

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 LAND FROM O-SP-OFFICE-SPECIFIC PLAN (CANYON SPRINGS BUSINESS PARK) OVERLAY ZONES TO CSHCSP-CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN ZONE AND FROM CR-SP-COMMERCIAL RETAIL-SPECIFIC PLAN (CANYON SPRINGS BUSINESS PARK) OVERLAY ZONES TO CSHCSP-CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN 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 O-SP-Office-Specific Plan (Canyon Springs Business Park) Overlay Zone and the CR-SP-Commercial Retail-Specific Plan (Canyon Springs Business Park) Overlay Zone and placing it in the CSHCSP-Canyon Springs Healthcare Campus Specific Plan Zone the properties described and depicted in Exhibits "A", "B" and "C" attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case No. P14-0297, 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 _____.

WILLIAM R. BAILEY, III
Mayor of the City of Riverside

Attest:

COLLEEN J. NICOL
City Clerk of the City of Riverside

1 I, Colleen J. Nicol, 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 _____, 2017, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2017, by the
5 following vote, to wit:
6

7 Ayes:

8
9 Noes:

10 Absent:

11 Abstain:

12 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
13 City of Riverside, California, this ____ day of _____, 2017.
14

15
16 _____
17 COLLEEN J. NICOL
18 City Clerk of the City of Riverside
19

20 CA 17-1554
21
22
23
24
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26
27
28

EXHIBIT "A"
LEGAL DESCRIPTION-CHANGE OF ZONE
FROM: O-SP - OFFICE - SPECIFIC PLAN
(CANYON SPRINGS BUSINESS PARK) OVERLAY ZONES
TO: CSHCSP-CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN ZONE

APN: 291-440-047, 291-450-051, 291-450-052, 291-450-053

Parcels 24, 25, 28 and 30 of Parcel Map 19617 as filed in Book 128, Pages 91 through 103, inclusive, of Parcel Maps, being Parcels F, G, H, and I of Certificate of Compliance recorded November 9, 1993 as Instrument No. 448122, of Official Records, all in the Office of the County Recorder of Riverside County, State of California, lying within Section 3, Township 3 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the centerline intersection of Valley Springs Parkway and Corporate Centre Place as shown on said Parcel Map;

THENCE along the centerline of said Corporate Centre Place, North 64°07'03" East, a distance of 78.00 feet;

THENCE South 25°52'57" East, a distance of 50.00 feet to a point on the Southerly right of way line (50.00 foot half width) of Corporate Centre Place, said point being the **TRUE POINT OF BEGINNING**;

THENCE along said Southerly right of way line, North 64°07'03" East, a distance of 423.94 feet to the beginning of a tangent 1050.00 foot radius curve concave Northwesterly;

THENCE continuing Northeasterly along said Southerly right of way line and the arc of said curve through a central angle of 18°26'33", a distance of 337.98 feet to the Northwest corner of said Parcel 30;

THENCE along the Northerly line of said Parcel 30 and non-tangent to said curve South 89°25'26" East, a distance of 417.55 feet to the Northeast corner of said Parcel 30;

THENCE along the Easterly line of said Parcel 30, South 00°00'14" East, a distance of 395.00 feet to the Southeast corner of said Parcel 30;

THENCE along the Southerly line of said Parcel 30, South 89°59'46" West, a distance of 215.00 feet to an angle point on the Southerly line of said Parcel 30;

THENCE along the Southeasterly line of said Parcel 28, South 57°02'45" West, a distance of 325.01 feet to the most Easterly corner of said Parcel 25;

THENCE along the Southeasterly line of said Parcel 25, South 68°33'50" West, a distance of 452.53 feet to a point on the Easterly line of Parcel D of Grant of Easement Document recorded November 26, 1985 as Instrument No. 302611, Official Records of said County;

THENCE along said Easterly line of said Parcel D, North 22°05'36" West, a distance of 71.54 feet;

THENCE continuing along said Easterly line, North 67°42'50" West, a distance of 32.17 feet to a point on the Easterly right of way line (55.00 foot half width) of said Valley Springs Parkway and the beginning of a non-tangent 3055.00 foot radius curve concave Southwesterly, a radial line bears North 66°48'18" East;

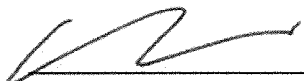
THENCE Northwesterly along said Easterly right of way line and the arc of said curve through a central angle of 02°41'15", a distance of 143.30 feet;

THENCE continuing along said Easterly right of way line, North 25°52'57" West, a distance of 137.00 feet to the Southerly right of way line of said Corporate Centre Place;

THENCE along said Southerly right of way line, North 19°07'03" East, a distance of 32.53 feet to the **TRUE POINT OF BEGINNING**.

