

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: County Counsel

SUBMITTAL DATE: March 17, 2004

SUBJECT: RESOLUTION NO.2004-104, Adopting Amendment No. 4 to Specific Plan No. 286  
(Winchester 1800)-Third Supervisorial District.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2004-104 Adopting Amendment No. 4 to Specific Plan No. 286.

ADOPTION of Ordinance No. 348.4177 redefining the legal boundaries of various planning areas.

**BACKGROUND:** Public hearings concerning Specific Plan No. 286 Amendment No. 4 (Winchester 1800), together with the related Change of Zone No. 6718, were held by the Board of Supervisors on October 28, 2003.

*Katherine A. Lind*  
KATHERINE A. LIND  
Deputy County Counsel

C.E.O. RECOMMENDATION:

**APPROVE**

*Lisa Brandl*

County Executive Office Signature

Policy  
 Policy

Consent  
 Consent

Department Recommendation:  
Per Executive Office:

COPIES OF RESOLUTION  
DATE: MAR 17 2004  
OFFICE EXECUTIVE

Prev. Agn. ref.

Dist.

AGENDA NO.

3.22

2  
3 **RESOLUTION NO. 2004-104**  
4 **ADOPTING**  
5 **AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 286**  
6 **(WINCHESTER 1800)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing  
8 was held before the Riverside County Board of Supervisors in Riverside, California on October 28, 2003, and  
9 before the Riverside County Planning Commission in Riverside, California on March 19, 2003, to consider  
10 Amendment No. 4 to Specific Plan No. 286, which specific plan was previously adopted by the Board of  
11 Supervisors pursuant to Resolution No. 2002-83 (dated June 25, 2002) and thereafter amended pursuant to  
12 Resolution No. 2000-166 (dated July 11, 2000), Resolution No. 2001-379 (dated December 18, 2001) and  
13 Resolution No. 2002-83 (dated June 25, 2002); and,

14 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County  
15 Rules to Implement the Act have been met, and Environmental Assessment No. 38546, prepared in connection  
16 with Amendment No. 4 to Specific Plan No. 286 and related cases (referred to alternatively herein as “the  
17 proposed amendment” or “the project”), is, when considered in conjunction with previously prepared  
18 Environmental Impact Report (EIR) No. 374 and the Addendum thereto, sufficiently detailed so that all the  
19 potentially significant effects of the project on the environment and measures necessary to avoid or  
20 substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules;  
21 and,

22 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
23 public and affected government agencies; now, therefore,

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of  
25 the County of Riverside, in regular session assembled on March 23, 2004, that:

- 26 1. The proposed amendment would reconfigure and redefine the boundaries of Planning Areas  
27 2B, 2C, 2D, 10B, 12A, 12B, 13B, 14A, 14B, 15, 16A, 16B, 17, 18, 19, 20, 21, 22, and 25.
- 28 2. The proposed amendment is associated with Change of Zone Case No. 6718, which was  
29 considered concurrently at the public hearing before the Planning Commission and Board of

FORM APPROVED COUNTY COUNSEL

MAR 17 2004  
BY [Signature]

Supervisors. Change of Zone Case No. 6718 proposes to redefine the legal boundaries of Planning Areas 10B, 12A, 12B, 13B, 14B, 15, 16A, 16B, 19, 20, 21A, 21B, and 25 and proposes to amend the implementing zoning ordinance text to reflect the revised land uses.

3. The proposed amendment would be consistent and compatible with the existing adjacent land uses within the specific plan.

4. Environmental Assessment No. 38546 concluded that the proposed amendment would necessitate some changes in or additions to EIR No. 374, but none sufficient to necessitate the preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum to EIR No. 374 was prepared.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that:

1. The proposed amendment would be consistent with the intent, design, and mitigation approved for Specific Plan No. 286.

2. The proposed amendment would not have a significant effect on the environment.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered Environmental Assessment No. 38546, EIR No. 374 and the Addendum thereto, in evaluating Amendment No. 4 to Specific Plan No. 286 and related cases, that the Environmental Assessment, EIR and Addendum are accurate and objective statements that comply with the California Environmental Quality Act and reflect the County's independent judgment, and that the Environmental Assessment, EIR and Addendum are incorporated herein by reference in their entirety.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Addendum to EIR No. 374.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 4 to Specific Plan No. 286, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in the plan, and said real property shall be developed substantially in accordance with the plan as amended, unless the plan is repealed or further amended by the Board.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 4 to Specific Plan No. 286 shall be placed on file in the Office of the Clerk of the Board, in the Office of the

