

Riverside County Integrated Project General Plan: Public Input & Preliminary Staff Recommendations

NO.	ASSESSOR PARCEL NUMBER (APN)	TOWNSHIP RANGE SECTION	REQUESTING PARTY	EXISTING GP	EXIST-ING ZONING	PROPOSED RCIP			REQUESTED CHANGE	REQUESTOR'S RATIONALE/COMMENT	STAFF RECOMMEN-DATION	PLANNING COMMISSION RECOMMENDATION
						GENERAL PLAN	CETAP	MSHCP				
Harvest Valley/Winchester												
1239	457-060-048	T. 5s R. 3w S. 14	Ashley, Mike of Motte & Ashley Properties	Not Applicable	Not Applicable	Multiple Designations	Out	Out	Multiple Designations	Property owners propose a Mixed Use Area on Highway 74 and Menifee Road as approved by Menifee Noorth Specific Plan 260 Planning Area 16, extending east to Planning area 17, 19, & 23.		
1245			Burnell, Barry	Not Applicable	Not Applicable	Not Applicable			Not Applicable	Comments on the Highway 74/79 Area Plan include support for mixed use designation for Planning Area 1 & 2. The Area Plan is inconsistent with uses provided under Specific Plan 293. Designate the Public Facilities (Perris Union High School District) on the east side of Menifee Road south of Highway 74 and Commercial Retail designation replacing public facilities designation south side of Highway 74 between Briggs Road and Menifee Road. Concerns over the CETAP proposal as it relates to impact on private property owners. Some Figures on Area Plan are difficult to read.		
1259	457-172-020	T. 5s R. 2w S. 8	Dahl, Robert H.	Not within a Community Plan	R-R	Commercial Retail	In	Out	Not Applicable	Request information regarding proposed land use for subject property.		

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1398	465-100-006; 465-100-038; 465-110-024	T. 5s R. 2W S. 24	Dilworth, Nelson									
1246	331-180-008	T. 5s R. 3w S. 14	Hardke, Gregory of Best, Best, & Krieger representing the Inland Empire Energy Center, LLC	Menifee North Specific Plan 260	M-M	Light Industrial	Partial	Out	Heavy Industrial	Representative expresses concerns over Light Industrial designation that would not be compatible with the proposed Inland Empire Energy Center 670-megawatt, natural gas combined cycle energy generation facility for their site in Planning Area 3.		
1406	458-260-003	T. 5s R. 1w S. 14	Kelley, Susa	Areas not designated	R-R	Low Density Residential	Out	Out		Requestor states that there are differences in General Plan maps.		
1257	465-040-018; 465-040-019; 465-040-020	T. 5s R. 2w S. 14	Koby, Daniel Koby, Alan	Not within a Community Plan	W-2	Multiple Designations	In	Out	Commercial Retail	Request Commercial Retail designation for entire parcels in place of proposed designation that would dividing the parcels into Commercial Retail frontage and the rear section designated as Rural Residential.		
1281	462-020-006	T. 5s R. 2w S. 29	Lansing, Greg	Areas not designated	M-M	Light Industrial	Out	Out	Low Density Residential	Request Low Density Residential for property east of Leon Road between Grand Avenue and Simpson Avenue. Proposed General Plan designation is for Light Industrial on the Northern part of subject parcels and Low Density Residential. Property owner believes industrial uses is many years in the future.		

