

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 1) MU/A – MIXED USE/ACADEMIC, MU/R - MIXED USE/ RESIDENTIAL, MU/U – MIXED USE/URBAN, A – ATHLETICS, AND OS – OPEN SPACE TO CBUSP – CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE, 2) MU/A-CR – MIXED USE/ACADEMIC AND CULTURAL RESOURCES OVERLAY ZONES AND MU/R-CR – MIXED USE/RESIDENTIAL AND CULTURAL RESOURCES OVERLAY ZONES TO CBUSP-CR – CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN AND CULTURAL RESOURCES OVERLAY ZONES, AND 3) R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE TO CBUSP – CALIFORNIA BAPTIST UNIVERSITY 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 hereby amended by removing from the 1) MU/R – Mixed Use/Residential, MU/U – Mixed Use/Urban, A – Athletics, and OS – Open Space to CBUSP – California Baptist University Specific Plan Zone, 2) MU/A-CR – Mixed Use/Academic and Cultural Resources Overlay Zones and MU/R-CR – Mixed Use Residential and Cultural Resources Overlay Zones to CBUSP-CR – California Baptist University Specific Plan and Cultural Resources Overlay Zones, and 3) R-1-7000 – Single Family Residential Zone to CBUSP – California Baptist University Specific Plan Zone, all the properties described and depicted in the Exhibits marked as “A” attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case No. P15-0987, 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.

Section 3: An Environmental Impact Report was prepared in connection with this action and has been certified concurrently with this action.

1 ADOPTED by the City Council this _____ day of _____, 2019.

2

3

4

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

5

Attest:

6

7

COLLEEN J. NICOL
City Clerk of the City of Riverside

9

10

11

12

13

14

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the _____ day of _____, 2017, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the _____ day of _____, 2019, by the following vote, to wit:

15

16

Ayes:

17

18

Noes:

19

Absent:

20

Abstain:

21

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2019.

23

24

COLLEEN J. NICOL
City Clerk of the City of Riverside

25

26

27

28

EXHIBIT "A"
LEGAL DESCRIPTION
CHANGE OF ZONE

PARCEL A

**FROM:CBUSP--MU/A-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
MIXED USE/ACADEMIC ZONE**

**CBUSP-MU/R-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
MIXED USE/RESIDENTIAL ZONE**

**CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-ATHLETICS
ZONE**

**CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-MIXED
USE/URBAN ZONE**

**CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-OPEN
SPACE ZONE**

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

Lots 1 through 12, inclusive, and a portion of Lots 13 through 16, inclusive, Block 23, and portions of Magnolia Avenue, Monroe Street and Adams Street, of Lands as shown on the Map of the Riverside Land and Irrigating Company, as shown by Map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1, Page 70 of Maps), records of San Bernardino County, within the City of Riverside, State of California, said portion more particularly described as follows:

BEGINNING at the centerline intersection of Magnolia Avenue and Adams Street per said Map;

THENCE along the centerline of said Adams Street South 33°36'15" East, a distance of 2260.49 feet to the Northeasterly prolongation of the Northwesterly right-of-way of State Route 91 as shown on the State Highway Map VIII RIV. 43 RIV. sheets 10 and 11 of 23 sheets on file with the County Surveyor of Riverside County on Jan. 5, 1962;

THENCE along said prolongation and said Northwesterly right-of-way line of said State Route 91, South 43°49'19" West, a distance of 165.65 feet;

THENCE continuing along said right-of-way the following 10 courses, South 51°47'58" West, a distance of 407.67 feet to the beginning of a tangent 5018.00 foot radius curve concave Northwesterly;

THENCE Southwesterly along the arc of said curve through a central angle of 02°14'25", a distance of 196.20 feet;

THENCE South 54°02'23" West, a distance of 500.94 feet to the beginning of a tangent 5018.00 foot radius curve concave Northwesterly;

THENCE Southwesterly along the arc of said curve through a central angle of 02°20'04", a distance of 204.45 feet;

THENCE South 56°22'27" West, a distance of 554.89 feet;

THENCE South 56°22'27" West, a distance of 154.84 feet to the beginning of a tangent 2018.00 foot radius curve concave Northwesterly;

THENCE Southwesterly along the arc of said curve through a central angle of 05°03'42", a distance of 178.28 feet;

THENCE South 61°26'09" West, a distance of 218.77 feet to the beginning of a tangent 982.00 foot radius curve concave Southeasterly;

THENCE Southwesterly along the arc of said curve through a central angle of 05°03'42", a distance of 86.75 feet;

THENCE South 56°22'27" West, a distance of 63.77 feet to a point on the centerline of Monroe Street as shown on the map of Diana Park, on file in Book 39, Pages 88 through 89, inclusive of Maps, Records of Riverside County, State of California;

THENCE along the centerline of said Monroe Street, North 33°35'54" West, a distance of 2335.09 feet to a point on the centerline of said Magnolia Avenue;

THENCE along the centerline of said Magnolia Avenue, North 56°23'19" East, a distance of 2724.67 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM that portion lying within the right of way of Adams Street, Diana Avenue, Monroe Street and Magnolia Avenue.

Containing 133.774 net acres, more or less
Containing 146.661 gross acres, more or less.

PARCEL B

**FROM: CBUSP- MU/A-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
MIXED USE/ACADEMIC ZONE**

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

The Southwesterly one-half of Lot 16, Block 13, as shown on the Map of Lands of the Riverside Land and Irrigating Company, as shown by Map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1, Page 70 of Maps), records of San Bernardino County, within the City of Riverside, State of California.

Containing 5.030 acres, more or less.

PARCEL C

**FROM: CBUSP-MU/R- CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
MIXED USE/RESIDENTIAL ZONE**

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

Lots 22 and 23 of the Sydenstricker Tract, as shown by map on file in Book 21, Pages 94 and 95 of Maps, records of Riverside County, within the City of Riverside, State of California.

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by Grant Deed recorded November 7, 1990 as Instrument No. 409357 of Official Records of Riverside County, California.

Containing 0.421 acres, more or less.

PARCEL D

**FROM: CBUSP-MU/A- CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
MIXED USE/ACADEMIC ZONE**

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

That portion of Lot 15, Block 14 as shown on the Map of Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1, Page 70 of Maps), records of San Bernardino County, within the City of Riverside, State of California, more particularly described as follows:

BEGINNING at the most Easterly corner of Lot 3 of the Sydenstricker Tract as shown by map on file in Book 21 Pages 94 and 95 of Maps, Records of Riverside County, California;

Thence Northeasterly and parallel with the Southeasterly line of Lot 15, 88.00 feet to a point 110.00 feet Southwesterly measured at right angles from the Northeasterly line of said lot 15;

Thence Northwesterly and parallel with the Northeasterly line of said Lot 15, 130.12 feet;

Thence Southwesterly and parallel with the Southeasterly line of said Lot 15, 88.00 feet to the Northeasterly line of Lot 4 of said Sydenstricker Tract as shown on said map;

Thence Southeasterly on the Northeasterly line of Lots 3 and 4 of said Sydenstricker Tract 130.12 feet to the **POINT OF BEGINNING**;

TOGETHER with that portion of Lot 15 in Block 14 of the Lands of the Riverside Land and Irrigating Company, in the City of Riverside, County of Riverside, State of California, above described, and Lot 2 of said Sydenstricker Tract more particularly described as follows:

BEGINNING at the most Easterly corner of Lot 1 of the Sydenstricker Tract;

Thence Northwesterly on the Northeasterly line of said Lot 1 and the Northwesterly extension thereof, a distance of 248.98 feet to the Southeasterly line of said Lot 3 of Sydenstricker Tract;

Thence Northeasterly on the Southeasterly line of said Lot 3 and the Northeasterly extensions thereof, 120.00 feet to a point 110.00 feet Southwesterly measured at right angles from the Northeasterly line of said Lot 15;

Thence Southeasterly and parallel with the Northeasterly line of Lot 1 above described as the Northwesterly extension thereof 246.98 feet to the Northwesterly line of Magnolia Avenue;

Thence Southwesterly on the Northwesterly line of Magnolia Avenue, 120.00 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH The Northeasterly 110 feet of the Southeasterly 379.1 feet of Lot 15 in Book 14 of the Lands of the Riverside Land and Irrigating Company, as shown by Map on file in Book 1, Page 70 of Maps, Records of San Bernardino County, California.

