ME3 | X | | | Removed steep slope as a partial constraint, updated PC/Staff Recommendation figure to show Forest Conservation Initiative lands are not included and revised discussion to remove references to groundwater as a constraint. |
| ME17/19/21/25/27 | | X | | Incorporated Boulevard CPG position in favor of PC/Staff Recommendation. |

| PSR Number(s) | Origin of Change | | | Description of Change |
|---------------------------|------------------|------------|-------|--|
| | Prop. Owner | CPG/Others | Staff | |
| ME24/28/29 | | X | | Incorporated Jacumba CSG support for PC/Staff Recommendation. For ME28 and ME29 only, revised Opposition Expected to yes. |
| ME27 | | | X | Revised discussion to remove reference to Guiding Principle #2. |
| ME28 | | | X | Revised the discussion to clarify that the SR4 density would not be achievable due to groundwater limitations. |
| ME30-A | | | X | Revised the discussion to remove that the request was not consistent with project objectives and changed the Fire Hazard Severity Zone constraint from fully to partially constrained. |
| North County Metro | | | | |
| NC14 | X | | | Changed the property owner request from VR7.3 to Rural Commercial and revised the discussion accordingly. |
| NC22 | | X | | Revised the City of San Marcos' request from SR1 to SR2 in accordance with their decision to change their recommendation after the Feb. 9, 2011 hearing. |
| NC36 | X | | | Revised property owner's request from VR2 to VR4.3. This changed the Level of Change from a Minor to a Moderate |
| NC38 | | X | | Changed Fire Hazard Severity Zones from none to partially constrained. |
| NC42 | | | X | Modified discussion to clarify property owner's request. |
| North Mountain | | | | |
| NM15 | X | | | Corrected the Discussion to change the yield with a RL40 designation from 14 to 29 units. |
| Pala-Pauma | | | | |
| PP17 | | | X | This request is a 2004 referral that was mistakenly omitted from the February 9th staff report. |
| PP34 | | | X | Changed Steep Slope and Habitat Value from fully to partially constrained. |
| Rainbow | | | | |
| RB5 | | X | | Added the Community Recommendation received after February 9th hearing and changed Opposition Expected to yes. |
| Ramona | | | | |
| RM2/5 | | | X | Revised area of request to match all contiguous property of each owner. This added 142 acres to RM2 and 264 acres to RM5. |
| RM16/18 | | X | | Added the Community Recommendation received after February 9th hearing. |
| RM21 | | | X | Changed Steep Slope from fully to partially constrained. |

| PSR Number(s) | Origin of Change | | Staff | Description of Change |
|--------------------------------|------------------|------------|-------|---|
| | Prop. Owner | CPG/Others | | |
| San Dieguito | | | | |
| SD7 | | | X | Corrected the zoning and minimum lot size. Revised the Discussion to add the potential dwelling unit yield for each alternative and to clarify the property ownership. |
| SD15 | | | X | Revised discussion to address the confusion over the alignment of the open space portion of the property. |
| SD17 | X | | | Added figure to show County proposed changes to FEMA floodplain boundary and modified designations for land use alternatives to only include RL20 (not SR2/RL20) to reflect only 11-acre area of requested change. Language was also added that since the proposed FEMA boundary, the property owner now considers the logical placement of the RL20 designation is at the bank of the San Dieguito River / Pond. |
| Valley Center | | | | |
| VC3/5/7/12/20A/20B/57/63/64/66 | | X | | Added or revised the Community Recommendation received after February 9th hearing. For VC12 and VC57 only, changed Opposition Expected to yes. |
| VC3 | | | X | Removed Valley Center CPG as a requester and changed Agricultural Lands from fully to partially constrained. |
| VC5 | | | X | Removed Valley Center CPG as a requester and changed Fire Hazard Severity Zones from none to partially constrained. |
| VC11 | X | | | Revised the Discussion to state that the property was brought up in testimony. Removed Habitat Value as a constraint. |
| VC15 | X | | | Revised the discussion to remove a reference to "edge effects" and the 1/4 mile dead-end requirement. Removed Wetlands as a constraint. |
| VC20-A | X | | | Revised the discussion to remove the statement that the property did not come up in testimony during the 2010 Board hearings. Also, removed Habitat Value as a constraint. |
| VC20-B | X | | | Revised to remove Habitat Value as a constraint. |
| VC62 | X | | | Revised scope of request to include adjacent property owner who came forward after the February 9th hearing and changed the request based on additional clarification from the Community Planning Group. |
| VC64 | | | X | Changed Agricultural Lands from fully to partially constrained. |
| VC66 | | | X | Changed Fire Hazard Severity Zones from fully to partially constrained. |

