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ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY REZONING APPROXIMATELY 14.96 VACANT ACRES, GENERALLY SITUATED SOUTH OF THE TERMINUSES OF CRESTHAVEN DRIVE AND CENTURY HILL DRIVE, AND WEST OF THE TERMINUSES OF APOSTLE LANE AND OLD BRIDGE ROAD, FROM THE PF – PUBLIC FACILITIES ZONE TO RC – RESIDENTIAL CONSERVATION ZONE.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of the City of Riverside is amended by removing from the PF – Public Facilities Zone and placing in the RC – Residential Conservation Zone, the approximately 14.96 vacant acres, generally situated south of the terminuses of Cresthaven Drive and Century Hill Drive, and west of the terminuses of Apostle Lane and Old Bridge Road, identified as Assessor Parcel Nos. 243-190-002 and 243-180-014, as described and depicted in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number P04-0260, which conditions, restrictions and covenants are incorporated herein by reference.

Section 2: The City Clerk shall certify to the adoption of this Ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This Ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:

\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
3 \_\_\_\_ day of \_\_\_\_\_, 2024, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2024, by the  
5 following vote, to wit:

6 Ayes:

7  
8 Noes:

9 Absent:

10 Abstain:

11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
12 City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2024.

13  
14 \_\_\_\_\_  
15 DONESIA GAUSE  
16 City Clerk of the City of Riverside  
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28 24-1585 TAT 08/27/24

**EXHIBIT "A"**  
**LEGAL DESCRIPTION - CHANGE OF ZONE**  
**FROM: PF – PUBLIC FACILITIES ZONE**  
**TO: RC – RESIDENTIAL CONSERVATION ZONE**

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12 AND THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOW:

**PARCELA**

**BEGINNING** AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE NORTH 87°43'01" EAST ALONG THE NORTH LINE OF SAID SECTION 12, 710.10 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 87°43'01" EAST ALONG SAID NORTH LINE, 1,139.90 FEET;

THENCE NORTH 01°18'01" EAST 328.45 FEET TO A POINT ON A NON-TANGENT 358.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY TO WHICH A RADIAL LINE BEARS SOUTH 33°41'14" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE 41.70 FEET THROUGH A CENTRAL ANGLE OF 06°40'25" TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 40°21'39" EAST;

THENCE NORTH 47°37'26" EAST, 58.15 FEET TO A POINT ON A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS NORTH 42°22'34" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 11.06 FEET THROUGH A CENTRAL ANGLE OF 21°07'17" TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 21°15'17" WEST;

THENCE NORTH 68°44'43" EAST, 16.43 FEET;

THENCE NORTH 71°02'34" EAST, 19.96 FEET TO A POINT ON A TANGENT 38.75 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS NORTH 18°57'26" WEST;

THENCE NORTHWESTERLY AND SOUTHEASTERLY ALONG SAID CURVE 78.85 FEET THROUGH A CENTRAL ANGLE OF 116°35'39" TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 82°21'47" EAST;

THENCE SOUTH 07°38'13" WEST, 12.11 FEET TO A POINT ON A TANGENT 138.00 FEET CURVE CONCAVE NORTHWESTERLY TO WHICH A RADIAL LINE BEARS SOUTH 82°21'47" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 81.23 FEET THROUGH A CENTRAL ANGLE OF 33°43'34" TO A POINT OF REVERSE CURVATURE ON A 190.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 48°38'13" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 74.84 FEET THROUGH A CENTRAL ANGLE OF 22°34'09" TO A POINT OF COMPOUND CURVATURE ON A 220.00 FOOT RADIUS CURVE CONCAVE EASTERLY TO WHICH A RADIAL LINE BEARS NORTH 71°12'22" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 83.70 FEET THROUGH A CENTRAL ANGLE OF 21°47'55" TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 86°59'43" WEST;

THENCE SOUTH 03°00'17" EAST, 17.87 FEET TO A POINT ON A TANGENT 150.00 FEET RADIUS CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 86°59'43" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 174.43 FEET THROUGH A CENTRAL ANGLE OF 66°37'35" TO A POINT OF REVERSE CURVATURE ON A 227.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS SOUTH 20°22'08" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 202.20 FEET THROUGH A CENTRAL ANGLE OF 51°02'08" TO A POINT OF COMPOUND CURVATURE ON A 150.00 FOOT RADIUS CURVE CONCAVE WESTERLY TO WHICH A RADIAL LINE BEARS NORTH 71°24'16" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 77.44 FEET THROUGH A CENTRAL ANGLE OF 29°34'45" TO A POINT OF REVERSE CURVATURE ON A 107.00 FOOT RADIUS CURVE NORTHEASTERLY TO WHICH A RADIAL LINE TO SAID CURVE BEARS SOUTH 79°00'59" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 130.80 FEET THROUGH A CENTRAL ANGLE OF 70°02'25" TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 30°56'36" WEST;

