

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				
Sun City/Menifee												
1251	361-215-001		Ballard, Dennis R	Suncity Menifee Valley (1 Ac. Min.)	R-R	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1278	362-060-006		Barajas, Margarita	Suncity Menifee Valley (1 Ac Min)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1432	341-200-001		Barkley, John S.	Sun City/Menifee Valley (SP209, Audie Murphie)	SP	Low Density Residential	Out	Out	Low Density Residential	the applicant objects to Medium High Density Residnetial designation for his property.		
1452	467-340-034		Bauer, Cathleen	Sun City/Menifee Valley Community Plan (2 1/2 Acre Minimum)	R-R-2 1/2	Rural Residential	Out	Out	Not Applicable	Not a request for change in the designation of own property. Ms. Bauer states that "We are horse people - We relocated from Los Angeles County because it became impossible for us to maintain our lifestyle there. Please rethink the density in housing in my area. Please at least provide us with access to decent riding trails in our area."		

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						GENERAL PLAN	CETAP	MSHCP				
1435			Bauer, Cathy L.									
1234	360-390-006; 360-390-007		Bessant, James Jr.	Suncity Menifee Valley (C, I-215 Corridor Policy Area - South)	C-P-S	Community Center	In	Out	Multiple Designations	Requestor seeks to change the proposed General Plan designation to Light Industrial on the westerly parts of his parcels and Commercial on the easterly portion of his parcels. Letter dated 5/14/02 requests to remove the blanket designation of Community Center. Mr. Bessant spoke at May 21 hearing regarding MSHCP and stated that the program won't work unless people are willing to pay the price. He maintains that distribution of maps to the public has already devalued the land. Costs of implementing MSHCP should not be borne by the landowner.		
1277	359-290-030		Biggs, Pam Jr.	Suncity Menifee Valley (1 Ac Min)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1536			Bolton, Sharon For Riverside Farm Bureau Riverside Co. Farm Bureau Executive Director	N/A	N/A	Not Applicable			Not Applicable	Ms. Bolton indicated opposition to merger of MSHCP into General Plan.		

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						GENERAL PLAN	CETAP	MSHCP				
1238	358-240-023		Bowen, Christy	Suncity Menifee Valley (1 Ac. Min.)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1306			Burnell, Barry of Property Owners Association of Riverside County	N/A	N/A	Not Applicable			Not Applicable	Requestor proposes to more effectively preserve important open space areas as Conservation while allowing residential development on areas of lower environmental sensitivity.		
1252	359-260-011		Castanon, Shannon J.	Suncity Menifee Valley (1 Ac Min)	A-1-1	Very Low Density Residential	Out	In	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1436	466-020-002		Cleveland, Jim	Sun City/Menifee Valley (Mountainous Areas)	A-P	Agriculture	In	Out	Not Applicable	The applicant can not relocate his egg farm and requests to take wise decision while designating his property.		
1311	467-230-012; 467-230-011		Collins, J. Foster; special needs trustee; of Los Alamos Property Owners	Southwest Area (future choice area, 2.5 ac. Min.)	R-R	Rural Residential	Out	In	Light Industrial	The owner, along with 8 other adjacent parcels owners, requests the existing and future use of the properties as Light Industrial.		

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						GENERAL PLAN	CETAP	MSHCP				
1440			Cook, Phil	N/A	N/A	Not Applicable			Not Applicable	The applicant wants to know if plan 7A meet 215 on Garboni or Craig Ave.		
1275	362-050-008		Coote, Patti	Suncity Menifee Valley (1 Ac Min)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1287	360-380-002		Dalby, Al	Suncity Menifee Valley (LI, I-215 Corridor Policy Area - South	I-P	Community Center	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1359	360-050-003; 360-050-004		Davenport, Harlan W. of Century 21-Hogencamp	Suncity Menifee Valley (SP 208, Cal Neva)	R-3	Business Park	In	Out	Not Applicable	Future owner would like to build and operate a restaurant on the parcel.		
1449	372-032-002		Davis, Bill & Zeidlik, William									

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						GENERAL PLAN	CETAP	MSHCP				
1466	357-390-022		Davis, Leslie									
1459	360-350-011; 360-350-017; 360-390-008; 360-390-009		Denning, Kyle of Haun Road Properties	Sun City/Menifee Valley C.P. (Commercial and Light Industrial/I-215 Corr. South)	I-P, C-P-S	Community Center	Partial	Out	Multiple Designations	APN 360-390-008 and 360-390-009 are presently designated Commercial. APN 360-350-011 and 360-350-017 are presently designated Commercial. The proposed Area Plan would designate these parcels Community Center. Mr. Denning believes that the Community Center concept is not suitable or practical for these properties, as there are multiple ownerships and utility infrastructure has been installed based on uses according to existing zoning. He, therefore, requests maintenance of the existing designations and zoning.		
1465	372-170-003		Denny, Georgia									
1439	357-070-015; 357-070-016; 364-070-010; 364-070-011		Downer, Bill									

