

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



FROM: County Counsel
SUBJECT: Ordinance No. 348.4340

SUBMITTAL DATE: November 28, 2005

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4340 amending the zoning in the Homeland and Winchester Areas shown on Map No. 2.2144 Change of Zone Case No. 7187.

BACKGROUND: Change of Zone Case No. 7187 was approved by the Board of Supervisors on November 8, 2005.



MINH TRAN
Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature



Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

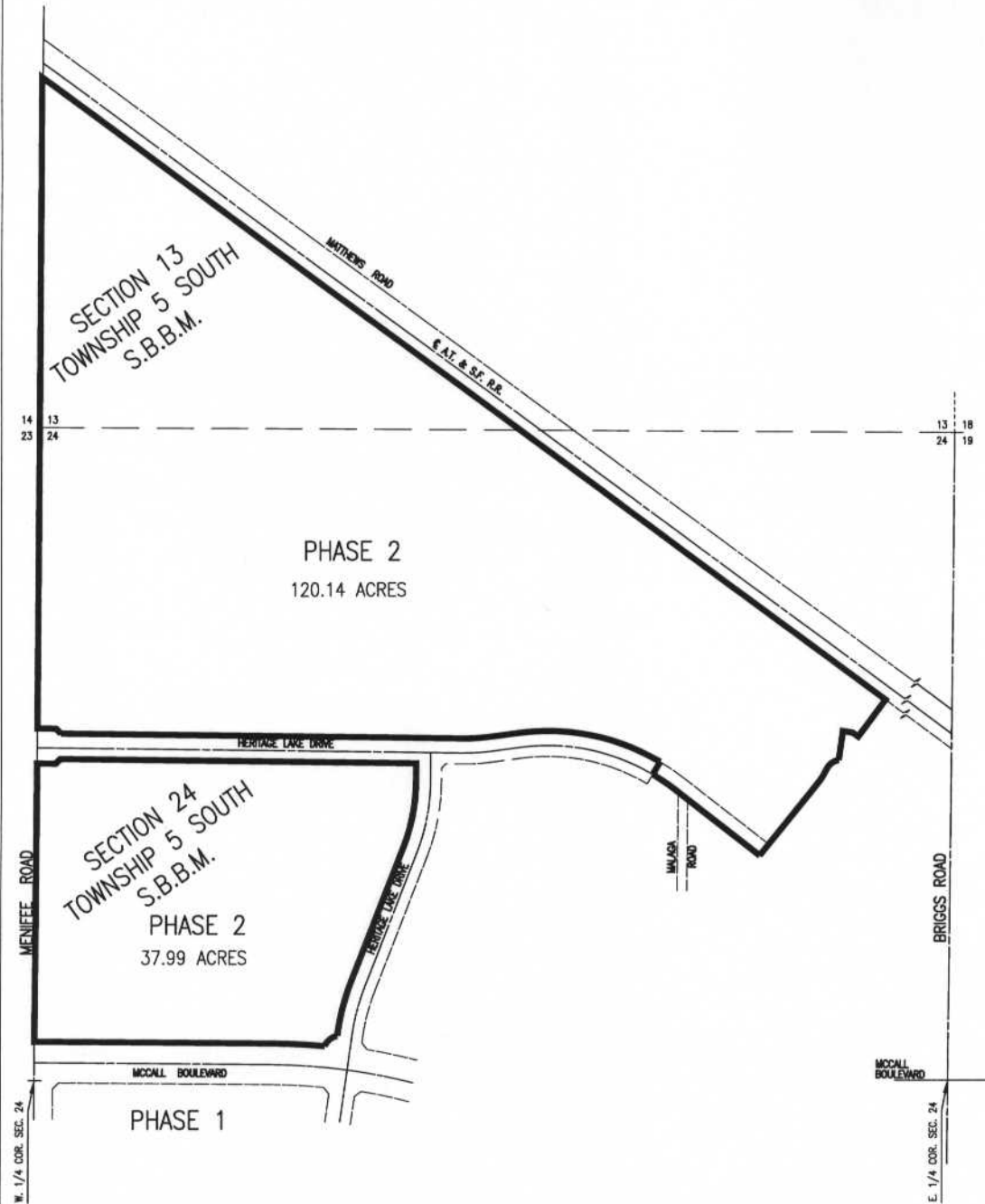
Prev. Agn. ref.

Dist. 3

AGENDA NO.

