

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

715A



FROM: County Counsel
SUBJECT: Ordinance No. 348.4373

SUBMITTAL DATE: February 14, 2006

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4373 amending the zoning in the Homeland-Winchester Area shown on Map No. 2.2161 Change of Zone Case No. 6955.

BACKGROUND: Change of Zone Case No. 6955 was approved by the Board of Supervisors on April 26, 2005.

MINH TRAN
Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Policy

Consent

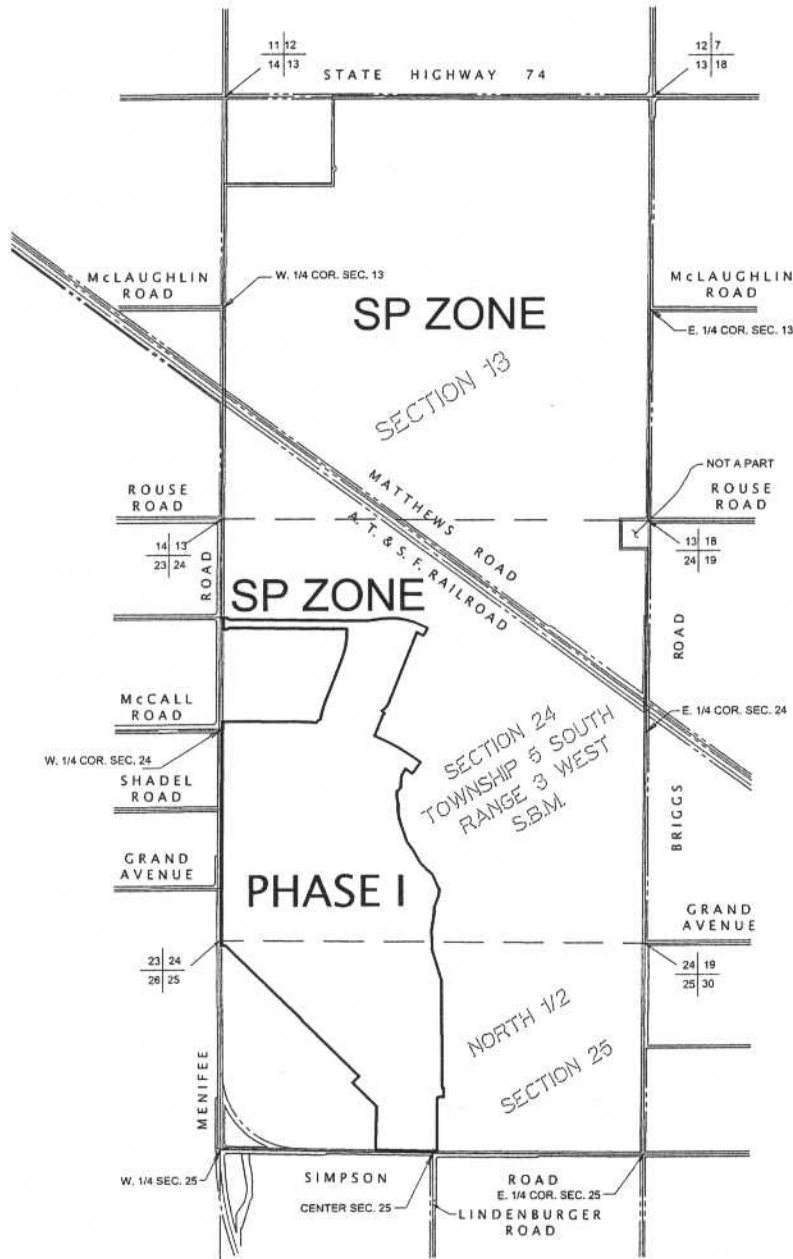
Department Recommendation:
Per Executive Office:

Prev. Agn. ref.

Dist. Third

AGENDA NO.

HOMELAND & WINCHESTER AREAS
 PORTION OF SECTION 13, T.5 S., R. 3 W., S.B.M.
 PORTION OF SECTION 24, T.5 S., R. 3 W., S.B.M.
 NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.



LEGEND

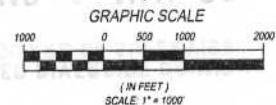
SP ZONE - SPECIFIC PLAN (SP 301-A1)

MAP NO. 2.2161

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

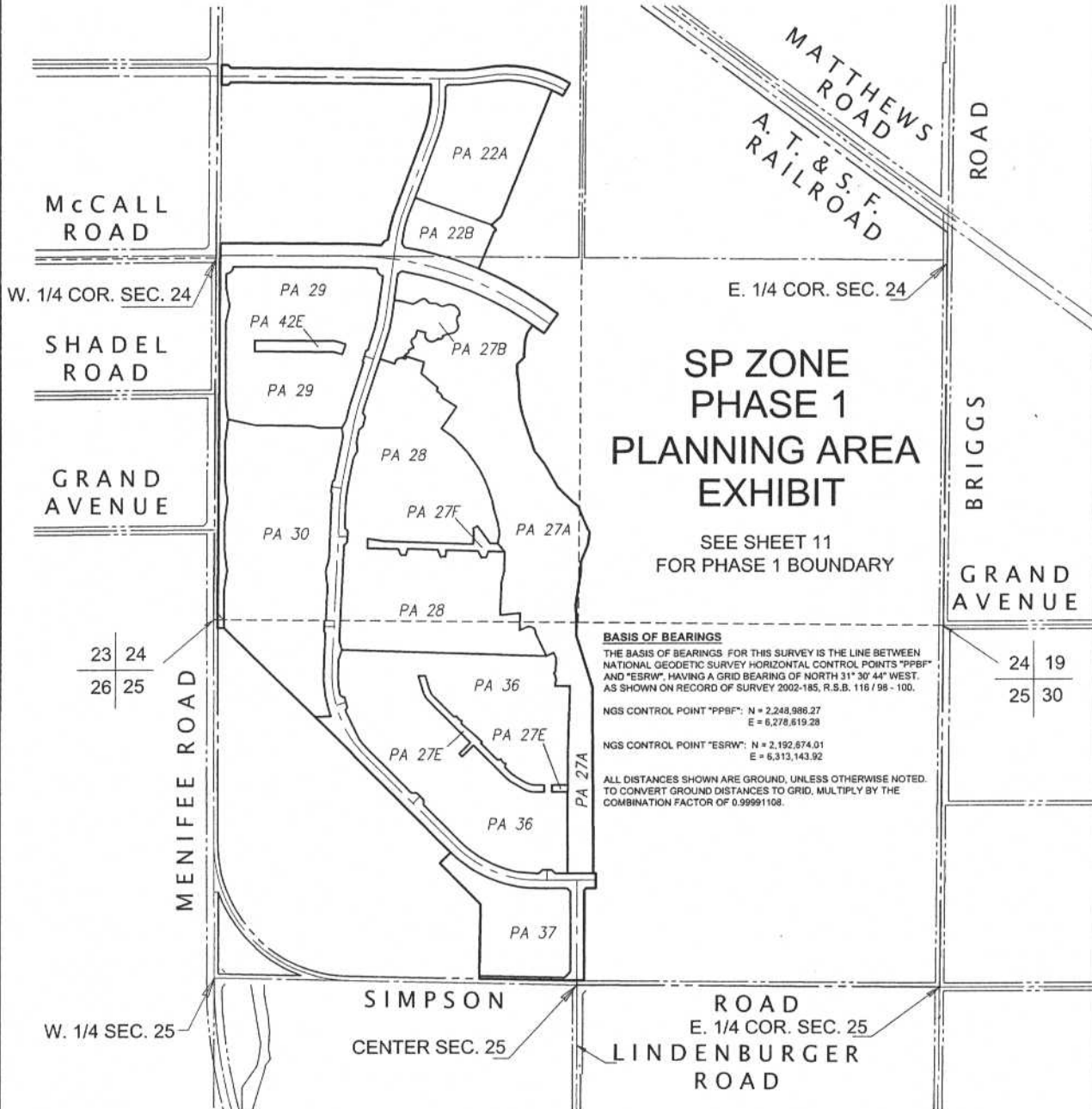
CHANGE OF ZONE CASE NO. 6955
 ADOPTED BY ORDINANCE NO. 348.4373
 DATE: MARCH 7, 2006

