

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




FROM: County Counsel

SUBMITTAL DATE: April 6, 2006

SUBJECT: Ordinance No. 348.4387

RECOMMENDED MOTION: That the Board of Supervisors adopt Ordinance No. 348.4387 amending the zoning in the Winchester Hills Area shown on Map No. 2.2165 Change of Zone Case No. 6930.

BACKGROUND: Change of Zone Case No. 6930 was approved by the Board of Supervisors on September 27, 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.

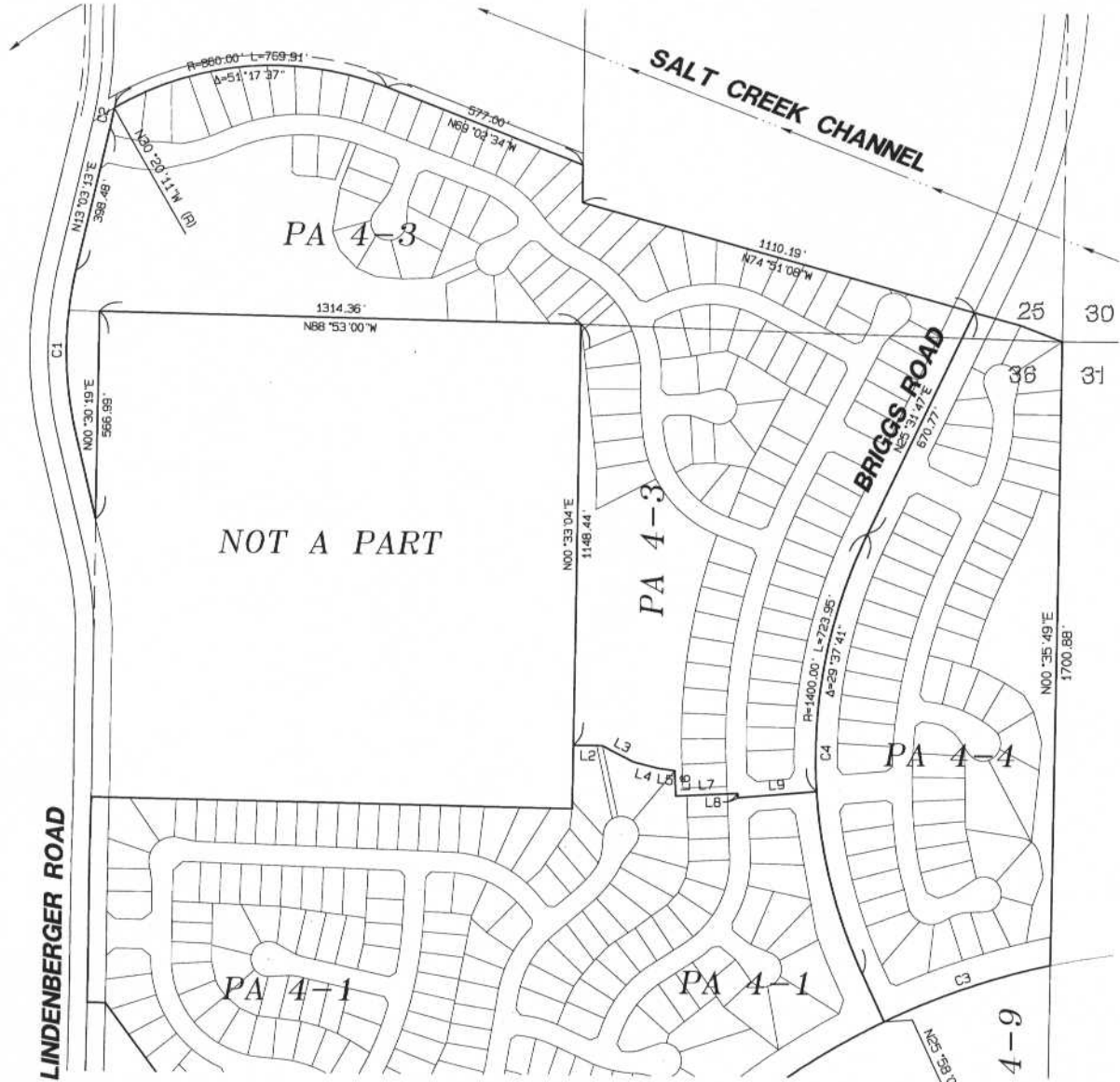
Dist. Third

AGENDA NO.