Containing 1.686 acres, more or less.

PARCEL E

**FROM: CBUSP-MU/A- CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
MIXED USE/ACADEMIC ZONE**

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

Parcel 1 of Certificate of Compliance for Lot Line Adjustment LL-014-012, recorded on November 26, 2001 as Instrument No. 2001-579591, of Official Records, in the Office of the Recorder of the County of Riverside, within the City of Riverside, State of California, more particularly described as follows:

That portion of Lot 4 in Block 22 of the Lands of the Riverside Land and Irrigating Company, in the City of Riverside, County of Riverside, State of California, as shown by Map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, more particularly described as follows;

COMMENCING at the Northeast corner of Lot C, (Faith Street), as shown on the Map of Ramona Gardens, on file in Book 37, Page 32 of Maps in the Office of the Recorder of Riverside County;

Thence South 56°00'00" West, 166.00 feet, along the Northwesterly line of said Ramona Gardens to the **TRUE POINT OF BEGINNING**;

Thence continuing South 56°00'00" West, 198.42 feet to a point on a line 60.00 feet Northeasterly of and parallel with the centerline of Adams Street;

Thence along said parallel line, North 33°59'56" West 320.00 feet;

Thence North 56°00'00" East, 198.42 feet;

Then South 33°59'56" East, 320.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.457 acres, more or less.

PARCEL F

FROM: R-1-7000-SINGLE FAMILY RESIDENTIAL ZONE

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

Parcel 1 of Parcel Map No. 21327 as shown by Map on file in Book 143, Pages 32 and 33 of Parcel Maps, records of Riverside County, within the City of Riverside, State of California.

Containing 1.077 acres, more or less.

PARCEL G

FROM: R-1-7000-SINGLE FAMILY RESIDENTIAL ZONE

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

Parcel 1 of and Parcel 2 of Record of Survey, on file in Book 40, Page 84 of Records of Surveys, records of the County of Riverside, State of California.

EXCEPTING THEREFROM that portion of Parcel 2 of Parcel Map No 21327, as shown by map on file in Book 143, Pages 32 and 33 of Parcel Maps, records of Riverside County, State of California, lying Southeasterly of the Northwesterly line of Lot 9, in Block 24 of the Lands of the Riverside Land and Irrigating Company, as shown by Map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California.

SUBJECT TO a Grant Deed conveyed to the City of Riverside by Document Recorded July 13, 1979 as Instrument No. 147167, Book 2024, Page 191, of Official Records of Riverside County, California.

Containing 9.905 acres, more or less.

PARCEL H

**FROM: CBUSP-MU/R-CR- CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
MIXED USE/RESIDENTIAL-CULTURAL RESOURCES ZONE**

**TO: CBUSP-CR- CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN AND
CULTURAL RESOURCES OVERLAY ZONES**

Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County, a portion Parcel A of Certificate of Compliance for Lot Merger LL-013-0797, recorded on June 29, 2015 as Document No. 2015-0277591, of Official Records of Riverside County, within the City of Riverside, State of California, said portion more particularly described as follows:

BEGINNING at the most Westerly corner of said Parcel A, said corner being on the Southeasterly right of way line of Magnolia (66.00 foot half width) as shown on said Tract No. 18586;

THENCE along said right of way line and the Northwesterly line of said Parcel A, North 56°23'19" East, a distance of 265.19 feet to a point on a line lying 396.00 feet Southwesterly of the Northerly corner of Lot 4 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps), records of San Bernardino County, said point also being the Northerly corner of said Parcel A and on the Northerly prolongation of the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE Southerly along the Northeasterly line of said Parcel A and said prolongation of said Southwesterly line, South 33°35'54" East, a distance of 661.04 feet to a point on the Southeasterly line of said Parcel A, said point also being on the Northeasterly line of said Lot 1;

THENCE along said Southeasterly line and said Northeasterly line, South 56°23'18" West, a distance of 265.19 feet to the most Southerly corner of said Parcel A, said corner being on the Northeasterly right of way line of Monroe Street (40.00 foot half width) as shown on said Tract No 18586;

THENCE along the Southwesterly line of said Parcel A and said right of way line, North 33°35'54" West, a distance of 661.04 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion of said Parcel A of Certificate of Compliance for Lot Merger LL-013-0797, recorded on June 29, 2015 as Document No. 2015-0277591, of Official Records, in the Office of the Recorder of the County of Riverside, within the City of Riverside, State of California, said portion more particularly described as follows:

COMMENCING at the most Westerly corner of said Parcel A, said corner being on the Southeasterly right of way line of Magnolia (66.00 foot half width) as shown on said Tract No. 18586;

THENCE along said right of way line and the Northwesterly line of said Parcel A, North 56°23'19" East, a distance of 265.19 feet to a point on a line lying 396.00 feet Southwesterly of the Northerly corner of Lot 4 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps), records of San Bernardino County, said point also being the Northerly corner of said Parcel A and on the Northerly prolongation of the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE Southerly along the Northeasterly line of said Parcel A and said prolongation of said Southwesterly line, South 33°35'54" East, a distance of 330.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 56°23'19" West, a distance of 205.84 feet;

THENCE South 33°35'54" East, a distance of 130.03 feet;

THENCE North 56°24'06" East, a distance of 205.84 feet to a point on the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE along said Southwesterly line, North 33°35'54" West, a distance of 130.08 feet to the **TRUE POINT OF BEGINNING**;

SUBJECT TO a Grant of Easement for Public Street and Highway Purposes conveyed to the City of Riverside by Document Recorded June 9, 2015 as Document No. 2015-0242340 of Official Records of Riverside County, California.

Containing 18.945 acres, more or less.

PARCEL I

**FROM: CBUSP-MU/A-CR- CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN
MIXED USE/ACADEMIC-CULTURAL RESOURCES ZONE**

**TO: CBUSP- CR-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN AND
CULTURAL RESOURCES OVERLAY ZONES**

A portion of Parcel A of Certificate of Compliance for Lot Merger LL-013-0797, recorded on June 29, 2015 as Document No. 2015-0277591, of Official Records, in the Office of the Recorder of the County of Riverside, within the City of Riverside, State of California, said portion more particularly described as follows:

COMMENCING at the most Westerly corner of said Parcel A, said corner being on the Southeasterly right of way line of Magnolia (66.00 foot half width) as shown on said Tract No. 18586;

THENCE along said right of way line and the Northwesterly line of said Parcel A, North 56°23'19" East, a distance of 265.19 feet to a point on a line lying 396.00 feet Southwesterly of the Northerly corner of Lot 4 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps), records of San Bernardino County, said point also being the Northerly corner of said Parcel A and on the Northerly prolongation of the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE Southerly along the Northeasterly line of said Parcel A and said prolongation of said Southwesterly line, South 33°35'54" East, a distance of 330.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 33°35'54" East, a distance of 130.03 feet;

THENCE North 56°24'06" East, a distance of 205.84 feet to a point on the Southwesterly line of Lot 1 of said Tract No. 18586;

THENCE along said Southwesterly line, North 33°35'54" West, a distance of 130.08 feet;

THENCE, North 56°23'19" East, a distance of 205.84 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.615 acres, more or less.

