

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				
San Jacinto Valley												
1323	552-382-025	T. 5s R. 1e S. 18	Buckhout, Pam	Areas not designated	R-1	Low Density Residential	Out	Out		Requestor is opposed to any increase in density on adjacent property. Requestor believes that increase in density will lower property values.		
1227	555-090-005; 555-090-006; 555-090-007; 555-090-008; 555-090-009; 555-090-010; 555-090-011; 555-090-012; 555-140-001; 555-140-003; 555-140-008; 553-090-025	T. 5s R. 1e S. 20	Charles T. Schultz for Gless, John	Agriculture	A-1-10, R-R	Agriculture	Out	Partial	Rural Residential	Representative proposes Rural Residential permitting a maximum of four dwelling units per acre. Requestor believes that the property is no longer economically viable for continued exclusive agriculture uses and the vicinity is developing as Rural Residential.		
1457			Dalzell, W. G.							Requestor has concerns about RCIP Land Use Designations. He believes that by sacrificing open spaces and agricultural land for increased density of residential zoning we reducing air and water quality.		
1384	447-150-029; 447-150-030; 447-150-031		Farrar, Randy	Areas not Designated	R-3	Low Density Residential	Out	Out		Owner requests that Proposed Land Use designation on the property be the same as current zoning, which is R-3.		

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1219			Fister, Myrtla							Requestor wants to get Rt 74 and Rt 79 off Florida Avenue. Requestor preferably wants to see Rt 74 go North to Ramona Expressway which comes out east of Chicago Avenue.		
1317			Hoden, Ken Golden Era Productions							Requestor has concerns about Highway 79 being designated as a Major road with a planned 118 foot ROW. Requestor requests that section of Highway 79 between Sanderson Ave. and State Street in Gilman Hot Springs be reclassified as a Collector Road with a 74 foot ROW. Requestor points out to existing structures near this section of the freeway.		
1224			Hoelzel, Ruth Wolfskill							Requestor is a member of the Wolfskill-Pedorena Family which owns approximately 2000 acres. Requestor is concerned about the downzoning of properties from 1 unit per 10 acres to 1 unit per 20 acres. Requestor is also interested in obtaining a commercial designation for the parcel located at the interchange of Gilman Prings Road and Highway 79.		
1226			JOHNJMT1@aol.com							Requestor would like to receive some information about his property.		
1225			League, Candida B.		W-2					Requestor is a member of Wolfskill-Pedorena Company. Requestor is concerned about the potential down-zoning of property located in the Badlands with a slope of greater than 25%. The current zone allows 1 unit per 10 acres. But the proposed zoning designation will allow 1 unit per 20 acres. Requestor believes that this action will greatly lower the value of the property.		

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1347			Leonard, Robert and Family							Requestor has concerns about the development proposals for the South Eastern Hemet Area. Requestor is also concerned about the environment.		
1326	450-190-015		McIntyre, Nancy M.	N/A	N/A	Not Applicable			Not Applicable	Requestor believes that developers should not have incentives as regards to purchasing and developing large lots.		
1301	552-110-026		Mercer, Kathy							Requestor is very concerned about new zoning designations around Hemet/San Jacinto Area.		
1244	555-450-007	T. 5s R. 1e S. 19	Murphy, Richard D.	Areas not designated	A-1-1	Multiple Designations	Out	Out	Not Applicable	Requestor wants to be notified of RCIP meetings.		
1296			Nabb, Brian Mc									

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1221			Nelson, Donald F.							Requestor wants to be advised of public hearings for the proposed General Plan.		
1322	552-381-007		Peary, Tanya McPeck	Areas not designated	R-1	Low Density Residential			Not Applicable	Requestor is against the incentive program for the property at Mayberry/Pleasant Sts. in Valle Vista, which will create small homes on small lots.		
1258	552-080-017; 552-080-018	T. 5s R. 1e S. 18	Pelletier, Frederick	Areas not designated	R-1-15000, R-1-20000	Low Density Residential	Out	Out	High Density Residential	Requestor states that they have not been notified of density and square footage changes which applies to applicants property. Requestor also asks for assistance in the timely scheduling of project's public hearings.		
1333	552-110-052	T. 5s R. 1e S. 17	Perrin, Michael	Areas Not Designated	A-1-10	Low Density Residential	Out	Out		Requestor believes that zoning in the area should permit 1 or 2 dwelling units per acre in order to maintain the level of quality in the neighborhood. Requestor also states that higher densities will degrade the existing property values.		
1336	469-050-028	T. 6s R. 1w S. 3	Rahming, Cheryl and Cliff	Areas not Designated	A-2-10	Very Low Density Residential	Out	Out	Not Applicable	In regards to the new area plan for the San Jacinto Valley, requestor is concerned about the land across the street being zoned for homes and is against seeing tract homes in the area.		