RECEIVED RIVERSIDE COUNTY
MAY 10 10:52 AM '06

2.6

WINCHESTER HILLS AREA
SECTION 25, 36 T. 5 S., R. 3 W., S.B.M.



TRACT 32100

PA 4-3
PA 4-4

LEGEND

SP ZONE SPECIFIC PLAN (SP 158)

LINE	BEARING	DISTANCE
L1	S13°36'47"E	246.08'
L2	S89°26'56"E	79.18'
L3	N63°04'21"W	95.32'
L4	S75°32'03"E	69.00'
L5	S82°52'29"E	45.88'
L6	N02°44'10"W	68.60'
L7	S87°15'50"W	167.99'
L8	N02°44'10"W	11.86'
L9	S85°03'34"W	215.05'
L10	N74°51'08"W	133.37'
L11	S69°02'34"E	119.60'
L12	N25°13'05"W	143.90'
L13	N00°20'54"E	102.43'

CURVE	LENGTH	RADIUS	DELTA
C1	442.15'	950.00'	26°40'00"
C2	54.62'	1050.00'	2°58'50"
C3	481.27'	2000.18'	13°47'10"
C4	1240.00'	1400.00'	50°44'52"

MAP NO. 2.2165
CHANGE OF OFFICIAL ZONING PLAN

AMENDING MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6930

ADOPTED BY ORDINANCE NO. 348.4387
APRIL 25, 2006

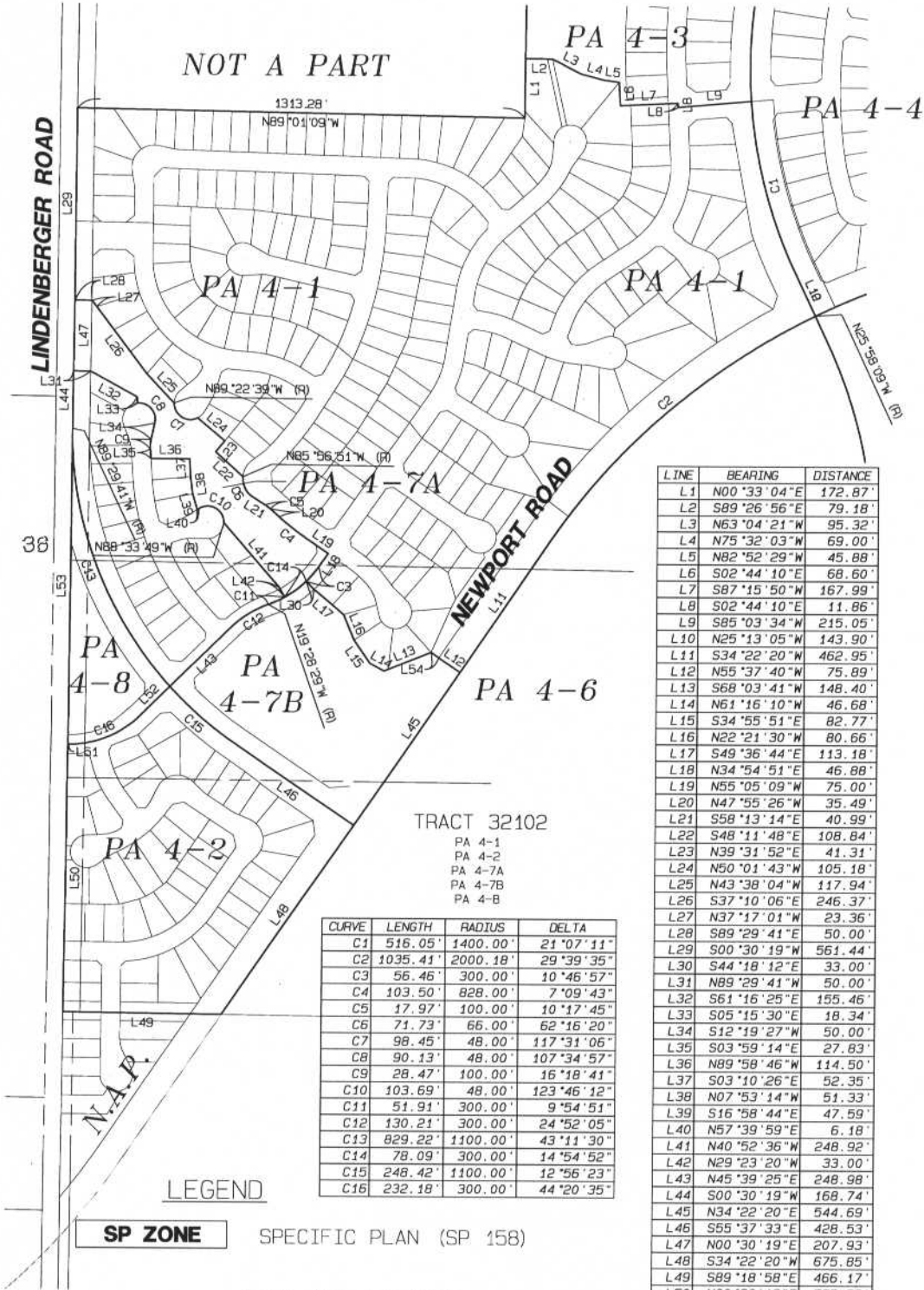
RIVERSIDE COUNTY BOARD OF SUPERVISORS



© 2006 by Riverside County Board of Supervisors. All rights reserved.

ASSESSOR'S PARCEL NUMBERS:
340-050-006
340-050-007
340-050-009

WINCHESTER HILLS AREA
SECTION 25, 36 T. 5 S., R. 3 W., S.B.M.



LINE	BEARING	DISTANCE
L1	N00°33'04"E	172.87'
L2	S89°26'56"E	79.18'
L3	N63°04'21"W	95.32'