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Inventory of Property Specific Requests

The following inventory lists each Property Specific Request according to community planning area. The inventory identifies the property owner or requester, the requested land use change, and the designation assigned by the existing General Plan, along with the General Plan Update Referral, Draft Land Use, and PC/Staff Recommended Maps. Other information provided in the inventory include whether opposition is anticipated, if the request represents a spot designation, if it requires recirculation of the Environmental Impact Report, or whether or not it supports the Objectives of the General Plan Update. Finally, the estimated level of change is provided.

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Attachment C: Inventory of 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 | | | | | | | | |
| ALPINE | | | | | | | | | | | | |
| 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 |
| BONSALL | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 | | | 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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| BO12 | Bonsall Community Sponsor Group | (17) 1 du/2, 4 ac | VR15 | VR20 | VR15 | SR2 | | X | | | | MINOR |
| Old Referral: No Requestor | | | | | | | | | | | | |
| BO10 | West Lilac Farms | (19) Intensive Ag 1du/2,4,8 ac | SR4 | SR10 | SR10 | SR4 | Referral | | X | | | MINOR |
| CENTRAL MOUNTAIN | | | | | | | | | | | | |
| 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 |
| CREST / DEHESA | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 | SR10 | SR10 | RL20 | SR4 | | | | 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 |
| CD15 | Diana Beron | (17) 1 du/2, 4 ac | SR4 | SR4 | SR4 | SR2 | | X | X | | | MINOR |

Attachment C: Inventory of 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 | | | | | | | | |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| CD2 | Endangered Habitat League (#100 Walls) | (18) 1 du/4,8,20 ac | SR4 | SR4/RL20 | SR4 | RL20 | Referral | X | | | | MINOR |
| Old Referral: No Requestor | | | | | | | | | | | | |
| CD4 | #102 Gibson | (18) 1 du/4,8,20 ac | SR10/RL20 | RL20 | RL20 | SR10/RL20 | Referral | X | | | | MINOR |
| DESERT | | | | | | | | | | | | |
| 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 | 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 | | 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 | | X | | MODERATE |
| DS25 | Larry Clements | (18) 1 du/4,8,20 ac | RL40 | RL80 | RL40 | SR4 | | X | X | X | X | MAJOR |
| DS26 | Mara Penick | (18) 1 du/4,8,20 ac | RL80 | RL80 | RL40 | SR4 | | | X | X | X | MAJOR |
| Old Referral: No Requestor | | | | | | | | | | | | |
| DS11 | #159a Green | (18) 1 du/4,8,20 ac | RL20 | RL40 | RL40 | RL20 | Referral | X | X | X | X | MAJOR |
| FALLBROOK | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| FB2 | Fritz Family Trust (Matthew Peterson) | (17) 1 du/2, 4 ac | RL20 | RL40 | RL20 | SR2 | Sweeping Change | X | 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 | X | | | MINOR |
| FB15 | Rhonda Byer | (17) 1 du/2, 4 ac | SR2 | SR2 | SR2 | SR1 | | X | X | | | MINOR |
| FB16 | Arvin Trivedi | (17) 1 du/2, 4 ac | SR4 | SR4 | SR4 | SR2 | | X | 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 | X | | MODERATE |
| FB20 | Robert Townsend | (18) 1 du/4,8,20 ac | RL20 | RL20 | RL20 | SR4 | | X | 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 1du/ 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 | 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 | X | | MODERATE |