2.11



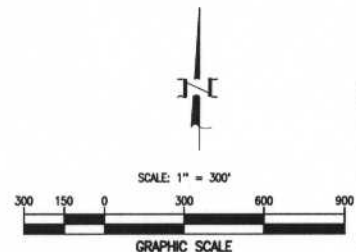


LEGEND
 [SP ZONE] - SPECIFIC PLAN (SP 301-A1)

MAP NO. 2.2144

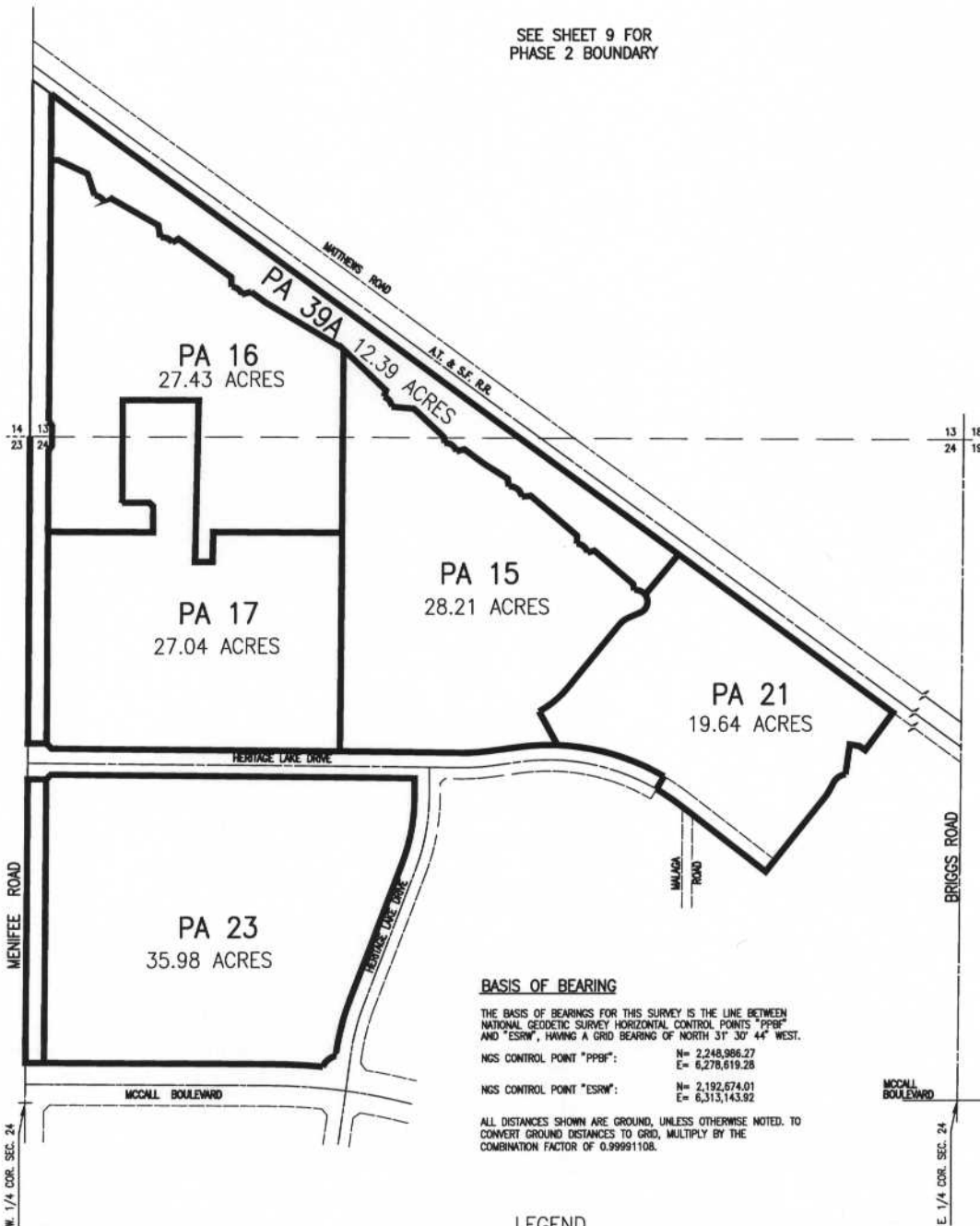
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7187
 ADOPTED BY ORDINANCE NO. 348.4340
 DATE: NOVEMBER 29, 2005



TAX A.P. NO.s
 331-170-001,
 331-170-002,
 331-170-004,
 331-170-007,
 331-170-014,
 331-170-017,
 331-280-003,
 331-280-003,
 331-280-004

SEE SHEET 9 FOR
 PHASE 2 BOUNDARY



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL POINTS "PPBF" AND "ESRW", HAVING A GRID BEARING OF NORTH 31° 30' 44" WEST.