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1265	327-150-006	T. 5s R. 3w S. 1	Lansing, Greg representing Simmons, Camilla and/or Elaine	Not within a Community Plan	R-R	Very Low Density Residential	Out	Out	Low Density Residential	Property owners submitted a Zone Change and General Plan Amendment with a Tentative Tract Map on 1/3 of subject property for 7200 sq ft lots, 4 DU/AC (no date given). Request Low Density Residential designation for all of subject parcel.		
1218			Ledbetter, David & Rowe, Michael F. of the Winchester Homeowners Association	Not Applicable	Not Applicable	Not Applicable	In	Out	Not Applicable	The Winchester Community is concerned with protecting our indentity through land use policies and seeking cityhood. The County should build on the active Community Plan process that is consistent with the overall RCIP vision (parts of alternative 2 & 3). Downtown Winchester should be mixed use development (alternative 3), a Hwy 79 business loop should be designed to control traffic in the downtown aera, and building should avoid leapfrog development.		
1235	458-110-015	T. 5s R. 2w S. 15	McCurry, Janice Lynn	Not within a Community Plan	R-R	Low Density Residential	In	Out	Not Applicable	Requests information regarding future zoning of subject parcel.		
1342			Partida, Roxanne	Not Applicable	Not Applicable	Not Applicable			Not Applicable	Property owner is concerned about the Osborne Development proposal, Tentative Tract Map 30351, to build 274 homes on 80 acres within a gated community. They feel this type of development is not consistent with the rural life style of the Green Acres Community.		

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1241			Perry, Susan of Kosmont Partners representing the Diamond Valley Recreation Group.	Not Applicable	Not Applicable	Not Applicable			Not Applicable	Request to be placed on the mailing list for notification of County General Plan update meetings, workshops, and public hearings. Requests to be notified of projects in the Winchester/Diamond Valley Lake area.		
1233	462-173-003		Rowe, Michael	Not in a Community Plan. Winchester Redevelopment Area.	C-P-S	Commercial Retail	Out	Out	Not Applicable	Property owner is concerned over the County's planning perspective through RCIP policy that seems to disregard the previous 12 years of community planning by the Winchester Homeowners association.		
1573			Rowe, Michael representing Winchester Home Owners Association							Winchester HOA is coordinating to facilitate a Land Use Plan for Winchester. Speaker states that alternative was endorsed and approved by committee, but changes were never discussed with HOA committee. Speaker notes that HOA provided a copy of the HOA proposal.		
1268			Verspui, Julie	Not within a Community Plan	R-R	High Density Residential	Out	Out	Not Applicable	Property owner requests that we leave Winchester the way it is. Develop in spoiled areas like French Valley and Temecula. Proposed General Plan designation is High Density Residential, Community Center overlay.		
1270	462-110-001; 462-110-002; 462-110-003; 462-110-004; 462-110-005; 462-110-006; 462-110-007	T. 5s R. 2w S. 28	Whiteman, Reagan, co-trustee representing Domenagoni Family Trust	Not within a Community Plan	R-R	Medium High Density Residential	Out	Out	Not Applicable	Winchester needs to organize a higher density to accommodate Hemet annexation to better the needed resources to schools. Also reconsider the need of Light Industrial.		

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1271	462-110-001; 462-110-002; 462-110-003; 462-110-004; 462-110-005; 462-110-006; 462-110-007		Whiteman, Reagan, co-trustee representing Domenagoni Family Trust	Not within a Community Plan	R-R	Medium High Density Residential	Out	Out	Not Applicable	Winchester needs to organize a higher density to accommodate Hemet annexation to better the needed resources to schools. Also reconsider the need of Light Industrial.		
Harvest Valley/Winchester - Areas North of Stetson Ave. and West of Briggs												
1344	327-150-004; 327-150-006	T. 5s R. 3w S. 1	Avis, Doug of Benchmark Pacific representing Menifee I, LLC	Not within a Community Plan	R-R	Very Low Density Residential	Out	Out	Low Density Residential	Representative is protesting the proposed land use designation because they are nearing the end of the process on a Tentative Subdivision Map on a portion of the property. The process is approaching it's final LDC and will be scheduled for Planning Commission hearing within the next two months.		
1402	459-030-006; 461-020-003; 461-030-004	T. 5s R. 2W S. 18	Brimlow, Daniel							Speaker inquires whether SMP would still be possible in Rural Mountains designation. Still need for base, granite, etc. Speaker also states that specially around the back of the mountain sliver of commercial exists in industrial zone.		
1394	327-250-045	T. 5s R. 3W S. 12	Caballero, Fernando							not available		