Attachment C: Inventory of 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 | | | | | | | | |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| FB1 | Falbrook Community Planning Group | (21) Specific Plan Area | GC | SR2 | GC | SR2 | Referral | X | | | | MINOR |
| Old Referral: No Requestor | | | | | | | | | | | | |
| 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 |
| JAMUL / DULZURA | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 | Julia and Christopher Allen | (18) 1 du/4,8,20 ac | RL40 | RL40 | RL40 | SR4 | | X | X | X | X | MAJOR |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 |
| JULIAN | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 |
| LAKESIDE | | | | | | | | | | | | |
| LS6/LS17 | Kim Cambell | (1) 1du/1,2,4 ac | SR2 | SR2 | SR2 | SR1/RL20 | | | | X | | MODERATE |
| LS7-A | Enniss, Pietrczak, Weatherson, Swanson, Barksdale (Wade Enniss) | (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 (2.5) | SR4 | SR4 | SR4 | VR2 | | X | | X | | MODERATE |
| LS26 | Ted Piorkowski | (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 | X | MAJOR |
| LS29 | Catherine Gorka | (18) 1 du/4,8,20 ac | RL20 | RL20 | RL20 | SR4 | | X | X | X | X | MAJOR |
| MOUNTAIN EMPIRE | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 | X | MAJOR |
| ME29 | Phillip and Martha Villanueva | (18) 1 du/4,8,20 ac | SR10 | SR10 | SR10 | SR4 | | X | X | X | X | MAJOR |
| ME30-A | James Kemp | (18) 1 du/4,8,20 ac | RL40 | SR10 | RL40 | SR4 | | 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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 |
| NORTH COUNTY METRO | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 | RC | 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-A | 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 | VR4.3 | Traffic(2006) | | | X | | MODERATE |
| 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 | SR10/RL20 | SR10/RL40 | SR10/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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 |
| Old Referral: No Requestor | | | | | | | | | | | | |
| 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 |
| NORTH MOUNTAIN | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 |
| PALA PAUMA | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 | RL40/RL160 | RL40/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 1du/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 Vetayases | (20) General Ag 1/40 ac | RL20 | RL40 | RL40 | SR4 | | | X | X | X | MAJOR |

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|---|---|---|----------------------|----------------|---------------------|---|------------------------------|---------------------|------------------------|---------------------------|---------------------------|-----------------|
| | | | Referral Map | Draft Land Use | | | | | | | | |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| PP27-A | Endangered Habitat League | (19) 1 du/2,4,8 ac | RL20 | RL20 | SR4 | RL20 | | X | | | | MINOR |
| Old Referral: No Requestor | | | | | | | | | | | | |
| 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 |
| PP17 | #44 Piro (Schoepe Enterprises LP) | (19) Intensive Ag 1du/4,8 ac | SR10 | SR10 | SR10 | SR4 | Referral | X | 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 |
| PENDLETON-DELUZ | | | | | | | | | | | | |
| 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 |
| RAINBOW | | | | | | | | | | | | |
| Old Referral: No Requestor | | | | | | | | | | | | |
| RB5 | #2 (C&I) Johnson | (13) General Commercial | GC | RC/SR10 | RC/SR10 | GC | Referral | X | | | | MINOR |
| RAMONA | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 Hogervost | (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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 |
| SAN DIEGUITO | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| 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 | General Commercial; C34 Zoning w/ 24 du/acre density, Building Type "T" | | X | X | X | | MODERATE |