L4	N75°32'03"W	69.00'
L5	N82°52'29"W	45.88'
L6	S02°44'10"E	68.60'
L7	S87°15'50"W	167.99'
L8	S02°44'10"E	11.86'
L9	S85°03'34"W	215.05'
L10	N25°13'05"W	143.90'
L11	S34°22'20"W	462.95'
L12	N55°37'40"W	75.89'
L13	S68°03'41"W	148.40'
L14	N61°16'10"W	46.68'
L15	S34°55'51"E	82.77'
L16	N22°21'30"W	80.66'
L17	S49°36'44"E	113.18'
L18	N34°54'51"E	46.88'
L19	N55°05'09"W	75.00'
L20	N47°55'26"W	35.49'
L21	S58°13'14"E	40.99'
L22	S48°11'48"E	108.84'
L23	N39°31'52"E	41.31'
L24	N50°01'43"W	105.18'
L25	N43°38'04"W	117.94'
L26	S37°10'06"E	246.37'
L27	N37°17'01"W	23.36'
L28	S89°29'41"E	50.00'
L29	S00°30'19"W	561.44'
L30	S44°18'12"E	33.00'
L31	N89°29'41"W	50.00'
L32	S61°16'25"E	155.46'
L33	S05°15'30"E	18.34'
L34	S12°19'27"W	50.00'
L35	S03°59'14"E	27.83'
L36	N89°58'46"W	114.50'
L37	S03°10'26"E	52.35'
L38	N07°53'14"W	51.33'
L39	S16°58'44"E	47.59'
L40	N57°39'59"E	6.18'
L41	N40°52'36"W	248.92'
L42	N29°23'20"W	33.00'
L43	N45°39'25"E	248.98'
L44	S00°30'19"W	168.74'
L45	N34°22'20"E	544.69'
L46	S55°37'33"E	428.53'
L47	N00°30'19"E	207.93'
L48	S34°22'20"W	675.85'
L49	S89°18'58"E	466.17'
L50	N00°30'19"E	785.56'
L51	N90°00'00"W	2.51'
L52	S45°39'25"W	122.13'
L53	S00°30'19"W	926.33'
L54	S55°37'33"E	27.79'

