

# TENTATIVE TRACT NO. 18147

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE  
STATE OF CALIFORNIA

A.P. NO.: 195-214-23  
AREA: 9.58 ACRES  
NOVEMBER 2017

**LEGAL DESCRIPTION:**  
BEING THAT PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, SAID CORNER BEING THE CENTERLINE INTERSECTION OF BOLSA AVENUE 80.00 FEET WIDE AND SPRINGDALE STREET 60.00 FEET WIDE, THENCE NORTH 0°39'25" WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 2387.94 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY; THENCE SOUTH 89°35'34" WEST ALONG SAID EASTERLY EXTENSION, AND SAID NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY, 75 FEET WIDE, A DISTANCE OF 770.00 FEET; THENCE NORTH 0°39'25" WEST, A DISTANCE OF 280.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COURSE NORTH 0°39'25" WEST, A DISTANCE OF 605.63 FEET; THENCE NORTH 73°00'24" WEST, A DISTANCE OF 136.42 FEET; THENCE SOUTH 88°30'00" WEST, A DISTANCE OF 520.00 FEET; THENCE SOUTH 0°39'26" EAST, PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 645.59 FEET; THENCE NORTH 89°35'34" EAST PARALLEL WITH THE NORTH LINE OF SAID UNITED STATES RAILROAD RIGHT OF WAY, A DISTANCE OF 650.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, TOGETHER WITH THE RIGHT TO ENTER, EXPLORE FOR AND REMOVE THE SAME, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE, AS RESERVED BY DOROTHY T. PECK, INDIVIDUALLY; DOROTHY T. PECK, AS TRUSTEE UNDER THE WILL OF ALDRICH R. PECK, DECEASED; DOROTHY THAYER PECK, CHARLES H. HATCHER AND TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, AS TRUSTEES OF THE TRUST UNDER WRITTEN DECLARATION THEREOF, BY CARRIE A. PECK, DATED DECEMBER 18, 1936 IN DEED RECORDED OCTOBER 04, 1960, IN BOOK 5445, PAGE 332, OF OFFICIAL RECORDS.

**OWNER:**  
WESTMINSTER SCHOOL DISTRICT  
1412 CEDARWOOD AVENUE  
WESTMINSTER, CA 92683  
(714) 894-7311

**DEVELOPER:**  
TRI POINTE HOMES, LLC  
5 PETERS CANYON, SUITE 100  
IRVINE, CA 92606  
949-478-8839  
MR. RICK WOOD

**MAP PREPARER:**  
WALDEN & ASSOCIATES  
2552 WHITE ROAD, SUITE B  
IRVINE, CA 92614  
949-650-9110  
JEFFREY A. WALDEN, P.L.S. 7914

- NOTES:**
- NUMBER OF LOTS: 53 NUMBERED 1-4 LETTERED  
LOTS A THROUGH D INCLUSIVE ARE NON-BUILDABLE LOTS.  
LOT A IS FOR PRIVATE STREET, PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS PURPOSES.  
LOT B IS FOR COMMON AREAS.  
LOT C IS FOR WATER QUALITY PURPOSES.  
LOT D IS TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH FOR THIS FINAL MAP.
  - GENERAL PLAN DESIGNATION:  
EXISTING: P(RL)  
PROPOSED: RL (7.6 ACRES), OS-P (1.15 ACRES)
  - ZONING DESIGNATION:  
EXISTING: PS  
PROPOSED: RL (7.6 ACRES), OS-PR (1.15 ACRES)
  - EXISTING USE: VACANT SCHOOL
  - FLOOD ZONE: ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 06059C0119J, REVISED DECEMBER 3, 2009.
  - EXISTING SITE REQUIREMENTS:  
SETBACKS:  
FRONT: 10 FEET  
SIDE: ZERO  
REAR: ZERO  
SIDE ABUTTING RESIDENTIAL: 10 FEET  
SIDE ABUTTING STREET: 10 FEET  
REAR: ZERO  
REAR ABUTTING RESIDENTIAL: 10 FEET  
BUILDING HEIGHT:  
MAXIMUM BUILDING HEIGHT 50 FEET. STRUCTURES WITHIN 45 FEET OF THE DISTRICT BOUNDARY SHALL NOT EXCEED 18 FEET IN HEIGHT.  
FLOOR AREA RATIO (FAR):  
1.5 MAXIMUM
  - UTILITY PURVEYORS:  
WATER: CITY OF HUNTINGTON BEACH (PUBLIC)  
SEWER: CITY OF HUNTINGTON BEACH  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY  
TELEPHONE: VERIZON OF CALIFORNIA

