

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				
Southwest Area												
1408	467-240-006; 467-240-009		Albert A. Webb									
1331	467-050-036		Alhadeff, Samuel of Alhadeff & Solar, LLP	Southwest Area (2.5 ac. Min., (AVCPA)	R-R	Rural Residential	In	In	Low Density Residential	In order to obtain the minimum 8,000 sq. ft. lots, as shown on the Conceptual Plan, the RCIP land use designation will have to be changed accordingly to Low Density Residential over the southernly 50 acres of the subject property and the remaining 31.5 acres of the subject propwerty will be designated Conservation Area as requested by the County.		
118	927-160-032; 927-160-033; 927-160-034; 927-160-035		Ameaman, Nanne									
1442	917-310-008		Anderson, Robert L.									

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						GENERAL PLAN	CETAP	MSHCP				
91	915-220-018		Armbruster, Fredrick K & Ramona J.									
1557			Barnes, Ken									
1355	952-250-005		Benson, Edward	Southwest (10 ac. Min.)	R-A-10	Rural Residential	Out	Out	Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development.		
92	467-140-015		Bessant, James & Terry H.									
41	958-140-003		Borel, Ann Rulou & Alexander	Southwest Area (2-4 DU/AC)	A-1-10	Low Density Residential	Out	Out	Not Applicable	The applicant would not like MSHCP corridor through her properties		

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						GENERAL PLAN	CETAP	MSHCP				
1564			Bratene, Oz									
1566			Brown, Stephen representing City of Temecula									
1441	953-142-005		Bruce, Scott & Lisa									

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						GENERAL PLAN	CETAP	MSHCP				
267	334-510-021; 461-030-013; 461-030-014		Burnell, Barry	Various General Plan Designations	Various Zonings	Multiple Designations			Multiple Designations	1. Revise area plan to reflect adopted Morgan Hill Specific Plan (SP 313). 2. Redesignate the Commercial land use designation located north of the watercourse between Leon and Briggs Roads as Residential. This will also reflect the adopted French Valley Specific Plan (SP 312). 3. Change the designation on the those portions of Tract 29484, that lie west of Briggs Road and north of Thompson Road, from Rural Residential to Conservation. 4. With respect to Murrieta Springs Specific Plan (SP 309), High Density Residential, Medium High Density Residential and Commercial designations should be applied to areas adjacent to Highway 79; Low Density Residential should be applied northwest of Warm Springs Creek; Rural Residential in the far northwest due to steep topography; and Retail Commercial in the southeastern corner of the site adjacent to Highway 79. 5. With respect to SP 213, the land use designation map needs to reflect approved Specific Plan Amendment No. 3, 4, & 5. Also add SP 312 to Table SWAP-3 on page 25 of Draft SWAP. The correct alignments of Leon and Briggs Roads north of Highway 79 should be reflected on all maps not just the circulation map.		
165	927-100-024		Burr, Cole	Southwest Area (10 AC min.)	R-R	Rural Residential	Out	Out	Rural Mountainous	Owner supports 10 acre min. designation		
71	917-260-046; 917-260-042		Campbell, Russell	Southwest Area (2 1/2 AC Min.)	R-A- 2 1/2	Rural Residential	In	Out	Very Low Density Residential	The applicant requests for 0.4-2 DU/AC.		

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						GENERAL PLAN	CETAP	MSHCP				
1554			Cantos, Earl Fr Demetrios									
1366	958-130-008		Chase, Steven	Southwest Area (2-4 DU/AC, AVCPA)	A-1-5	Low Density Residential	Out	Out	Rural Residential	Property owner is concerned about a blanket zone change through RCIP that would limit what he can do with his property. The County should implement its zoning designations to reflect the RCIP Vision Statement, "to maintain an unhurried, uncrowded rural lifestyle." The subject parcel is currently backed up to Specific Plan 238 and there is no transition buffer from low density to high density reflecting poor planning.		
1563	369-050-007; 376-410-005		Davis, Bruce representing Depasquale Family Trust									
60	467-140-009		Dilworth, Nelson S.	Southwest Area (10 AC Min.)	A-2-10	Rural Residential	Out	In	Low Density Residential	Applicant requests for Residential designation for the property.		
1362	952-380-001		Doyle, Ted	Southwest Area (5 ac. min.)	R-A-5	Rural Residential	In	Out	Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development.		