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1445	364-070-010; 364-070-011		Downer, William of Holland Road Land Ltd.	Suncity Menifee Valley Community Plan (7-10 DU/AC w/ NC (Neighborhood Comm.))	R-3	Medium High Density Residential	Partial	Out	High Density Residential	Mr. Downer requests a High Density Residential designation on the basis that the property is next to Mt. San Jacinto Community College and fronts on Holland Road, just east of Antelope Road. An interchange with on and off ramps and overpass is planned for Holland Road at I-215.		
1293	359-090-048		Euvertz, Mazva	Suncity Menifee Valley (C, I215 Corridor Policy Area - South	C-1/C-P	Commercial Office	In	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre. Note name may not be correct because signature was partly unreadable.		
1416	335-424-022		Flynn, Frank X.	Suncity Menifee Valley (2-3 DU/AC, 5 W/Senior Bonus)	R-6	Low Density Residential	Out	Out	Not Applicable	The owner expresses concern over illegal dumping issue in county.		
1321	331-040-055		Fuhrmann, Oscar J.	Suncity Menifee Valley (2-3 Du/Ac, (5 W/Senior Bonus))	R-1-10000	Low Density Residential	Out	Out	Not Applicable	Owner disapproves of any changes in designation of his property.		

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1289	359-040-013		Ghann, Gregory	Suncity Menifee Valley (2 1/2 - 5 Ac Min)	R-A-2 1/2	Rural Mountainous	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre. Note: Name may be incorrect as signature was partly unreadable.		
1283	361-214-013		Gonzalez, Manuel	Suncity Menifee Valley (1 Ac Min.)	R-R	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1343	466-130-018		Goode, Steve of The Keith Companies	Suncity Menifee Valley (5 Ac Min.)	A-1-5	Rural Residential	In	Out	Very Low Density Residential	Requestor seeks to change the proposed General Plan to allow for Very Low Density Residential. The property is immediately adjacent to properties on the West Side of Briggs Rd. currently proposed to be Very Low Density Residential.		
1345	359-130-071; 359-130-072; 359-130-073; 359-130-074		Goode, Steve of The Keith Companies	Suncity Menifee Valley (2 1/2 Ac Min.)	R-A-2 1/2	Rural Residential	In	In	Low Density Residential	The property is not impacted by Warm Springs Creek and the property is near proposed Low Density Residential properties to the west and north. A large residential development (7200 sf. Lots) is a short distance to the west.		
1290	362-060-014		Gray, John	Suncity Menifee Valley (1 Ac Min)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		

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1428	337-332-023		Grisinger, Esther D.									
1254	361-044-018		Harrell, Ann	Suncity Menifee Valley (1 Ac Min.)	R-R	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1294	262-280-022		Iorio, Frank G.	Suncity Menifee Valley (C, I215 Corridor Policy Area - South	R-A-2 1/2	Rural Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1300	467-230-034		Jacques, Pearl of Los Alamos Property Owners	Southwest Area (future choice area 2.5 ac. Min.)	R-R	Rural Residential	Out	In	Light Industrial	The owner, along with 8 other adjacent parcels owners, requests the existing and future use of the properties as Light Industrial.		
1250	359-030-016		Lay, Lloyd	Suncity Menifee Valley (2 1/2 - 5 Ac Min.)	R-A-2 1/2	Rural Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		

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1430			Lepak, Carley									
1302	357-070-009; 357-070-010; 357-070-011; 357-070-012		Loelkes, Carmela and Batdorf, Lewis and Krickl, Alois and Krickl, Setuko	Suncity Menifee Valley (7-10 DU/AC W/NC)	C-P-S	Medium High Density Residential	In	Out	Multiple Designations	Requestor asks that the county leave the designation on APN 364-070-006 as Commercial and grant High Density Residential 14-20 DU on APN 364-070-009. The requestor states that down-zoning their property is an unfair practice since they paid for a zone change for their properties.		
1562	958-220-001; 958-220-002		Loelkes, Carmela Rincon for David Carroll				In	Out				
1383	358-240-013; 360-180-011		Loop, David	Sun City/Menifee Vally (1 AC Min)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	The applicant would like to see more Horse Trails in the Area.		

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1455	359-130-066		Louthen, Douglas & Victoria	Sun City/Menifee Valley Community Plan (2 1/2 Acre Minimum)	R-R-2 1/2	Rural Residential	In	In	Not Applicable	Not a site-specific request for change on own property. The Louthens note that horses left Murrieta when it turned into a city environment. They moved to Menifee so that they could enjoy trail riding. They are concerned that tract homes are being built around their neighborhood and wants to know what will be done for the people with animals. They request that developments accommodate horse trails, as in Norco. They are also concerned with effects of additional residential growth on traffic and road conditions.		
1249	362-492-007		Lumley, Stacy	Southwest Area (SP 116)	R-T	Multiple Designations	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre. Note: Parcel is designated as Recreation and Very Low Density Residential.		
1236	362-492-007		Lumley, Stacy M	Southwest Area (SP 116)	R-T	Multiple Designations	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1310	467-230-013		Maichel, Carrie of Los Alamos Property Owners / Internation Flo Technologies	Southwest Area (future choice area, 2.5 ac. Min.)	R-R	Rural Residential	Out	In	Light Industrial	The owner, along with 8 other adjacent parcels owners, requests the existing and future use of the properties as Light Industrial.		

