

# TENTATIVE PARCEL MAP NO. 2024-152

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

### PROPOSED BOUNDARY

ENGINEER:  
  
**JONES, CAHL & ASSOCIATES**  
 CONSULTING ENGINEERS  
 18090 Beach Boulevard - Huntington Beach  
 California 92648 - (714) 848-0566  
 e-mail: jca@jonescahl.com  
 JOB NO.: 21-2485

DANIEL RUBIO  
 P.L.S. 8239 EXP. 12/31/23 DATE

**PROJECT ADDRESS:**  
 515 12TH STREET

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 7, BLOCK C OF TRACT NO. 1094, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 44, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 024-017-09

**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF 12TH STREET, BEING NORTH 41°15'00" EAST PER TRACT NO. 1094, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 44, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**BENCHMARK:**  
 DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-256A-83", SET IN THE NORTHERLY CORNER OF A 4 FT. BY 13 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF PALM AVENUE AND 12TH STREET, 54 FT. SOUTHEASTERLY OF THE CENTERLINE OF 12TH STREET AND 20 FT. SOUTHWESTERLY OF THE CENTERLINE OF PALM. MONUMENT IS SET LEVEL WITH THE SIDEWALK

ELEVATION = 29.649, NAVD 88, LEVELED 2005, O.C.S. 1995 ADJUSTMENT

**FLOOD ZONE:**  
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J  
 MAP NO: 06059C0261J  
 EFFECTIVE DATE: DECEMBER 3, 2009  
 DATUM: NAVD 1988

**OWNER/SUBDIVIDER:**  
 515 12TH ST, LLC  
 28392 AIROSO STREET  
 RANCHO MISSION VIEJO, CA 92694

CONTACT: GRANT KEENE  
 PHONE: (949) 677-0668  
 EMAIL: grant@jca-development.com

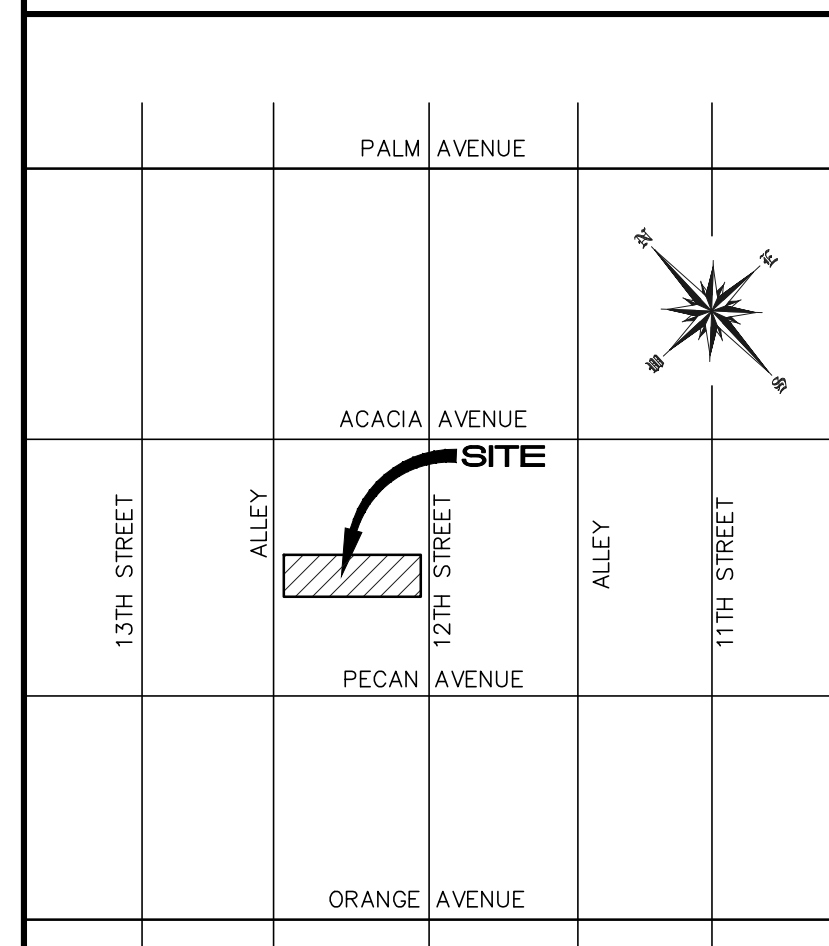
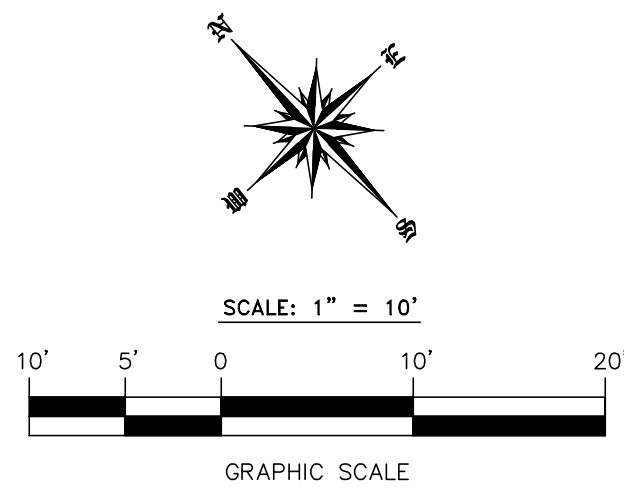
**ARCHITECT:**  
 JOT AND ASSOCIATES  
 9521 IRVINE CENTER DRIVE  
 IRVINE, CA 92618