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36			Elsinore-Murrieta-Anza Resoure Conservation District (Robert Wheeler, Pres of EMA/RCD)	N/A	N/A	Not Applicable			Not Applicable	The representatives requests to delay all land use proposals within any City's Spear of Influence until mitigation measures for the affected cities are available. They also request to maintain existing landuses to protect long-term viability of communities and economy. They also have concerns about connectivity of open spaces and transportation arteries.		
122	952-250-015		Fraleigh, Ben									
1477			French Valley/Meniffee land owners									
1411			Haskins, Drake & Shirley									
1415			Hickner, Mark of T & B Planning Consultants									

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						GENERAL PLAN	CETAP	MSHCP				
156	958-230-020; 958-230-021		Horenstein, David	Southwest Area (SP 106, AVCPA)	C-P-S	Business Park	Out	In	Commercial Retail	Owner requests Commercial Retail designation for his property.		
85	952-250-005		Johnson, John representing Redhawk Valley Property Owners- Edward M. Benson, Jr.	10 acre minimum lot size (SWAP)		Rural Residential	Out	Out	Low Density Residential	Owners request a change from Rural Residential to Low Density Residential to allow 2-4 dwellings per acre with a 7,200 square foot minimum lot size.		
1372			Johnson, Bill of Vail Lake USA									
1354	952-250-006; 952-250-007		Johnson, John	Southwest Area (10 ac. Min.)	R-A-20	Rural Residential	In	Out	Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development.		
89	952-380-001; 952-380-002; 952-380-003; 952-380-004		Johnson, John representing Redhawk Valley Property Owners- Michael T. Doyle									

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84	952-250-001; 952-250-036; 952-250-037; 952-250-038; 952-250-039		Johnson, John representing Redhawk Valley Property Owners- Mike Lassallete	10 acre minimum lot size (SWAP)	R-R	Multiple Designations	Out	In	Low Density Residential	Owners request a change from Rural Residential and Rural Mountain to Low Density Residential to allow 2-4 dwellings per acre with a 7,200 square foot minimum lot size.		
88	952-250-042		Johnson, John representing Redhawk Valley Property Owners- Jim & Patricia Mosman									
87	952-250-015		Johnson, John representing Redhawk Valley Property Owners- S. Toubia	5 acre minimum lot size (SWAP)	R-R	Rural Residential	In	Out	Low Density Residential	Owners request a change from Rural Residential to Low Density Residential to allow 2-4 dwellings per acre with a 7,200 square foot minimum lot size.		
86	952-250-006; 952-250-007		Johnson, John representing Redhwak Valley Property Owners- Robert M. Simpson	10 acre minimum lot size (SWAP)	R-R	Rural Residential	In	Out	Low Density Residential	Owners request a change from Rural Residential to Low Density Residential to allow 2-4 dwellings per acre with a 7,200 square foot minimum lot size.		
1352	952-250-013		Johnson, John Representing Simpson, Robert	Southwest Area (5 ac. Min.)	R-A-5	Rural Residential	In	Out	Low Density Residential	Owners request a change from Rural Residential to Low Density Residential to allow 2-4 dwellings per acre with a 7,200 square foot minimum lot size.		

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						GENERAL PLAN	CETAP	MSHCP				
1365	952-250-016		Johnson, John Representing Smith, Ronald	Southwest Area (10 ac. min.)	R-A-20	Rural Residential	Out	Out	Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development.		
1443	953-150-011		Jones, Richard									
80	927-160-001; 927-160-002		Keith, Morgan for Barratt American Incorporated	10 acre minimum lot size	R-A-10	Rural Residential	Out	In	Other	Requests approval of Rural and Agricultural Incentive Program and for it to be applied to this property.		
137	927-160-001; 927-160-002		Kellerhouse, Robert Laing, Robert Corza, Renato	Southwest Area (10 AC Min.)	R-A_10	Rural Residential	Out	In	Not Applicable	Owner wishes to preserve the equestrian nuance of the place.		
1565			Kiriakos, Peter representing Sierra Club									

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1356	952-250-001; 952-250-036; 952-250-037; 952-250-038; 952-250-039		Lassalette, Mike	Southwest Area (10 ac. Min.)	R-R, R-A-10	Multiple Designations	Out	Out	Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development. Proposed General Plan designations for subject parcels are Rural Residential and Rural Mountainous.		
1497	958-170-038		Ledbetter, David & Irene	SP/Rual Transition Area 1 acre minimum lot size, SP required, AVCPA	R-R	Rural Residential	Out	In	Very Low Density Residential - 1 Ac. Min.			
1559			Mannex, Richard representing American Service Group									
1410			Martin, Donald of Glenoaks Ranch, LLC									
1413	951-140-037		McGregor, Adrian									