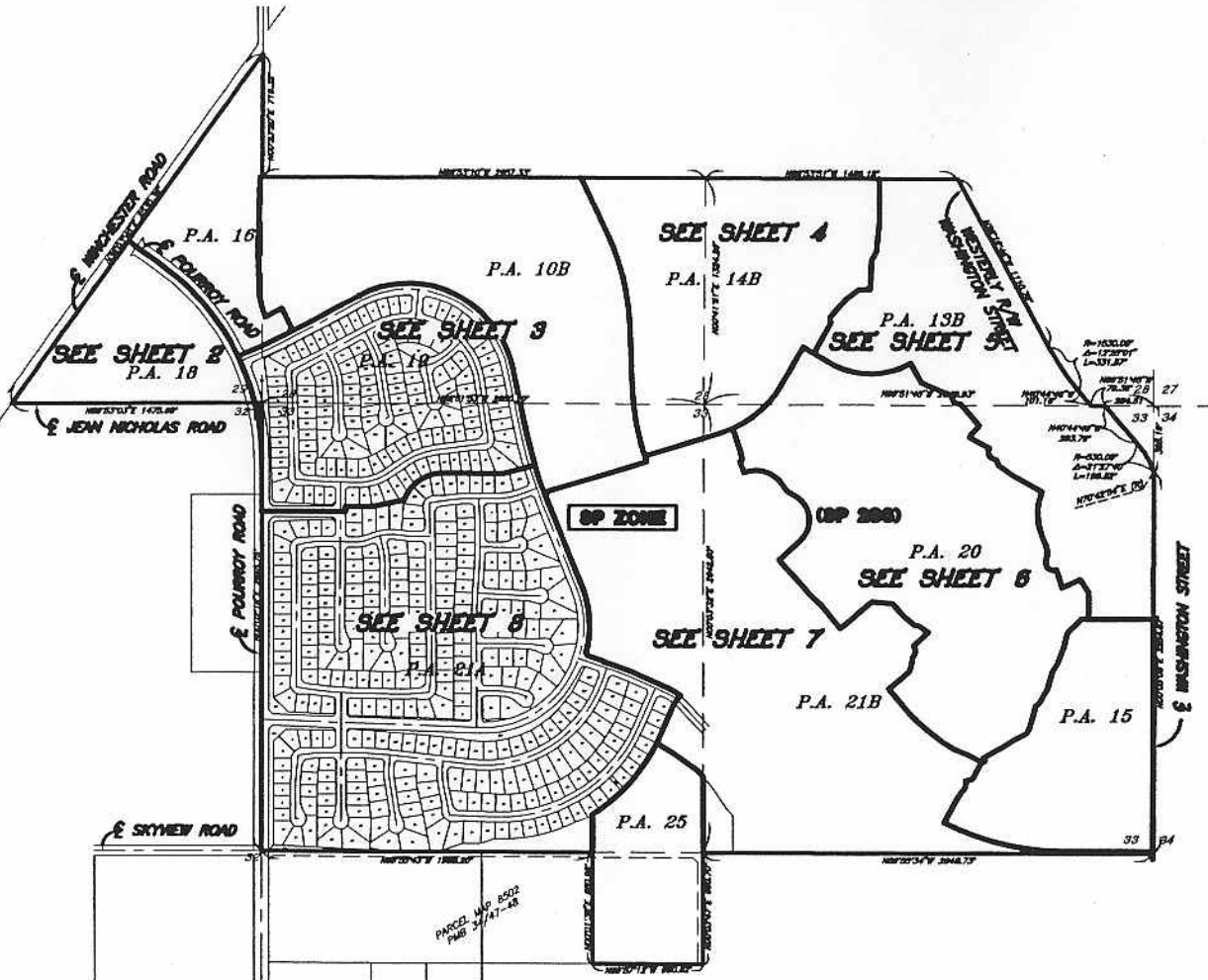
1 Planning Director, and in the Office of the Building and Safety Director, and that no applications for  
2 subdivision maps, conditional use permits, or other development approvals shall be accepted for the real  
3 property described and shown in the plan, as amended, unless such applications are substantially in accordance  
4 therewith.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents  
6 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
7 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

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FRENCH VALLEY AND RANCHO CALIFORNIA AREAS  
 SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



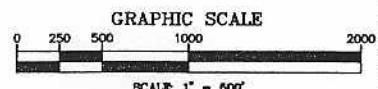
LEGEND

**SP ZONE** SPECIFIC PLAN (SP 286A4)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25  
 MAP NO. 2.2066

CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2. ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.4177  
 DATE: MARCH 16, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



The Keith Companies **TKC**

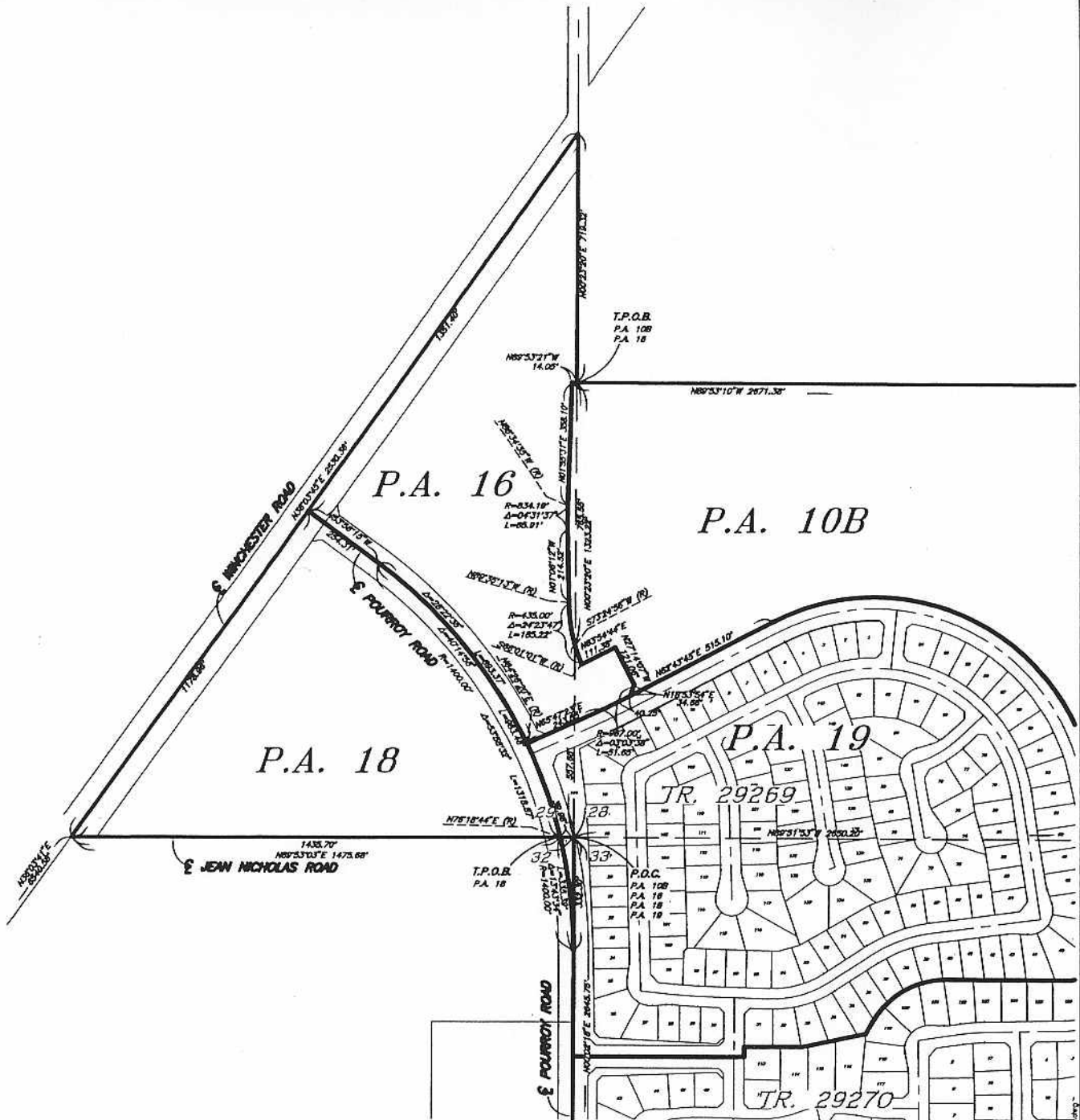
2280 Cache Avenue, Suite 300, Miramar Valley, CA 92551-0204 (708) 853-0254