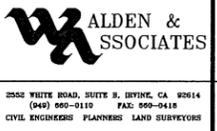
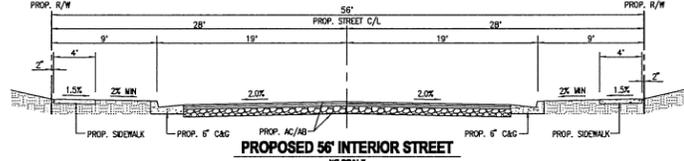
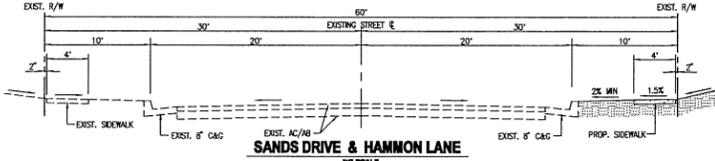
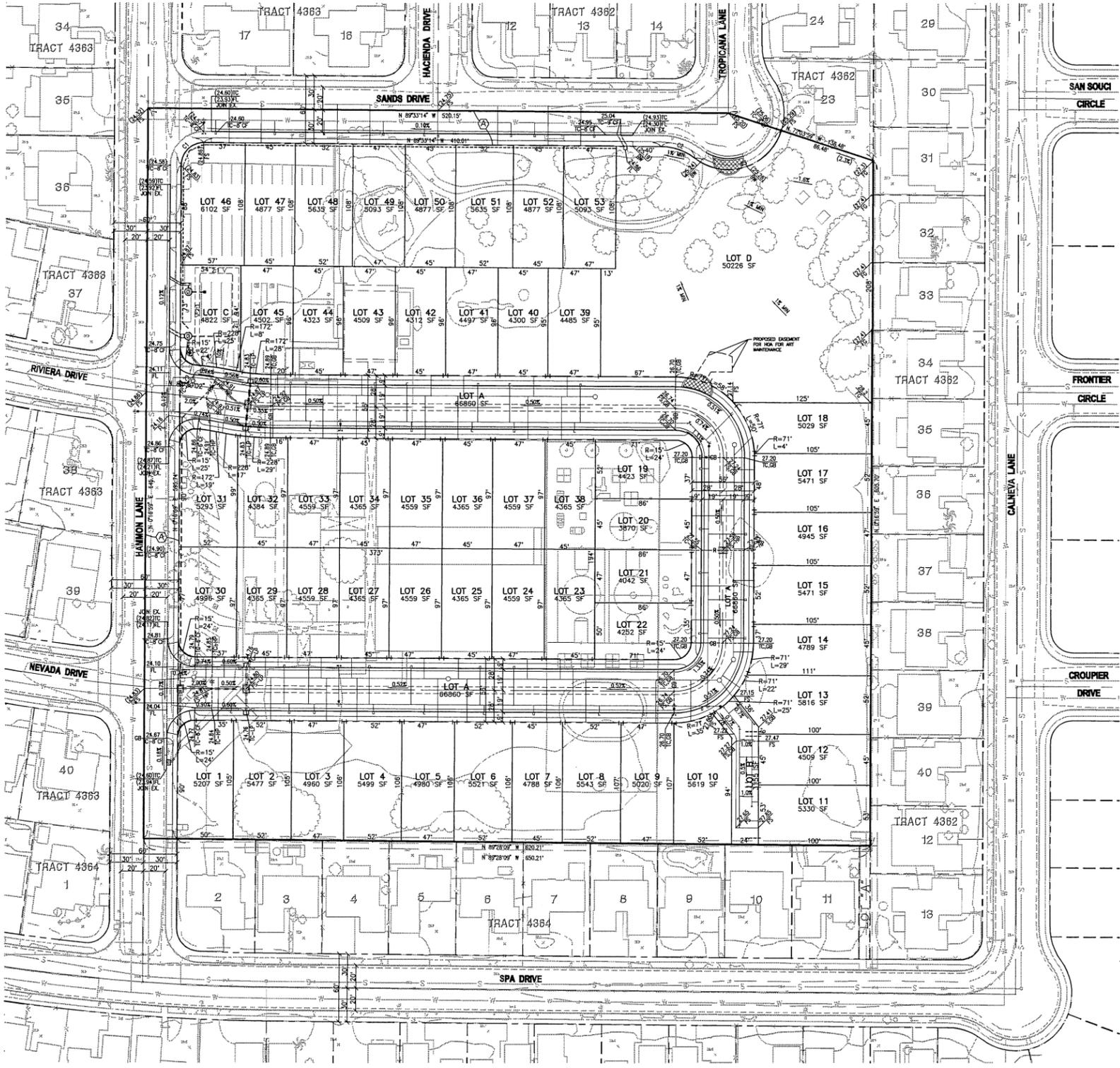
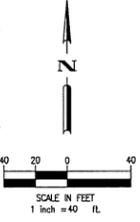
**EASEMENT NOTES:**

AN EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JUNE 9, 1965 IN BOOK 7549, PAGE 631 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 10, 1965 IN BOOK 7661, PAGE 52 OF OFFICIAL RECORDS.

- LEGEND:**
- LS - LANDSCAPE AREA
  - ASPH - ASPHALT PAVEMENT
  - CONC - CONCRETE
  - TRN - TRANSFORMER
  - W - EXISTING WATER LINE
  - SW - EXISTING SEWER LINE
  - ES - EXISTING STORM DRAIN LINE
  - EL - EXISTING ELECTRICAL LINE
  - TEL - EXISTING TELEPHONE LINE
  - WV - WATER VALVE
  - WM - WATER METER
  - FI - FIRE HYDRANT
  - WMH - WATER MANHOLE
  - SI - SIGN
  - SMH - TELEPHONE MANHOLE
  - ICV - IRRIGATION CONTROL VALVE
  - SMH - SEWER MANHOLE
  - SDM - STORM DRAIN MANHOLE
  - CB - CATCH BASIN
  - MP - HANDICAP PARKING
  - SL - STREET LIGHT
  - PP - POWER POLE
  - T - TREE
  - PT - PALM TREE
  - W - WALL
  - IND - INDICATES PROJECT BOUNDARY

**BOUNDARY LABELS:**

CURVE	DELTA	RADIUS	LENGTH
C1	97°09'47"	20.00'	31.47'
C2	38°52'12"	50.00'	32.18'
C3	109°22'57"	50.00'	65.45'



**FRANKLIN SCHOOL SITE**  
Huntington Beach, California

## TENTATIVE TRACT MAP

06.04.18