This description was prepared by me or under my direction.



William Rohal L.S. 8805

11-30-2018

Date



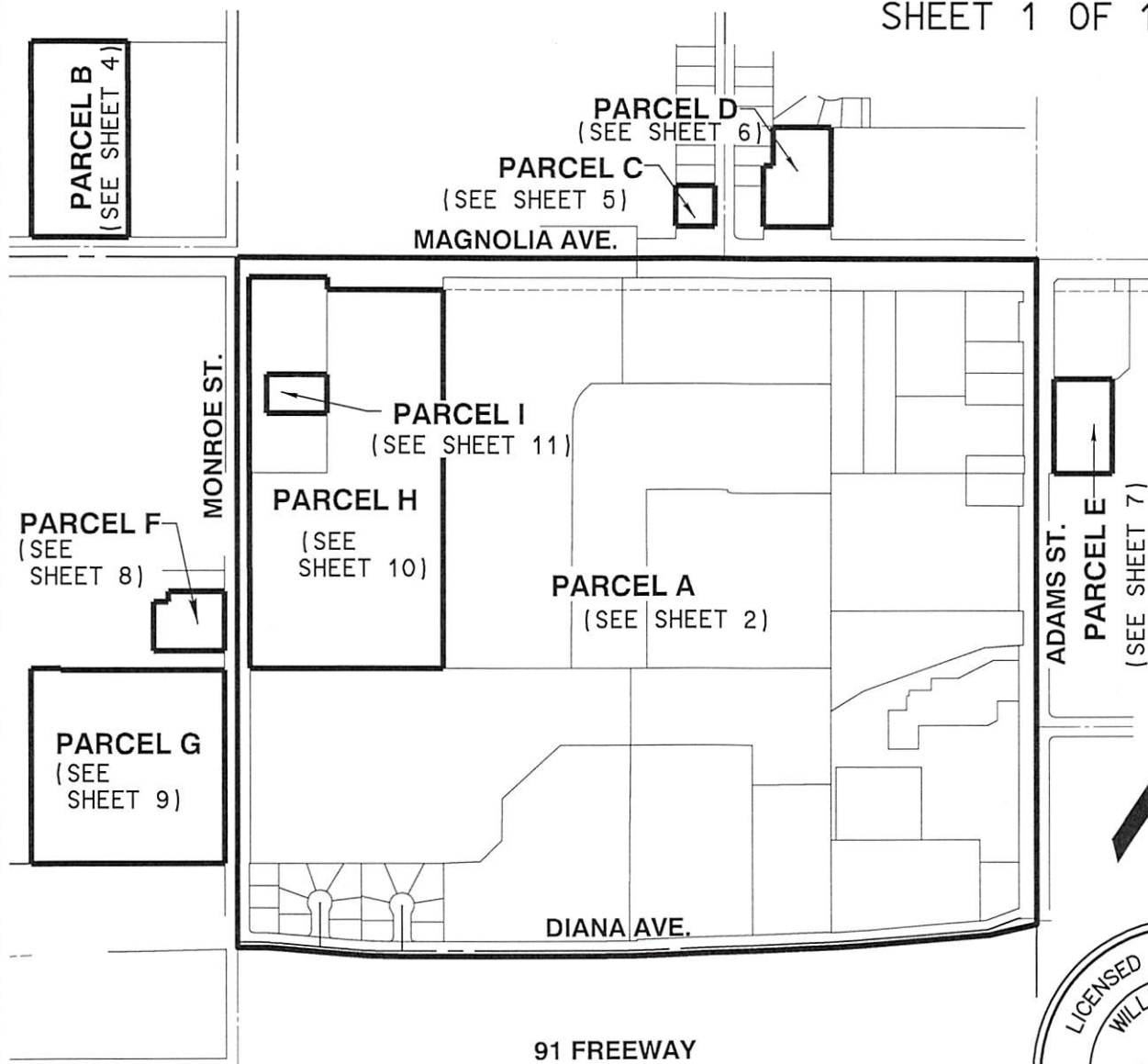
DESCRIPTION APPROVAL:

A handwritten signature in blue ink, appearing to read "Curtis C. Stephens".

11/30/18

CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

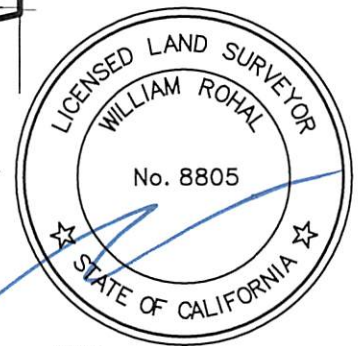
DATE



SCALE: 1" = 600'



LINE TABLE			CURVE TABLE			
NAME	DIRECTION	LENGTH	NAME	DELTA	RADIUS	ARC
L1	N 56°22'27" E	63.77'	C1	5°03'42"	982.00'	86.75'
L2	N 61°26'09" E	218.77'	C2	5°03'42"	2018.00'	178.28'
L3	N 56°22'27" E	154.84'	C3	2°20'04"	5018.00'	204.45'
L4	N 51°47'58" E	407.67'	C4	2°14'25"	5018.00'	196.20'
L5	N 43°49'19" E	165.65'				



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.

RICK
ENGINEERING COMPANY
Riverside

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

CHANGE OF ZONE
INDEX SHEET

SCALE: 1"=600' DATE: NOV. 12, 2018

MONROE ST.

N33°35'54"W 2335.09'

ADAMS ST.

N33°36'15"W

2260.49'

60'

44'

60'

41'

LANDS OF RIVERSIDE
LAND & IRRIGATING
COMPANY
BK. 1, PG. 72 S.B.
BLOCK 23
LOTS 1 THROUGH 12
& PORTION OF LOT 13
THROUGH 16
PARCEL A

PARCEL 1
PM 37/46-47

PARCEL 2

PARCEL 3

PARCEL 4

DIANA PARK
MB 39/88-89

91 FREEWAY

N56°22'27"E 554.89' DIANA AVE. 500.94'



NOTE

1. SEE SHEET NO. 1 FOR TABLE DATA.
2. SEE SHEET NO. 3 FOR ASSESSOR PARCEL NO. & LEGEND.

SCALE: 1" = 400'



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.