- TAX A.P.N. NO'S
- 333-170-002,
 - 333-170-016,
 - 333-170-017,
 - 333-170-018,
 - 333-180-001,
 - 333-180-003,
 - 333-180-005,
 - 333-180-006,
 - 333-180-007,
 - 333-190-008,
 - 333-190-009



HOMELAND & WINCHESTER AREAS
 PORTION OF SECTION 13, T.5 S., R. 3 W., S.B.M.
 PORTION OF SECTION 24, T.5 S., R. 3 W., S.B.M.
 NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.

SHEET 2 OF 11



**SP ZONE
 PHASE 1
 PLANNING AREA
 EXHIBIT**

SEE SHEET 11
 FOR PHASE 1 BOUNDARY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN NATIONAL GEODETTIC SURVEY HORIZONTAL CONTROL POINTS "PPBF" AND "ESRW", HAVING A GRID BEARING OF NORTH 31° 30' 44" WEST, AS SHOWN ON RECORD OF SURVEY 2002-185, R.S.B. 116 / 98 - 100.

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

NGS CONTROL POINT "ESRW": N = 2,192,874.01
 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. 2.2161

**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

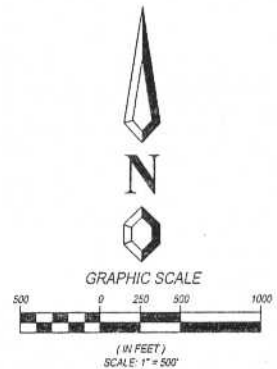
MAP NO. 2 ORDINANCE NO. 348

**CHANGE OF ZONE CASE NO. 6955
 ADOPTED BY ORDINANCE NO. 348.4373**

DATE: MARCH 7, 2006

TAX A.P.N. NO'S
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 333-180-006,
 333-180-007,
 333-190-008,
 333-190-009

RIVERSIDE COUNTY BOARD OF SUPERVISORS

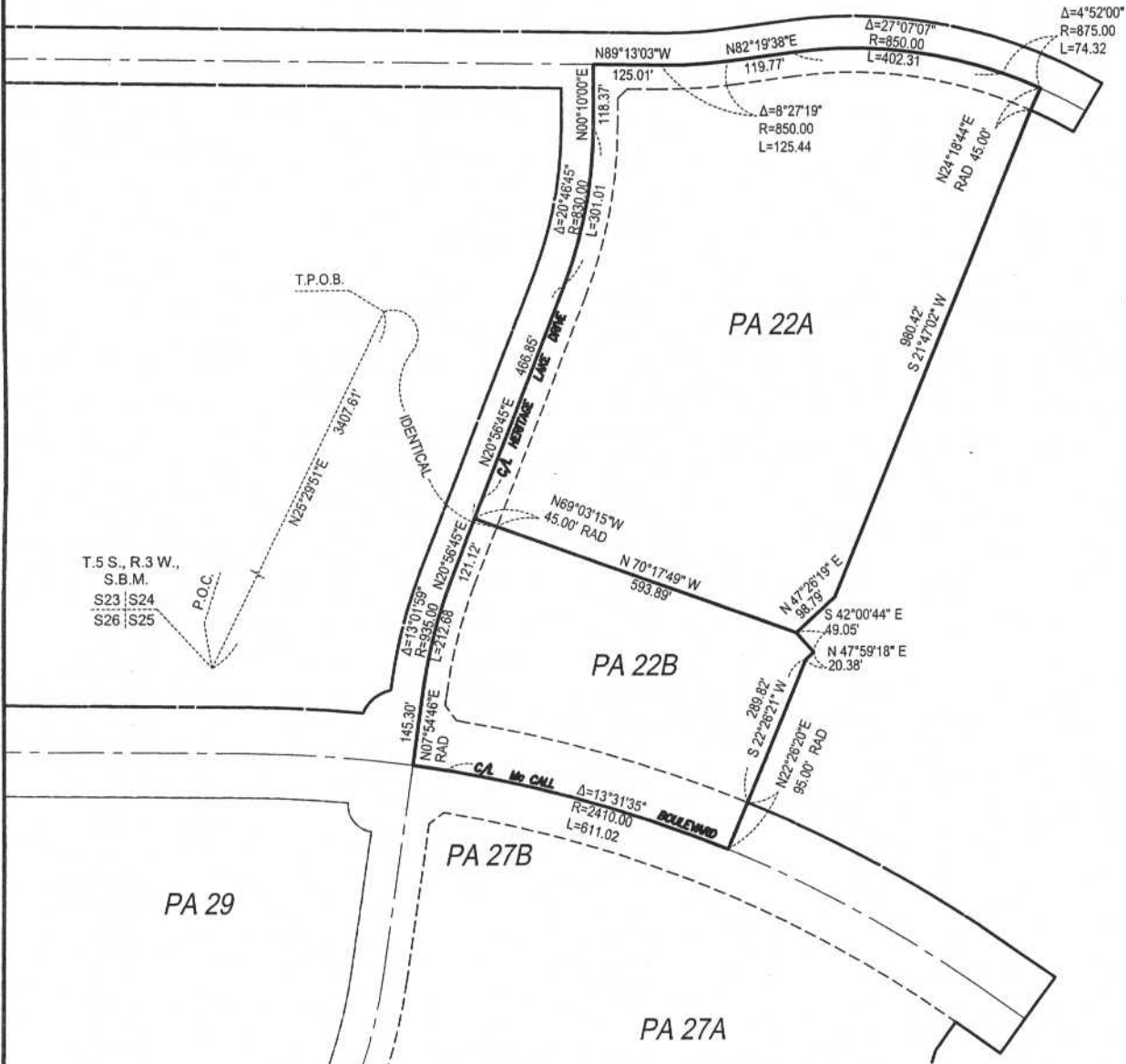


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 NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.