NGS CONTROL POINT "PPBF":
 N= 2,248,986.27
 E= 6,278,619.28

NGS CONTROL POINT "ESRW":
 N= 2,192,674.01
 E= 6,313,143.92

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO CONVERT GROUND DISTANCES TO GRID, MULTIPLY BY THE COMBINATION FACTOR OF 0.99991108.

LEGEND

SP ZONE - SPECIFIC PLAN (SP 301-A1)

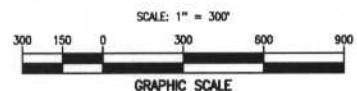
MAP NO. 2.2144

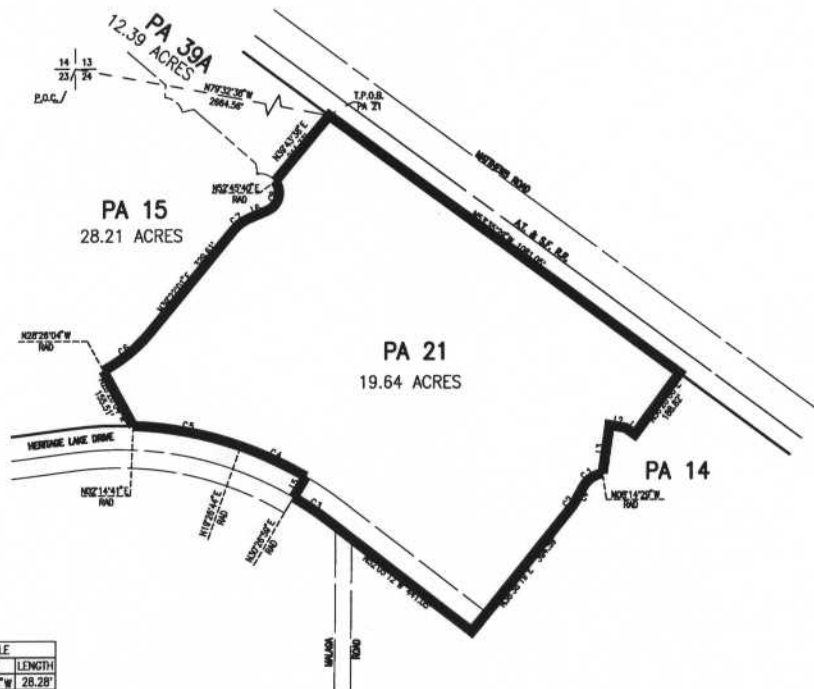
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 331-170-001,
 331-170-002,
 331-170-004,
 331-170-007,
 331-170-014,
 331-170-017,
 331-290-003,
 331-290-003,
 331-280-003,
 331-280-004

RIVERSIDE COUNTY BOARD OF SUPERVISORS





LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°38'03\"/>	
L2	N80°21'10\"/>	
L3	N08°11'15\"/>	
L4	N28°20'31\"/>	
L5	N30°26'56\"/>	
L6	N66°57'52\"/>	

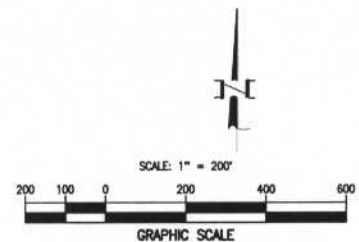
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	53°25'00\"/>		
C2	10°17'48\"/>		
C3	07°27'49\"/>		
C4	11°00'15\"/>		
C5	17°12'04\"/>		
C6	22°11'50\"/>		
C7	27°35'51\"/>		
C8	104°12'12\"/>		