1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

CHANGE OF ZONE

SCALE: 1"=400' DATE: NOV. 12, 2018

PLOT DATE: 29-NOV-2018

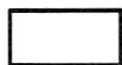
JN 15620U

NO ASSESSOR PARCEL NUMBER

1 231-020-032
 2 231-020-026
 3 231-030-024
 4 231-030-027
 5 231-030-028
 6 231-030-029
 7 231-040-003
 8 231-040-004
 9 231-040-006
 10 231-040-007
 11 231-040-012
 12 231-040-014
 13 231-040-017
 14 231-040-023
 15 231-040-025
 16 231-040-026
 17 231-040-027
 18 231-050-004
 19 231-050-005
 20 231-061-001
 21 231-061-002
 22 231-061-003

NO ASSESSOR PARCEL NUMBER

23 231-061-004
 24 231-061-005
 25 231-061-006
 26 231-061-007
 27 231-061-008
 28 231-061-009
 29 231-061-010
 30 231-061-011
 31 231-061-012
 32 231-061-013
 33 231-061-014
 34 231-061-015
 35 231-061-016
 36 231-061-017
 37 231-070-007
 38 231-070-016
 39 231-070-017
 40 231-080-005
 41 231-080-009
 42 231-080-026
 43 231-080-027
 44 231-080-028

**LEGEND**

FROM: CBUSP-MU/A-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
 MIXED USE/ACADEMIC ZONE

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE



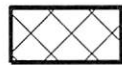
FROM: CBUSP-MU/R-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
 MIXED USE/RESIDENTIAL ZONE

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE



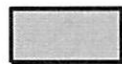
FROM: CBUSP-A-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
 ATHLETICS ZONE

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE



FROM: CBUSP-MU/U-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
 MIXED USE/URBAN ZONE

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE



FROM: CBUSP-OS-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN-
 OPEN SPACE ZONE

TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

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.



1770 IOWA AVENUE - SUITE 100
 RIVERSIDE, CA 92507
 951.782.0707
 (FAX) 951.782.0723

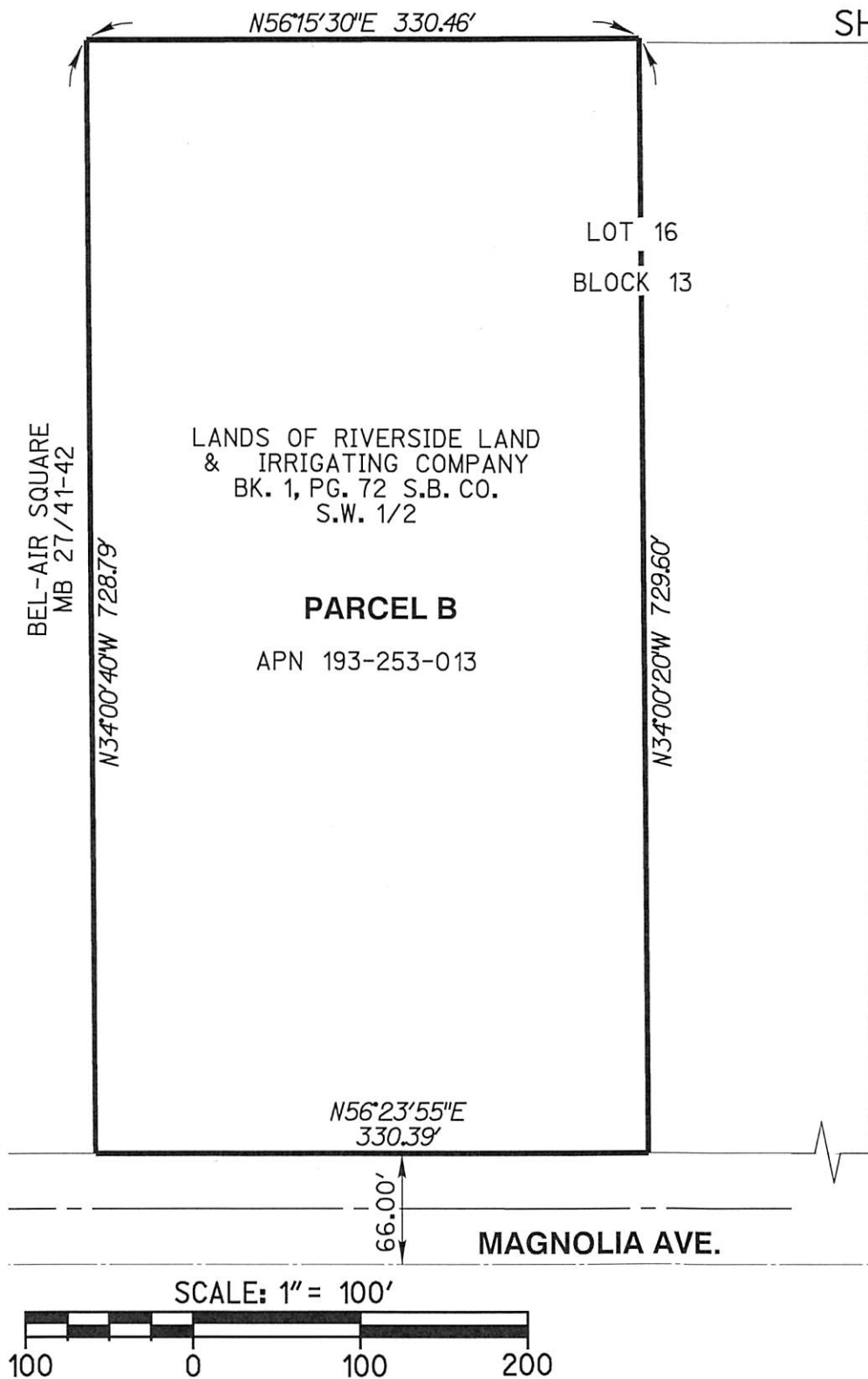
rickengineering.com

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

CHANGE OF ZONE

SCALE: N/A

DATE: NOV. 12, 2018



MONROE STREET



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.