Containing 10.446 acres, more or less.

This description was prepared by me or under by direction.



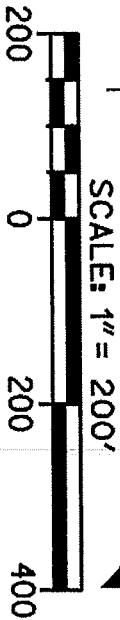
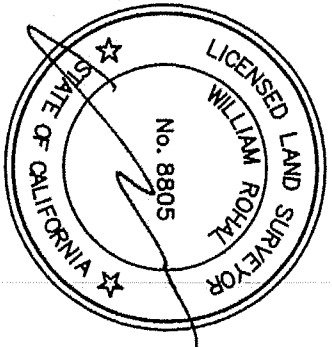
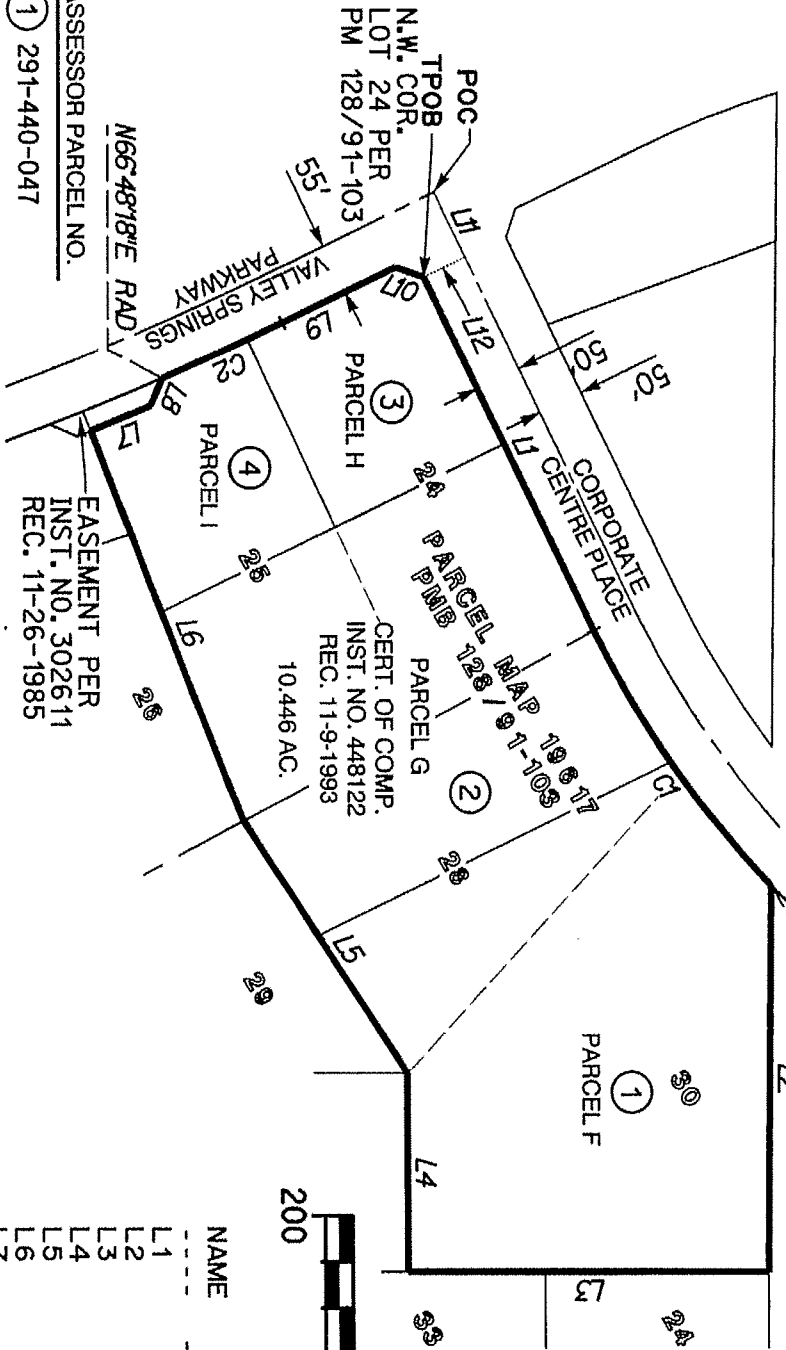
William Rohal L.S. 8805