CURVE	LENGTH	RADIUS	DELTA
C1	516.05'	1400.00'	21°07'11"
C2	1035.41'	2000.18'	29°39'35"
C3	56.46'	300.00'	10°46'57"
C4	103.50'	828.00'	7°09'43"
C5	17.97'	100.00'	10°17'45"
C6	71.73'	66.00'	62°16'20"
C7	98.45'	48.00'	117°31'06"
C8	90.13'	48.00'	107°34'57"
C9	28.47'	100.00'	16°18'41"
C10	103.69'	48.00'	123°46'12"
C11	51.91'	300.00'	9°54'51"
C12	130.21'	300.00'	24°52'05"
C13	829.22'	1100.00'	43°11'30"
C14	78.09'	300.00'	14°54'52"
C15	248.42'	1100.00'	12°56'23"
C16	232.18'	300.00'	44°20'35"

MAP NO. 2.2165
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6930
ADOPTED BY ORDINANCE NO. 348.4387
APRIL 25, 2006

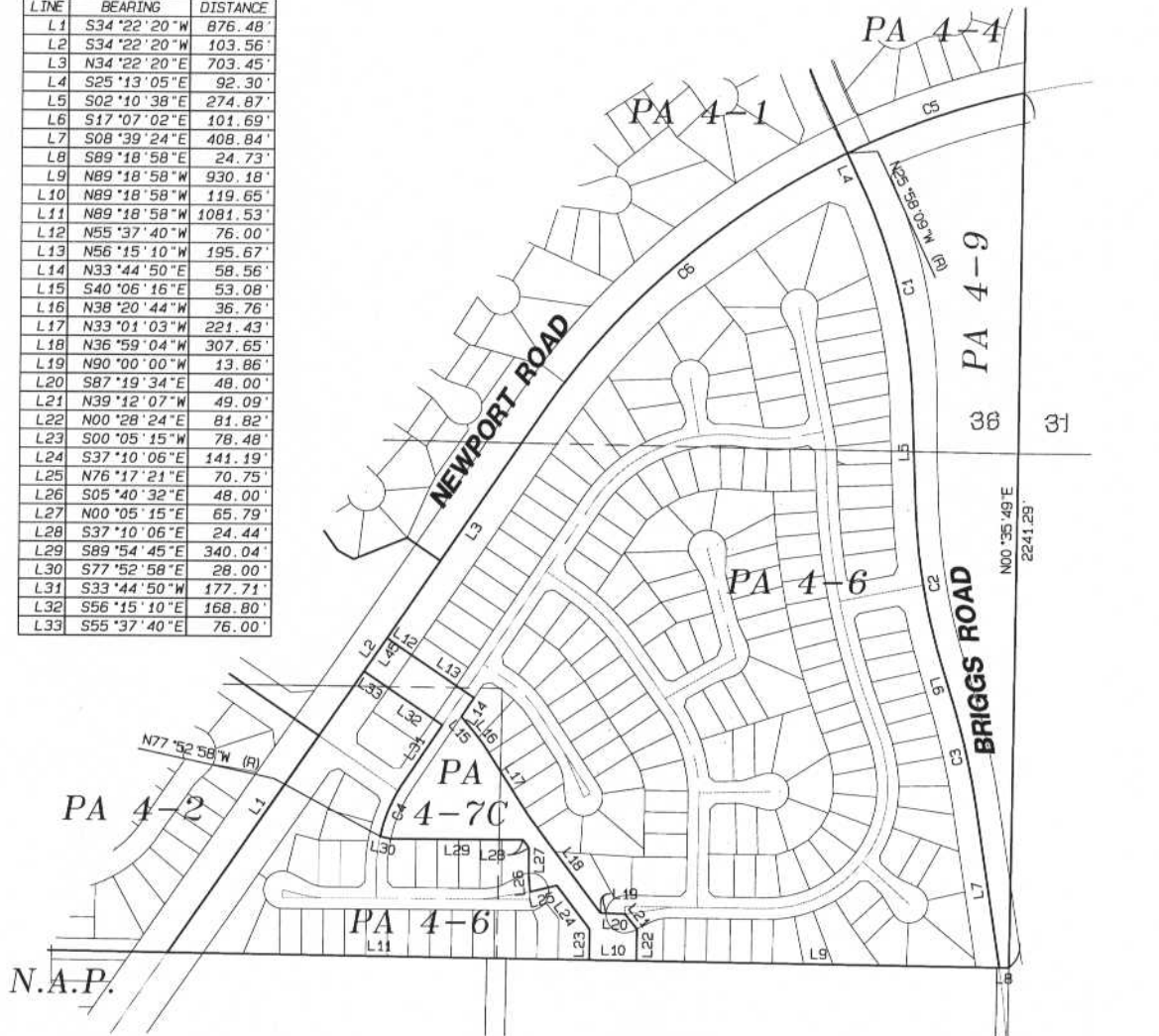


E:\2006\2165\2165\ChangeOfZone\Drawings\Map\Map 31 2006
 340-050-007, 340-050-009

WINCHESTER HILLS AREA
SECTION 25, 36 T. 5 S., R. 3 W., S.B.M.

TRACT 32101
PA 4-6
PA 4-7C
PA 4-9

L.T.M.E	BEARING	DISTANCE
L1	S34°22'20"W	876.48'
L2	S34°22'20"W	103.56'
L3	N34°22'20"E	703.45'
L4	S25°13'05"E	92.30'
L5	S02°10'38"E	274.87'
L6	S17°07'02"E	101.69'
L7	S08°39'24"E	408.84'
L8	S89°18'58"E	24.73'
L9	N89°18'58"W	930.18'