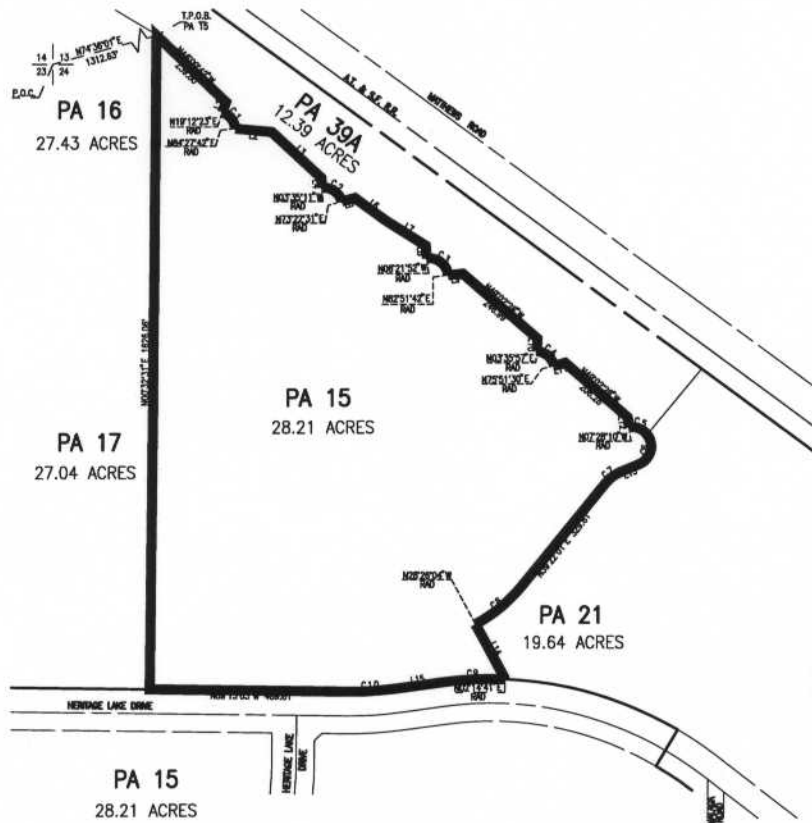
LEGEND
 [SP_ZONE] - SPECIFIC PLAN (SP 301-A1)

MAP NO. 2.2144

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CHANGE OF ZONE CASE NO. 7187
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°12'23"E	28.37'
L2	N84°41'49"W	90.42'
L3	N48°45'28"W	168.14'
L4	N04°14'25"W	24.00'
L5	N76°00'46"E	33.48'
L6	N53°36'58"E	95.58'
L7	N57°48'02"W	116.30'
L8	N06°06'48"W	31.67'
L9	N84°29'44"E	36.66'
L10	N03°35'57"E	31.24'
L11	N75°51'30"E	28.79'
L12	N06°34'25"E	24.88'
L13	N66°57'52"E	50.00'
L14	N28°28'04"W	155.51'
L15	N82°19'38"E	119.77'

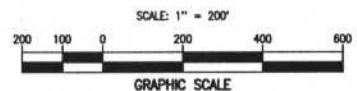
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	65°15'19"	48.00'	54.67'
C2	76°57'42"	48.00'	64.48'
C3	89°13'34"	48.00'	74.75'
C4	72°13'33"	48.00'	60.54'
C5	60°13'50"	48.00'	50.46'
C6	104°12'12"	48.00'	87.30'
C7	27°35'51"	100.00'	48.17'
C8	22°11'55"	386.00'	149.55'
C9	09°55'03"	910.00'	157.51'
C10	08°27'19"	790.00'	116.58'