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155	951-140-037		McGregor, Dennis J. and Adrian J.	Southwest Area (2 1/2 AC min.)	R-R-5	Rural Residential	Out	Out	Community Center	The owner requests to have a designation that would allow him to subdivide the property for mixed use.		
157	958-070-008; 958-070-009; 958-070-010; 958-070-011		Monteleone, Hennie for Monteleone Real Estate	Southwest Area (SP 106)	SP	OS-Conservation	Out	Out	Commercial Retail	Owner requests for Commercial Retail designation for all the subject properties.		
160	467-240-006; 467-240-009		Monteleone, Hennie for Monteleone Real Estate	Southwest Area (SP 106)	SP	Business Park	Out	In	Low Density Residential	owner requests to have his property designated as Low Density Residential.		
161	958-060-012		Monteleone, Hennie for Monteleone Real Estate	Southwest Area (SP 106)	R-A-5	Very Low Density Residential	In	Out	Very Low Density Residential	Owner requests for Very Low Density Designation for the property.		
1339	952-250-042		Mosman, Jim & Patricia	Southwest Area (10 ac. min.)	R-R	Rural Residential	Out	Out	Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development.		

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						GENERAL PLAN	CETAP	MSHCP				
59	467-140-005; 467-140-010; 467-140-011		Rheingans, Carl	Southwest Area (10 AC Min)	A-2-10	Rural Residential	Out	In	Low Density Residential	The owner requests for Residential designation for all his properties.		
143	927-170-001; 927-170-002; 927-170-003; 927-170-004		Rich, Ray and Janet	Southwest Area (10 AC min.)	R-R	Rural Residential	Out	In	Rural Mountainous	Owner opposes designation changes.		
1545			Rowe, Michael									
1551			Sarace, Eileen									
1427			Speck, R. Steven representing resident property owners of the Valle de Los Caballos area									

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						GENERAL PLAN	CETAP	MSHCP				
114	467-220-012; 467-220-013; 467-220-014; 467-220-015		Stimmel, James R. and Stimmel, Marice M.									
64	915-230-052		Tabakman, Beatrice 39982 Via De Oro, Temecula	Southwest Area (2 1/2 AC Min.)	R-A-5	Rural Residential	Out	Out	Not Applicable	Owner requests more information on RCIP designation in GlenOaks Country.		
1561			Tobin, Chuck representing Cole Burr									
1346	952-250-015		Toubia, Sohail	Southwest Area (5 ac. min.)	R-A-5	Rural Residential	In		Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development.		

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						GENERAL PLAN	CETAP	MSHCP				
62	467-930-001; 467-930-002; 467-930-003; 467-930-004; 467-930-005; 467-930-006; 467-930-007; 467-930-008; 467-930-009; 467-930-010; 467-930-011; 467-930-012; 467-930-013; 467-930-014; 467-930-015; 467-930-016		Valdez, Richard for VSL Engineering	Southwest Area (2 1/2 AC Min)	R-A-2 1/2	Rural Residential	Out	In	Low Density Residential	The applicant requests for Residential Designation for the property.		
1571	973-310-004		Warkentin, Bill representing Joseph Rivani									
79	904-040-090; 904-040-080		Won S. Yoo	Wildlife/Vegetation	R-R	OS-Conservation Habitat	Out	Out	Not Applicable	Owner requests that the SWAP, MSHCP map, and Status of Land Ownership Map reflect his ownership of the referenced assessor parcel numbers.		
1380	462-080-012; 462-080-013; 462-080-014; 462-080-015; 462-080-016		Yoo, Won of RANPAC, Inc.									

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						GENERAL PLAN	CETAP	MSHCP				
74	917-130-005; 917-240-005		Yoo, Won S.	Mountainous Areas, Residential 5 acre minimum lot size, and Parks/Forest	R-R	Multiple Designations	Out	In	Public Facilities			
112	958-120-002		Ziony, Joseph I. and Ziony, Denise P.									
Southwest Area - Aguanga, Radec Jct., Sage, and Vicinity												
214	571-060-024; 571-060-025	T. 7s R. 1E S. 8	James, Ruth	Southwest Area (AG 10 AC Min.)	A-1-10	Agriculture	Out	In	Agriculture	Owner expresses concern over motor cycle riders near Aguanga Rancho Estate area.		
Southwest Area - Areas East of Temecula and I-15												
1553	927-290-002	T. 7s R. 1W S. 32	Allen Shirley									