9-18-2017

Date



FROM: O-SP - OFFICE - SPECIFIC PLAN
(CANYON SPRINGS BUSINESS PARK) OVERLAY ZONES
TO: CSHSCP-CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN ZONE



- ASSESSOR PARCEL NO.
- ① 291-440-047
 - ② 291-450-051
 - ③ 291-450-052
 - ④ 291-450-053

EASEMENT PER
INST. NO. 302611
REC. 11-26-1985

NAME	CURVE	DELTA	RADIUS	ARC
C1	18°26'33"	1050.00'	337.98'	L11
C2	2°41'15"	3055.00'	143.30'	L12

CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

RICK

1770 IOWA AVENUE - SUITE 100
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951.782.0707
(FAX) 951.782.0723

ENGINEERING COMPANY
Riverside
rickengineering.com
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

CHANGE OF ZONE

SCALE: 1"=200' DATE: AUG. 28, 2107

PLOT DATE: 18-SEP-2017

JN 17067

EXHIBIT "B"
LEGAL DESCRIPTION-CHANGE OF ZONE
FROM: O-SP - OFFICE - SPECIFIC PLAN
(CANYON SPRINGS BUSINESS PARK) OVERLAY ZONES
TO: CSHCSP-CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN ZONE

APN: 291-440-042, 291-440-043, 291-440-044,291-440-045

Parcels 54, 55, 56, 57 and a portion of Parcel 58 and Parcel 59 of Parcel Map 19617 as filed in Book 128, Pages 91 through 103, inclusive, of Parcel Maps, being Parcels B, C, D, and E of Certificate of Compliance recorded March 24, 1993 as Instrument No. 109165, of Official Records, both in the Office of the County Recorder of Riverside County, State of California, lying within Section 3, Township 3 South, Range 4 West, San Bernardino Base and Meridian, portion more particularly described as follows:

COMMENCING at the centerline intersection of Gateway Drive and Day Street as shown on said Parcel Map;

THENCE along the centerline of said Gateway Drive, South 89°59'46" West, a distance of 78.00 feet;

THENCE North 00°00'14" West, a distance of 50.00 feet to a point on the Northerly right of way line (50.00 foot half width) of said Gateway Drive, said point being the **TRUE POINT OF BEGINNING**;

THENCE along said Northerly right of way line, South 89°59'46" West, a distance of 767.00 feet to the Easterly right of way line of Canyon Park Drive as shown on said Parcel Map;

THENCE along said Easterly right of way line, North 45°00'14" West, a distance of 32.53 feet to a point on the Easterly right of way line (50.00 foot half width) of said Canyon Park Drive;

THENCE along said Easterly right of way line, North 00°00'14" West, a distance of 678.07 feet to the Northwest corner of Parcel B of said Certificate of Compliance;

THENCE along the Northerly line of said Parcel B, North 89°59'46" East, a distance of 459.26 feet to the Northeast corner line of said Parcel B;

THENCE along the Easterly line of said Parcel B, South 00°00'14" East, a distance of 207.33 feet to a point on the Northeasterly line of said Parcel 56;

THENCE along said Westerly right of way line, South 00°00'14" East, a distance of 296.77 feet to a point on the Southerly line of said Parcel 2;

THENCE along the Southerly line of said Parcel 2, North 89°50'09" West, a distance of 279.96 feet to a point on the Southerly line of said Parcel 2;

THENCE along said Southerly line, North 00°09'51" East, a distance of 66.24 feet to an angle point on the Southerly line of said Parcel 2;

THENCE along said Southerly line, South 89°59'46" West, a distance of 344.63 feet to the Southwest corner of said Parcel 2;

THENCE along said Westerly line, North 00°01'39" West, a distance of 203.90 feet to a point on the Southerly line of said Parcel Map;

THENCE along said Southerly line the following 3 courses:

North 89°50'44" West, a distance of 657.10 feet;