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1237	358-130-049		Mandarino, James	Suncity Menifee Valley (1 Ac Min.)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1463	579-410-001		Mann, Richard									
1276	362-060-002		Mareutt, Greg S. Sr.	Suncity Menifee Valley (1 Ac Min)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1453			McCarthy, Kevin & Lucie	Sun City/Menifee Valley Community Plan (2 1/2 Acre Minimum)	R-R-2 1/2	Rural Residential	In	Out	Not Applicable	Not a site-specific request for change on own property.However, the McCarthys object to the designation of a Community Center in the area. They moved here for the rural atmosphere and country feel of the neighborhood. They are opposed to the overpowering growth involved and would like to maintain the rural atmosphere of the area that is characterized by lots in the 1-acre to 5-acre range. Please reevaluate the designation of a Community Center in this area.		

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1228	467-220-012; 467-220-013; 467-220-014; 467-220-015		McElhinney, Andy	Southwest Area (AG (10 AC Min), ACVPA)	A-2-10	Multiple Designations	Out	In	Low Density Residential	Requestor asks to change the Proposed Land Use Designation to Low Density Residential. Their 400+ acres are contiguous to Specific Plan No. 312 as well as Tentative Tract Map Numbers 29226, 29227, 29228 and 29229. Note Parcels are designated Low Density Residential to the east and Rural Residential on the west.		
1450	467-340-022		McMahon, David & Gwen	Sun City/Menifee Valley Community Plan (2 1/2 Acre Minimum)	R-R-2 1/2	Rural Residential	Out	Out	Not Applicable	The McMahons favor keeping population and traffic growth down to a reasonable rate. They do not want Southern Riverside County to become another Los Angeles. They are in support of incorporation and want Riverside County "removed as our governing body as soon as possible".		
1476	362-290-010; 362-290-018		McWilliams, Shirley									
1375			Menifee Union School District	N/A	N/A	Not Applicable			Not Applicable	Requestor states that if Garbani Rd is widened to the south as proposed, the school stands to lose significant portions of the parking lot, kindergarten classrooms and playfields. The site is already significantly under the CA Dept of Education 12 Acre standard for elementary schools.		

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1444	467-350-003		Miller, Marc, for Menifee Valley CEDCO	Sun City/Menifee Valley (2 1/2 AC Min.)	R-R- 2 1/2	Rural Residential	In	In	Not Applicable	Mr. Miller, representing Menifee Valley CEDCO, objects to application of the Community Center designation to the area that has long been designated for light industrial uses. It is felt that the existing light industrial and commercial designations would be more practical in attracting development necessary for community development Mr. Miller also requests maintenance/strengthening of the scenic corridor policies and provision for horse trails and open space and objects to designation of private property for multi-species habitat conservation.		
1473	360-100-016		Morris, Roper									
1438	372-073-012		Nadeau, Fenella	Sun City/Menifee Valley (2-4 DU/AC)	R-1	Low Density Residential	In	Out	Not Applicable	The applicant expresses concerns over CETAP corridor running over their property.		
1456	359-330-050; 359-330-051		Needham, Nancy	Sun City/Menifee Valley Community Plan (2 1/2 - 5 Acre Minimum)	R-A-2 1/2	Rural Residential	Out	Out	Not Applicable	Ms. Needham requests that the rural lifestyle be maintained. She is concerned about the increasing level of traffic on Scott Road and opposes high density development and the Community Centers concept.		

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1448			O'Donnell, Michael D.	Not Applicable	Not Applicable	Not Applicable			Not Applicable	The applicant is concerned about changes in zoning designations.		
1308	467-230-015		Olsen, John of Los Alamos Property Owners	Southwest Area (future choice area, 2.5 ac. Min.)	R-R	Rural Residential	Out	In	Light Industrial	The owner, along with 8 other adjacent parcels owners, requests the existing and future use of the properties as Light Industrial.		
1376	335-251-005	T. 5s R. 3w S. 21	Pagan, Frank G.	Sun City/Menifee Valley (2-3 DU/AC) (5 W/Senior Bonus)	R-1	Low Density Residential	Out	Out	Not Applicable	Applicant requests for maintenance of peaceful Sun City Core Area and feels that any developments would generate adverse impact.		
1291	361-224-008		Powers, Justin	Suncity Menifee Valley (1 Ac Min)	R-R	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities than 2 1/2 acre.		
1292	359-290-035		Qrr, Judy K.	Suncity Menifee Valley (1 Ac Min)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities than 2 1/2 acre. Note name may not be correct because signature was partly unreadable.		

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1472			Residents of the J-Bar Ranch Neighborhood									
1305	467-230-032; 467-230-031		Richard, Edward of Los Alamos Property Owners	Southwest Area (future choice area, 2.5 ac. Min.)	R-R	Low Density Residential	Out	In	Light Industrial	The owner, along with 8 other adjacent parcels owners, requests the existing and future use of the properties as Light Industrial.		
1468			Rogers, Victoria B. of The Rose Hills Foundation	N/A	N/A	Not Applicable			Not Applicable	The applicant believes that RCIP is not an intergrated plan and it violates CEQA requirements.		
1284	361-214-013		Rowbach, Tammy	Suncity Menifee Valley (2 1/2 - 5 Ac Min.)	R-A-2 1/2	Multiple Designations	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre. Note: Parcel is proposed to be designated Rural Mountains and Rural Residential.		
1279	360-320-004		Sadler, Saia	Suncity Menifee Valley (HLS)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		