ASSESSOR'S BOOK, PAGE AND PARCEL NUMBERS:

467-160-04B, 467-160-049, 467-260-047  
 467-260-053, 467-260-056, 467-370-014

NOTE: SEE SHEET 9 FOR A.P.N. LISTING  
 OF TRACTS 29268, 29269, 29270 & 29271

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS  
 SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



**LEGEND**

**SP ZONE** SPECIFIC PLAN (SP 286A4)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25  
 MAP NO. 2, 2004

**CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2. ORDINANCE NO. 348**

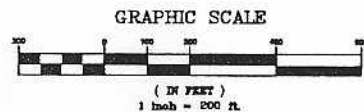
CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348,4177

DATE: MARCH 16, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTE:  
 SEE SHEET 9 FOR LOT APNS

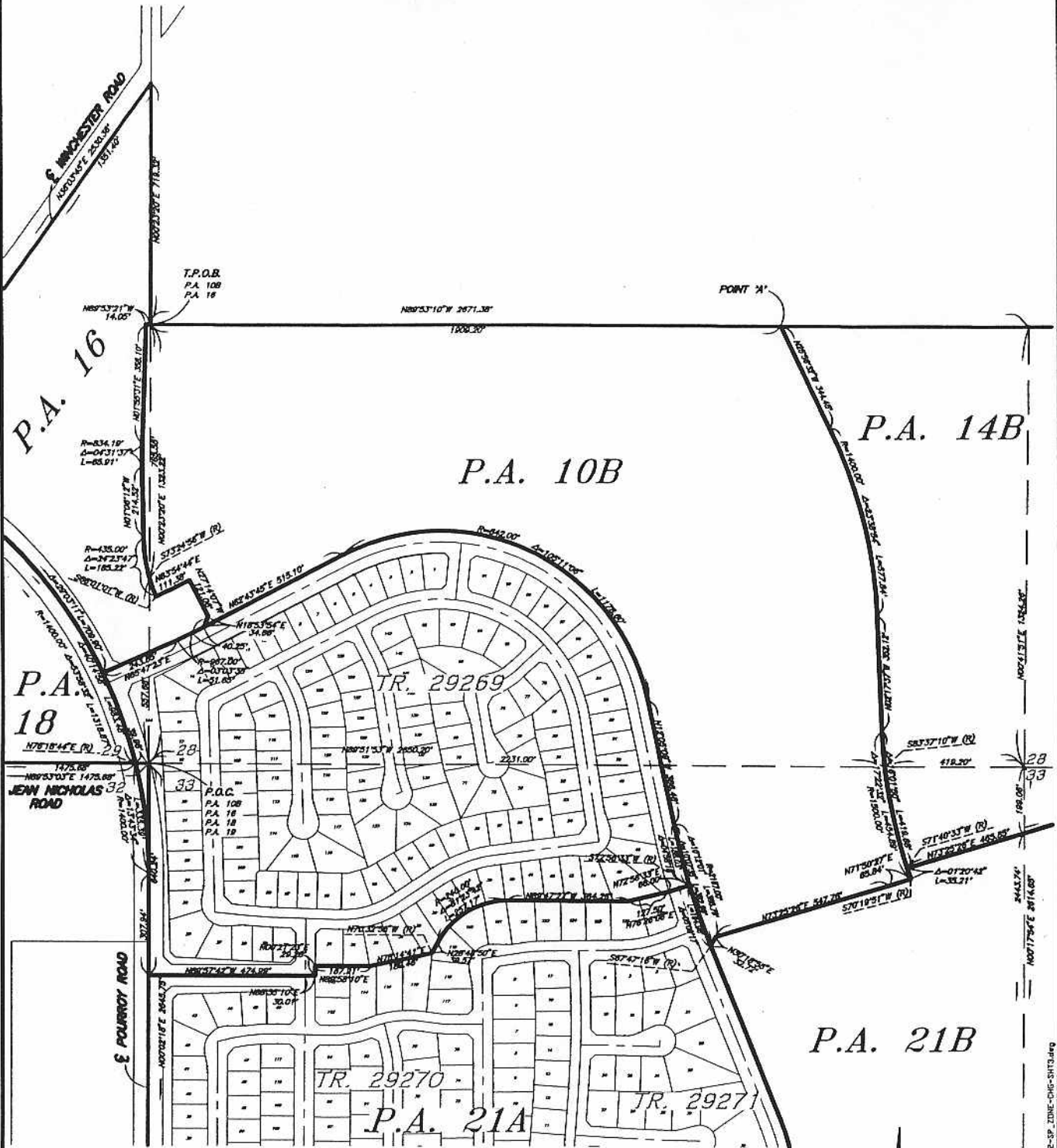


The Keith Companies **TKC**

22800 Cactus Avenue, Suite 300, Miramonte, CA 92553-0224 (562) 853-0234

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FRENCH VALLEY AND RANCHO CALIFORNIA AREAS  
 SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