SHEET 3 OF 11

PA 22A
 PA 22B

SP ZONE
 PHASE 1
 PLANNING AREA
 EXHIBIT



LEGEND

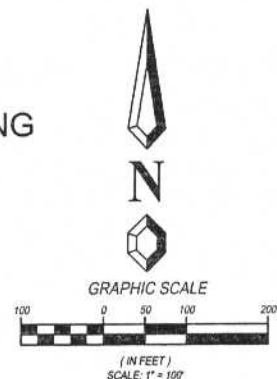
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RIVERSIDE COUNTY BOARD OF SUPERVISORS

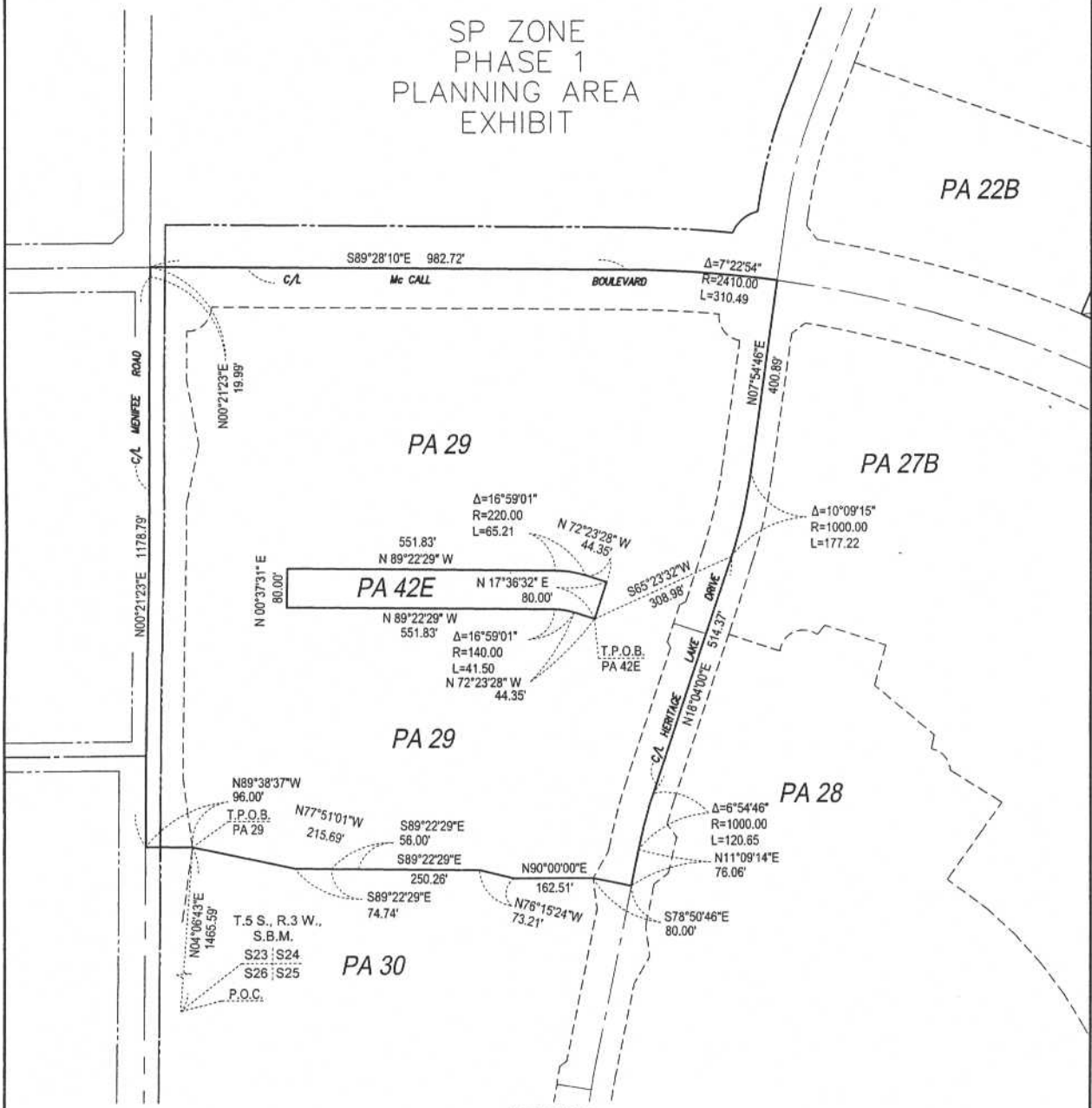


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SHEET 4 OF 11

PA 29
 PA 42E

SP ZONE
 PHASE 1
 PLANNING AREA
 EXHIBIT



LEGEND

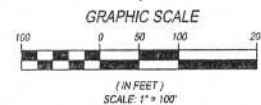
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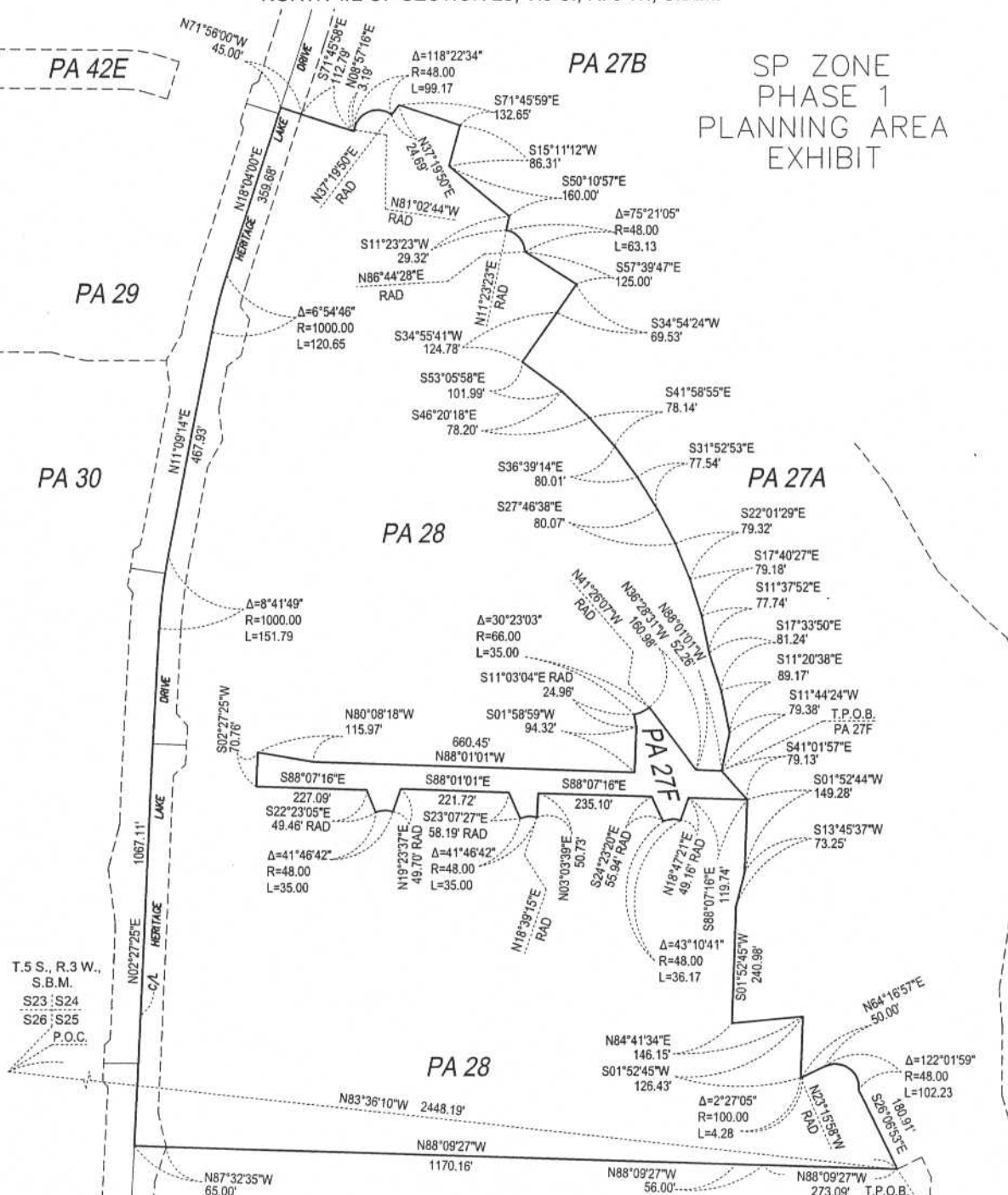