South 00°00'51" East, a distance of 520.02 feet;

North 89°50'13" West, a distance of 719.75 feet to a point on the Easterly right of way line (55.00 foot half width) of Valley Springs Parkway as shown on said Parcel Map;

THENCE along said Easterly right of way line, North 00°09'51" East, a distance of 244.62 feet to the beginning of a tangent 3055.00 foot radius curve concave Westerly;

THENCE continuing Northerly along said Easterly right of way line and the arc of said curve through a central angle of angle of 02°24'51", a distance of 128.72 feet to a point on the Easterly line of Parcel B of Grant of Easement Document recorded November 26, 1985 as Instrument No. 302611, Official Records of said County;

THENCE along said Easterly line of said Parcel B the following 3 courses:

non-tangent to said curve North 42°11'12" East, a distance of 32.21 feet;

THENCE North 03°22'36" West, a distance of 75.04 feet;

THENCE North 48°56'24" West, a distance of 32.21 feet to a point on the Easterly right of way line (55.00 foot half width) of Valley Springs Parkway as shown on said Parcel Map, said point being the beginning of a non-tangent 3055.00 foot radius curve concave Westerly, a radial line bears North 85°29'48" East;

THENCE Northerly along the arc of said curve through a central angle of 08°24'03", a distance of 447.93 feet to the Southerly line of said Gateway Drive;

THENCE along the Southerly line of said Gateway Drive the following 4 courses:

non-tangent to said curve North 31°24'58" East, a distance of 32.14 feet;

North 75°44'12" East, a distance of 165.09 feet to the beginning of a tangent 950.00 foot radius curve concave Southerly;

Easterly along the arc of said curve through a central angle of 14°15'34", a distance of 236.43 feet;

North 89°59'46" East, a distance of 1080.88 feet to the **TRUE POINT OF BEGINNING.**

Containing 30.097 acres, more or less.

This description was prepared by me or under by direction.



Robert A. Stockton, R.C.E. 33591
Expiration June 30, 2018

10-26-2017

Date

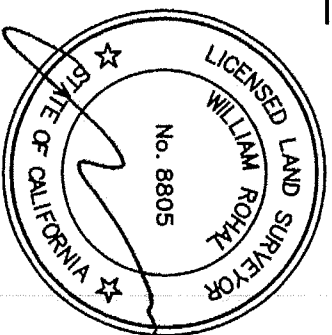


FROM: O-SP - OFFICE - SPECIFIC PLAN
(CANYON SPRINGS BUSINESS PARK) OVERLAY ZONES
TO: CSHCSP-CANYON SPRINGS HEALTHCARE CAMPUS
SPECIFIC PLAN ZONE

NAME	DIRECTION	LENGTH
L1	S 89°59'46" W	767.00'
L2	N 45°00'14" W	32.53'
L3	N 0°00'14" W	678.07'
L4	N 89°59'46" E	459.26'
L5	S 0°00'14" E	207.33'
L6	S 52°04'06" E	448.51'
L7	S 0°00'14" E	195.02'
L8	S 44°59'46" W	32.53'
L9	S 89°59'46" W	78.00'
L10	N 0°00'14" W	50.00'

ASSESSOR PARCEL NO.

- 1 291-440-042
- 2 291-440-043
- 3 291-440-044
- 4 291-440-045



CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

CHANGE OF ZONE

TRICK

ENGINEERING COMPANY

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rickengineering.com

Riverside

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

SCALE: 1" = 200'

DATE: AUG. 28, 2107

EXHIBIT "C"
LEGAL DESCRIPTION-CHANGE OF ZONE
FROM: CR-SP-COMMERCIAL RETAIL-SPECIFIC PLAN (CANYON SPRINGS
BUSINESS PARK) OVERLAY ZONES AND O-SP - OFFICE - SPECIFIC PLAN
(CANYON SPRINGS BUSINESS PARK) OVERLAY ZONES
TO: CSHCSP-CANYON SPRINGS HEALTHCARE CAMPUS SPECIFIC PLAN ZONE

APN: 291-090-038, 291-090-039, 291-090-041, 291-090-040, 291-450-057,
291-450-056, 291-450-055, 291-450-054, 291-440-049, 291-440-048, 291-440-050,
291-440-018, 291-440-033, 291-440-036,