**LEGEND**

**SP 2864A** SPECIFIC PLAN (SP 2864A)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25  
 MAP NO. 2, 2566

**CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2. ORDINANCE NO. 348**

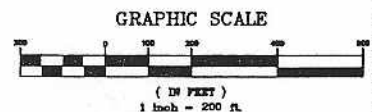
CHANGE OF ZONE CASE NO. 671B

ADOPTED BY ORDINANCE NO. 348.4177

DATE: MARCH 16, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

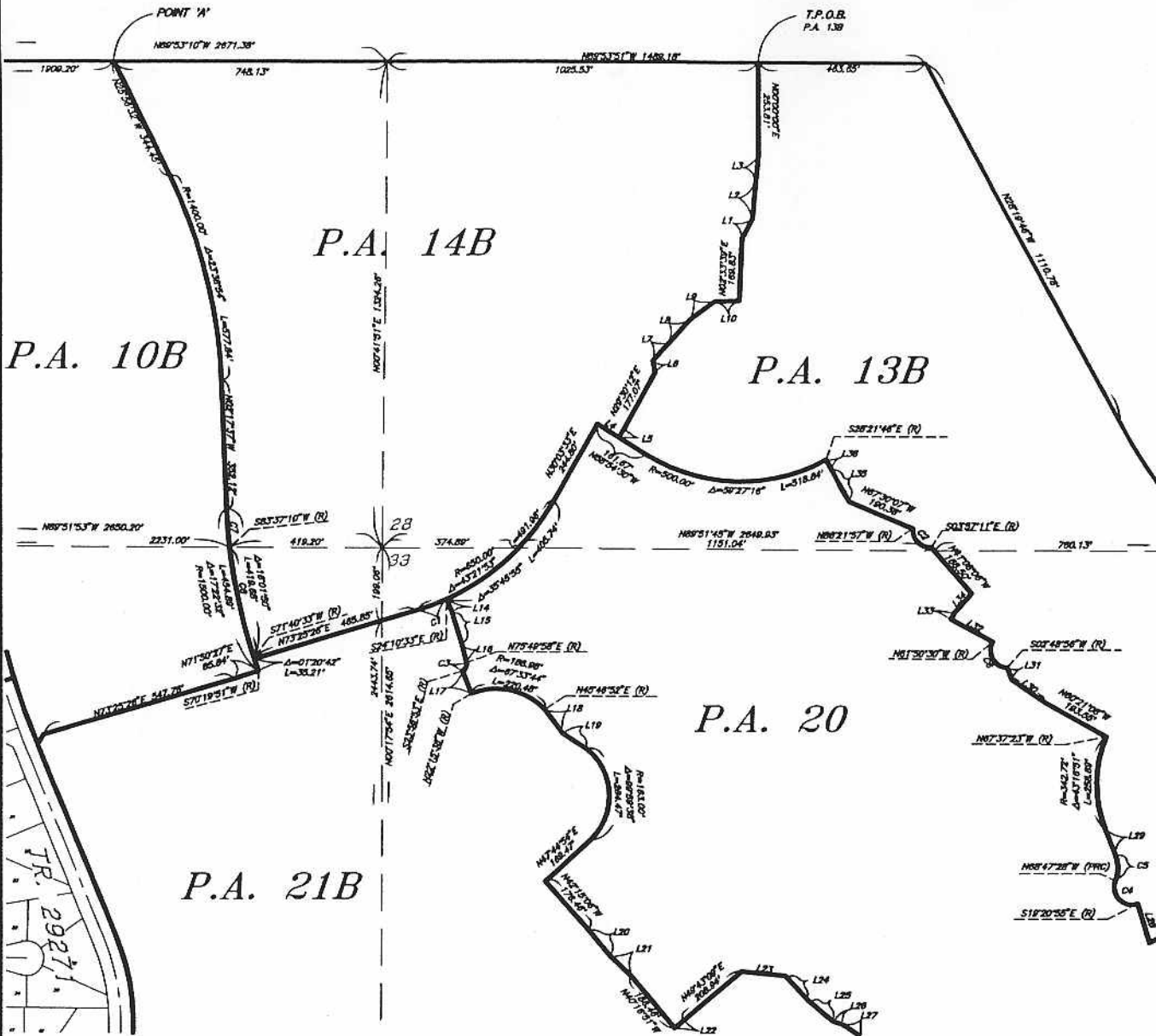
**NOTE:**  
 SEE SHEET 9 FOR LOT MAPS



The Keith Companies **TKC**  
 2280 Cache Avenue, Suite 300, Mirra Valley, CA 92553-0224 (909) 853-0224

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FRENCH VALLEY AND RANCHO CALIFORNIA AREAS  
 SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



LINE DATA

NO.	BEARING	DISTANCE
L1	N08°37'48"E	81.38'
L2	N05°01'31"E	68.11'
L3	N05°53'31"E	71.82'
L4	N58°54'30"W	70.72'
L5	N31°08'30"E	28.00'
L6	N11°38'13"W	32.88'
L7	N42°08'08"E	68.50'
L8	N42°13'35"E	84.00'
L9	N5°43'43"E	87.81'
L10	N89°15'17"E	88.05'
L11	N41°58'38"E	71.73'
L12	N21°25'08"W	101.72'
L13	N08°21'48"W	28.00'
L14	N04°08'44"W	37.35'
L15	N17°21'12"W	68.11'
L16	N1°41'02"W	48.83'
L17	N21°49'18"W	87.33'
L18	N37°24'40"W	80.78'
L19	N57°08'07"W	81.74'
L20	N40°32'37"W	88.10'
L21	N47°34'38"W	79.38'
L22	N48°43'08"E	33.44'
L23	N84°45'30"W	121.14'
L24	N42°38'54"W	83.73'
L25	N50°23'29"W	88.21'
L26	N74°12'08"W	28.39'