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1282	360-330-013		Sailly, Judith H.	Suncity Menifee Valley (1 Ac Min.)	R-A-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1309	467-230-014		Salter, Ian of Los Alamos Property Owners	Southwest Area (future choice area, 2.5 ac. Min.)	R-R	Rural Residential		In	Light Industrial	The owner, along with 8 other adjacent parcels owners, requests the existing and future use of the properties as Light Industrial.		
1288	358-240-024		Sotero, Margie	Suncity Menifee Valley (1 Ac Min.)	R-R-1	Very Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1434	362-290-001		Spencer, Barbara representing The Menifee Valley Powerline Opposition Group	Sun City/Menifee Valley (2 1/2-5 DU/AC)	R-A- 2 1/2	Rural Residential	Out	Out	Multiple Designations	Forty-one letters from residents regarding the Scenic Corridor Designation in Sun City/Menifee Valley Area Plan.		
1303	467-230-033		Stuart, Marv of Los Alamos Property Owners	Southwest Area (future choice area, 2.5 ac. Min.)	R-R	Rural Residential	Out	In	Light Industrial	The owner, along with 8 other adjacent parcels owners, requests the existing and future use of the properties as Light Industrial.		

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1253	360-100-024		Valles, Erika	Suncity Menifee Valley (1 Ac. Min.)	R-A-1	Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1304			Wheeler, Bob	N/A	N/A	Not Applicable			Not Applicable	Requestor has concerns over the most recent aerial flyover of the Menifee Valley area. He asks to see not only the Menifee Area Plan area but also surrounding relevant areas. He also requests the existing land use map for area noted above, especially within Menifee Area Plan is as readable as possible.		
1280	338-024-020		Wilhelmern, Thomas	Suncity Menifee Valley (2-3 Du/Ac (5 W/Senior Bonus))	R-1	Low Density Residential	Out	Out	Not Applicable	Requestor asks that the area remain rural with no higher densities that 2 1/2 acre.		
1295			Zeidlik, William J.	N/A	N/A	Not Applicable			Not Applicable	Mr. Zeidlik expresses numerous concerns regarding the proposed policies, land use determinations, and the RCIP process and requests community workshops. He is concerned that the pace of the process does not allow for adequate input and feels that the future of the Menifee Valley community would be particularly affected by the Plan - especially through the designation of the large Community Center "purple blob" and through the piecemeal approval of urban density development projects in the rural area.		

Sun City/Menifee - Areas South of Stetson Ave.

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						GENERAL PLAN	CETAP	MSHCP				
1350	461-170-001	T. 5s R. 2W S. 31	Peterson, Donald W.	Mountainous Areas	R-R	Multiple Designations	In	Out	Multiple Designations	Owner request to change the proposed land use designation to Low Density Residential and Rural Mountainous. The owner states that the flatter portion of the property can support up to 5 unites per acre and will b compatible to the approved higher density tract next door. Note: Parcel is designated as Very Low Density Residential and Rural Mountainous.		
Sun City/Menifee - Sun City/Menifee Area												
1377	350-284-012	T. 5s R. 4W S. 25	Allen, Scott	Not within Community Plan	R-2	Low Density Residential	Out	Out	Commercial Retail	The owner requests for Commercial Designation on his property		
1505	467-340-034	T. 6s R. 2W S. 19	Bauer, Cathy et al.							Ms. Bauer and xxx other residents of/landowners in the area of the Sun City/Menifee Valley Area Plan southerly of Scott Road and easterly of Menifee 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.		
1530	362-290-002	T. 6s R. 3W S. 20	Bilderbach, Julia			Rural Residential			Very Low Density Residential - 2 Ac. Min.	Mr. Herbert Bilderbach requests maintenance of current designation of 2 1/2 Acre Minimum. Julia Bilderbach is concerned about the lack of buffers between areas and is concerned that having community centers at both the I-215/Scott Road interchange and the I-15/Bundy Canyon Road interchange will greatly increase traffic along the connecting roadway - Bundy Canyon/Scott Road.		

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				
1320	466-120-024	T. 6s R. 2W S. 7	Boere, John W	Suncity Menifee Valley (5 Ac Min)	A-1-5	Rural Desert	In	Out	Multiple Designations	Owner requests 5 acres of Neighborhood Commercial at the corner of Craig and Leon and 35 acres of Low Density Commercial for the balance of the property.		
1374	359-480-008	T. 6s R. 3W S. 22	Bouris, Betty	Suncity Menifee Valley (2 1/2 - 5 Ac Min)	A-1-10	Rural Residential	In	Out	Very Low Density Residential - 2 Ac. Min.	Requestor would like to make sure that the Scenic Corridor through Menifee Valley is included in the RCIP. She would also like to see the corridor extended. She also requests a 2 1/2 acre designation rather than a 5 acre designation on her own property near Zeiders Road.		
1421	360-020-005	T. 6s R. 3W S. 4	Brown, Stacy and Brown, Anthony									
1488	359-310-026	T. 6s R. 3W S. 21	Burton, James A.									
1431	334-200-008	T. 5s R. 3W S. 34	Bustin, Leonard	Sun City/Menifee Valley (2-4 DU/AC)	R-1	Low Density Residential	In	Out	Very High Density Residential	The applicant requests for a designation that would allow him to build apartment complex on the subject property.		