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1298	430-190-021; 430-190-022; 430-130-030; 430-130-049; 430-130-050	T. 4s R. 1W S. 16	Rastogi, Anil	Not Applicable	Not Applicable				Light Industrial	Requestor requests that mentioned properties be designated commercial/insutrial.Property is located in the CITY of San Jacinto.		
1315	552-381-004; 515-664-878		Rorigues, Leroy N. and Shauna L.	Areas not designated	R-1	Low Density Residential	Out	Out	Not Applicable	Requestor has concerns about the way neighborhoods are planned in the Hemet Area. Requestor believes that Hemet Area allready has overcrowded population and this affects schools and streets in a negative manner.		
1419	553-220-001; 547-160-004; 553-220-015	T. 6s R. 1w S. 3	Silver Dan MD of Endangered Habitats League	Agriculture	A-1, R-A, A-2	Very Low Density Residential		Partial	Agriculture	Requestor states that RCIP Land Use Designation (Community Development/Very Low Density residential) on lands east of Diamond Valley Lake in the vicinity of Palm Ave. and State Street, and Sage and Cactus Valley Roads (San Jacinto Area) is inappropriate, noting that mentioned scenic lands are currently in widespread agricultural and open space use, without significant development. Requestor proposes Agricultural or Rural as appropriate.		
1469	552-210-010		Smith, Jeffrey D. and Dorothy Grene, Jeri and Winston	Agriculture	A-1-10	Very Low Density Residential	Out	Out		Requestor is in favor of an R-1 or similar type of designation for 10 acres of land located on the southwest corner of Lake Street and Johnston, Southeast of Hemet.		

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1348	552-371-029	T. 5s R. 1e S. 18	Sorenson, Mike and Stacy	Areas not designated	R-1	Low Density Residential	Out	Out	Agriculture	Requestor is opposed to changing zoning from agricultural land to residential. Requestor supports the zoning the way it stands.		
1358			Stowell, Robert	Areas not designated	R-T	Medium Density Residential	Out	Out	Not Applicable	Requestor states that road conditions, specifically Ramona Expressway, need improvement. Requestor believes that road is becoming very dangerous since it is also a truck route to the area.		
1220		T. 4s R. 2w S. 36	Villanueva, Linda	Areas not designated	W-2	Rural Residential	Out	In		Requestor is concerned about the environment and she likes to see controlled development. Specially in the Hemet Area.		
1274	553-070-011		Western Retirement Communities, Inc.	Agriculture	A-1-10	Agriculture	Out	Out	Not Applicable	Requestor has concerns about the zoning of his property, and would like to speak at meetings.		
1222			Wilkinson, Marshall P.		W-2	OS-Rural		In	Multiple Designations	Representative believes that RCIP designation which applies to the property is limiting the efficient usage of the property, and he also believes that there is a lack of significant commercial land use at the interchange of Gilman Springs Road and Highway 79. He also wants to be listed on the notice list.		

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San Jacinto Valley - Areas North and West of Hemet and San Jacinto												
1269	455-090-035; 455-090-046; 455-090-037; 455-090-038; 455-090-041; 455-090-044	T. 5s R. 2w S. 2	Elhinney, Camille Mc	Areas not designated	W-2, R-5	Multiple Designations	Out	Out	Very Low Density Residential	Request to revise San Jacinto Area Land Use Plan designation for Weyler, Lee and Mc Elhinney properties and request to change the RCIP Land Use designation from Rural Residential to Community Development - Very Low Density Residential.		
1361	433-040-044; 433-040-052	T. 4s R. 1W S. 15	Goodwin, Bill	Parks/Forrests , Areas Not Designated	W-2-10	Multiple Designations	Out	In	Medium Density Residential	Owner requests zoning change for two of his parcels. Requestor states that City of San Jacinto General Plan Preferred Land Use Designation for the APN#433-030-044 (smaller parcel) is Low Density Residential (2.1 to 5.0 DU/AC) but County designated this parcel as W-2-10 and requestor believes residential zoning will make more use of these properties.		
1217	431-270-018	T. 4s R. 2w S. 36	Houk, Joann	Areas Not Designated	A-2-10	Rural Residential	Out	Out	Multiple Designations	Applicant requests that his property be considered for a split into two parcels. One for 5 acres and the other one 5.79 acres. Applicant also requests that 5 acre parcel, which will preferably front on Warren Road, be considered for commercial zoning.		
1508	455-090-019	T. 5s R. 2W S. 2	McElhinney, Andy						Very Low Density Residential	Requests that developments be acknowledged.		