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 PORTION OF SECTION 24, T.5 S., R. 3 W., S.B.M.
 NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.

SHEET 5 OF 11

PA 27E

PA 28

SP ZONE
 PHASE 1
 PLANNING AREA
 EXHIBIT



T.5 S., R.3 W.,
 S.B.M.
 S23 : S24
 S26 : S25
 P.O.C.

LEGEND

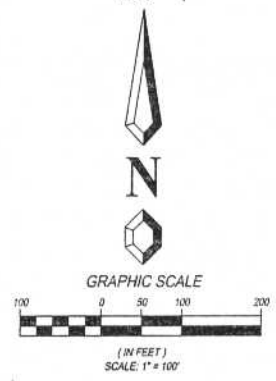
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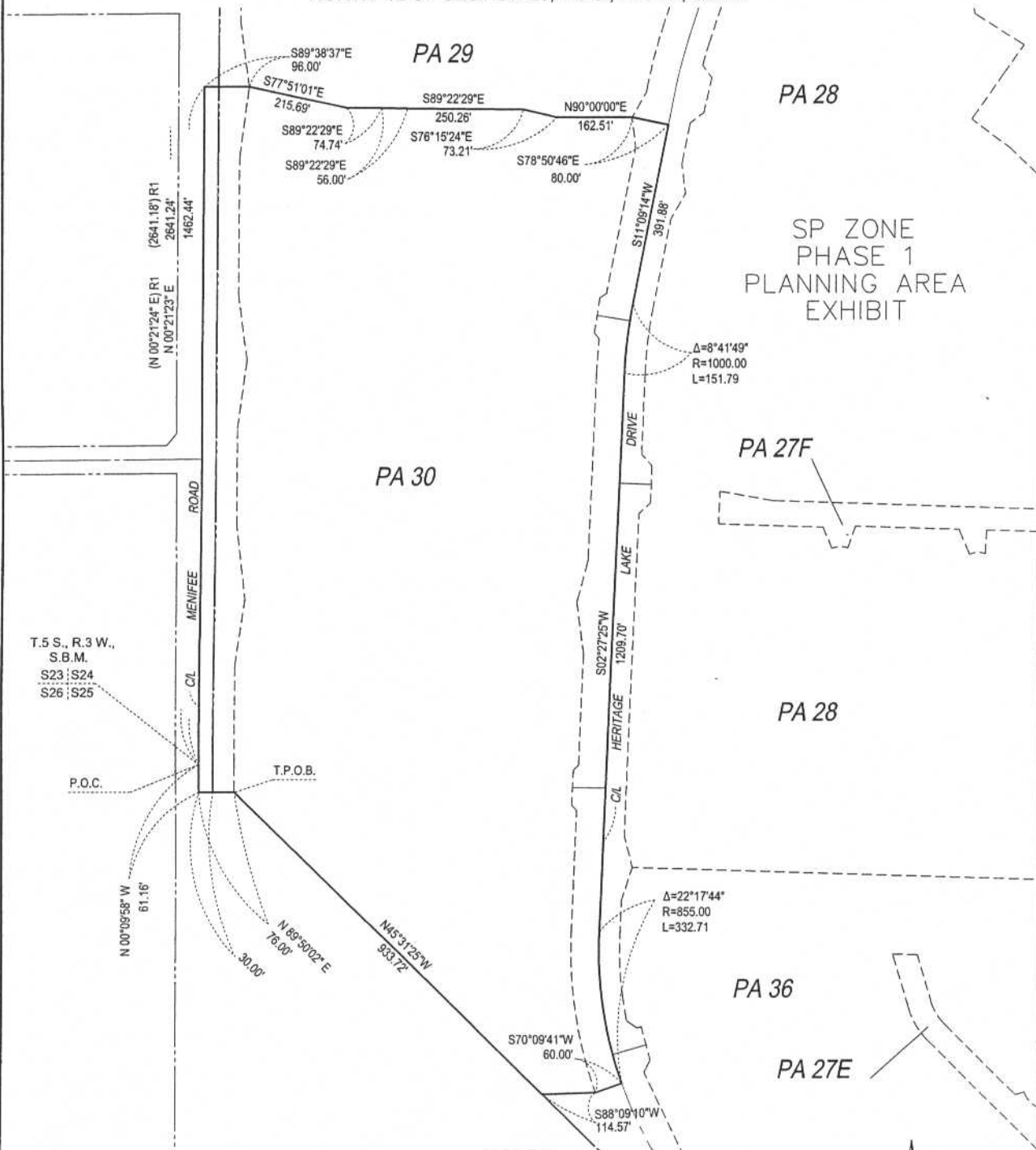
CHANGE OF ZONE CASE NO. 6955
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SHEET 6 OF 11
 PA 30