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				
1471	341-160-004; 351-080-029; 341-200-001; 341-200-002; 358-070-002; 358-070-004; 358-070-006; 358-070-005; 358-090-001; 358-080-012; 358-080-013; 358-100-001; 358-090-006; 358-090-008; 358-090-012; 358-090-007; 358-090-009; 358-090-010; 358-090-011	T. 5s R. 3W S. 31	Chapman, Dennis for Audie Murphy Ranch, LLC	Sun City/Menifee Valley (Audie Murphy Ranch SP)	SP	Multiple Designations			Multiple Designations	The applicant requests for Low and medium density residential with some Open Space- Recreation.		
1422	360-020-016	T. 6s R. 3W S. 4	Chubb, Martin P.	Sun City/Menifee Valley (2-4 DU/AC)	R-T-R	Low Density Residential	In	Out	Not Applicable	The applicant requests to keep the country lifestyle in this area.		
1515	335-142-003	T. 5s R. 3W S. 21	Clayton, James W.									
1489	359-310-017	T. 6s R. 3W S. 21	Curtis, Cheryl and Curtis, Linden T.									

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				
1433	360-050-003; 360-050-004	T. 6s R. 3W S. 3	Davenport, Harlan	Sun City/Menifee Valley (SP 208, Cal Neva)	R-3	Business Park	In	Out	Community Center	The applicant requests for a designation that would allow him operation of restaurant on the subject properties.		
1532	359-590-017	T. 6s R. 3W S. 23	DeAndero, Kristin									
1390	359-140-023	T. 6s R. 3W S. 24	Dyer, William J. and Dyer, Martina S.	Sun City/Menifee Valley (2 1/2 AC Min)	R-R 2 1/2	Rural Residential	Out	Partial	Low Density Residential	The applicant requests for a designation that would allow 2.5 acres lots around their property.		
1417	359-130-057	T. 6s R. 3W S. 24	Ellis, Don	Sun City/Menifee Valley (2 1/2 AC min.)	R-R- 2 1/2	Rural Residential	Out	In	Low Density Residential	The applicant requests for a designation that is consistant with surrounding properties and that would allow him 2.5 acres min. parcel sizes.		
1405	359-140-022	T. 6s R. 3W S. 24	Evans, Peter A. and Evans, Michelle I.	Sun City/Menifee Valley (2 1/2 AC Min.)	R-R- 2 1/2	Rural Residential	Out	Partial	Low Density Residential	The applicant requests 2.5 acres min parcels between Scott Road and Parcel 4.		

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				
1412	360-020-004; 357-830-004	T. 6s R. 3W S. 4	Faulkner, Harley and Faulkner, Bobbie	Suncity City/Menifee Valley (2-4 DU/AC)	W-2-M-5	Low Density Residential	In	Out	Rural Residential	The Faulkners request to keep rural zoning on their properties and are amenable to a designation that will provide for horse-keeping and animal-keeping. They enjoy the rural lifestyle and want to maintain it and have participated in previous hearings to uphold that zoning. They are also concerned that the County continue to provide for trails in the area, and the local group of property owners will help in maintaining the trail in their area.		
1314	331-170-021; 331-170-022; 331-170-026; 331-170-027; 331-170-028	T. 5s R. 3W S. 15	File, Christina of T & B Planning Consultants for Ashby Financial Co. Inc.	Suncity Menifee Valley (2-4 Du/Ac)	R-1	Light Industrial	Out	Out	Low Density Residential	Requestor states that Low Density Residential uses northward into the designated light industrial areas would allow for more residents to live and possible work in relatively close proximity.		
1316	331-310-005; 331-310-006	T. 5s R. 3W S. 15	File, Christina of T & B Planning Consultants for Ashby Financial Co. Inc.	Suncity Menifee Valley (1 Ac Min)	R-1	Very Low Density Residential	Out	Out	Low Density Residential	Requestor states that Low Density Residential uses are better suited because higher-end homes along a secondary highway would not be logical from a market stand point. It would also allow for a better transition between the designated Medium Density Residential to the existing Very Low Density Residential.		
1318	331-120-005	T. 5s R. 3W S. 15	File, Christina of T & B Planning Consultants for Ashby Financial Co. Inc.	Suncity Menifee Valley (C(S), I-215 Corridor Policy Area-North)	C-P-S, R-1	Business Park	In	Out	Low Density Residential	Requestor states that Low Density Residential uses are better suited because residential uses with a similar overall density has already been approved for a residential tract (Tract #29113) immediately north of the subject area. Thus providing a logical transition between the retail commercial areas to the west and the existing very low density residential uses north of the project site.		

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				
1528	362-040-042	T. 6s R. 3W S. 17	Forthvan, Robert									
1529	372-130-002	T. 6s R. 3W S. 13	Gagnon, Julie M.			Very Low Density Residential			Very Low Density Residential - 2 Ac. Min.	Ms. Gagnon requests to maintain existing 2 1/2 acre General Plan designation. A half-acre lot density would be inconsistent with existing lot size pattern. Proposed Tract Map No. 29972 in the Rural Policy Area does not provide for rural densities. Project would change the rural visual character.		
1479	339-020-006	T. 5s R. 3W S. 29	Gancarski, Bella									
1512	362-440-002; 362-440-003	T. 6s R. 3W S. 17	Gerard, Berthe			Very Low Density Residential			Commercial Retail	Requesting a Commercial Retail designation on her property at the southwest corner of Murrieta and Garbani.		