LINE DATA

NO.	BEARING	DISTANCE
L27	N53°48'30"W	88.88'
L28	N18°58'11"W	111.18'
L29	N81°35'38"W	74.57'
L30	N53°15'08"W	108.79'
L31	N25°22'04"W	33.54'
L32	N61°24'37"E	130.00'
L33	N28°35'23"E	18.80'
L34	N47°34'38"W	79.38'
L35	N48°43'08"E	33.44'
L36	N84°45'30"W	121.14'
L37	N89°15'45"W	79.38'
L38	N40°44'48"W	101.18'

CURVE DATA

NO.	RADIUS	DELTA	APC
C1	650.00'	07°35'59"	86.22°
C2	48.00'	07°38'15"	81.75°
C3	30.00'	80°13'08"	26.00°
C4	43.00'	130°33'28"	108.38°
C5	100.00'	43°08'11"	78.29°
C6	48.00'	115°20'34"	68.83°
C7	1500.00'	04°05'13"	106.89°
C8	1500.00'	11°58'37"	312.68°

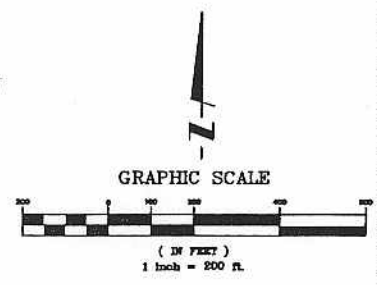
**LEGEND**  
 [SP BOILER] SPECIFIC PLAN (SP 286A4)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25  
 MAP NO. 2. ORDINANCE NO. 2.2046

**CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2. ORDINANCE NO. 348**

CHANGE OF ZONE CASE NO. 6718

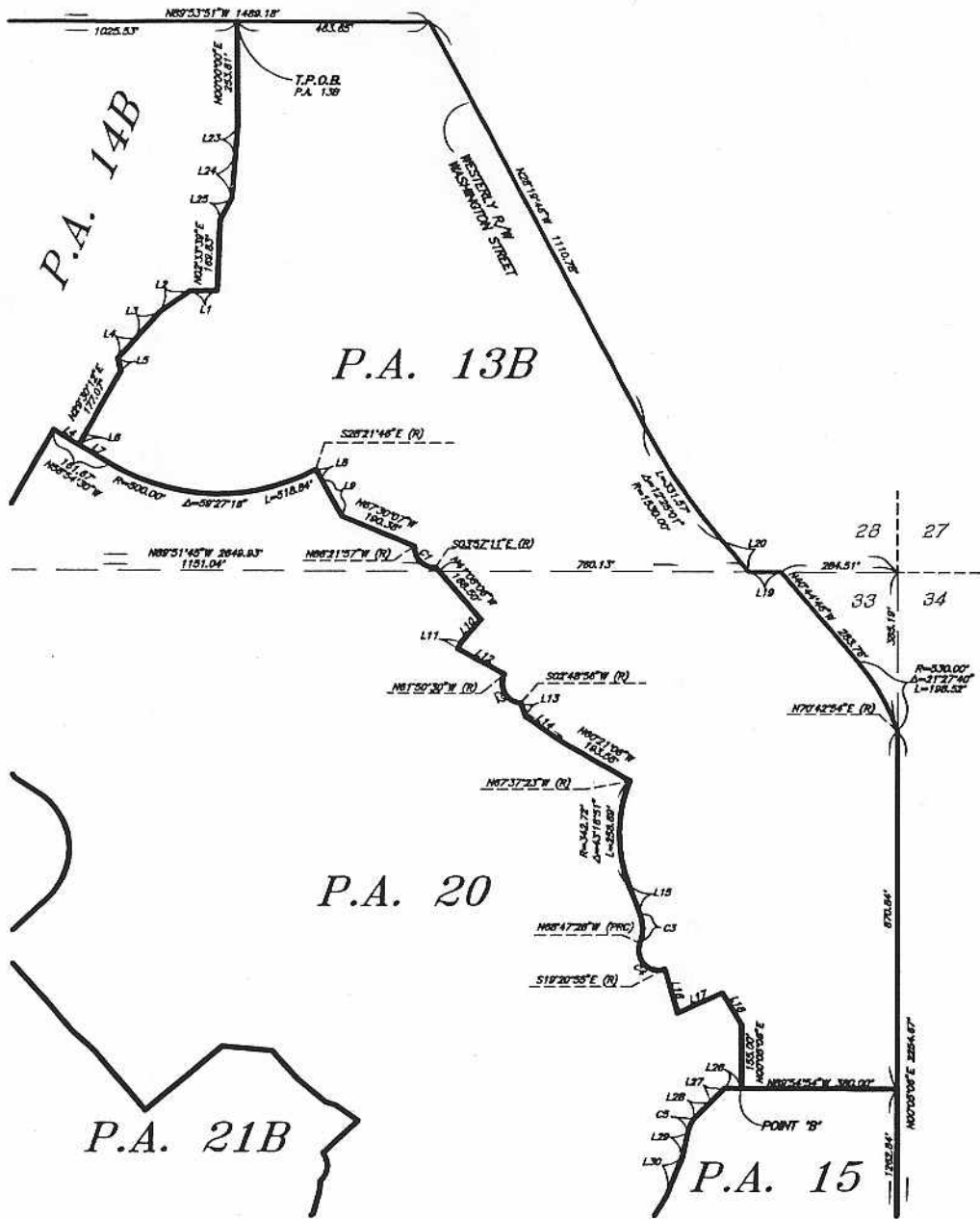
ADOPTED BY ORDINANCE NO. 348.4177  
 DATE: MARCH 16, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