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1495	455-080-003; 455-080-004; 455-080-021; 455-090-009; 455-090-019; 455-090-025; 455-090-027; 455-090-029; 455-090-031	T. 5s R. 2W S. 2	McElhinney, Camille									
1496	455-090-024	T. 5s R. 2W S. 2	McElhinney, Camille									
1498	455-090-035; 455-090-037; 455-090-038; 455-090-041; 455-090-044	T. 5s R. 2W S. 2	McElhinney, Camille for Chu Sen Lee									
1382	430-030-007; 430-030-008; 430-030-003; 430-030-005; 430-030-006	T. 4s R. 1w S. 13	Morgan, Roger D Sauer, Richard N.	REMAP (Open Space and Conservation Areas), Mountainous Areas	W-2-160	Multiple Designations	Out	In		Requestor wishes to discuss future development of the property.		
1492	430-030-001; 430-030-002; 430-160-005	T. 4s R. 1W S. 15	Morrissey, Jim for The City Company									

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1102	421-200-029; 421-200-028	T. 3s R. 1w S. 32	O'Leary, Robert E. of Superior Real Estate	San Jacinto Valley, OSC-Mountainous Areas	W-2	OS-Rural	Out	In	Very Low Density Residential - 1/2 Ac. Min.	The owners request for designation that would allow 1/2 acre lots on the subject properties		
1330	433-080-006; 433-080-007; 430-030-015; 430-030-016; 430-030-017; 430-030-013	T. 4s R. 1W S. 24	Ramljak, Michael	Mountainous Areas, Areas Not Designated, Water Resources/Flooding	W-1, A-1-5, W-2, R-3	Multiple Designations	Out	In	Multiple Designations	Requestor wishes to maintain the multiple land use purposes of the property.		
1500	433-080-002; 433-080-005; 433-080-010; 433-080-011	T. 4s R. 1W S. 24	Ramljak, Michael	Mountainous Areas, Areas Not Designated, Water Resources/Flooding	W-1, A-1-5, W-2, R-3	Multiple Designations	Out	In		Requestor wishes to maintain the multiple land use purposes of the property.		
1286	434-170-023; 434-170-029; 434-170-030; 434-170-047	T. 4s R. 1W S. 26	Smit, Nancy	Areas not designated	R-A	Very Low Density Residential	Out	Out	Multiple Designations	Requestor believes that proposed General Plan Designation on the property will not enable the owner to make efficient use of the property, therefore requests High Density Residential or Community Commercial.		

San Jacinto Valley - Cactus Valley and Areas South of Hemet

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1371	469-110-009; 469-110-010; 469-110-012; 469-110-018; 469-110-020	T. 6s R. 1w S. 1	Garrett, Paul	Mountainous Areas, Areas not designated	W-2-10, A-1-10	Multiple Designations	Out	Partial	Very Low Density Residential	Long term plan of the requestor for the property is for development of a residential community.		
1340	454-180-002	T. 5s R. 1w S. 35	Huseth, Howard	Areas not designated	R-A-2 1/2	Agriculture	Out	Out	Very Low Density Residential	In the future, requestor would like to develop the property into an upscale equestrian community with common area horse boarding and training facilities by zoning the property to Very Low Density Residential with applicable consistency zoning to enable lot sizes as small as 20,000 square feet.		
San Jacinto Valley - East Hemet, Valle Vista, and Adjacent Areas												
1388	447-052-011	T. 5s R. 1w S. 14	Andrade, Hiram S. representing Jack Minicilli	Areas not designated	R-3	Low Density Residential	Out	Out		Representative states that their client does not support a General Plan change for the property or for the surrounding area. Client considers the change as a down zoning process as it applied to the property.		
1324	553-070-003; 553-070-011	T. 5s R. 1e S. 17	Beattie, Charles	Agriculture	A-1-10	Multiple Designations	Out	Out		Requestor requests R-1-7200 s.f. min. for both parcels. Requestor believes that by building at this density level, a buffer zone will be created between expensive homes to the East and the commercial, industrial and older smaller homes located to the North and West.		