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				
1526	359-260-014	T. 6s R. 3W S. 23	Gernandt, Luke						Not Applicable	Not a site-specific request for change on own property. Mr. Gernandt is opposed to the change from Light Industrial to Community Center for the property along Interstate 215 near his residence on Toledo Lane. He is opposed to a 24-hour use that would lead to an increase in traffic. He also requests that provision be made for horse and bike trails and that higher intensity developments do not landlock the rural areas in such a way as to interfere with the rural lifestyle.		
1533	467-350-002	T. 6s R. 2W S. 19	Gonsalves, Bobbie Lou						Not Applicable	Ms. Gonsalves objects to the lack of connectivity of trails in the RCIP document and states that the existing trail is on Sunset Avenue.		
1467	359-130-071; 359-130-072; 359-130-073; 359-130-074	T. 6s R. 3W S. 24	Goode, Steve representing property owner									
1470	466-130-018	T. 6s R. 2W S. 7	Goode, Steve representing property owner									

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				
1485	467-160-032; 372-100-020	T. 6s R. 3W S. 14	Hiotis, Judy and Hiotis, Konstantinos									
1481	466-220-016	T. 6s R. 2W S. 18	Hord, Trip of Trip Hord Associates for owner	Sun City/Menifee Valley Community Plan (5 Acre Minimum)	A-1-5	Rural Residential	In	Out	Very Low Density Residential - 1 Ac. Min.	Mr. Hord requests the 1 Acre Minimum designation and notes that the proposed Rural Residential designation for the property contrasts with the Low Density Residential designation proposed for properties easterly of Leon Road in the Harvest Valley/Winchester Area Plan. He also notes the presence of many 2 1/2 acre parcels in the area.		
1484	359-590-011	T. 6s R. 3W S. 23	Hosburg, Cindy									
1446	335-080-013	T. 5s R. 3W S. 20	James, Jesse	Sun City/Menifee Valley Community Plan (2-3 DU/AC - 5 with Senior Bonus)	R-1; R-2	Low Density Residential			Medium Density Residential	Mr. James requests a Medium Density Residential designation to better accommodate forecasted growth in Riverside County and notes that the property had previously been approved for a tract of 62 dwelling units.		
1518	364-070-006; 364-070-009	T. 6s R. 3W S. 2	Krickl, Alois & Selsulso			Medium High Density Residential			Multiple Designations	Mr. Krickl requests that the property fronting on Antelope Road be designated Commercial and that the other parcel be designated High Density Residential.		

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						GENERAL PLAN	CETAP	MSHCP				
1364	466-210-008; 466-210-009; 466-210-010; 466-210-029; 466-210-030; 466-210-031; 466-210-032; 466-210-033; 466-210-034; 466-210-035; 466-210-036	T. 6s R. 2W S. 18	LeGrand, Jeffrey J. of CSL Engineering, Inc.	Suncity Menifee Valley (5 Ac Min.)	R-A-5	Rural Residential	Out	Out	Low Density Residential	Requestor seeks to change the Proposed General Plan to allow for Low Density Residential because it will be consistent with neighboring Low Density Residential.		
1537	341-072-012	T. 5s R. 3W S. 30	Lepak, Carby J.									
1514	372-080-008; 372-080-009; 372-080-010; 372-080-011; 372-080-012; 372-080-013; 372-080-014; 372-080-015	T. 6s R. 3W S. 12	Loelkes, Carmela and Batdorf, Lewis and Krickl, Alois and Krickl, Setuko			Medium High Density Residential	In	Out	Multiple Designations	Ms. Loelkes requests, for the properties on the north side of Holland Road, Commercial for the most westerly parcel and High Density Residential on the other three parcels, rather than Medium High Density Residential. For the parcels southerly of Holland Road, she questions the extent of the Rural Residential designation and suggests that the boundary line between the Low Density Residential and the Rural Residential be subject to further review.		
1312	334-100-015	T. 5s R. 3W S. 27	Love, Robert of Barrington Heights, LLC	Sun City Menifee Valley (5-7 DU/AC)	R-2 6500, R-A-10	Multiple Designations	Out	Out	Medium Density Residential	Requesting Medium Density Residential to bring RCIP into conformance with the anticipated development of the property and the currently unadopted Sun City/Menifee Valley Area Plan. The proposed General Plan designation is Rural Mountainous and Medium Density Residential.		