NOTE:  
 SEE SHEET 9 FOR LOT APNS



The Keith Companies **TKC**  
 22850 Corbin Avenue, Suite 300, Miramonte, CA 91331-8204 (909) 853-0274  
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FRENCH VALLEY AND RANCHO CALIFORNIA AREAS  
 SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



LINE DATA

NO.	BEARING	DISTANCE
L1	N89°15'17" E	88.08'
L2	N5°43'43" E	87.81'
L3	N42°15'35" E	84.89'
L4	N42°05'05" E	88.50'
L5	N1°35'15" W	32.68'
L6	N31°05'30" E	28.00'
L7	N89°54'30" W	26.05'
L8	N89°21'48" W	28.00'
L9	N29°02'58" W	101.78'
L10	N41°58'38" E	71.73'
L11	N28°35'23" E	18.90'
L12	N81°24'57" W	130.00'
L13	N20°22'08" W	33.24'
L14	N89°19'08" W	108.78'
L15	N1°55'38" W	74.57'
L16	N18°59'11" W	111.18'
L17	N85°40'38" E	118.17'
L18	N31°22'03" W	91.27'
L19	N89°51'45" W	78.38'
L20	N40°44'48" W	101.18'
L21	N89°53'51" W	28.17'
L22	N89°53'51" W	132.80'
L23	N89°53'31" E	71.92'
L24	N89°01'51" E	88.11'
L25	N28°37'45" E	81.39'
L26	N88°18'12" W	41.47'
L27	N44°43'11" E	47.84'
L28	N43°04'33" E	57.05'
L29	N12°40'43" E	84.28'
L30	N21°40'54" E	98.44'

CURVE DATA

NO.	RADIUS	DELTA	APC
C1	48.00'	87.35°15"	81.75'
C2	48.00'	112°20'34"	94.63'
C3	100.00'	43°08'11"	75.28'
C4	48.00'	130°33'28"	108.38'
C5	85.22'	24°38'10"	38.68'

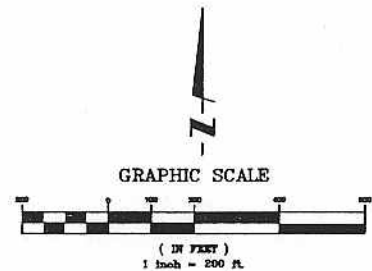
**LEGEND**  
**SP ZONE** SPECIFIC PLAN (SP 286AA)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 20, 21A, 21B, & 25  
 MAP NO. 2, 2006

**CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2. ORDINANCE NO. 348**

CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348,4177  
 DATE: MARCH 16, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