LEGEND
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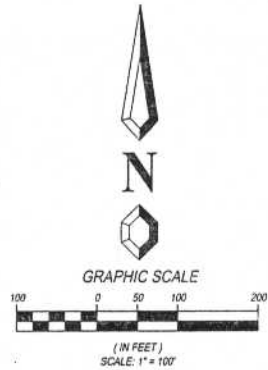
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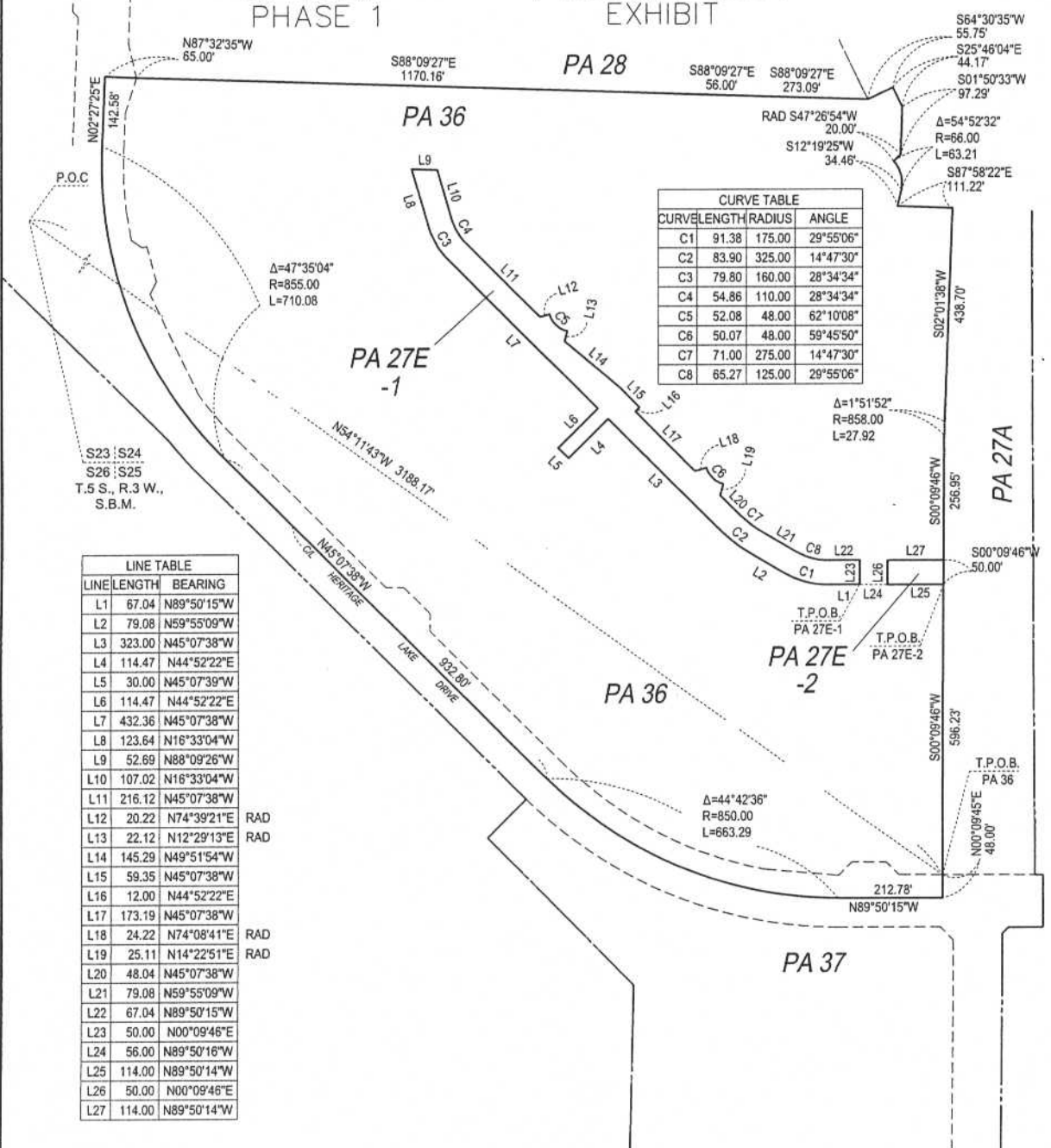
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 NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.

SHEET 7 OF 11

PA 36
 PA 27E-1
 PA 27E-2

SP ZONE
 PHASE 1

PLANNING AREA
 EXHIBIT



CURVE TABLE			
CURV	LENGTH	RADIUS	ANGLE
C1	91.38	175.00	29°55'06"
C2	83.90	325.00	14°47'30"
C3	79.80	160.00	28°34'34"
C4	54.86	110.00	28°34'34"
C5	52.08	48.00	62°10'08"
C6	50.07	48.00	59°45'50"
C7	71.00	275.00	14°47'30"
C8	65.27	125.00	29°55'06"

LINE TABLE		
LINE	LENGTH	BEARING
L1	67.04	N89°50'15"W
L2	79.08	N59°55'09"W
L3	323.00	N45°07'38"W
L4	114.47	N44°52'22"E
L5	30.00	N45°07'39"W
L6	114.47	N44°52'22"E
L7	432.36	N45°07'38"W
L8	123.64	N16°33'04"W
L9	52.69	N88°09'26"W
L10	107.02	N16°33'04"W
L11	216.12	N45°07'38"W
L12	20.22	N74°39'21"E
L13	22.12	N12°29'13"E
L14	145.29	N49°51'54"W
L15	59.35	N45°07'38"W
L16	12.00	N44°52'22"E
L17	173.19	N45°07'38"W
L18	24.22	N74°08'41"E
L19	25.11	N14°22'51"E
L20	48.04	N45°07'38"W
L21	79.08	N59°55'09"W
L22	67.04	N89°50'15"W
L23	50.00	N00°09'46"E
L24	56.00	N89°50'16"W
L25	114.00	N89°50'14"W
L26	50.00	N00°09'46"E
L27	114.00	N89°50'14"W