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				
1461	360-350-018	T. 6s R. 3W S. 15	Manfredi, Stephen of All Star Self Storage	Sun City/Menifee Valley (L1, I-215 Corridor Policy Area-South)	I-P	Community Center	In	Out	Light Industrial	Mr. Manfredi proposes to build a "state-of-the-art self-storage center" on the property. He obtained I-P zoning through a privately initiated zone change. While he feels that his proposed development would be compatible with the proposed designation, he is opposed to the requirement for a Specific Plan prior to development in Community Center areas and, therefore, requests a designation that would allow for maintenance of the I-P zoning and exclusion from the proposed Community Center.		
1487	467-340-016	T. 6s R. 2W S. 19	Matthews, Don									
1230	359-140-011; 359-140-012; 359-140-013; 359-140-014; 359-140-022; 359-140-023; 359-140-024; 359-140-025	T. 6s R. 3W S. 24	McElhinney, Andy	Suncity Menifee Valley (2 1/2 Ac Min)	R-R-2 1/2, A-1-2 1/2	Rural Residential	In	In	Low Density Residential	Requestor asks to change the Proposed Land Use Designation to Low Density Residential. Their 400+ acres are contiguous to Specific Plan No. 312 as well as Tentative Tract Map Numbers 29226, 29227, 29228 and 29229.		
1523	360-390-006; 360-390-007	T. 6s R. 3W S. 15	McElhinney, Andy				In	In	Light Industrial	Mr. McElhinney has two nine-acre parcels in the Community Center designation. He is concerned regarding the requirement for Specific Plans. He would like the M-SC zone. He believes that a development policy guideline overlay would be a better approach than the Community Center designation.		

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						GENERAL PLAN	CETAP	MSHCP				
1531	360-180-010; 360-180-011; 360-180-003; 360-180-004; 360-180-005; 360-180-006; 360-180-009; 360-200-013	T. 6s R. 3W S. 9	McKnight, Mike									
1407	359-130-059	T. 6s R. 3W S. 24	Melton, David L. and Melton, Charmaine	Sun City/Menifee Valley (2 1/2 AC min.)	R-R- 2 1/2	Rural Residential	Out	Partial	Low Density Residential	The applicant requests for a designation that would allow 2.5 acres min. parcels.		
1490	467-320-003	T. 6s R. 2W S. 19	Mills, Kathryn									
1525	466-120-021	T. 6s R. 2W S. 7	Nighswonger, Jeff	Sun City/Menifee Valley Community Plan (5 Acre Minimum)		Rural Residential			Very Low Density Residential - 2 Ac. Min.	He has 6 acres at the corner of Leon and Holland Roads that cannot be split under current and proposed designations. He would like to split the lot in the future. There are now water lines and urban infrastructure in the area. He requests a 2 1/2 acre designation.		
1451	360-100-013	T. 6s R. 3W S. 3	Ourique, Laurene M.	Sun City/Menifee Valley (1 AC Min.)	R-A-1	Low Density Residential	Out	Out	Not Applicable	The owner requests for lesser density in and around his 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				
1486	359-310-015	T. 6s R. 3W S. 21	Pasqua, Ken and Pasqua, Joanne									
1297	330-210-014	T. 5s R. 3W S. 17	Pebley, Terri L. and Pebley, Gary W.	Areas Not Designated as Open Space (Open Space and Conservation Map)	R-R	Low Density Residential	In	Out	Commercial Retail	Owners request to change to proposed GP designation to Commercial Retail based on the strategic location of this corner and future anticipation of the traffic through this intersection which will be widened to be a four to six lane thoroughfare. Note: 2nd letter dated 5/20/02 also requests Commercial Retail.		
1351	360-310-006	T. 6s R. 3W S. 16	Peterson, Donald W.	Mountainous Areas	R-R	Multiple Designations	In	Out	Multiple Designations	Owner request to change the proposed land use designation to Very Low Density Residential and Commercial. The owner states that an additional smaller commercial site on his land will constitute good planning in that an additional smaller commercial site on his land would produce a buffer to the residential lots from the busy intersection. Note: Parcel is designated as Very Low Density Residential and Rural Mountainous.		
1482	372-090-008	T. 6s R. 3W S. 12	Powers, Terry									
1454	467-340-010	T. 6s R. 2W S. 19	Radabaugh, Tania & Ken	Sun City/Menifee Valley (2 1/2 AC Min)	R-R- 2 1/2	Rural Residential	Out	In	Low Density Residential	The applicant requests to allow the same zoning on the parcel.		

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				
1414	360-260-001; 360-260-002; 360-260-003; 360-260-004	T. 6s R. 3W S. 10	Rastogi, Anil	Sun City/Menifee Valley (L1, I-215 Corridor Policy Area-South)	I-P	Community Center	Out	Out	High Density Residential	The applicant requests High Density Residential designation with Supportive Commercial.		
1509	331-120-021; 331-120-022; 331-120-023; 331-120-026; 331-120-027; 331-120-028; 331-120-029; 331-200-026; 331-200-027; 331-210-017; 331-210-018; 331-310-005; 331-380-006; 333-070-029; 333-070-030; 333-070-031; 333-070-032; 333-070-033; 333-070-034; 333-070-035; 333-070-036; 333-070-037	T. 5s R. 3W S. 15	Rollins, Charles of Ashby Financial	Site of CGPA No. 594 (had been Light Industrial, 1/2 Acre Minimum, and Hillside)		Multiple Designations			Low Density Residential	Speaker believes that more Low Density Development is needed to support employment uses in the Menifee North area. He requests that the General Plan changes made through CGPA No. 594, Change of Zone Case No. 6637, and associated tract from Business Park, Very Low Density Residential, and Light Industrial to Low Density Residential be recognized in the Plan.		
1534	360-310-001; 360-310-002; 360-310-003; 360-310-004; 360-310-005	T. 6s R. 3W S. 16	Ross-Risher, Chris Del for Golden Pacific Holding LLC									

