

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 10, 2004

**SUBJECT:** SPECIFIC PLAN NO. 310 / CHANGE OF ZONE NO. 6359 - EIR 421 -  
Domenigoni-Barton Properties - Third Supervisorial District - Winchester and Southwest Area  
Plans - 1,735 acres - 4,186 proposed dwelling units - A-1-10, A-2-10 and R-R zoning - Located  
north of Keller Road, south of Holland Road, along Winchester Road and east of Eucalyptus  
Road - REQUEST: SP310, proposes to establish a Specific Plan of Land Use on 1,734.5 acres  
consisting of 4,186 dwelling units; 200.8 acres of mixed uses; 42.4 acres of  
commercial/recreation uses; 172.6 acres of commercial uses; two elementary school sites and  
one intermediate school site comprising 44 acres; 47.5 acres of parks and recreation; 351.1  
acres of open space including an 18-hole golf course; paseo, and greenbelt; and 108.2 acres of  
major roadways / CZ6359, proposes to modify the existing zoning from A-1-10, A-2-10, and R-R  
to SP.

**RECOMMENDED MOTION:**

The Planning Department recommends:

**CERTIFICATION of The Supplemental to Environmental Impact Report No. 421;** and,

**APPROVAL of Specific Plan No. 310**, subject to the attached conditions of approval, and  
based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL of Change of Zone No. 6359**, from A-1-10, A-2-10 and R-R to SP; and,

**APPROVAL of Ordinance No. 348.4258** adopting SP zoning for properties within Specific Plan  
No. 310; and,

**APPROVAL of Resolution No. 2004-538**, adopting Specific Plan No. 310.

Robert C. Johnson  
Planning Director

REVIEWED BY EXECUTIVE OFFICE  
HOU:ar

DATE Mary Christina 12/10/04

(Continued On Attached Page)

Dept's Recomm.:  Policy  Policy  
 Consent  Consent  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

COUNTY OF RIVERSIDE  
OF DEC 10 PM 3:38  
OFFICE  
EXECUTIVE

16.6

The Honorable Board of Supervisors  
RE: SPECIFIC PLAN NO. 310 / CHANGE OF ZONE NO. 6359 -  
December 10, 2004  
Page 2 of 2

**BACKGROUND:**

This project was originally adopted by the Board of Supervisors on December 18, 2001. On May 12, 2003, the Superior Court of California set aside the approvals for the Specific Plan, environmental impact report and zone change.