Parcel 47 of Parcel Map 19617 as filed in Book 128, Pages 91 through 103, inclusive, of Parcel Maps, being Parcels J through T of Certificate of Compliance recorded November 9, 1993 as Instrument No. 448122, of Official Records, Parcel 1 of Certificate of Compliance recorded July 19, 1988 as Instrument No. 199597, of Official Records, and Parcel 2 of Certificate of Compliance recorded April 28, 1989 as Instrument No. 137470, of Official Records, all in the Office of the County Recorder of Riverside County, State of California, lying within Section 3, Township 3 South, Range 4 West, San Bernardino Base and Meridian, portion more particularly described as follows:

COMMENCING at the centerline intersection of Gateway Drive and Day Street as shown on said Parcel Map;

THENCE along the centerline of said Gateway Drive South 89°59'46" West, a distance of 640.97 feet;

THENCE South 00°00'14" East, a distance of 50.00 feet to the Northeast corner of Parcel 1 of said Certificate of Compliance as Instrument No. 199597, said being on the Southerly right of way line (50.00 foot half width) of said Gateway Drive and the **TRUE POINT OF BEGINNING**;

THENCE along the Easterly line of said Parcel 1, South 00°00'14" East, a distance of 427.00 feet to a point on the Northerly line of Parcel 2 of said Certificate of Compliance as Instrument No. 137470;

THENCE along said Northerly line, North 89°59'48" East, a distance of 562.97 to a point on the Westerly line of Parcel G of Grant of Easement Document recorded November 26, 1985 as Instrument No. 302611, Official Records of said County;

THENCE along said Westerly line of said of Parcel G, South 00°00'14" East, a distance of 41.06 feet;

THENCE continuing along said Westerly line, South 45°00'14" East, a distance of 32.53 feet to a point on the Westerly right of way line (55.00 foot half width) of said Day Street;

THENCE along the Northeasterly line of said Parcel 56 and said Parcel 57, South 52°04'06" East, a distance of 448.51 feet to a point on the Westerly right of way line (55.00 foot half width) of said Day Street;

THENCE along said Westerly right of way line, South 00°00'14" East, a distance of 195.02 feet to the Northerly line of said Gateway Drive;

THENCE along said Northerly line, South 44°59'46" West, a distance of 32.53 feet to the **TRUE POINT OF BEGINNING**.

Containing 10.270 acres, more or less.

This description was prepared by me or under by direction.



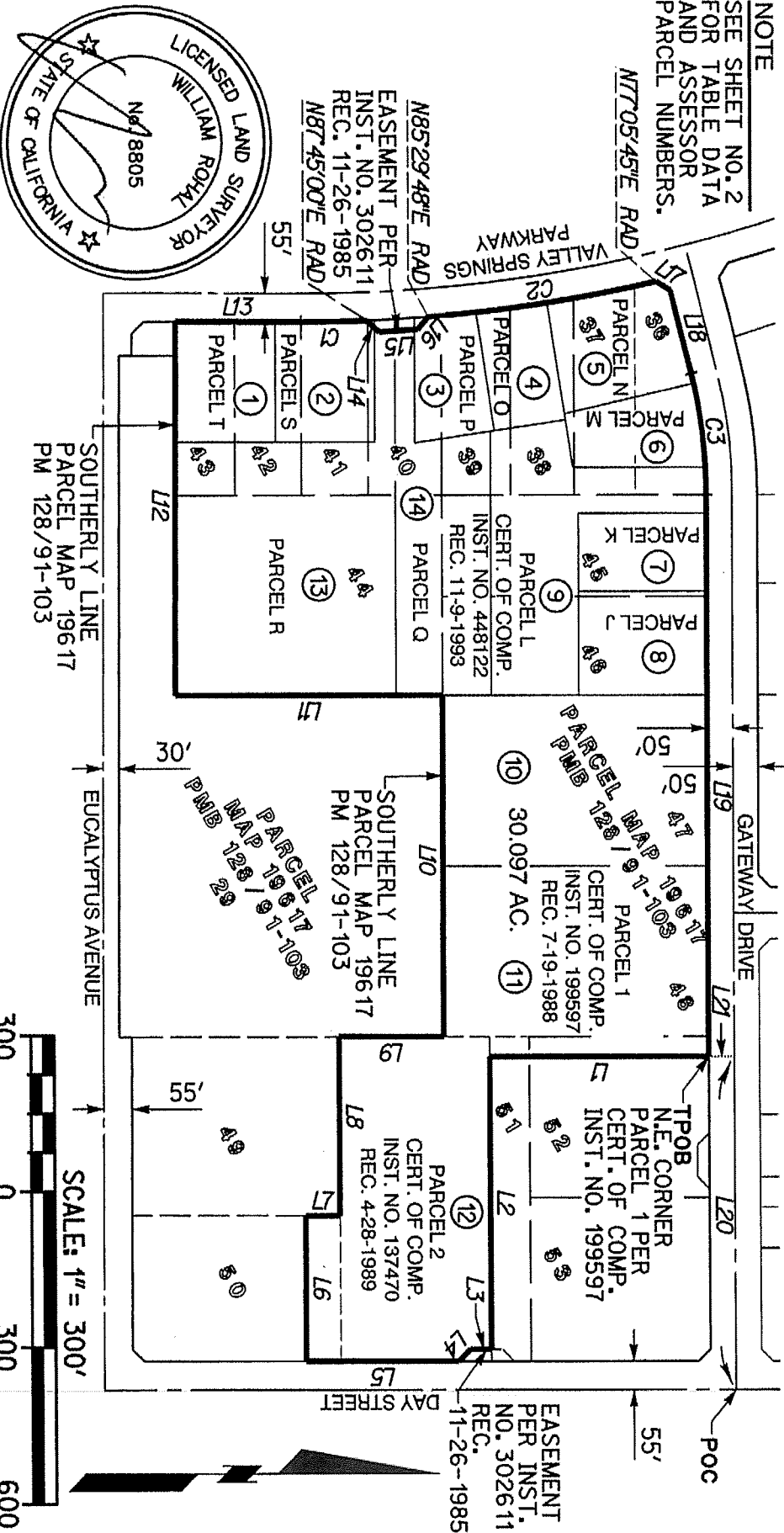
Robert A. Stockton, R.C.E. 33591
Expiration June 30, 2018