THENCE SOUTH 00°03'32" EAST, 242.27 FEET;

THENCE SOUTH 87°39'49" WEST, 572.69 FEET;

THENCE NORTH 16°38'07" EAST, 38.75 FEET;

THENCE NORTH 29°20'42" EAST, 45.86 FEET;

THENCE NORTH 38°29'52" EAST, 161.71 FEET TO A POINT ON A TANGENT 883.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS NORTH 51°30'08" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE 113.07 FEET THROUGH A CENTRAL ANGLE OF 07°20'12" TO A POINT OF REVERSE CURVATURE ON A 52.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS NORTH 44°09'56" WEST;

THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID CURVE 123.81 FEET THROUGH A CENTRAL ANGLE OF 136°25'21" TO A POINT OF COMPOUND CURVATURE ON A 1,670.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY TO WHICH A RADIAL LINE BEARS NORTH 00°35'17" WEST;

THENCE WESTERLY ALONG SAID CURVE 84.67 FEET THROUGH A CENTRAL ANGLE OF 02°54'18" TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 03°29'35" WEST;

THENCE SOUTH 69°30'15" WEST, 55.34 FEET;

THENCE SOUTH 65°03'36" WEST, 45.69 FEET;

THENCE SOUTH 46°44'47" WEST, 109.07 FEET TO A TANGENT 110.00 FEET RADIUS CURVE CONCAVE NORTHWESTERLY TO WHICH A RADIAL LINE BEARS SOUTH 43°15'13" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 72.14 FEET THROUGH A CENTRAL ANGLE OF 37°34'27" TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 05°40'46" EAST;

THENCE SOUTH 84°19'14" WEST, 55.88 FEET;

THENCE NORTH 01°38'37" WEST, 211.78 FEET;

THENCE SOUTH 64°43'47" WEST, 399.04 FEET;

THENCE SOUTH 23°43'57" WEST, 199.97 FEET;


THENCE SOUTH 87°44'59" WEST, 299.98 FEET;

THENCE NORTH 00°01'47" WEST, 490.37 FEET TO THE **TRUE POINT OF BEGINNING.**

THE AREA OF THIS PARCEL IS APPROXIMATELY 651,472 SQUARE FEET (14.96 ACRES) MORE OR LESS.

SEE ATTACHED EXHIBIT HERewith AND BY THIS REFERRED AND MADE A PART HEREOF.

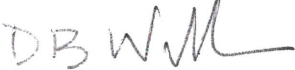
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY:   
DENNIS C. FARNSWORTH  
RCE 31653, EXP. 12/31/24

8/27/24  
DATE



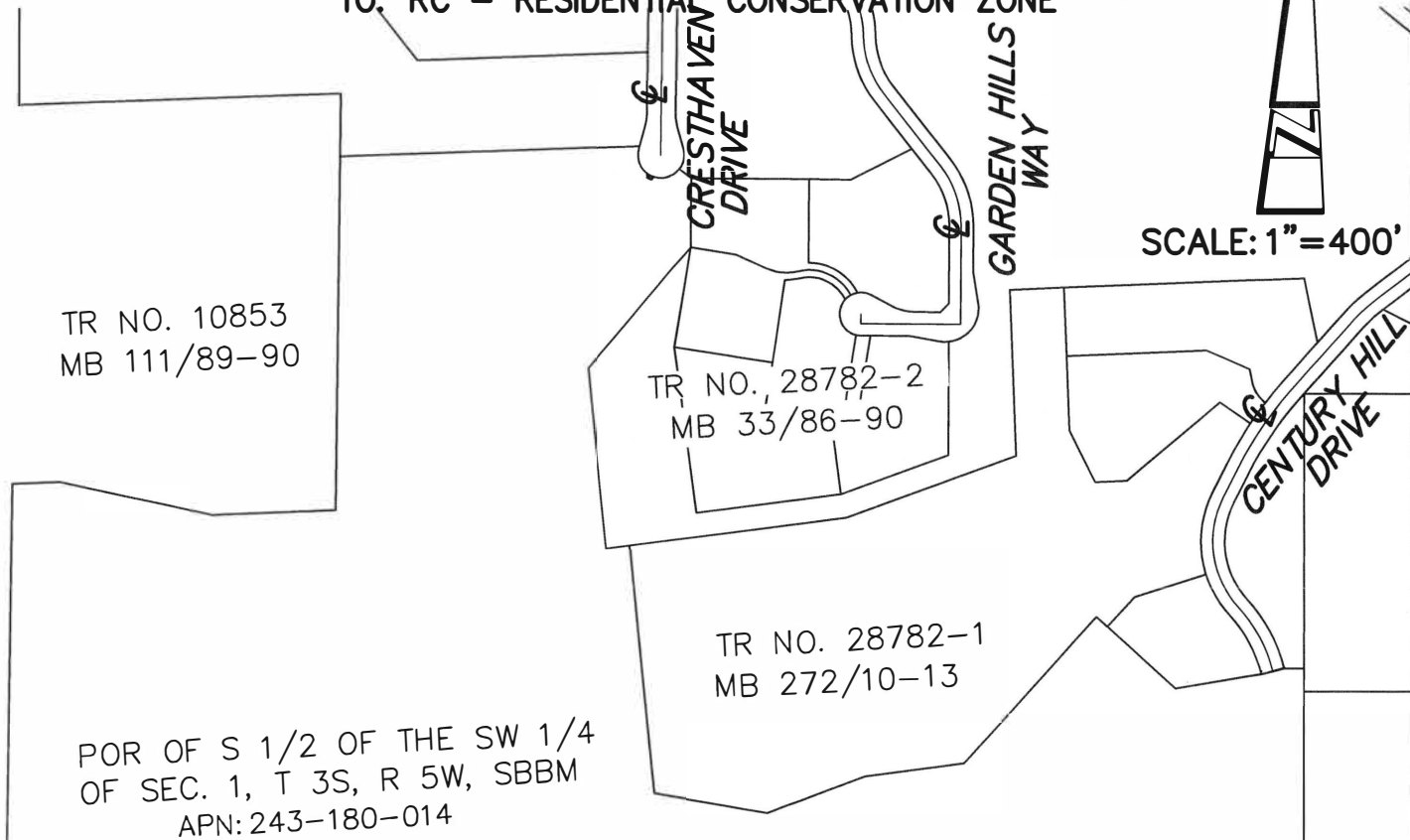
DESCRIPTION APPROVAL:

 8/28/2024  
DOUGLAS B. WEBBER, L.S. 9477 DATE

Interim City Surveyor

# EXHIBIT B

CHANGE OF ZONE  
 FROM: PF - PUBLIC FACILITIES ZONE  
 TO: RC - RESIDENTIAL CONSERVATION ZONE



**POB**  
 PARCEL A  
 NW CORNER  
 OF SECTION 12

**TPOB**

**PARCEL A  
 SEE SHEET 2**



**LEGEND**

- PARCEL BEING DESCRIBED
- EXISTING LOT LINE

**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
 2313 E. Philadelphia St., Ste. F  
 ONTARIO, CA 91761  
 (909) 930-1466  
 FAX (909) 930-1468  
 PLANNING • CIVIL • SURVEYING

DATE: 8/27/24	SCALE: 1"=400'	SHEET: 1 OF 3	JOB NO. 6264
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# EXHIBIT B

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 03°00'17" E	17.87'
L2	S 07°38'13" W	12.11'
L3	N 71°02'34" E	19.96'
L4	N 68°44'43" E	16.43'
L5	N 47°37'26" E	58.15'
L6	S 23°43'57" W	199.97'
L7	N 01°38'37" W	211.78'
L8	S 84°19'14" W	55.88'
L9	S 46°44'47" W	109.07'
L10	S 65°03'36" W	45.69'
L11	S 69°30'15" W	55.34'
L12	N 38°29'52" E	161.71'
L13	N 29°20'42" E	45.86'
L14	N 16°38'07" E	38.75'
L15	S 00°03'32" E	242.27'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=21^{\circ}47'55''$	220.00'	83.70'
C2	$\Delta=22^{\circ}34'09''$	190.00'	74.84'
C3	$\Delta=33^{\circ}43'34''$	138.00'	81.23'
C4	$\Delta=116^{\circ}35'39''$	38.75'	78.85'
C5	$\Delta=21^{\circ}07'17''$	30.00'	11.06'
C6	$\Delta=06^{\circ}40'25''$	358.00'	41.70'
C7	$\Delta=37^{\circ}34'27''$	110.00'	72.14'
C8	$\Delta=02^{\circ}54'18''$	1670.00'	84.67'
C9	$\Delta=136^{\circ}25'21''$	52.00'	123.81'
C10	$\Delta=07^{\circ}20'12''$	883.00'	113.07'
C11	$\Delta=29^{\circ}34'45''$	150.00'	77.44'

<b>L</b> <b>D</b> <b>D</b> <b>C</b>	2313 E. Philadelphia St., Ste. F ONTARIO, CA 91761 (909) 930-1466 FAX (909) 930-1468		
	PLANNING • CIVIL • SURVEYING		
DATE:	SCALE:	SHEET:	JOB NO.
8/27/24	NTS	3 OF 3	6264