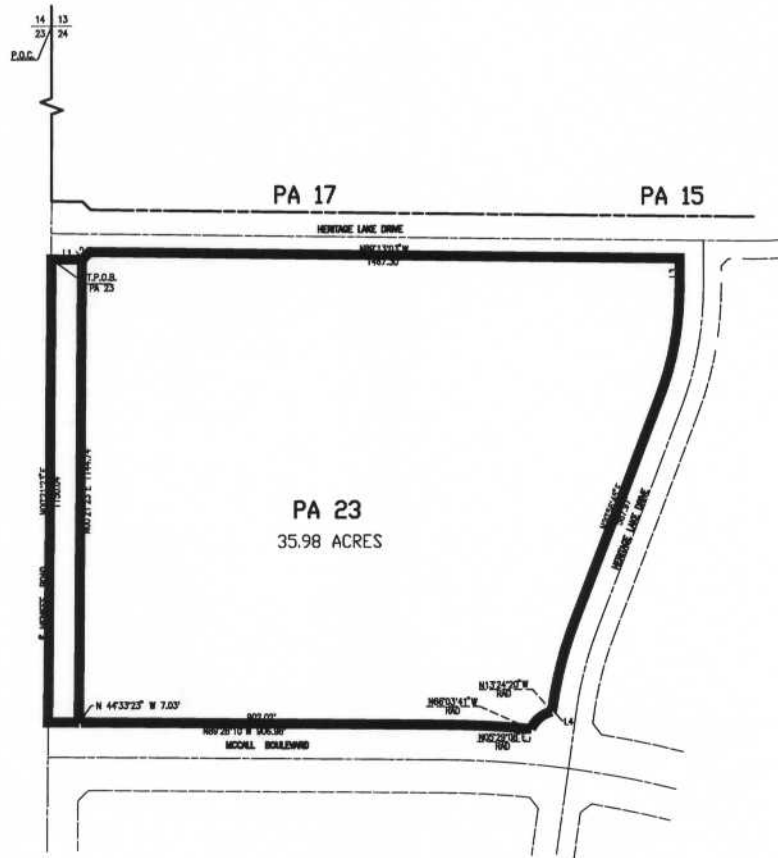
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 MAP NO. 2.2144

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°13'03"W	76.00'
L2	N45°20'03"E	27.27'
L3	N00°10'00"E	74.01'
L4	N07°54'46"E	10.38'

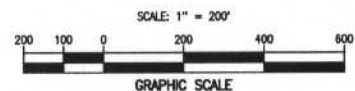
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°46'45"	770.00'	279.25'
C2	1°01'56"	995.00'	226.33'
C3	5°2'39"21"	76.53'	70.33'
C4	04°57'18"	2497.00'	215.94'

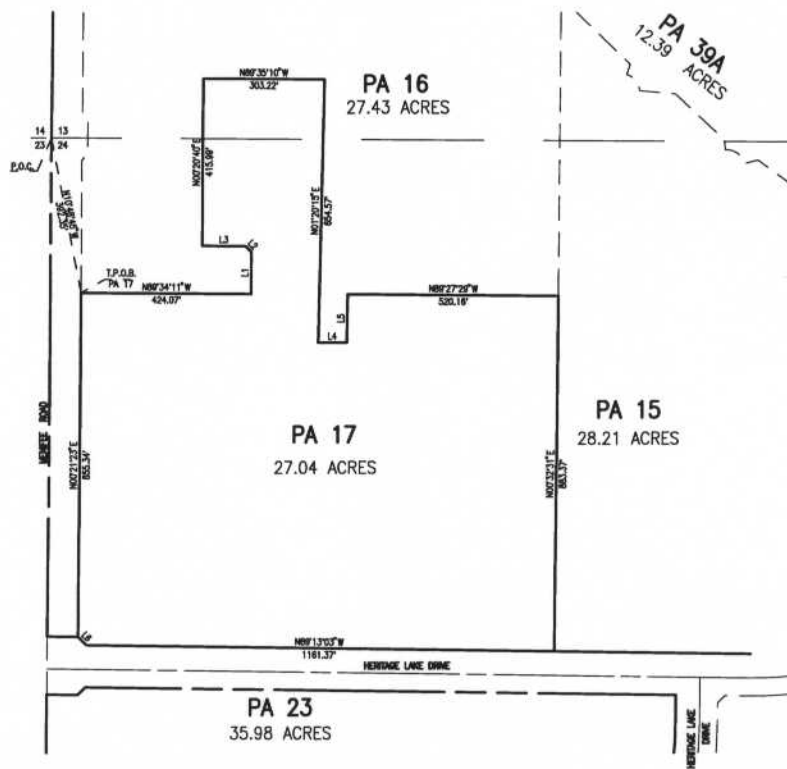
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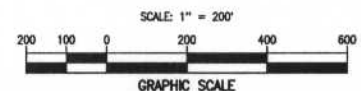