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						GENERAL PLAN	CETAP	MSHCP				
133	927-160-032; 927-160-033; 927-160-034; 927-160-035	T. 8s R. 1W S. 18	Amerman, Jerry (Jerome)	Southwest Area (10 AC Min., AVCPA)	R-A-10	Rural Residential	Out	Out	Rural Mountainous	Owner supports 10 acres min designations for the area.		
131	915-220-018	T. 7s R. 1W S. 21	Armbruster, Frederick K. and Ramona J.	Southwest Area (2 1/2 AC Min.)	R-A-5	Rural Residential	In	Out	Rural Residential	The owner supports the designation for his property.		
1423	924-370-005	T. 7s R. 1W S. 18	Armstrong, David									
116	927-560-002; 927-560-003; 927-560-007; 927-560-008	T. 8s R. 2W S. 11	Baida, Faddoul E.	Southwest Area (10 AC min.)	R-R	Rural Residential	Out	In	Commercial Retail	Owner requests to have Commercial Retail or Low Density Residential designation for subject parcels.		
1334	924-150-013; 924-150-014	T. 7s R. 1W S. 16	Bhola, Ravi	Southwest Area (2.5 ac. Min.)	R-R	Rural Residential	Out	In	Very Low Density Residential - 2 Ac. Min.	Requesting a Very Low Density Residential zoning designation to accommodate a lot split to build a residence on each lot.		

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						GENERAL PLAN	CETAP	MSHCP				
130	927-490-004; 927-490-006	T. 7s R. 2W S. 25	Bradley, David L	Southwest Area (2 1/2 AC Min.)	R-A-5	Rural Residential	Out	Out	Not Applicable	Owner requests to replace CV designation to Commercial Designation		
128	915-230-035	T. 7s R. 1W S. 28	Buckner, Roger and Buckner, Nancy									
1367	927-100-024	T. 8s R. 2W S. 12	Burr, Cole	Southwest (10 ac. min.)	R-R	Rural Residential	Out	Out	Rural Mountainous	Property owner protests the proposed General Plan designation changing the subject parcel from 10 acre minimum to 5 acre minimum and requests NO change to the community R-A-10 zoning designation.		
134	917-260-046; 917-260-042	T. 8s R. 2W S. 22	Campbell, Gerri	Southwest Area (2 1/2 AC Min.)	R-A-2 1/2	Rural Residential	In	Out	Low Density Residential	Owner requests to have the area around his properties designated as 2.5 acres min. lot size		
1363	952-380-002; 952-380-003; 952-380-004	T. 8s R. 2W S. 23	Doyle, Michael	Southwest Area (5 ac. min.)	R-A-5	Rural Residential	In	Out	Low Density Residential	Property owners request an R-1 with 2-4 DU/AC zoning designation requiring a 7200 sq. ft. minimum lot size because it will be consistent and compatible with current development.		

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139	915-230-053	T. 7s R. 1W S. 28	Faylor, Dwight & Edith	Southwest Area (2 1/2 acres min.AVCPA)	R-A-5	Rural Residential	Out	Out	Rural Residential	The owner requests to retain the existing designation that allows him 5 acres parcels.		
123	958-220-005	T. 7s R. 2W S. 13	Fraleigh, Ben representing Mr. Atef Karam									
124	915-220-019	T. 7s R. 1W S. 28	Fraser, Andy									
125	915-230-043	T. 7s R. 1W S. 28	Hall, Mark and Hall, Vanessa									
127	915-230-054	T. 7s R. 1W S. 28	Harrah, Dennis W. and Harrah, Teresa F.									

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148	927-050-052	T. 7s R. 2W S. 36	Harrington, Lorraine F.	Southwest Area (2 1/2 AC min.)	R-A	Rural Residential	Out	Out	Not Applicable	Owner suggests reexamination of land use designation for Agriculture & Rural areas and believes that they are not consistent with Agricultural setting.		
119	915-220-037	T. 7s R. 1W S. 21	Henderson, Connie									
120	915-230-034	T. 7s R. 1W S. 28	Homan, Mike and Homan, Debbie									
1572	915-550-019	T. 7s R. 1W S. 27	Jaschek, Chonie representing Rancho Glenoaks HOA									
1503	952-250-001	T. 8s R. 2W S. 23	Johnson, John Representing Doyle, Ted									

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136	917-160-003; 917-160-004; 917-160-008	T. 8s R. 1W S. 24	KCT Consultants Inc. / Chirs Del Ross- Risher AICP	Southwest Area (Mountinous Areas)	R-R	Rural Residential	Out	In	OS-Mineral Resources	Owner requests to designate this area as Open Space for Mineral Resources.		
138	942-150-007	T. 7s R. 2W S. 23	Kenneth Barnes	Southwest Area (Citrus/Vineyard/Rural Policy Area- 5 AC Min.)	C-V-20	Agriculture	Out	In	Not Applicable	Owner believes that Buck Road is not needed as a through road in order to support multispecies habitat designation.		
168	924-320-013; 924-320-014; 924-320-015; 924-320-016	T. 7s R. 1W S. 18	Kim, Soo Hee	Southwest Area (10 AC min.)	A-1-10	Agriculture	Out	In	Very Low Density Residential	Owner request his property to be designated as 2.5 acre min. or smaller		
75	942-190-010; 942-190-011; 942-190-012	T. 7s R. 2W S. 24	Lanflisi	Citrus/Vineyard/Rural Policy Area - 5 acre minimum lot size	C/V	Agriculture	Out	Out	Very Low Density Residential	Owner requests 2.5 acre minimum. Owner strongly opposes 5 to 10 acre minimum lot sizes.		
1546	960-110-032	T. 8s R. 2W S. 15	Leggo, Michael									