LEGEND

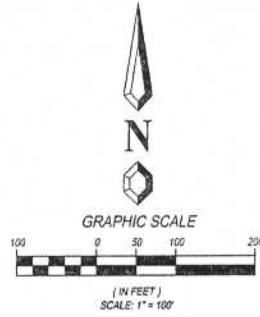
SP ZONE - SPECIFIC PLAN (SP 301-A1)

MAP NO. 2.2161

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

CHANGE OF ZONE CASE NO. 6955
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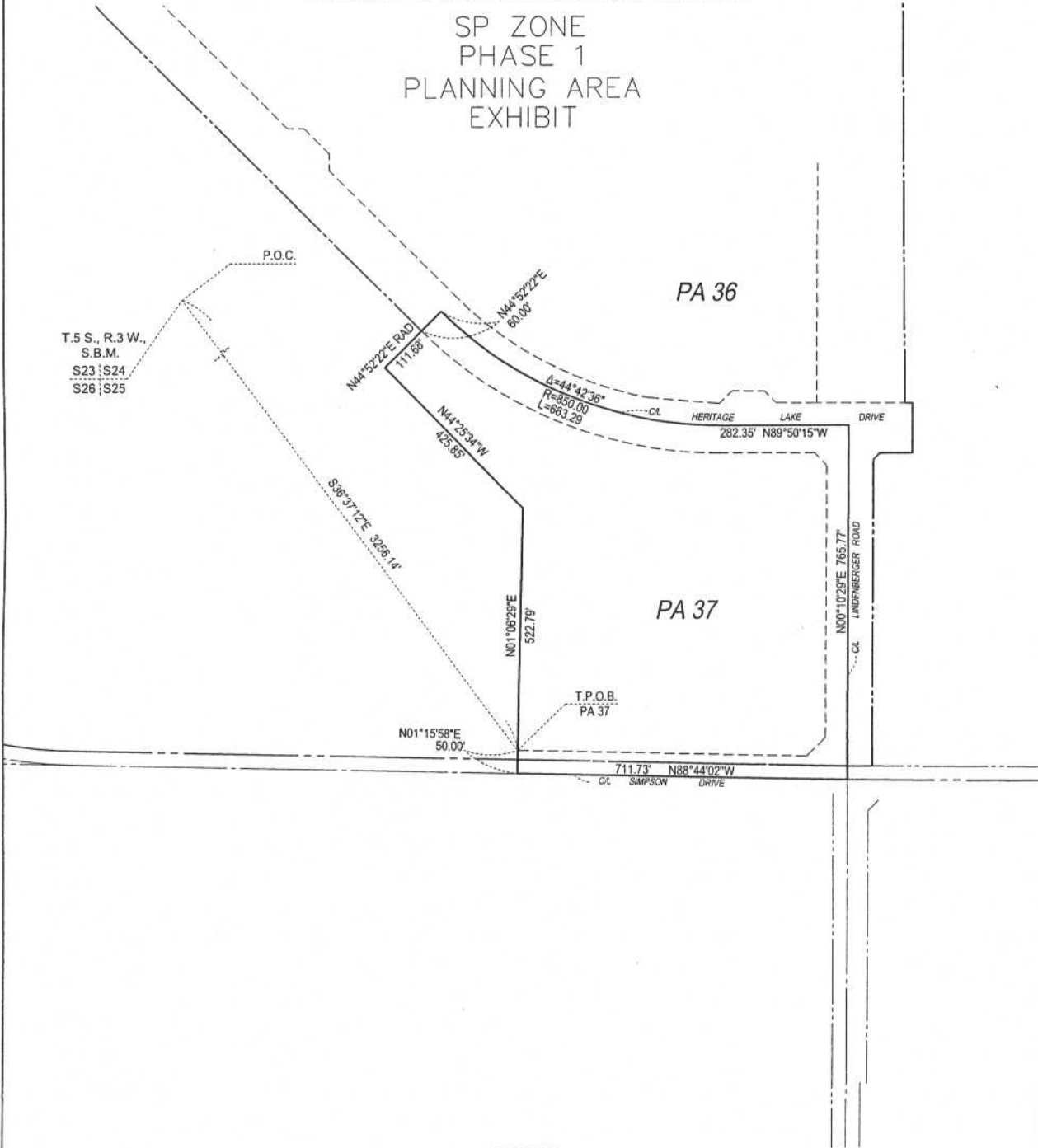
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NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.

SHEET 8 OF 11
PA 37

SP ZONE
PHASE 1
PLANNING AREA
EXHIBIT



LEGEND

SP ZONE - SPECIFIC PLAN (SP 301-A1)

MAP NO. 2.2161

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

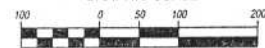
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GRAPHIC SCALE