RICK
ENGINEERING COMPANY
Riverside

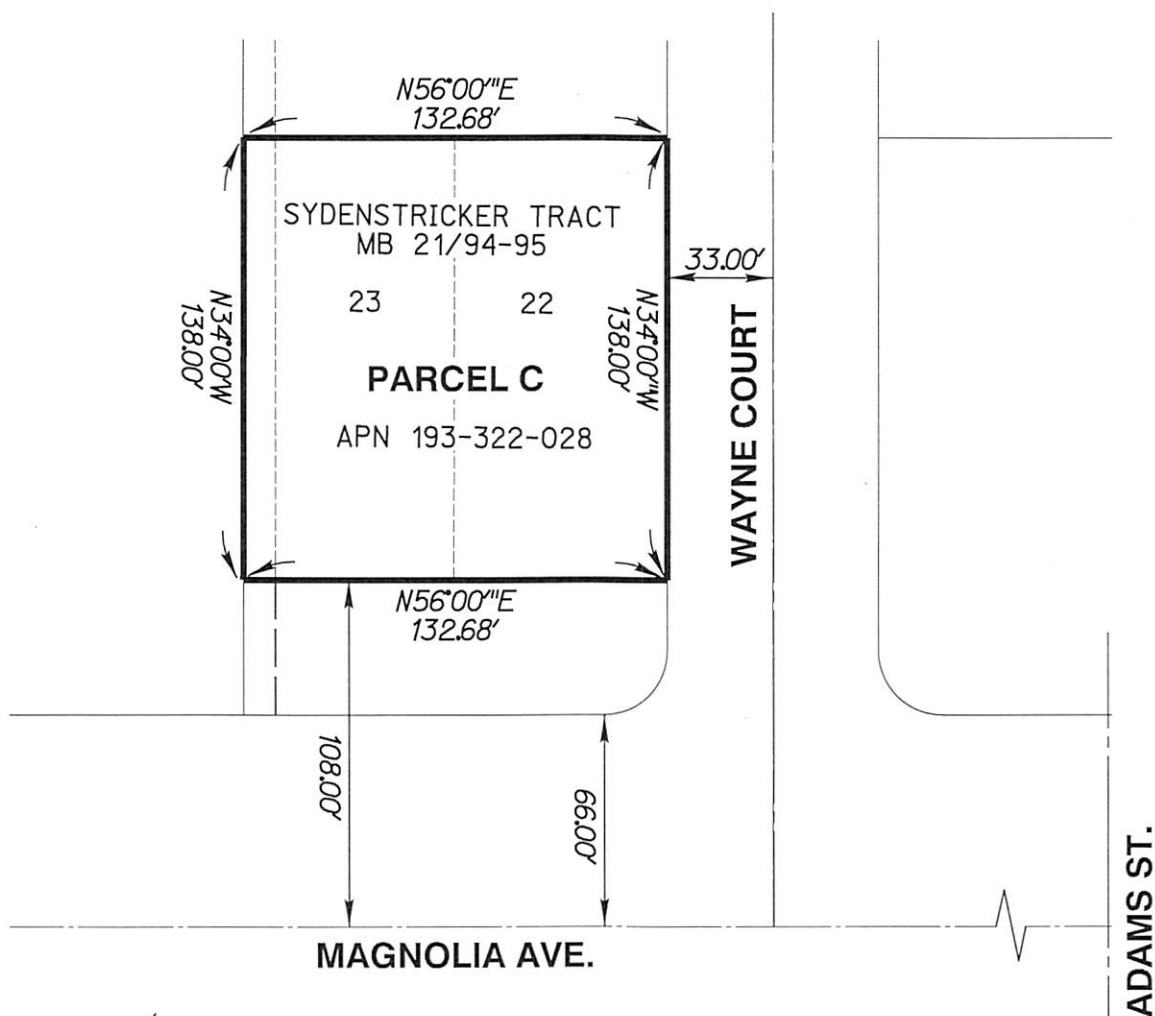
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

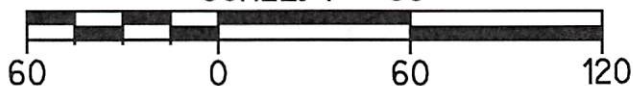
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

CHANGE OF ZONE
FROM: CBUSP-MU/A
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN ZONE

SCALE: 1"=100' | DATE: NOV. 12, 2018



SCALE: 1" = 60'



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.

RICK
ENGINEERING COMPANY
Riverside

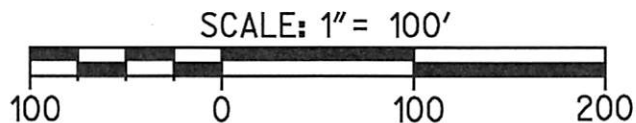
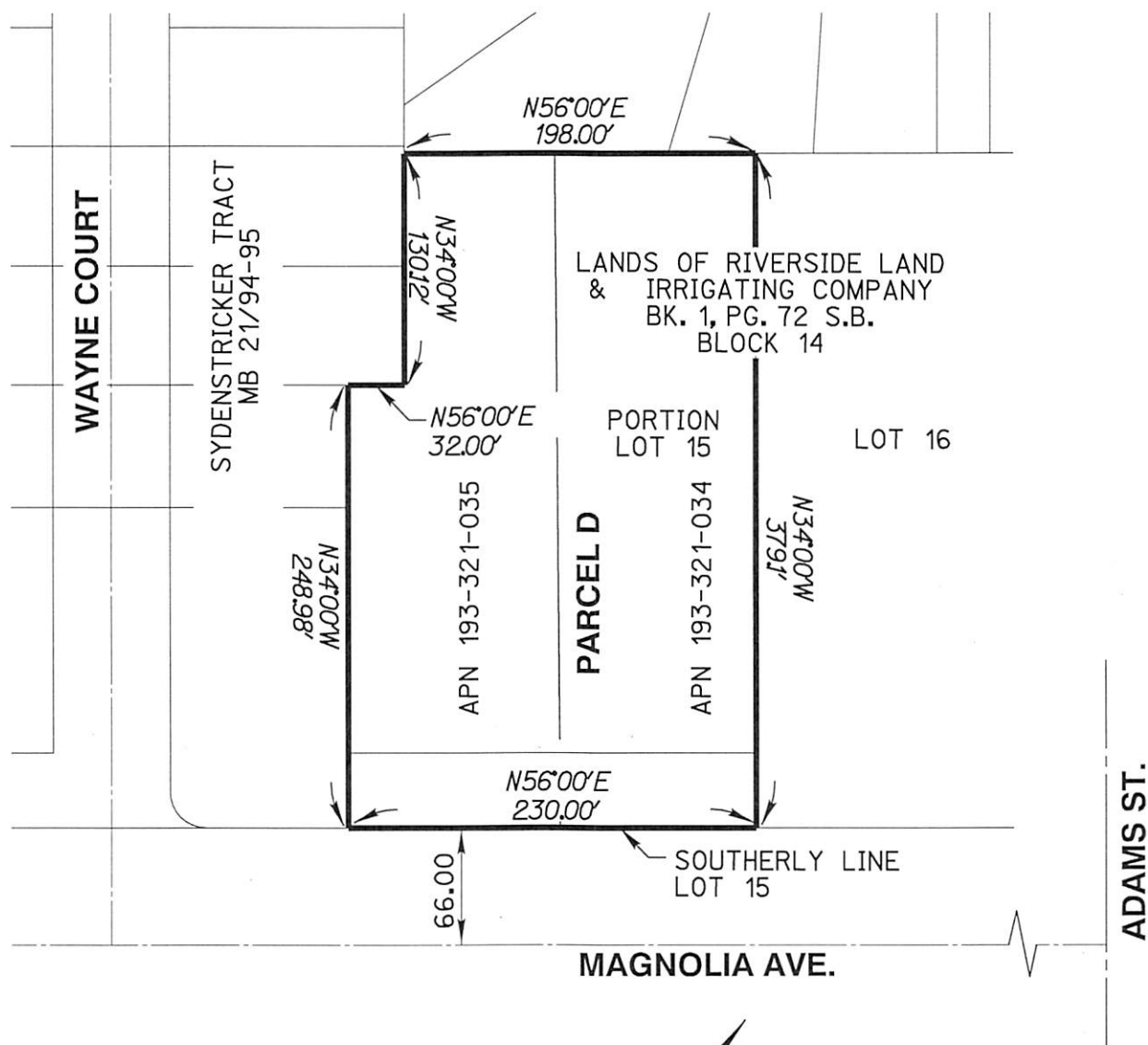
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

CHANGE OF ZONE
FROM: CBUSP-MU/R
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN ZONE

SCALE: 1"=60' | DATE: NOV. 12, 2018



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.

RICK
ENGINEERING COMPANY
Riverside

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

CHANGE OF ZONE
FROM: CBUSP-MU/A
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN ZONE

SCALE: 1"=100' DATE: NOV. 12, 2018

MAGNOLIA AVE.