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40	942-060-013	T. 7s R. 2W S. 24	Leitheim, Steve and Evelyn (Glen Oaks residents) -- 35925 Glenoaks Road, Temecula, CA 925	Southwest Area (Citrus/Vineyard?Rural Policy Area)	C-V	Agriculture	Out	Out	Not Applicable	Opposes to provision to allow small business in rural area		
1424	951-080-013; 951-080-029; 951-080-031; 951-070-028; 951-070-021; 951-080-044; 951-080-032	T. 7s R. 2W S. 34	Linkogle, Les of Briar Rose Winery representing neighboring property owners									
149	927-140-022	T. 8s R. 1W S. 6	McMichael, Heath	Southwest Area (10 AC min.)	R-R	Rural Residential	Out	In	Rural Mountainous	Owner supports 10 acres min. designations.		
39	961-243-012	T. 8s R. 2W S. 21	Miod, Pamela L.	Southwest Area (SP 217)	SP	Low Density Residential	Out	Out	Not Applicable	Applicant opposes to porcess any residential development before RCIP process is completed.		
140	915-230-029; 915-230-025	T. 7s R. 1W S. 28	Mosby, Ronal E and Alice B	Southwest Area (2 1/2 AC Min.)	R-A-5	Rural Residential	Out	Out	Rural Residential	Owner supports the designation for the property.		

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				
162	915-220-003	T. 7s R. 1W S. 21	Mosby, Thomas and Lisa	Southwest Area (2 1/2 AC min.)	R-R-5	Rural Residential	Out	Out	Rural Residential	Owner requests a 5 acre min. designation.		
141	915-220-035	T. 7s R. 1W S. 21	Nice, Donald L. and Kathleen M.	Southwest Area (2 1/2 AC Min.)	R-A-5	Rural Residential	Out	Out	Rural Residential	Owner supports the designaion for this property.		
142	927-160-031	T. 8s R. 2W S. 13	Ommert, Willard D and Pat	Southwest Area (10 AC Min.)	R-R	Rural Residential	Out	Out	Rural Mountainous	the owner requests to designate his parcel for 10 acre min. lot.		
1550	927-360-020	T. 7s R. 1W S. 30	Pfeffer, Matthew									
145	927-100-009; 927-100-049	T. 8s R. 2W S. 12	Rich, Randall L. and Margaret L.	Southwest Area (10 AC min.)	R-R	Rural Residential	Out	Out	Rural Residential	The owners support Rural Residential Designation.		

NO.	ASSESSOR PARCEL NUMBER (APN)	TOWNSHIP RANGE SECTION	REQUESTING PARTY	EXISTING GP	EXISTING ZONING	PROPOSED RCIP			REQUESTED CHANGE	REQUESTOR'S RATIONALE/COMMENT	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
						GENERAL PLAN	CETAP	MSHCP				
146	941-260-011	T. 7s R. 1W S. 30	Ronska, Alan	Southwest Area (5 AC min.)	C/V-10	Rural Residential	Out	Out	Rural Residential	Owner supports the designation		
76	952-180-002	T. 8s R. 2W S. 11	Sadat, Temor	2 to 4 dwelling units per acre	R-R	Low Density Residential	Out	In	Multiple Designations	Owner requests a commercial designation such as Commercial Retail or Commercial Tourist		
1555	952-170-007	T. 8s R. 2W S. 11	Sadler, Sofia									
1385	952-250-001; 952-250-004; 952-250-005; 952-250-006; 952-250-007; 952-250-013; 952-250-015; 952-250-016; 952-250-036; 952-250-037; 952-250-038; 952-250-039; 952-250-041; 952-250-042; 952-250-043; 952-380-001	T. 8s R. 2W S. 23	Stephenson, Dan of Redhawk Valley, LLC									