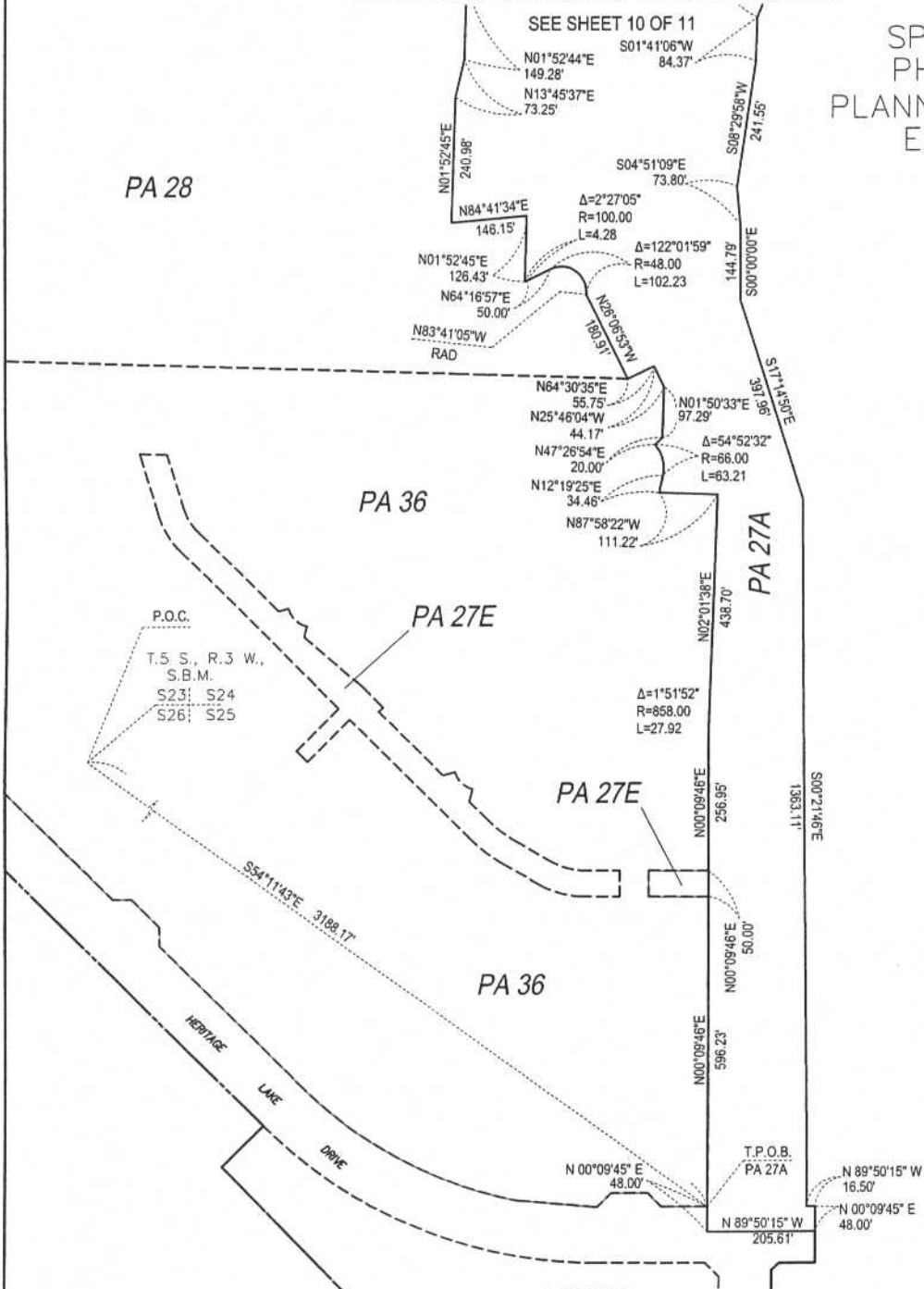


(IN FEET)
SCALE: 1" = 100'

HOMELAND & WINCHESTER AREAS
 PORTION OF SECTION 24, T.5 S., R. 3 W., S.B.M.
 NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.

SHEET 9 OF 11
 PA 27A

SP ZONE
 PHASE 1
 PLANNING AREA
 EXHIBIT



PA 28

PA 36

PA 27E

PA 27E

PA 36

PA 27A

P.O.C.
 T.5 S., R.3 W.,
 S.B.M.
 S23; S24
 S26; S25

S54°11'43"E 3188.17'
 HERITAGE
 LANE
 DRIVE

LEGEND

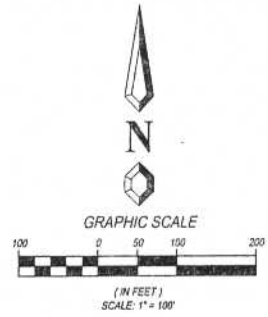
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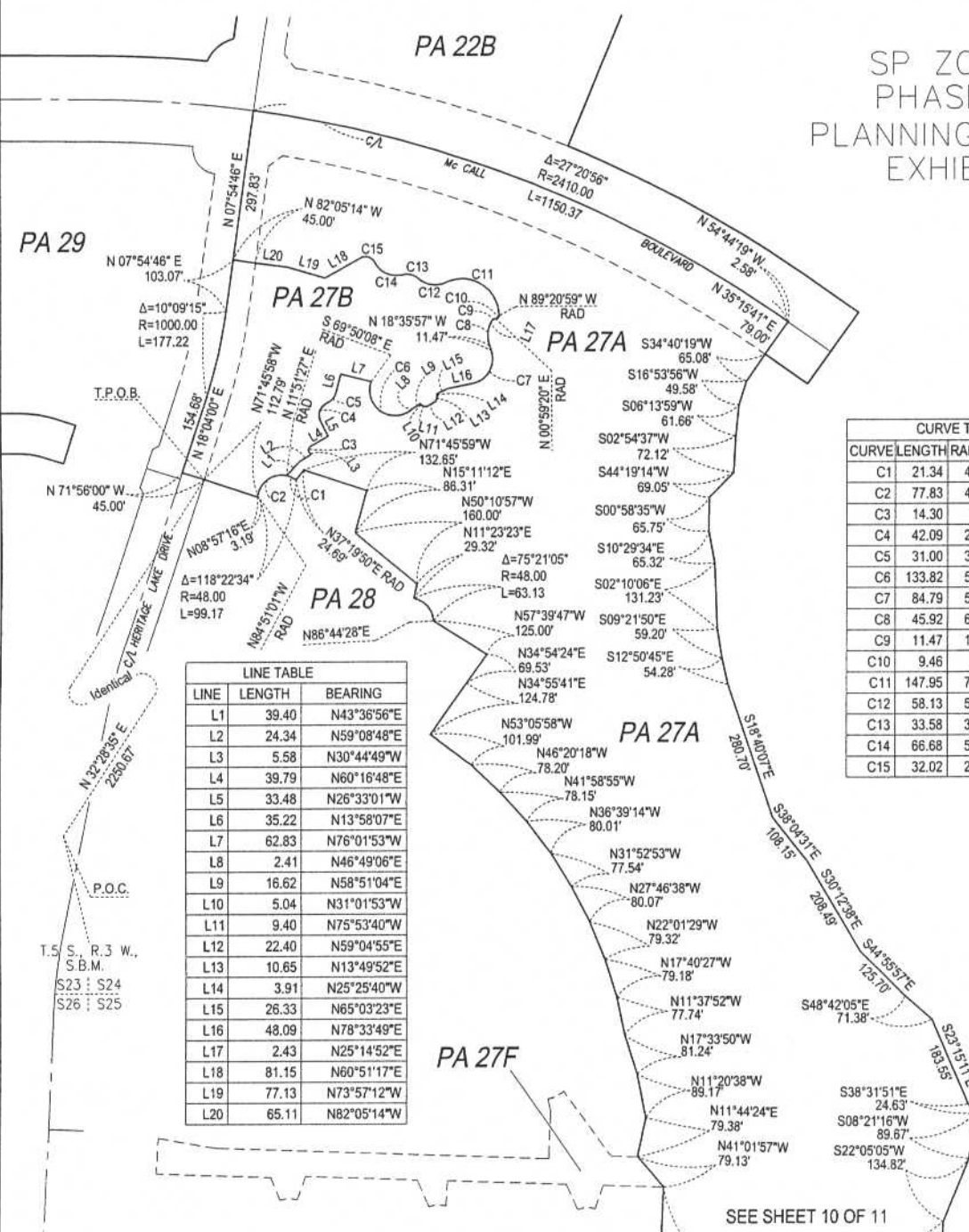


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 NORTH 1/2 OF SECTION 25, T.5 S., R. 3 W., S.B.M.