SHEET 7 OF 11 SHEETS

ADAMS STREET

SOUTHWESTERLY
LINE PARCEL 1
PER LLA 014-012

LLA 014-012
DOC. 2001-579591
11-26-2001
PARCEL 1

PARCEL E

APN 231-090-067

N56°00'00"E 198.42'

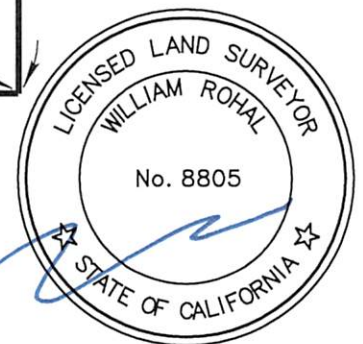
60.00'

N33°59'56"W 320.00'

N33°59'56"W 320.00'

N56°00'00"E 198.42'

SCALE: 1" = 60'



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.

RICK
ENGINEERING COMPANY
Riverside

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

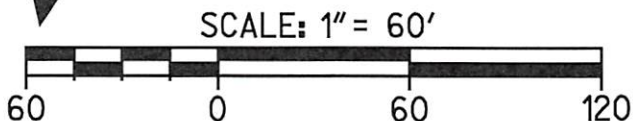
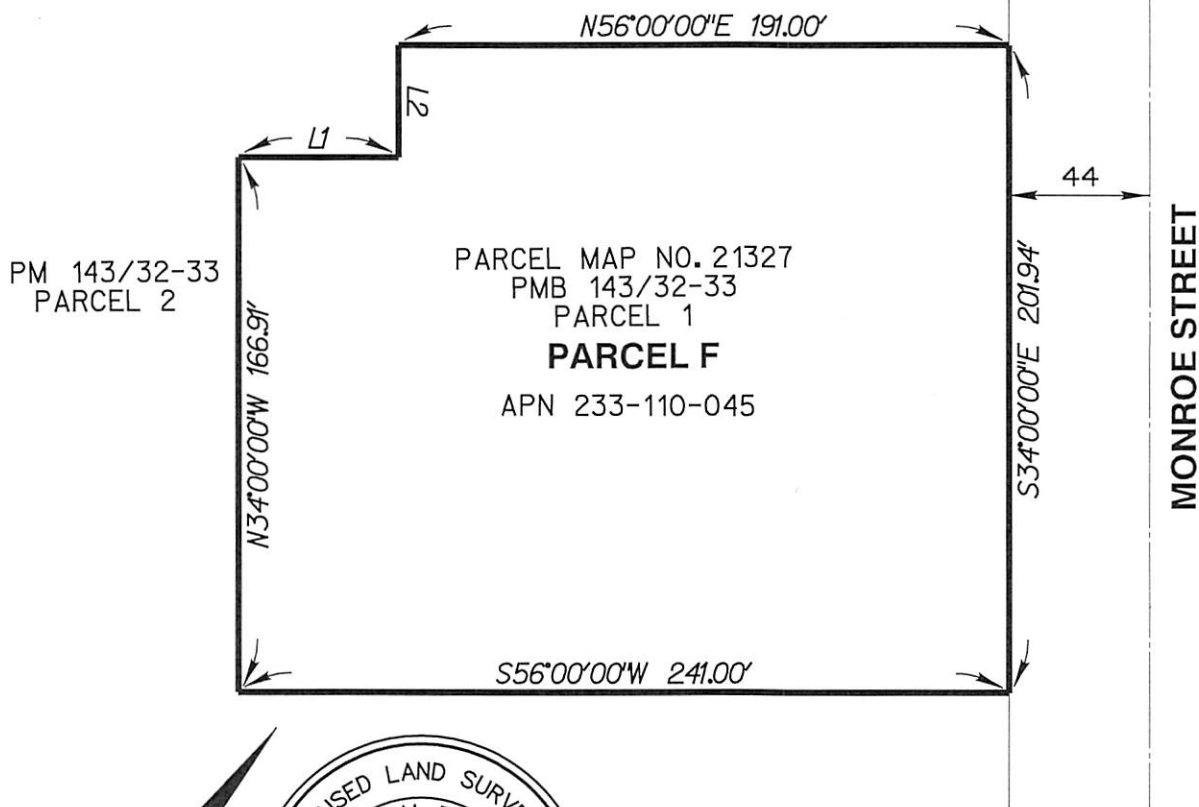
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

CHANGE OF ZONE
FROM: CBUSP-MU/A
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN ZONE

SCALE: 1"=60'

DATE: NOV. 12, 2018

MAGNOLIA AVE.



NAME	LINE TABLE	
	DIRECTION	LENGTH
L1	N 56°00'00" E	50.00'
L2	N 34°00'00" W	35.00'

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.

RICK
ENGINEERING COMPANY
Riverside

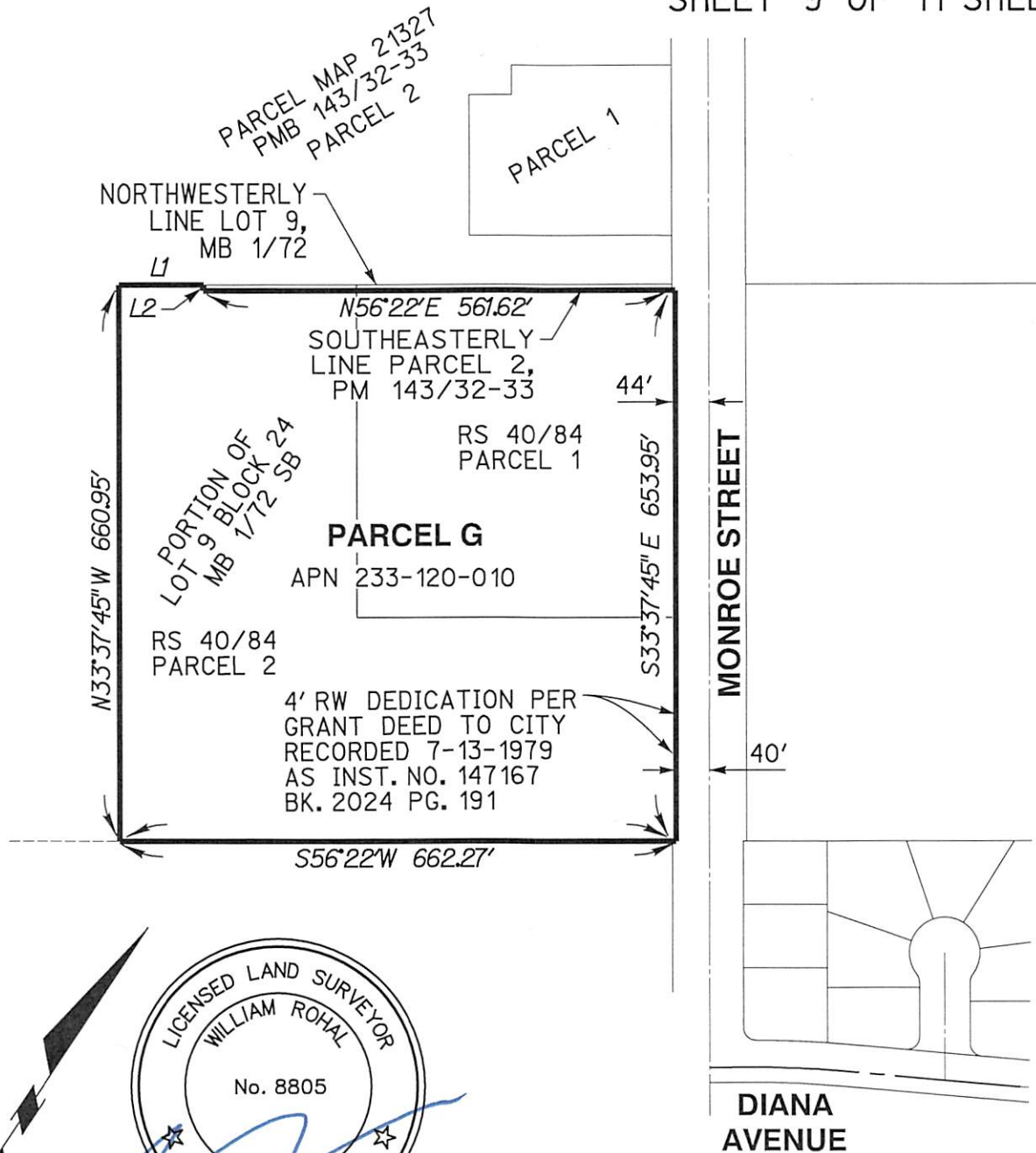
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