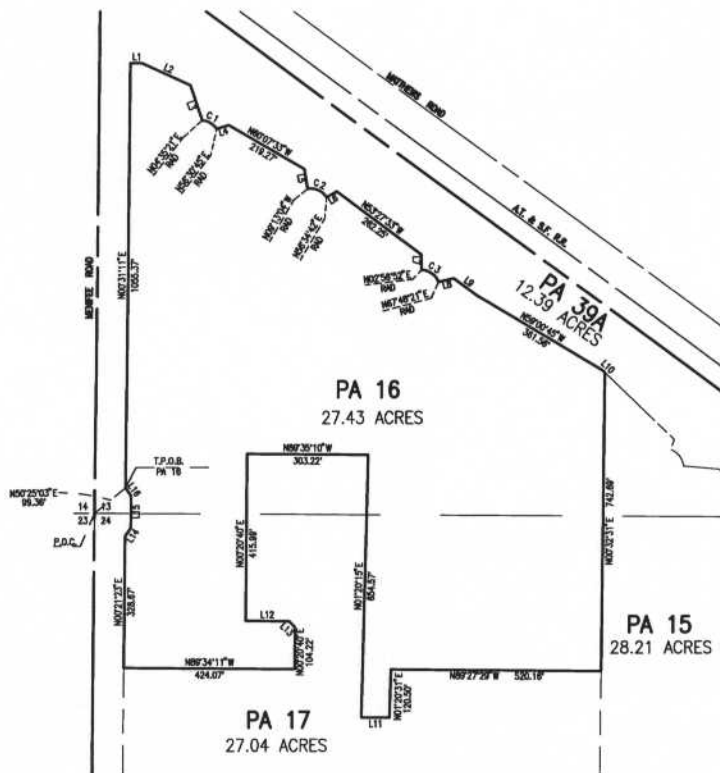


LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'40"E	104.22'
L2	N44°39'21"W	21.21'
L3	N89°39'20"W	108.59'
L4	N89°39'20"W	70.30'
L5	N01°20'31"E	120.50'
L6	N44°37'19"W	29.29'

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LINE	BEARING	LENGTH
L1	N89°28'49" W	29.16'
L2	N65°18'24" W	131.90'
L3	N18°34'39" W	92.09'
L4	N72°54'47" E	30.79'
L5	N09°14'32" E	49.82'
L6	N60°24'50" E	28.98'
L7	N01°51'46" E	36.58'
L8	N77°05'57" E	38.42'
L9	N53°27'33" W	71.02'
L10	N46°00'42" W	8.22'
L11	N89°38'20" W	70.30'
L12	N89°38'20" W	108.59'
L13	N44°38'21" W	21.21'
L14	N35°20'28" E	24.41'
L15	N00°29'34" E	80.00'
L16	N34°35'24" W	24.45'

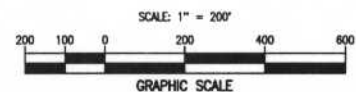
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°55'24"	48.00'	43.50'
C2	85°47'47"	48.00'	55.12'
C3	84°51'30"	48.00'	54.34'