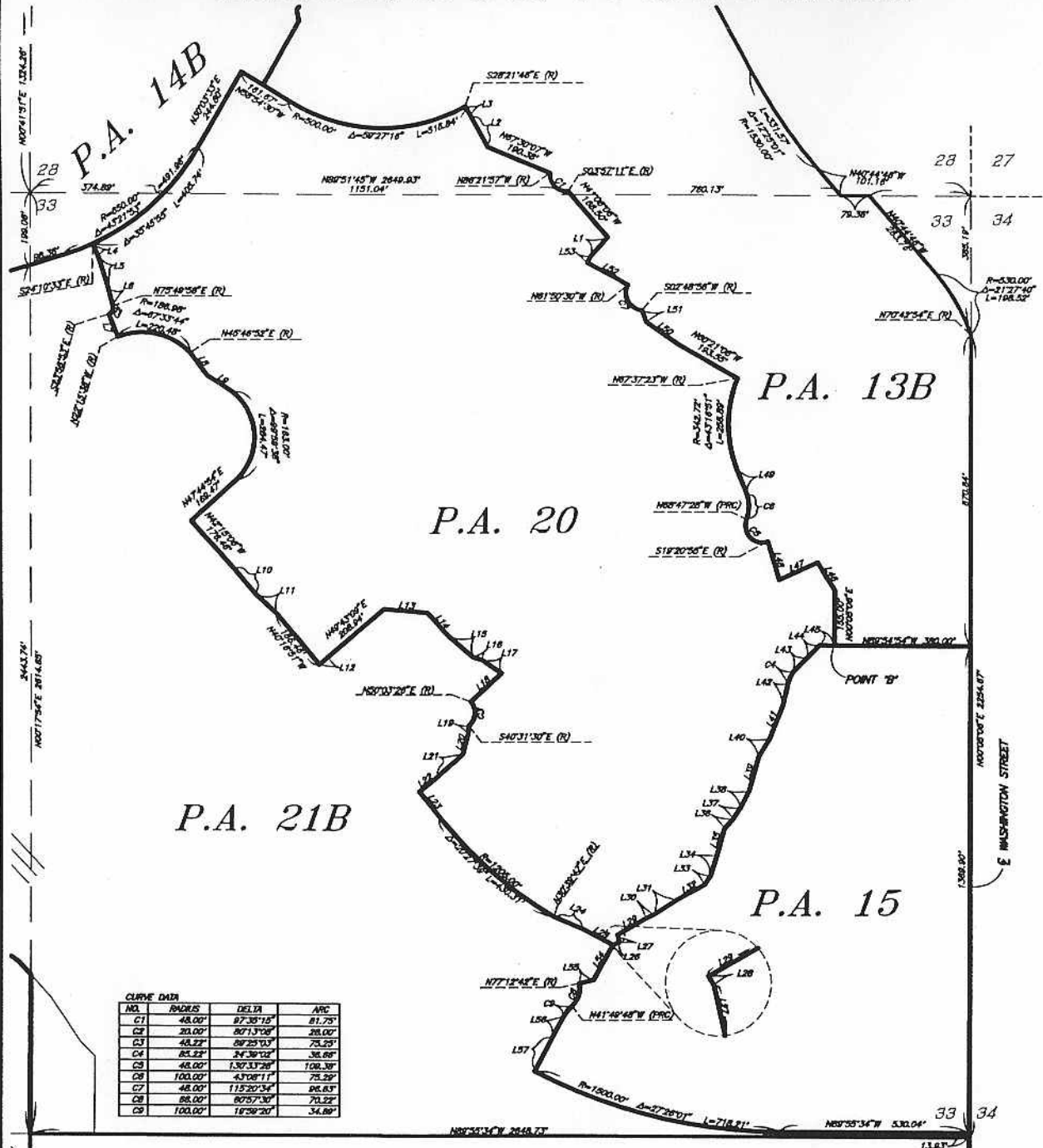
NOTE:  
 SEE SHEET 9 FOR LOT APNS



The Keith Companies **TKC**

2280 Cactus Avenue, Suite 300 Mirra Valley, CA 92553-6214 (909) 653-0214

# FRENCH VALLEY AND RANCHO CALIFORNIA AREAS SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



NO.	BEARING	DELTA	ARC
C1	48.00°	87.35'15"	81.75°
C2	20.00°	80'13'08"	28.00°
C3	48.22°	89'25'03"	75.25°
C4	85.52°	24'39'02"	36.89°
C5	48.00°	1'30'33'28"	108.39°
C6	100.00°	4'3'08'11"	75.25°
C7	48.00°	1'15'20'54"	96.81°
C8	88.00°	80'57'30"	70.52°
C9	100.00°	18'59'20"	34.89°

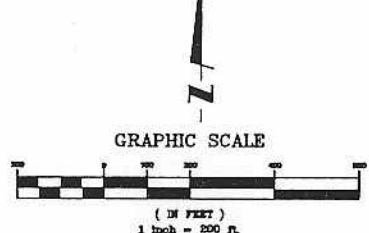
NO.	BEARING	DISTANCE
L1	N41°58'38"E	71.73'
L2	N29°02'58"W	101.72'
L3	N28°21'48"W	28.00'
L4	N24°08'44"W	37.30'
L5	N17°21'12"W	98.11'
L6	N14°10'02"W	48.83'
L7	N21°48'16"W	87.33'
L8	N37°24'08"W	80.78'
L9	N57°06'48"W	81.74'
L10	N40°32'31"W	86.10'
L11	N47°34'38"W	79.38'
L12	N49°43'09"E	33.44'
L13	N84°48'30"W	121.14'
L14	N42°38'54"W	83.73'
L15	N50°23'28"W	88.21'
L16	N74°12'00"W	26.30'
L17	N53°48'30"W	88.88'
L18	N47°31'28"E	117.84'
L19	N28°13'00"E	22.83'
L20	N14°28'32"E	58.95'
L21	N48°33'50"E	100.84'
L22	N51°07'28"E	81.79'
L23	N38°58'34"W	84.53'
L24	N87°29'38"W	86.70'
L25	N81°48'08"W	82.32'
L26	N88°47'42"E	18.41'
L27	N13°24'38"W	18.36'
L28	N29°51'41"W	3.00'
L29	N40°08'18"E	84.95'

NO.	BEARING	DISTANCE
L30	N82°42'34"E	24.18'
L31	N57°40'22"E	78.70'
L32	N81°14'35"E	86.59'
L33	N33°18'28"E	29.83'
L34	N17°15'12"E	80.88'
L35	N12°42'22"E	78.14'
L36	N42°18'04"E	37.18'
L37	N31°58'02"E	37.87'
L38	N28°05'55"E	53.01'
L39	N15°28'08"E	100.10'
L40	N31°25'17"E	80.38'
L41	N21°40'54"E	88.43'
L42	N12°40'43"E	84.28'
L43	N43°04'38"E	87.08'
L44	N44°43'17"E	47.84'
L45	N88°18'12"W	41.47'
L46	N01°22'03"W	81.27'
L47	N85°40'38"E	118.17'
L48	N19°58'17"W	111.18'
L49	N12°50'38"W	74.57'
L50	N55°18'08"W	108.79'
L51	N20°22'08"W	35.24'
L52	N87°24'37"W	130.00'
L53	N28°35'23"E	18.80'
L54	N28°10'52"E	112.37'
L55	N7°02'46"E	41.58'
L56	N28°10'52"E	82.34'
L57	N27°45'56"E	108.47'

**LEGEND**  
**SP 2864A** SPECIFIC PLAN (SP 2864A)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25  
 MAP NO. 2, 2006  
**CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2. ORDINANCE NO. 348**