SHEET 10 OF 11

PA 27A
 PA 27B

SP ZONE
 PHASE 1
 PLANNING AREA
 EXHIBIT



LINE TABLE		
LINE	LENGTH	BEARING
L1	39.40	N43°36'56"E
L2	24.34	N59°08'48"E
L3	5.58	N30°44'49"W
L4	39.79	N60°16'48"E
L5	33.48	N26°33'01"W
L6	35.22	N13°58'07"E
L7	62.83	N76°01'53"W
L8	2.41	N46°49'06"E
L9	16.62	N58°51'04"E
L10	5.04	N31°01'53"W
L11	9.40	N75°53'40"W
L12	22.40	N59°04'55"E
L13	10.65	N13°49'52"E
L14	3.91	N25°25'40"W
L15	26.33	N65°03'23"E
L16	48.09	N78°33'49"E
L17	2.43	N25°14'52"E
L18	81.15	N60°51'17"E
L19	77.13	N73°57'12"W
L20	65.11	N82°05'14"W

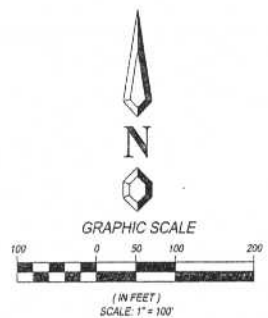
CURVE TABLE			
CURVE	LENGTH	RADIUS	INT. ANGLE
C1	21.34	48.00	25°28'22"
C2	77.83	48.00	92°54'12"
C3	14.30	9.00	91°01'37"
C4	42.09	26.00	92°45'24"
C5	31.00	34.00	52°14'16"
C6	133.82	50.00	153°20'45"
C7	84.79	50.00	97°09'46"
C8	45.92	60.00	43°50'49"
C9	11.47	10.00	65°44'28"
C10	9.46	6.00	90°20'19"
C11	147.95	73.00	116°07'17"
C12	58.13	50.00	66°36'47"
C13	33.58	35.00	54°58'02"
C14	66.68	50.00	76°24'41"
C15	32.02	20.00	91°43'53"

LEGEND
 SP ZONE - SPECIFIC PLAN (SP 301-A1)
 MAP NO. 2.2161

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
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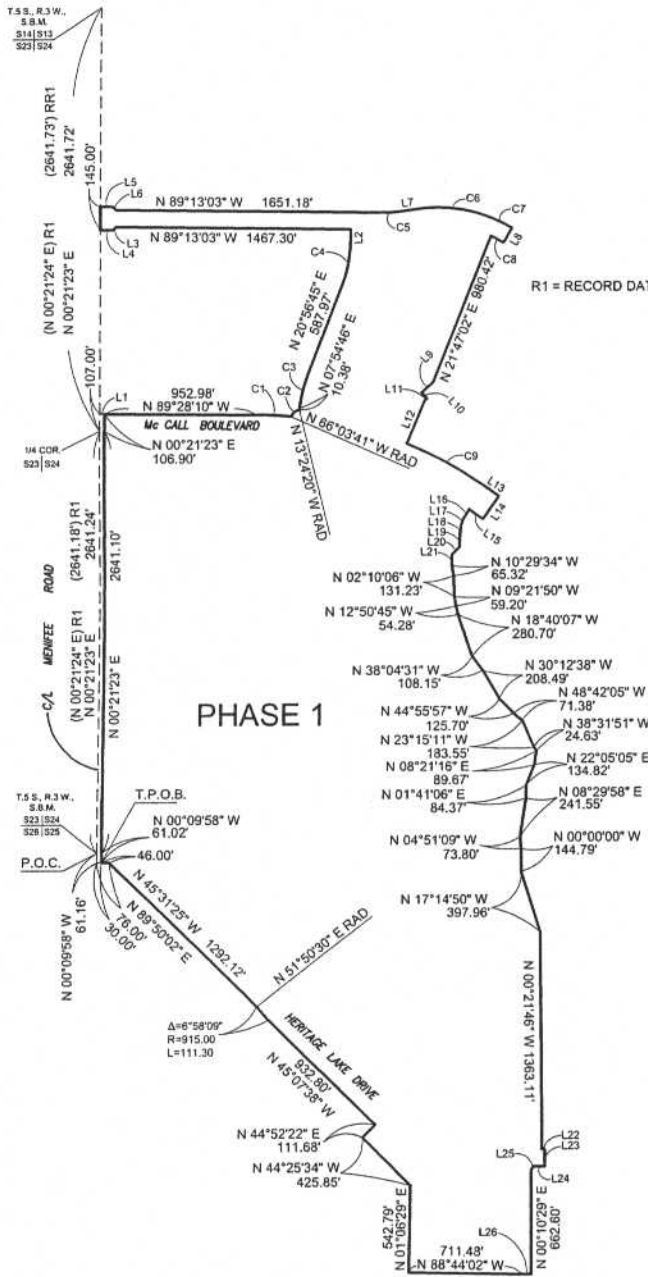
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SEE SHEET 10 OF 11

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SP ZONE
 PHASE 1 BOUNDARY
 PLANNING AREA
 EXHIBIT



R1 = RECORD DATA PER RECORD OF SURVEY 2002-185, R.S.B. 116 / 98-100

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	215.94	2497.00	4°57'18"
C2	70.33	76.53	52°39'21"
C3	226.33	995.00	13°01'59"
C4	279.25	770.00	20°46'45"
C5	116.58	790.00	8°27'19"
C6	430.71	910.00	27°07'07"
C7	179.57	935.00	11°00'15"
C8	88.91	830.00	6°08'14"
C9	560.61	2505.00	12°49'21"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N89°28'10"W
L2	74.01	N00°10'00"E
L3	27.28	N45°21'24"E
L4	75.99	N89°13'03"W
L5	75.99	N89°13'03"W
L6	29.30	N44°38'34"W
L7	119.77	N82°19'38"E
L8	105.00	N30°26'59"E
L9	98.79	N47°26'19"E
L10	49.05	N42°00'44"W
L11	20.38	N47°59'18"E
L12	289.82	N22°26'21"E
L13	105.63	N54°44'19"W
L14	174.00	N35°16'33"E
L15	103.01	N54°44'19"W
L16	65.08	N34°40'19"E
L17	49.58	N16°53'56"E
L18	61.66	N06°13'59"E
L19	72.12	N02°54'37"E
L20	69.05	N44°19'14"E
L21	65.75	N00°58'35"E
L22	16.50	N89°50'15"W
L23	108.00	N00°09'45"E
L24	69.56	N89°50'15"W
L25	19.09	N45°09'46"E
L26	52.63	N89°29'24"W

LEGEND

SP ZONE - SPECIFIC PLAN (SP 301-A1)

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