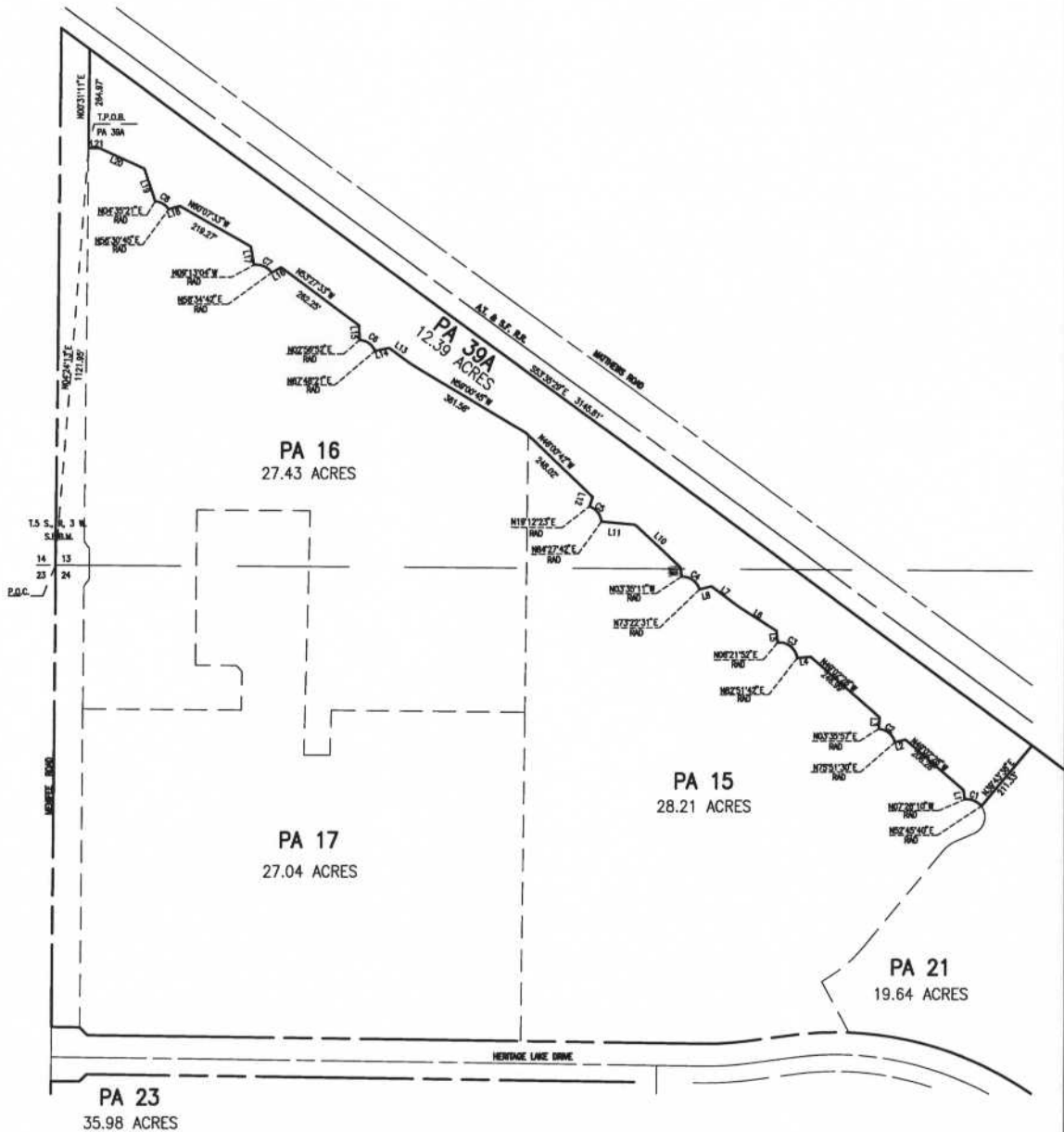
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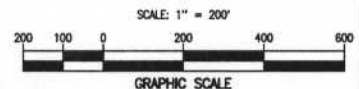
CURVE DATA			LINE TABLE		
CURVE	DELTA	INCHES	LINE	BEARING	LENGTH
C1	62°12'00"	48.00'	L1	N07°34'25"W	24.89'
C2	72°15'35"	48.00'	L2	S75°31'30"E	28.79'
C3	88°13'34"	48.00'	L3	N07°35'57"E	31.24'
C4	78°57'44"	48.00'	L4	N87°28'44"E	36.89'
C5	62°15'11"	48.00'	L5	N06°58'45"W	31.57'
C6	62°15'30"	48.00'	L6	N57°48'50"W	116.30'
C7	62°47'47"	48.00'	L7	N57°38'58"W	95.58'
C8	57°55'24"	48.00'	L8	N78°00'48"E	33.48'
			L9	N04°14'20"W	24.00'
			L10	N46°45'28"W	108.14'
			L11	N85°11'46"W	90.42'
			L12	N19°12'27"E	26.57'
			L13	N57°27'35"E	71.02'
			L14	N77°05'57"E	38.42'
			L15	N07°31'46"W	38.56'
			L16	N07°24'57"E	28.98'
			L17	N02°14'32"W	48.82'
			L18	N72°54'47"E	30.79'
			L19	N18°34'38"W	92.09'
			L20	N89°18'24"W	31.80'
			L21	N89°28'49"W	28.19'