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1255	458-050-029; 458-050-027; 458-050-028	T. 5s R. 2w S. 16	Cutshaw, Ross	Not within a Community Plan	R-R	Multiple Designations	In	Out	Commercial Retail	Request Commercial designation for rear part of subject parcel because front half of parcel is designated Commercial Retail as well as adjacent parcels. Proposed General Plan designates Low Density Residential for rear part of subject parcel.		
1396	465-030-029; 465-110-001	T. 5s R. 2W S. 13	Dilworth, Nelson						Multiple Designations	Speaker owns two properties East of Calif, South of Stet, and protests Rural 5 Ac design. Speaker states that numerous homes in the area are on lots smaller than 5 Ac. Speaker believes that there is a shortage of job creating properties, therefore requests Light Industrial for 24 Acre land and 5½ acre of 69 acre land.		
1393	331-180-015	T. 5s R. 3W S. 14	Hord, Trip for Wyroc, Inc.							Regarding Ethanac Road. Concern is property is zoned M-H. Proposed GP designation (Light Industrial) would not allow for ceartin facilities. Speaker requests that M-H zone is properly reflected.		
1272	465-040-018; 465-040-019; 465-040-020	T. 5s R. 2w S. 14	Koby, Daniel Koby, Alan	Not within a Community Plan	W-2	Multiple Designations	In	Out	Multiple Designations	An alternative to the April 25, 2002 letter as an updated modification of the RCIP zoning designation for Commercial for the frontage of the three subject parcels with the remainder of the three parcels to be modified to accommodate a Medium High Density Residential zoning.		
1223	458-250-017; 458-250-018; 458-250-019; 458-250-027; 458-250-028; 458-250-029; 458-250-030	T. 5s R. 2w S. 15	Maurer, Robert	Not in a Community Plan	R-A-1	Low Density Residential	Out	Out	Low Density Residential	Requests Low Density Residential zoning designation for parcel map #23630, 22403, 22404, & 23104, because adjacent property is zoned for 2-5 DU/AC.		

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1263	457-120-064; 457-160-001; 457-160-003; 457-160-025; 457-160-027; 457-160-028	T. 5s R. 2w S. 8	Rastogi, Anil	Not within a Community Plan	R-R	Low Density Residential	In	Out	Not Applicable	Requests Residential designation for subject parcels. No density specified.		
1395	457-340-018; 457-340-019; 457-340-020; 457-340-028	T. 5s R. 2W S. 7	Rollins, Charles of Ashby Financial									
1260	331-180-014; 331-180-015	T. 5s R. 3w S. 14	Snodgrass, Robert of WYROC, Inc.	Not within a Community Plan	M-M	Light Industrial	In	Out	Heavy Industrial	Request the County recognize the existing M-H zoning on the subject parcel per Conditional Use Permit # 03144.		
1273	465-040-005; 465-040-016; 465-050-005; 465-050-006	T. 5s R. 2w S. 14	Vander Woude, Jack of The Tahiti Group	Not within a Community Plan	W-2, A-2-10	Multiple Designations	In	Out	Medium Density Residential	Request Medium Density Residential be cause adjacent properties have similar designation. The Proposed General Plan designation is Commercial Retail, Rural Residential, Rural Mountainous.		
1341	465-020-010; 465-020-011	T. 5s R. 2w S. 13	Wilhelm, Louis of Wilhelm Ranch Family Limited Partnership	Not within a Community Plan	A--2-10	Multiple Designations	In	In	Multiple Designations	Requesting a Commercial designation for the northerly 1000 feet of the subject properties, with an Industrial designation for the balance.		