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						GENERAL PLAN	CETAP	MSHCP				
164	942-060-018	T. 7s R. 2W S. 24	Stillings, Thomas J. and Susan	Southwest Area (Citrus/Vineyard/Rural Policy Area- 5 AC min.)	C-V	Agriculture	Out	Out	Not Applicable	Owner is concerned about notification process, development & road construction in the area.		
1544	958-120-002	T. 7s R. 2W S. 11	Sullivan, Ron									
121	915-230-052	T. 7s R. 1W S. 28	Tabakman, Haim D and Tabakman, Beatrice									
135	952-250-021; 952- 250-022	T. 8s R. 2W S. 14	Terzian, Martin	Southwest Area (10 AC Min. SP 313 AVCPA)	R-A- 20	Agriculture	Out	Out	Low Density Residential	Owner requests to have the area designated as low to medium density designation.		
1539	917-310-034; 917- 310-035	T. 8s R. 2W S. 22	Utnermer, Pat									

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						GENERAL PLAN	CETAP	MSHCP				
1567	927-160-002; 927-160-001	T. 8s R. 2W S. 12	Warkentin, Bill representing Award and Roberto Corso Barratt American									
150	915-220-039	T. 7s R. 1W S. 21	Williams, Laurice	Southwest Area (2 1/2 AC min.)	R-A	Rural Residential	Out	In	Rural Residential	Owner supports Rural Residential designation with 5 acres lots in this area.		
151	915-230-059; 915-230-038; 915-230-030	T. 7s R. 1W S. 28	Wills, John A.	Southwest Area (5 AC min.)	R-R	Rural Residential	Out	In	Rural Residential	Owner supports 5 AC min. for rural living in Glenoaks community.		
1379	917-130-005; 917-240-005	T. 8s R. 1W S. 20	Yoo, Won of RANPAC, Inc.									
111	958-120-003	T. 7s R. 2W S. 11	Ziony, Joseph I. and Ziony, Denise P.									

NO.	ASSESSOR PARCEL NUMBER (APN)	TOWNSHIP RANGE SECTION	REQUESTING PARTY	EXISTING GP	EXISTING ZONING	PROPOSED RCIP			REQUESTED CHANGE	REQUESTOR'S RATIONALE/COMMENT	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
						GENERAL PLAN	CETAP	MSHCP				
Southwest Area - Areas West of Murrieta, Temecula, and I-15												
1418	918-090-011; 918-090-012; 918-090-013; 918-090-015; 918-090-016; 918-090-017; 918-090-020; 918-090-021; 918-090-023; 918-090-024; 918-090-026; 918-090-027; 918-090-028; 918-090-029; 918-090-030; 918-090-031; 918-090-032; 918-090-033; 918-090-034; 918-090-035; 918-090-036; 918-090-037; 918-090-038; 918-090-039; 918-090-040; 918-090-042; 918-130-031	T. 8s R. 3W S. 36	Doshi, Kishor of MTS Consultants									
117	935-380-015	T. 8s R. 3W S. 4	Green, Marla									
78	918-090-007; 918-090-008; 918-090-009; 918-090-010; 918-100-002; 918-100-003; 918-100-004; 918-100-007; 918-100-008	T. 8s R. 3W S. 36	Hausen, Arthur & Gloria	Mountainous Areas - 10 acre minimum lot size	R-R	Rural Mountainous	Out	Out	Not Applicable	Owners request more detailed information about the General Plan as it relates to their property.		

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						GENERAL PLAN	CETAP	MSHCP				
1370	928-350-010; 928-350-008	T. 7s R. 4W S. 10	Morschauser, William	Southwest Atrea (Mountainous Areas)	R-A-10	Rural Mountainous	Out	Out	Rural Mountainous	Requests General Plan designation of Rural Mountainous 5 acre minimum.		
1378	904-040-090; 904-040-080	T. 7s R. 4W S. 23	Yoo, Won of RANPAC, Inc.									
Southwest Area - French Valley/Lake Skinner Area												
1558	467-280-008	T. 6s R. 2W S. 34	Agnello, Tony									
1409	958-060-005	T. 7s R. 2W S. 5	Albert A. Webb									

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						GENERAL PLAN	CETAP	MSHCP				
1504	467-310-002	T. 6s R. 2W S. 20	Arney, Jeffrey A. et al.							Mr. Arney and xxx other residents of/landowners in the area of the Southwest Area Plan easterly of Leon Road and southerly of Scott Road submitted a petition in opposition to densities higher than one dwelling unit per 2 1/2 acres in the area. Residents consider this area as a rural/light agriculture community whose infrastructure cannot handle the increased traffic resulting from leap frog development.		
132	467-050-025	T. 6s R. 2W S. 20	Asimakopoulos, Clara	Southwest Area (2 1/2 AC Min.)	R-R	Rural Residential	In	In	Rural Mountainous	The applicant supports Rural Mountainous designation that would allow only 10 acre min. lot sizes.		
66	467-100-013	T. 6s R. 2W S. 23	Bacca, Eileen A.	Southwest Area (2 1/2 AC Min.)	R-A-20	Rural Residential	Out	In	Very Low Density Residential	Owner requests for 1 unit per 2.5 Acres.		
72	467-100-033	T. 6s R. 2W S. 23	Bartholomew, John J.	ANDOS	W-2-M-20	Rural Residential	Out	Out	Very Low Density Residential			
90	948-163-024	T. 7s R. 3W S. 9	Booth, Mary Louise									