Attachment C: Inventory of 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 | | | | | | | | |
| SD17 | Wagonhound Land & Livestock West LLC/Willow Creek Ranch (Sam Blick) | (24) Impact Sensitive 1 du/4,8,20 ac | RL20 | RL20 | RL20 | SR2 for 11-acre area | | | | 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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 | | MODERATE |
| SD21 | City of San Marcos | (1) 1 du/1,2, 4 ac | SR1 | SR1 | SR1 | Limited Impact Industrial | | X | X | X | | MODERATE |
| Old Referral: No Requestor | | | | | | | | | | | | |
| 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 |
| SPRING VALLEY | | | | | | | | | | | | |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| 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 |
| SWEETWATER | | | | | | | | | | | | |
| Old Referral: No Requestor | | | | | | | | | | | | |
| SW1 | Keubler and Green | (5) 4.3 du/ ac | NC | VR24 | VR24 | NC | | X | | | | MINOR |
| VALLEY CENTER | | | | | | | | | | | | |
| Property Owner Requests | | | | | | | | | | | | |
| VC11 | Covey Farms (Jim Chagala)#79 Pardee] | (17) 1 du/2,4 ac | SR2 | SR4 | SR4 | SR2 | Referral | X | X | X | | MODERATE |
| 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 | 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 |

Attachment C: Inventory of 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 | | | | | | | | |
| 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 |
| VC62 | Bell Holdings L L C (Steve Flynn) John Coseo | (1) 1du/1,2,4 ac General Commercial | VCMU | VCMU | VCMU | General Commercial with C-36 zoning | | | | | | 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 |
| Community Planning Group / Other Recommendations | | | | | | | | | | | | |
| VC2 | Valley Center CPG Endangered Habitat League | (17) 1 du/2, 4 ac | SR4 | SR10 | SR4 | SR10 | | X | | | | MINOR |
| VC3 | 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 | 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 | | X | | | | MINOR |
| VC29-A | Endangered Habitat League | (18) 1 du/4,8,20 ac | SR10 | RL40 | RL20 | RL40 | | X | | | | MINOR |
| VC29-B | Endangered Habitat League | (18) 1 du/4,8,20 ac | SR11 | RL40 | RL20 | RL40 | | X | | | | MINOR |
| Old Referral: No Requestor | | | | | | | | | | | | |
| VC7 | #87 Lynch | (21) SPA | SR2 | RL20 | SR4 | SR2 | Referral | X | X | | | MINOR |
| VC9 | #84 Jackson | (17) 1 du/2, 4 ac | SR2 | SR4 | SR4 | SR2 | Referral | | X | X | | MODERATE |
| VC12 | Castle Creek Country Club | (17) 1 du/2, 4 ac | VR20/OS(R) | SR2 | SR2 /OS(R) | VR20 | Referral | X | X | | | MINOR |
| VC14 | #71 Nabers | (18) 1 du/4,8,20 ac | RL20 | RL40 | RL40 | RL20 | Referral | | | | | MINOR |
| VC21 | #85 Chairo and Andes | (18) 1 du/4,8,20 ac | SR10 | RL20 | RL20 | SR10 | Referral | X | X | | | MINOR |
| VC23 | #83 Leishman | P/SP, (18) 1du/4,8,20 ac | RL20 | RL40 | RL40 | RL20 | Referral | X | X | X | X | MAJOR |
| VC26 | #18 (C&I) Tinch | (15) Limited Impact Industrial | I-2/SR2 | SR2 | SR2 | I-2 | Referral | | X | X | X | MAJOR |
| VC27 | #13 (C&I) Chipman | (17) 1 du/2, 4 ac | VR2.9 | SR1 | SR1 | VR2.9 | Referral | X | X | X | X | MAJOR |

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 | |

Property Specific Request Analyses

- **Alpine**
- **Bonsall**
- **Central Mountain Subregion**
- **Crest / Dehesa / Harbison Canyon / Granite Hills**
- **Desert Subregion**
- **Fallbrook**
- **Jamul / Dulzura**
- **Julian**
- **Lakeside / Pepper-Drive**
- **Mountain Empire Subregion**
- **North County Metro Subregion**
- **North Mountain**
- **Pala-Pauma Valley**
- **Pendleton-DeLuz**
- **Rainbow**
- **Ramona**
- **San Dieguito**
- **Spring Valley**
- **Sweetwater**
- **Valley Center**