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1229	555-130-013; 555-130-002; 555-130-005; 555-130-006; 555-130-014; 555-130-015; 555-130-004; 553-190-008; 555-100-012	T. 5s R. 1E S. 21	Charles T. Schultz for Washburn Ranch	Agriculture	A-1-10, R-R	Agriculture	Out	Out	Rural Residential	Representative proposes Rural Residential permitting a maximum of four dwelling units per acre. Requestor believes that the property is no longer economically viable for continued exclusive agriculture uses and the vicinity is developing as Rural Residential.		
1493	552-220-038	T. 5s R. 1E S. 18	Fox, Douglas M.									
1261	548-100-065	T. 5s R. 1E S. 9	Graber, Bill	Areas not designated	R-R	Medium Density Residential	Out	Out		Requestor has concerns about unincorporated Valle Vista area east of Hemet. Property owned by the requestor is proposed for Medium Density Residential, but requestor believes that Commercial zoning will better fit the property. Requestor also proposes Community Center designation to the core section of Valle Vista. Requestor also believes that County's Notice of Public Hearings contain misleading information: "the amendment will not include any changes to existing zoning on individual parcels." However requestor believes that this statement is not true. Requestor also requests Community Centers Overlay to his properties and to the surrounding area. Requestor also suggests straight Commercial or hHighway Commercial for APN# 548-100-065.		
1353	553-220-001; 547-160-004; 553-220-015	T. 5s R. 1e S. 11	Hale, David G. representing Lypps	Areas not designated, Water Resources/Flooding, Mountainous Areas	R-R	Multiple Designations	Out	In	Low Density Residential	Representative would like to arrange a meeting to discuss the usable portions of the land. Proposed General Plan designates this property as Open Space - Coservation and Open Space - Water.		

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1386	552-210-009; 552-210-012	T. 5s R. 1e S. 18	Kleiber, Vivian M.	Areas Not Designated, Agriculture	A-1-5	Very Low Density Residential	Out	Out		Owner requests that the property be zoned R-1.		
1501	552-110-025	T. 5s R. 1E S. 18	McComas, Sarah									
1332	549-153-002; 549-153-003	T. 5s R. 1E S. 9	McPherson, Robert H.	Areas not designated	R-R	Medium Density Residential	Out	Out		Requestor believes that the area designated Conservation on the Southern boundry does not adequately reflect slope or grade in accordance with topography.Requestor believes that those properties were designated based on politics, not in the interest of property ownership.		
1319	451-321-001; 451-322-001; 451-332-001; 451-331-001; 451-340-001	T. 5s R. 1 S. 23	Meek, Don President of Ramona Pageant Association, Inc. Vitaich, Roger, General Manager	Areas not Designated , Mountainous Areas	A-1-5 and W-2	Multiple Designations	Out	Out	Commercial Retail	Requstor requests C-R (Rural Commercial ?) for subject parcels.		

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1248	552-210-001; 552-190-009	T. 5s R. 1e S. 18	Nelson, Donald F.	Agriculture	A-1-5 and A-1-1	Very Low Density Residential	Out	Out	Medium Density Residential	Requestor believes that the only feasible way of using properties is by the requested change in density.		
1391	447-150-044	T. 5s R. 1w S. 14	Pflieger, Sheri	Areas not designated	R-3	Low Density Residential	Out	Out		Applicant is in favor of R-3 zoning, and believes that R-3 is suitable for the future project and the surrounding.		
1502	555-250-014; 555-250-015; 555-250-016; 555-250-022	T. 5s R. 1E S. 30	Rheingans, Gene									

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1507	553-090-025; 555-090-005; 555-090-006; 555-090-007; 555-090-008; 555-090-009; 555-090-010; 555-090-011; 555-090-012; 555-140-001; 555-140-003; 555-140-008; 553-090-042; 553-150-063; 553-170-019; 555-100-012; 555-111-004; 555-130-002; 555-130-004; 555-130-007; 555-130-012; 555-130-013; 555-200-006; 555-200-007; 555-300-005	T. 5s R. 1E S. 16	Schultz, Charles									
1373	454-110-006; 454-090-013	T. 5s R. 1w S. 1	Streicek, Volker B.	Mountainous Areas, Areas Not Designated	R-A-1	Multiple Designations	Out	Out	Very Low Density Residential	Requestor states that the property will lose value if RCIP designation will stay as is. Owner requests a zoning of 2 ½ acre which he feels falls in line with Mesa Grande and surrounding area.		
1243	553-220-010; 553-220-012; 553-220-013; 553-220-014	T. 5s R. 1e S. 14	Thomas, John	Areas Not Designated, Agriculture, Mountainous Areas	A-1-10	Multiple Designations	Out	In	Low Density Residential	Requestor proposes 2-5 dwelling units per acre.		

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1242	553-170-013; 553-170-019; 553-180-007; 553-190-003; 553-190-004; 553-190-006; 553-190-007; 553-190-008; 553-190-009; 553-220-003; 553-220-004; 553-220-006; 553-220-007; 553-220-008; 553-220-009; 553-220-020	T. 5s R. 1e S. 15	Washburn, Dennis for Washburn Ranch	Agriculture	R-R, A-1-10	Multiple Designations	Out	Partial	Low Density Residential	Applicant requests "Residential" allowing up to at least 4 units per acre.		
1494	552-382-027	T. 5s R. 1E S. 18	Webster, Daren									