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Harvest Valley/Winchester - Areas South of Stetson Ave.												
1264	463-130-010; 463-130-011; 463-130-001; 463-130-005	T. 5s R. 2w S. 27	Boutorabi, Moe representing Bonam Inc.	Not within a Community Plan	R-R	Medium High Density Residential	In	Out	Commercial Retail	Requests extending the Commercial zone on the east side of Winchester Road in the City of Winchester south to Olive Avenue.		
1403	461-030-006	T. 5s R. 2W S. 19	Brimlow, Daniel									
1397	465-100-001	T. 5s R. 2W S. 24	Dilworth, Nelson									
1240	466-160-007; 466-170-026	T. 6s R. 2W S. 10	Domenigoni, Andy of Domenigoni-Barton Properties	Not Applicable	Not applicable	Not Applicable	Out	Out	Not Applicable	Domeniigoni-Barton Properties request recognition of their efforts in regards to the Domenigoni-Barton Specific Plan to achieve consistency with RCIP including a Mixed Use County Node due to the area's unique location; the gateway to Diamond Valley Lake and the Highway 79 CETAP corridor. Requests County to reconsider the "Alternative 3" vision designating 8% of the land to be developed, with the remaining 92% labeled as Conservation or Agriculture. This designation has no basis in market and legal realities.		

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1262	466-230-073; 466-230-074; 466-230-075; 466-230-076	T. 6s R. 2w S. 17	Harris, Vance	Not within a Community Plan	R-R	Rural Residential	In	Out	Low Density Residential	Requests Low Density Residential to be consistent with Domenigoni Specific Plan that borders the subject property to the north. The current intention of the property owner is to develop 1 acre residential lots.		
1266	462-020-039; 462-020-049; 462-020-041; 462-020-040; 462-020-044; 462-020-046; 462-020-047; 461-050-012	T. 5s R. 2w S. 29	Lansing, Greg representing property owner Small, Lee	Not within a Community Plan	R-R, A-1-10	Multiple Designations	Out	Out	Low Density Residential	Submitting a Tentative Tract map of 5 DU/AC on the entire 124 acres. Proposed General Plan designates the Low Density Residential on the southern part of the subject parcels and Industrial on the northern part.		
1392	454-030-022	T. 5s R. 1W S. 30	Ledbetter, David							Speaker believes that MSHCP buffer zones (1/2 miles) are unfair and denies fair and reasonable use of property.		
1399	462-100-005; 462-100-007; 462-100-008; 462-100-010; 462-100-011; 462-100-012; 462-100-037; 462-100-041; 462-100-042	T. 5s R. 2w S. 28	Little, Angela D.	Agriculture	R-R	Multiple Designations	Out	Out	Light Industrial	Speaker requests Light Industrial from Middle Density Residential on Dom Fam Tract parcels listed on comment sheet. Speaker also believes that Community Center Overlay does provide for greater flexibility.		
1400	462-100-014; 462-100-015; 462-100-017	T. 5s R. 2W S. 28	Little, Angela D.									

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1401	462-100-027; 462-140-012	T. 5s R. 2W S. 28	Little, Angela D.									
1285	465-150-005; 465-150-013; 465-270-008	T. 5s R. 2w S. 26	Obien, Donna	Not within a Community Plan	A-2-10	Rural Residential	Out	Out	Low Density Residential	Requests Low Density Residential because the property to the south of the subject parcels is designated Low Density Residential. The subject parcels are within the City of Hemet's sphere of influence where the density is 4-6 DU/AC.		
1231	465-060-004; 465-060-003	T. 5s R. 2w S. 22	Rheingans, Carl	Not within a Community Plan	A-1-10	Very Low Density Residential	Out	Out	Multiple Designations	Requesting consideration for Commercial zoning for 10 acres at the northeast intersection of Winchester Road and Stowe Road and R-1 zoning for the remaining property.		
1232	462-173-003	T. 5s R. 2w S. 28	Rowe, Michael	Not in a Community Plan. Winchester Redevelopment Area	C-P-S	Commercial Retail	Out	Out	Commercial Retail	Supports development in the Highway 74/79 Corridor Community Plan. Realigning Highway 79 must provide convenient access to the commercial area. The Community Center overlay should be induced for redevelopment.		
1256	463-120-011	T. 5s R. 2w S. 27	Smith, Rosemary Smith, Ray	Not within a Community Plan	R-R	High Density Residential	In	Out	Commercial Retail	Request the Commercial Retail designation extend further south to accommodate a self storage facility on subject parcel.		

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1381	462-171-003	T. 5s R. 2W S. 28	Staples, Michele, of Jackson, DeMarco, & Peckenpaugh for Domenigoni Family									