10-26-2017

Date



NOTE
SEE SHEET NO.2
FOR TABLE DATA
AND ASSESSOR
PARCEL NUMBERS.



CITY OF RIVERSIDE

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SHEET 1 OF 2

RICK

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ENGINEERING COMPANY
Riverside

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CHANGE OF ZONE

SCALE: 1"=300'

DATE: AUG. 28, 2107

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PLOT DATE: 18-SEP-2017

JN 17067

TABLE DATA

NAME	LINE TABLE		LENGTH	ASSESSOR PARCEL NO.
	DIRECTION			
L1	S 0°00'14" E	427.00'	①	291-090-041
L2	N 89°59'48" E	562.97'	②	291-090-040
L3	S 0°00'14" E	41.06'	③	291-450-057
L4	S 45°00'14" E	32.53'	④	291-450-056
L5	S 0°00'14" E	296.77'	⑤	291-450-055
L6	N 89°50'09" W	279.96'	⑥	291-450-054
L7	N 0°09'51" E	66.24'	⑦	291-440-049
L8	S 89°59'46" W	344.63'	⑧	291-440-048
L9	N 0°01'39" W	203.90'	⑨	291-440-050
L10	N 89°50'44" E	657.10'	⑩	291-440-018
L11	S 0°00'51" E	520.02'	⑪	291-440-033
L12	N 89°50'13" W	719.75'	⑫	291-440-036
L13	N 0°09'51" E	244.62'	⑬	291-090-039
L14	N 42°11'12" E	32.21'	⑭	291-090-038
L15	N 3°22'36" W	75.04'		
L16	N 48°56'24" W	32.21'		
L17	N 31°24'58" E	32.14'		
L18	N 75°44'12" E	165.09'		
L19	N 89°59'46" E	1080.88'		
L20	S 89°59'46" W	640.97'		
L21	S 0°00'14" E	50.00'		

NAME	CURVE TABLE		ARC
	DELTA	RADIUS	
C1	2°24'51"	3055.00'	128.72'
C2	8°24'03"	3055.00'	447.93'
C3	14°15'34"	950.00'	236.43'

CITY OF RIVERSIDE

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SHEET 2 OF 2

RICK

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ENGINEERING COMPANY

Riverside

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

CHANGE OF ZONE

SCALE: N/A

DATE: AUG. 28, 2107

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PLOT DATE: 18-SEP-2017

JN 17067