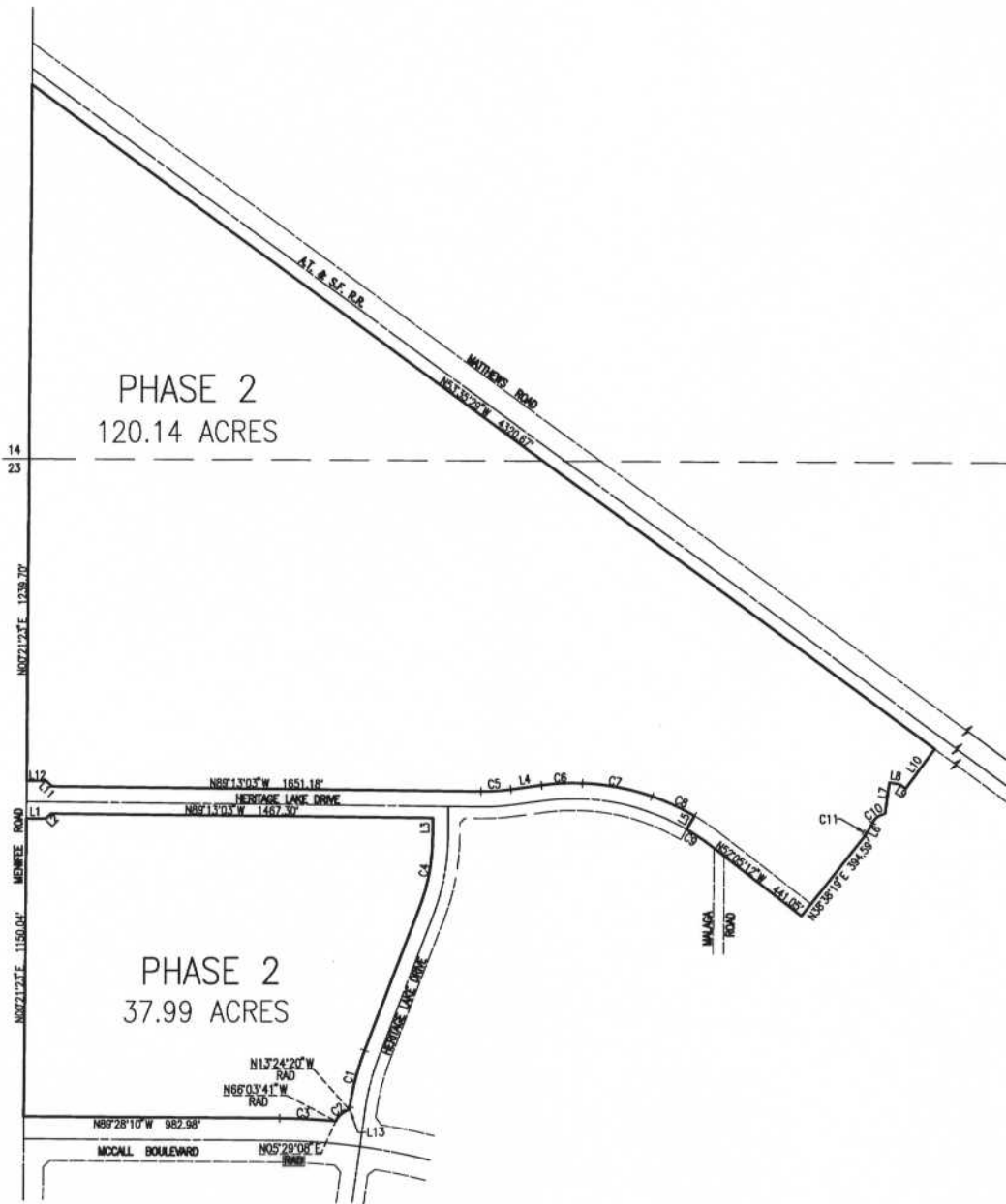
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CURVE	DELTA	RADIUS	LENGTH
C1	13°01'59"	995.00'	226.33'
C2	52°38'21"	76.53'	70.33'
C3	04°57'18"	2497.00'	215.94'
C4	20°46'45"	770.00'	279.25'
C5	08°27'19"	790.00'	116.58'
C6	09°55'03"	910.00'	157.51'
C7	17°12'04"	910.00'	273.20'
C8	11°00'15"	935.00'	179.57'
C9	07°27'49"	875.00'	113.98'
C10	53°25'00"	66.00'	61.53'
C11	10°17'48"	100.00'	17.97'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°13'03"W	76.00'
L2	N45°20'03"E	27.27'
L3	N07°10'00"E	74.01'
L4	N82°19'38"E	119.77'
L5	N30°26'59"E	60.00'
L6	N28°20'31"E	40.99'
L7	N08°11'15"E	121.27'
L8	N80°21'10"W	40.33'
L9	N54°38'03"W	28.28'
L10	N36°28'06"E	186.82'
L11	N44°37'19"W	29.29'
L12	N89°13'03"W	76.00'
L13	N07°54'48"E	10.38'

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