CHANGE OF ZONE
FROM: R-1-7000-SINGLE FAMILY
RESIDENTIAL ZONE
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN ZONE

SCALE: 1"=60' DATE: NOV. 12, 2018



SCALE: 1" = 200'



NAME

LINE TABLE
DIRECTION

LENGTH

L1

N 56°22' E

100.65'

L2

S 33°37'45" E

7.00'

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.

RICK
ENGINEERING COMPANY
Riverside

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

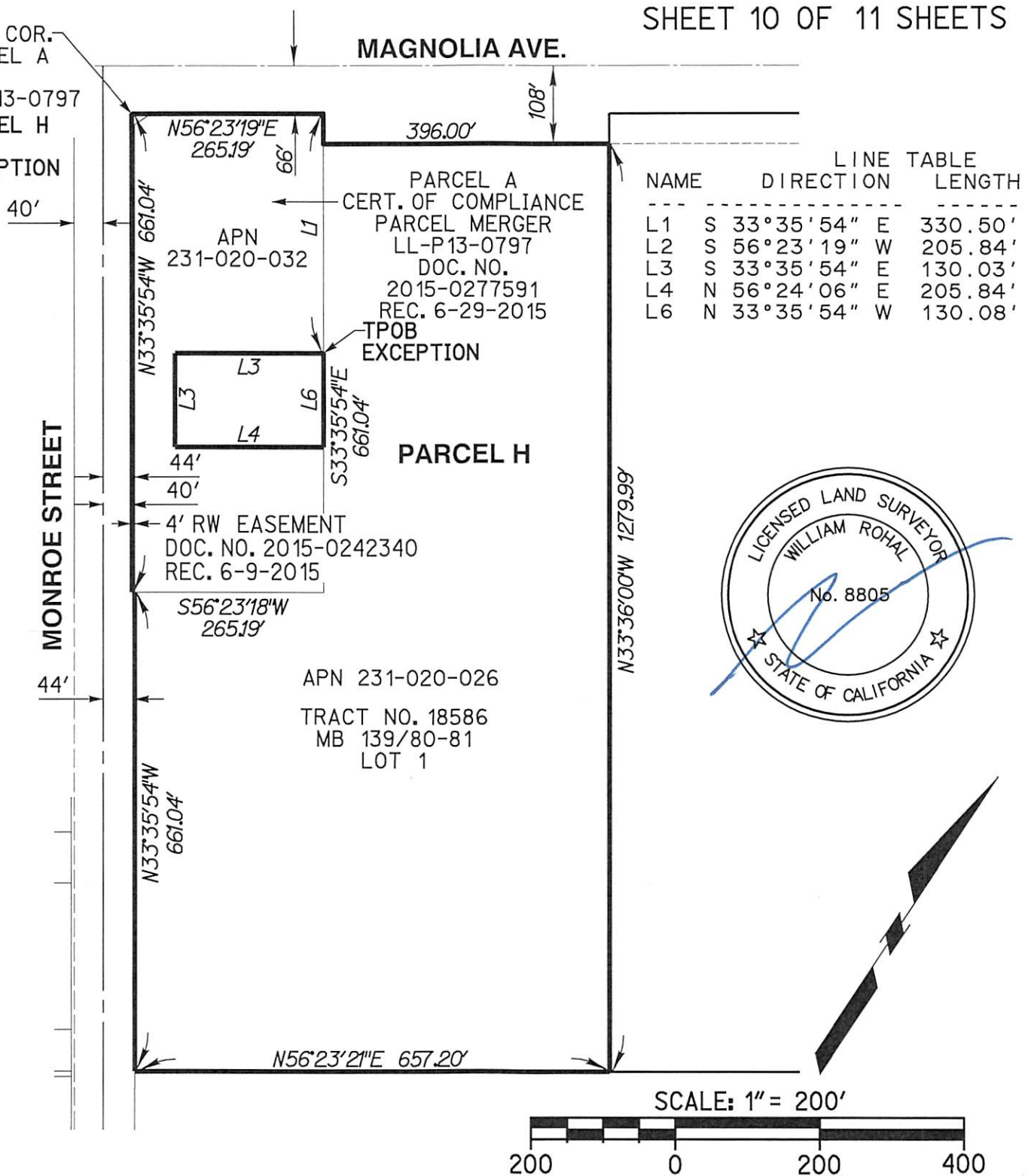
San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

CHANGE OF ZONE
FROM: R-1-7000-SINGLE FAMILY
RESIDENTIAL ZONE
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN ZONE

SCALE: 1"=200' DATE: NOV. 12, 2018

POB
W'LY. COR.
PARCEL A
PER
LL-P13-0797
PARCEL H
POC
EXCEPTION

SHEET 10 OF 11 SHEETS



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.