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				
1458	372-072-025	T. 6s R. 3W S. 11	Royer, Ron and Royer, Betty									
1510	360-340-001	T. 6s R. 3W S. 16	Schaffer, James									
1511	358-190-019; 358-200-007	T. 6s R. 3W S. 8	Schaffer, James									
1475	359-020-050	T. 6s R. 3W S. 21	Shawkat, Harb T. for Menifee Market & Feed	Sun City/Menifee Valley Community Plan (Commercial)	C-P-S	Rural Residential	Out	Out	Commercial Retail	President of Menifee Market & Feed requests that property not be rezoned from business to residential. The business serves a community of 5,000 families that feed animals.		
1535	372-130-003	T. 6s R. 3W S. 13	Sherrill, Kasey						Not Applicable	Ms. Sherrill indicates that "building more tract homes does not complement our vision." She asks that the Planning Commission consider the views of residents of neighborhood off Garbani Road.		

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						GENERAL PLAN	CETAP	MSHCP				
1389	359-140-024; 359-140-025; 359-140-011; 359-140-012; 359-140-014	T. 6s R. 3W S. 24	Stimmel, James R. and Stimmel, Marcie M.	Sun City/Menifee Valley (2 1/2 Ac Min.)	R-R- 2 1/2	Rural Residential	In	Partial	Low Density Residential	The applicants request for 2.5 min. lot sizes in and around the subject properties.		
1460	359-290-034	T. 6s R. 3W S. 22	Sullivan, Ron	Sun City/Menifee Valley (1 AC Min.)	R-R-1	Very Low Density Residential	Out	Out	Light Industrial	The applicant requests for Light Industrial designation for subject property.		
1519	360-020-033	T. 6s R. 3W S. 4	Teran, Enrique	Sun City/Menifee Valley Community Plan	R-R	Low Density Residential			Commercial Retail	Mr. Teran has a small nursery at 26735 Newport Road and would like to continue this use.		
1527	359-590-016	T. 6s R. 3W S. 23	Twyman, Fred									
1480	362-450-018	T. 6s R. 3W S. 17	Vang, Thong	Sun City/Menifee Valley Community Plan (1 Acre Minimum)	R-R-1	Very Low Density Residential	Out	Out	Commercial Retail	Mr. Vang requests that this property located at the northwest corner of Murrieta and Wickerd Roads be designated Commercial in order to serve the surrounding residential community. He notes that Murrieta Road is heavily traveled, with numerous commercial corners, and that the property is located south of a middle school and elementary school, across the street from a fire station, and within one mile of Paloma High School.		

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						GENERAL PLAN	CETAP	MSHCP				
1462	359-020-055; 359-020-056	T. 6s R. 3W S. 21	Vaughn, Shirley	Sun City/Menifee Valley (2 1/2 - 5 AC Min.)	R-R-2 1/2	Rural Mountainous	Out	Out	Very Low Density Residential - 2 Ac. Min.	The applicant requests to allow the same zoning designation that would allow 2.5 acres min. lot areas.		
1464	359-290-050	T. 6s R. 3W S. 22	Verspui, Julie	Sun City/Menifee Valley (L1, I-215 Corridor Policy Area-South)	I-P	Light Industrial	In	Out	Light Industrial	The applicant requests to keep the industrial Park designation for the propoerty.		
1387	359-320-005; 359-320-006; 359-320-007	T. 6s R. 3W S. 21	Ward, Owen J. of Bundy Canon Development Co.	Sun City/Menifee Vally (2 1/2 - 5 AC Min)	R-A-2 1/2	Rural Mountainous	Out	Out	Low Density Residential	The appciant requests for a GP designation that would allow him 2 1/2 to 5 Acres min. lots		
1524	372-100-002; 372-110-004	T. 6s R. 3W S. 14	Warkentin, Bill							Mr. Warkentin requests that the portion of the Community Center easterly of Interstate 215 be designated as a Town Center and that a density of 15 dwelling units per acre be allocated for the overall 480-acre area.		

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				
1447	333-070-041	T. 5s R. 3W S. 23	Yoo, Won of RANPAC, Inc. representing owner	Sun City/Menifee Valley Community Plan (2-4 DU/AC*)	R-1	Multiple Designations			Low Density Residential	The Area Plan proposes a designation of Low Density Residential for approximately 70% of this parcel and Rural Residential for the remaining 30% of the parcel. The latter designation derived from a translation of the Hillside designation. However, Mr. Yoo indicates that the "topography of the parcel is mild rolling terrain" that "becomes steeper from west of the subject parcel." Therefore, he requests that the Low Density Residential designation be applied to the entire parcel.		
1483	358-170-011	T. 6s R. 3W S. 8	Young, Cheryl									
1307	339-200-008	T. 5s R. 3W S. 32	Zingg, Mike and Zingg, Robyn	Suncity Menifee Valley (2-5 Du/Ac)	R-1	Low Density Residential	In	Out	Commercial Retail	Requestor states that parcel is next to a power plant and would like to rezone the parcel for commercial use.		