L10	N89°18'58"W	119.65'
L11	N89°18'58"W	1081.53'
L12	N55°37'40"W	76.00'
L13	N56°15'10"W	195.67'
L14	N33°44'50"E	58.56'
L15	S40°06'16"E	53.08'
L16	N38°20'44"W	36.76'
L17	N33°01'03"W	221.43'
L18	N36°59'04"W	307.65'
L19	N90°00'00"W	13.86'
L20	S87°19'34"E	48.00'
L21	N39°12'07"W	49.09'
L22	N00°28'24"E	81.82'
L23	S00°05'15"W	78.48'
L24	S37°10'06"E	141.19'
L25	N76°17'21"E	70.75'
L26	S05°40'32"E	48.00'
L27	N00°05'15"E	65.79'
L28	S37°10'06"E	24.44'
L29	S89°54'45"E	340.04'
L30	S77°52'58"E	28.00'
L31	S33°44'50"W	177.71'
L32	S56°15'10"E	168.80'
L33	S55°37'40"E	76.00'



LEGEND

SP ZONE SPECIFIC PLAN (SP 158A)

CURVE	LENGTH	RADIUS	DELTA
C1	562.99'	1400.00'	23°02'27"
C2	411.99'	1580.00'	14°56'24"
C3	283.51'	1920.00'	8°27'38"
C4	151.01'	400.00'	21°37'48"
C5	481.27'	2000.18'	13°47'10"
C6	1035.41'	2000.18'	29°39'35"

ASSESSOR'S PARCEL NUMBERS:
340-050-006
340-050-007
340-050-009

MAP NO. 2.2165
CHANGE OF OFFICIAL ZONING PLAN
AMENDING MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 6929 & 6930
ADOPTED BY ORDINANCE NO. 348.4387
APRIL 25, 2006
RIVERSIDE COUNTY BOARD OF SUPERVISORS