CHANGE OF ZONE CASE NO. 6718

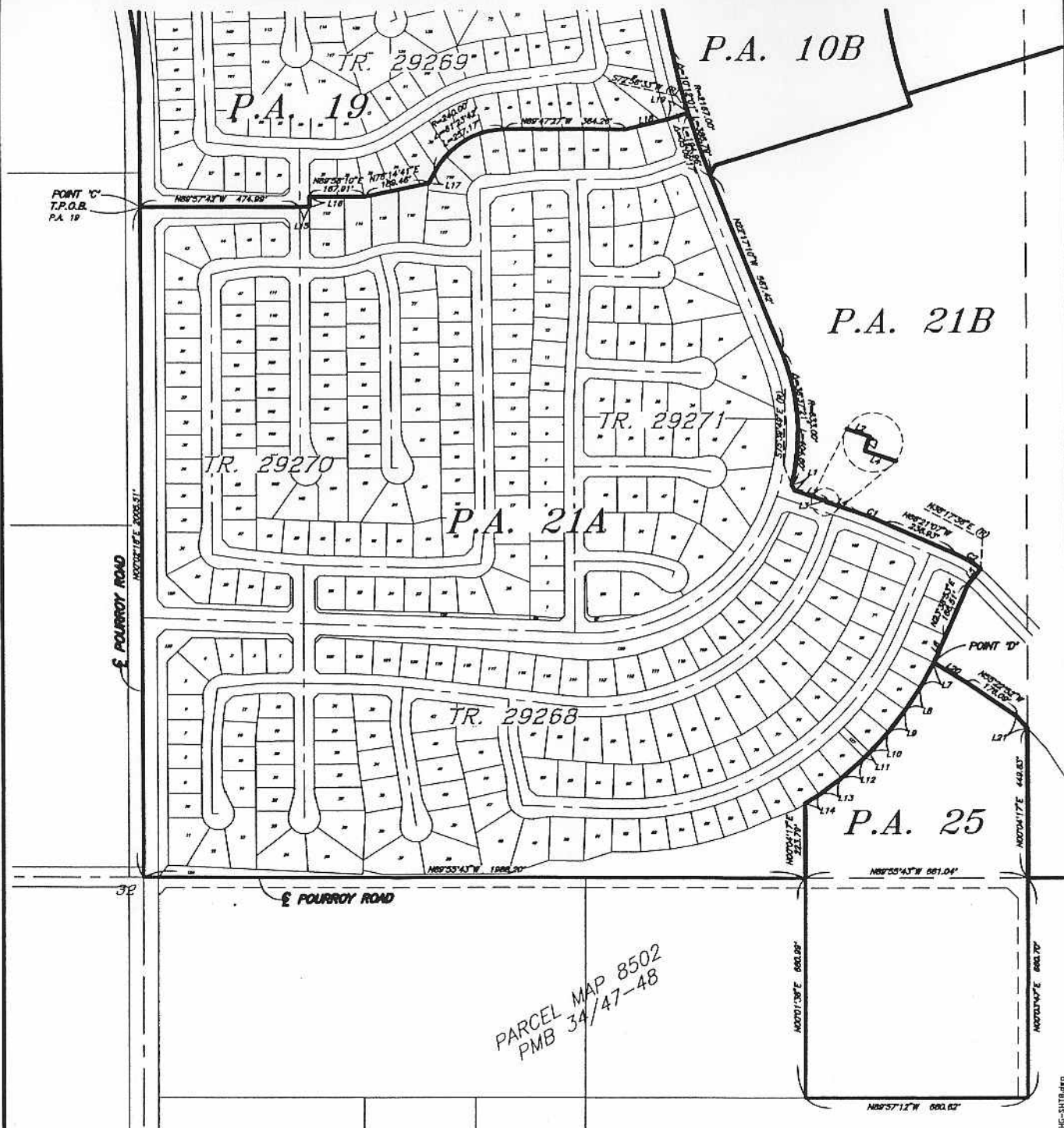
ADOPTED BY ORDINANCE NO. 348.4177  
 DATE: MARCH 16, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:  
SEE SHEET 9 FOR LOT APNS



FRENCH VALLEY AND RANCHO CALIFORNIA AREAS  
SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.



PARCEL MAP 8502  
PMB 34/47-48

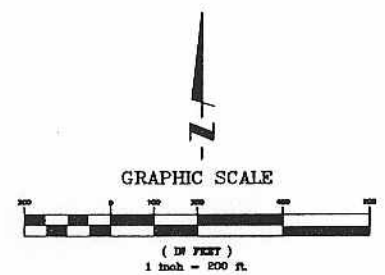
CURVE DATA

NO.	BEARINGS	DELTA	ARC
C1	1030.00'	0208'48"	82.51'
C2	330.00'	143'58"42"	84.35'

LINE DATA

NO.	BEARING	DISTANCE
L1	N28°34'51"W	18.07'
L2	N77°29'52"W	101.59'
L3	N18°30'08"E	3.00'
L4	N71°29'52"W	87.89'
L5	N38°11'36"E	80.00'
L6	N24°20'31"E	88.44'
L7	N28°48'10"E	83.98'
L8	N32°23'56"E	82.22'
L9	N37°18'01"E	82.82'
L10	N43°02'11"E	82.70'
L11	N43°02'11"E	24.01'
L12	N45°18'30"E	82.28'
L13	N52°58'41"E	82.74'
L14	N57°40'41"E	49.57'
L15	N68°38'10"E	30.01'
L16	N00°21'23"E	28.28'
L17	N28°48'50"E	38.57'
L18	N78°28'08"E	123.50'
L19	N72°58'33"E	86.00'
L20	N58°31'21"W	118.14'
L21	N45°10'01"W	49.58'

**LEGEND**  
**SP ZONE** SPECIFIC PLAN (SP 286A4)  
 PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25  
 MAP NO. 2, 2066.  
**CHANGE OF OFFICIAL ZONING PLAN**  
**AMENDING**  
**MAP NO. 2. ORDINANCE NO. 348**  
 CHANGE OF ZONE CASE NO. 671B  
 ADOPTED BY ORDINANCE NO. 348.4177  
 DATE: MARCH 16, 2004  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



NOTE:  
SEE SHEET 9 FOR LOT APNS

The Keith Companies **TKC**  
 2280 Cocker Avenue, Suite 300, Marney Hills, CA 92553-0224 (951) 853-0234

Plotted 3/22/2004 10:24 PM by R. SMITH DWG: M:\198702.dwg P:\PROJECTS\17-SP\_ZONE-CDC-SHT8.dwg

FRENCH VALLEY AND RANCHO CALIFORNIA AREAS  
SECTIONS 28, 29 & 33, T. 6 S., R. 2 W., S.B.M.

ADDITIONAL A.P.N. LISTINGS

TRACT NO. 29269

TRACT NO. 29271

29269 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29269.

29269 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29269.

29269 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29269.

29271 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29271.

TRACT NO. 29270

TRACT NO. 29268

29270 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29270.

29270 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29270.

29268 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29268.

29268 TABLE table with columns: A.P.N. NO., NO., A.P.N. NO. and rows of APN listings for Tract 29268.

LEGEND

SP ZONE SPECIFIC PLAN (SP 2864)  
PLANNING AREAS 10B, 13B, 14B, 15, 16, 18, 19, 20, 21A, 21B, & 25  
MAP NO. 2.2006

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6718

ADOPTED BY ORDINANCE NO. 348.1177  
DATE: MARCH 16, 2004  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