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						GENERAL PLAN	CETAP	MSHCP				
61	958-090-001	T. 7s R. 2W S. 9	Cardiges, S. James for Summit Capital Investor, LLC	Southwest Area (2 1/2 AC min.)	C-1/C-P	Commercial Retail	In	Out	Commercial Retail	Applicant requests for notification of future RCIP meetings. The applicant also requests Commercial Retail designation for his property.		
68	467-100-018	T. 6s R. 2W S. 23	Cashman, D.J.	Southwest Area (2 1/2 AC Min.)	R-A-20	Rural Residential	Out	Out	Very Low Density Residential	Owner requests for one dwelling per 2.5 acres.		
1568	954-380-026	T. 8s R. 2W S. 4	Cowan, Edward									
113	467-140-009; 467-140-010; 467-140-011; 467-140-012; 467-140-013; 467-140-014; 467-140-015; 467-220-013; 467-140-005	T. 6s R. 2W S. 30	Day, Timothy K. for The Keith Companies, Inc.									
1542	467-140-010	T. 6s R. 2W S. 30	Dilworth, Nelson S.									

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						GENERAL PLAN	CETAP	MSHCP				
81	467-200-016	T. 6s R. 2W S. 27	Fernandez, Anna M.	10 acre minimum lot size (SWAP)	R-R	Rural Mountainous	Out	In	Very Low Density Residential	Owner requests 1/2 acre lot sizes and more recreational facilities in the area.		
77	467-019-001; 467-200-001	T. 6s R. 2W S. 27	Fernandez, Jeff & Anna	Mountainous Area 10 acre minimum lot size	R-R	Rural Mountainous	Out	In	Very Low Density Residential	Owner strongly urges the County to allow 2.5 acre minimum lot sizes.		
67	467-100-053	T. 6s R. 2W S. 23	Ho, Thomas	Southwest Area (2 1/2 AC Min.)	R-A-20	Rural Mountainous	Out	Partial	Very Low Density Residential	Owner requests for one unit per 2.5 acres.		
1560	467-130-009; 467-130-010; 467-130-029	T. 6s R. 2W S. 30	Hoopes, Jim									
1369	958-230-029; 958-230-030	T. 7s R. 2W S. 6	Horenstein, David of Regency Centers representing property owners	Southwest Area (SP 106, AVCPA)	C-P-S	Business Park	Out	Out	Commercial Retail	Request continued Commercial Retail zoning designation for subject parcels. Representative is currently in discussions with County to develop a planned neighborhood shopping center on subject property.		

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						GENERAL PLAN	CETAP	MSHCP				
1543	467-390-001; 467-390-002; 467-390-003; 467-390-004; 467-390-005; 467-390-006; 467-390-007; 467-390-008; 467-390-009; 467-390-010; 467-390-011; 467-390-012; 467-390-013; 467-390-014; 467-390-015; 467-390-016	T. 6s R. 2W S. 33	Kavez, Richard									
1425	467-070-035; 467-070-036	T. 6s R. 2W S. 21	Kim, Sung-Joon									
167	904-601-040	T. 7s R. 4W S. 12	Knights, Alison	City of Murrieta	N/A	Not Applicable			Not Applicable	Owner expresses concern over inadequate transportation means to support planned growth.		
1548	948-424-001	T. 7s R. 3W S. 15	Kopulos, Clara Asima									

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						GENERAL PLAN	CETAP	MSHCP				
1552	958-070-012; 958-070-013	T. 7s R. 2W S. 5	Martin, Charles									
115	359-150-001; 359-430-012; 359-430-013; 359-440-018	T. 6s R. 3W S. 25	Martz, John C. Jr. for Anheuser Bush, Inc.									
1474	359-140-011; 359-140-012; 359-140-013; 359-140-014; 359-140-022; 359-140-023; 359-140-024; 359-140-025; 467-220-012; 467-220-013; 467-220-014; 467-220-015; 467-140-010; 467-140-011; 467-130-025; 467-130-026; 467-030-041; 467-030-045; 467-030-046	T. 6s R. 2W S. 30	McElhinney, Andy representing the McElhinney Family	Sun City/Menifee Valley (2.5 ac. min.)	A-1-2.5, A-1-10, R-R-2.5	Rural Residential	In	Partial	Low Density Residential	Requesting R-1 designation because surrounding designations are similar; Specific Plans 312.		