RICK
ENGINEERING COMPANY
Riverside

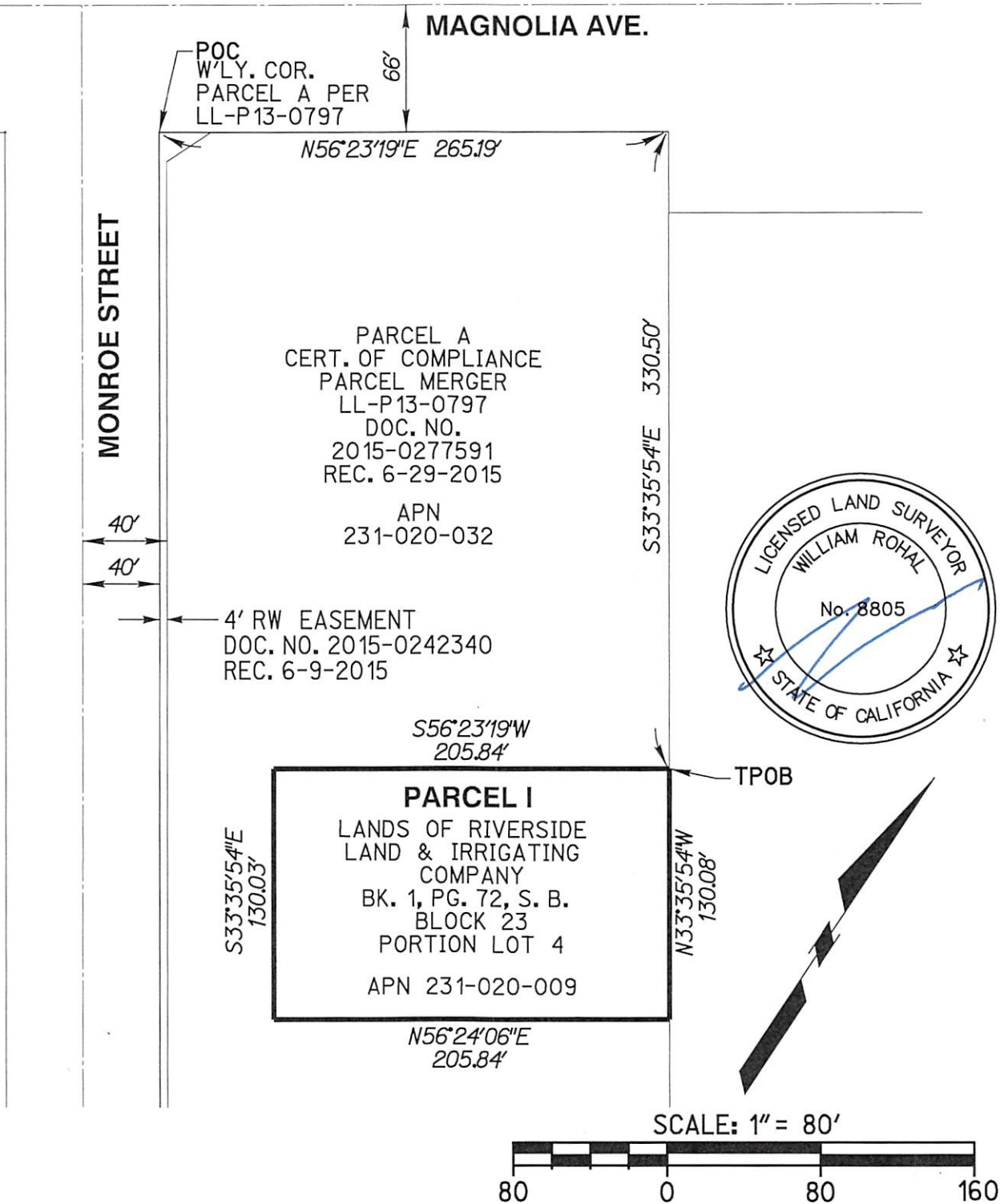
1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

CHANGE OF ZONE
FROM: CBUSP-MU/R-CR
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN AND
CULTURAL OVERLAY RESOURCES ZONE

SCALE: 1"=200' DATE: NOV. 12, 2018



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.



1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

CHANGE OF ZONE
FROM: CBUSP-MU/A-CR
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN AND
CULTURAL OVERLAY RESOURCES ZONE

SCALE: 1"=100' | DATE: NOV. 12, 2018

EXHIBIT "A"
LEGAL DESCRIPTION-CHANGE OF ZONE
FROM: CBUSP-CR-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN
AND CULTURAL RESOURCES OVERLAY ZONES
TO: CBUSP-CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN ZONE

Parcel A of Certificate of Compliance for Lot Merger LL-013-0797, recorded on June 29, 2015 as Document No. 2015-0277591, of Official Records of Riverside County, within the City of Riverside, State of California, said portion more particularly described as follows:

BEGINNING at the most Westerly corner of said Parcel A, said corner being on the Southeasterly right of way line of Magnolia (66.00 foot half width) as shown on said Tract No. 18586;

THENCE along said right of way line and the Northwesterly line of said Parcel A, North 56°23'19" East, a distance of 265.19 feet to a point on a line lying 396.00 feet Southwesterly of the Northerly corner of Lot 4 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps), records of San Bernardino County, said point also being the Northerly corner of said Parcel A and on the Northerly prolongation of the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE Southerly along the Northeasterly line of said Parcel A and said prolongation of said Southwesterly line, South 33°35'54" East, a distance of 661.04 feet to a point on the Southeasterly line of said Parcel A, said point also being on the Northeasterly line of said Lot 1;

THENCE along said Southeasterly line and said Northeasterly line, South 56°23'18" West, a distance of 265.19 feet to the most Southerly corner of said Parcel A, said corner being on the Northeasterly right of way line of Monroe Street (40.00 foot half width) as shown on said Tract No 18586;

THENCE along the Southwesterly line of said Parcel A and said right of way line, North 33°35'54" West, a distance of 661.04 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that portion of said Parcel A of Certificate of Compliance for Lot Merger LL-013-0797, recorded on June 29, 2015 as Document No. 2015-0277591, of Official Records, in the Office of the Recorder of the County of Riverside, within the City of Riverside, State of California, said portion more particularly described as follows:

COMMENCING at the most Westerly corner of said Parcel A, said corner being on the Southeasterly right of way line of Magnolia (66.00 foot half width) as shown on said Tract No. 18586;

THENCE along said right of way line and the Northwesterly line of said Parcel A, North 56°23'19" East, a distance of 265.19 feet to a point on a line lying 396.00 feet Southwesterly of the Northerly corner of Lot 4 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps), records of San Bernardino County, said point also being the Northerly corner of said Parcel A and on the Northerly prolongation of the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE Southerly along the Northeasterly line of said Parcel A and said prolongation of said Southwesterly line, South 33°35'54" East, a distance of 330.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 56°23'19" West, a distance of 205.84 feet;

THENCE South 33°35'54" East, a distance of 130.03 feet;

THENCE North 56°24'06" East, a distance of 205.84 feet to a point on the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE along said Southwesterly line, North 33°35'54" West, a distance of 130.08 feet to the **TRUE POINT OF BEGINNING**;

SUBJECT TO a Grant of Easement for Public Street and Highway Purposes conveyed to the City of Riverside by Document Recorded June 9, 2015 as Document No. 2015-0242340 of Official Records of Riverside County, California.

Containing 3.344 acres, more or less.

This description was prepared by me or under my direction.



William Rohal L.S. 8805

11-30-2018

Date

DESCRIPTION APPROVAL:



CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

11/30/18
DATE



POB
W'LY. COR. PARCEL A PER
LL-P13-0797
POC
EXCEPTION

GRANT DEED INST
NO. 8991 JAN 15, 1982

MOST NORTHERLY
CORNER LOT 4

N56°23'19"E 265.19'

66'

108'

396.00'

PARCEL A
CERT. OF COMPLIANCE
PARCEL MERGER
LL-P13-0797
DOC. NO.
2015-0277591
REC. 6-29-2015
APN 231-020-032

TRACT NO 18586
MB 139/80-81
LOT 1

LOT 4
BLOCK 23
MB 1/72
S.B.

NORTHEASTERLY LINE OF LOT 4 MB 1/72 SB
AND LOT 1 TRACT 18686

MONROE STREET
N33°35'54"W 661.04'

S33°35'54"E 330.50'

S33°35'54"E 661.04'

S56°23'19"W 205.84'
S33°35'54"E 130.03'
N33°35'54"W 130.08'
N56°24'06"E 205.84'

TPOB
EXCEPTION

APN 231-020-026

44'
40'

LOT 4
BLOCK 23
MB 1/72
S.B.

RW EASEMENT
DOC. NO. 2015-0242340
REC. 6-9-2015

S56°23'18"W 265.19'

LOT 1

231-020-026



SCALE: 1" = 100'



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.

RICK
ENGINEERING COMPANY
Riverside

1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

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

SPECIFIC PLAN
OVERLAY ZONE
FROM: CBUSP-MU/R-CR
TO: CBUSP-CALIFORNIA BAPTIST
UNIVERSITY SPECIFIC PLAN ZONE

SCALE: 1"=100' DATE: NOV. 13, 2018