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						GENERAL PLAN	CETAP	MSHCP				
1404	467-230-020; 467-230-021; 467-230-022; 958-070-008; 958-070-009; 958-070-010; 958-070-011; 958-024-017; 956-060-005; 467-240-006; 467-240-009; 958-006-012	T. 6s R. 2W S. 31	Monteleone, Hennie of Monteleone Real Estate representing property owners in the Dutch Village Specific Plan 105									
158	467-230-020; 467-230-021; 467-230-022; 467-230-017	T. 6s R. 2W S. 31	Monteleone, Henny for Monteleone Real Estate	Southwest Area (Future Choice Area, 2.5 AC Min. AVCPA)	A-1-10	OS-Conservation	Out	In	Commercial Retail	Owner Requests Commerical Retail designation for all subject properties.		
1549	959-282-008	T. 8s R. 2W S. 9	Moore, Jimmy									
163	904-382-016	T. 7s R. 4W S. 12	O'Donnel, Micheal D.	City of Murrieta	N/A	Not Applicable			Not Applicable	The applicant is concerned about 10 acre designations and suggests to keep 2.5 acres min. designation in the area.		

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				
69	467-100-014	T. 6s R. 2W S. 23	Owen, Herman	N/A	W-2-M-20	Rural Mountainous	Out	Partial	Very Low Density Residential	Owner requests for one dwelling unit per 2.5 acres.		
1368	958-230-006; 958-230-007; 958-230-008; 958-230-009	T. 7s R. 2W S. 6	Roberts, Karla	Southwest Area (future choice area, 2.5 ac. min.)	R-R	Low Density Residential	Out	In	Rural Residential	Property owner requests a Rural Residential or a Very Low Density Residential zoning designation because property to the west is designated Rural Residential. The current rural life style of the community, the keeping of livestock, and the potential of annexation by the City of Murrieta suggests that a Low Density Residential designation is not appropriate.		
1338	958-040-015	T. 7s R. 2W S. 4	Rosenthal, Robert	Southwest Area (Regional Park, AVCPA)	A-1-10	OS-Recreation	Out	Out	Low Density Residential	Requesting Low Density Residential because adjacent properties are designated Low density Residential. Proposed General Plan designation is inconsistant with the surrounding area and compromises the property value.		
73	958-040-016	T. 7s R. 2W S. 4	Rosenthal, Robert L. & Connie R.	Parks/Forest	A-1-10	OS-Recreation	Out	Out	Low Density Residential			
1499	958-170-038	T. 7s R. 2W S. 9	Rowe, Michael F.	SP/Rural Transition Area, 1 acre minimum lot size, SP Required, AVCPA	R-R	Rural Residential	Out	In	Not Applicable	Owner requests better notification.		

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						GENERAL PLAN	CETAP	MSHCP				
270	462-173-003; 467-190-028	T. 6s R. 2W S. 27	Rowe, Micheal - Winchester Homeowners Association	Mountainous Area - 10 acre minimum lot size	R-A-10	Rural Mountainous	Out	In	Not Applicable	Owner requests better notification.		
1547	359-350-007; 467-170-049	T. 6s R. 3W S. 26	Saba, Saba A.									
1420	467-250-011; 467-230-021; 467-230-029; 467-230-030	T. 6s R. 2W S. 32	Saba, Saba of The Saba Ranch									
1570	467-060-013	T. 6s R. 2W S. 21	Staples, Michele for Domenigoni Family							Speaker believes that General Plan prohibits private development in numerous areas and does not streamline or comply with laws but requires dedication of land in order to obtain permits. Speaker states that General Plan needs to reflect Dom-Bar Specific Plan as approved and General Plan includes 2/3 of their land in MSHCP area.		
65	467-100-054	T. 6s R. 2W S. 23	Ward, Zenny	Southwest Area	W-2-M-20	Rural Residential	Out	In	Very Low Density Residential	Owner requests for one dwelling unit per 2.5 acres.		

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				
1569	467-050-036	T. 6s R. 2W S. 20	Warkentin, Bill representing Joseph Rivani and John McDowell	Hillside, 5 acre minimum lot size	R-R	Rural Residential	In	Out	Very Low Density Residential	Owner requests to redesignate the subject properties to Very Low Density Residential within the Community Development General Plan Designation.		
93	467-260-044	T. 6s R. 2W S. 34	Ziony, Joseph I. and Denise P.	Southwest Area (2 1/2 AC Min., AVCPA)	A-1-10	Low Density Residential	Out	In	Low Density Residential	Applicant has realized that he has received the designation that he had originally requested.		
97	467-270-003	T. 6s R. 2W S. 34	Ziony, Joseph I. and Ziony, Denise P.									