TELEPHONE: (949) 861-2244  
 EMAIL: jay@jotdesign.com

**UTILITY PROVIDERS:**  
 WATER DISTRICT: CITY OF HUNTINGTON BEACH  
 SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH  
 ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON  
 GAS PROVIDER: SOUTHERN CALIFORNIA GAS  
 CABLE PROVIDER: TIME WARNER CABLE

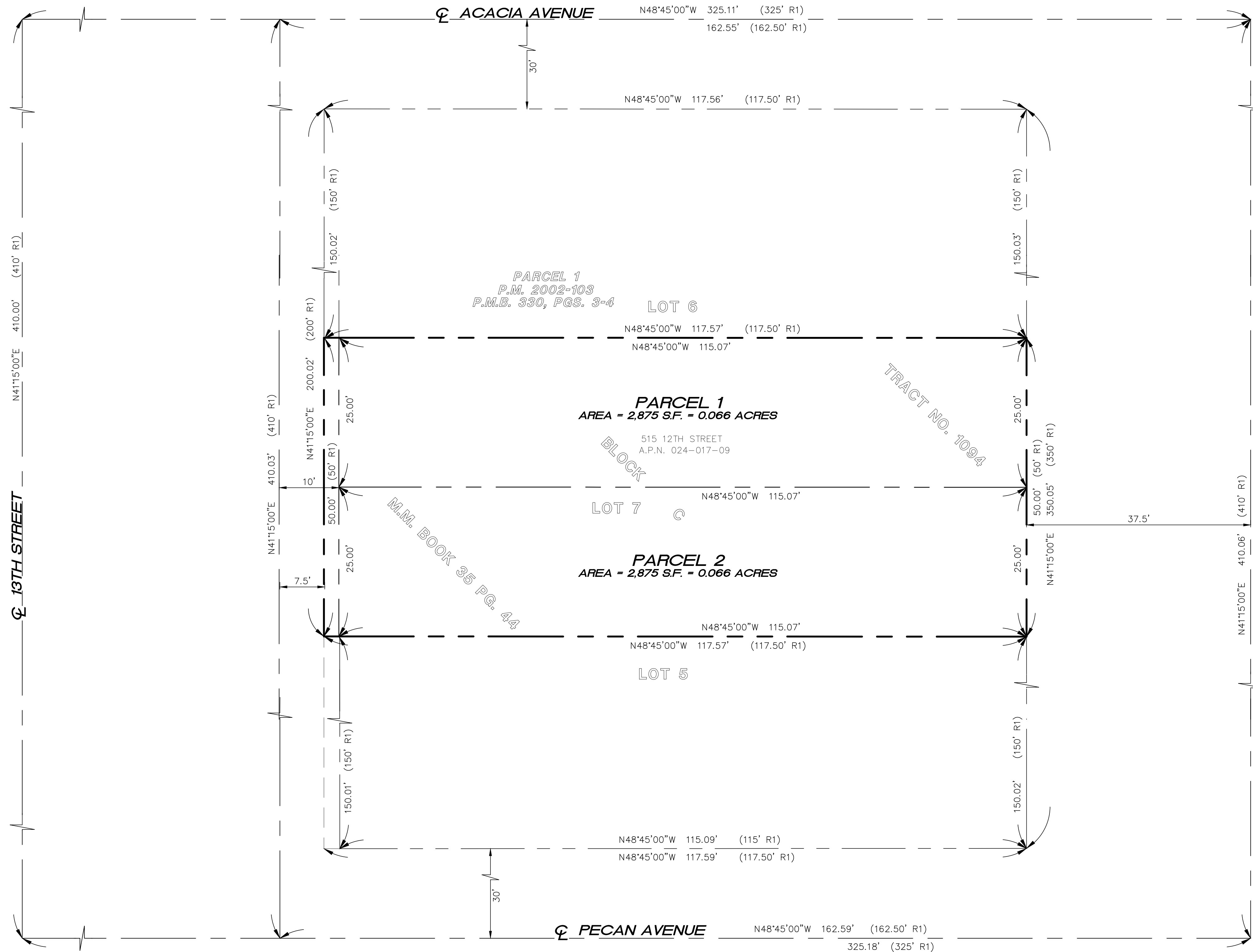
**GENERAL NOTES:**

- DATE OF PREPARATION: OCTOBER 2024
- GROSS ACREAGE: 5,875 S.F. = 0.135 ACRES
- EXISTING ZONING: RMH-A
- GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY (SMALL LOT SUBDISTRICT))
- SITE IS CURRENTLY DEVELOPED
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.



**VICINITY MAP**  
 NOT TO SCALE

| LEGEND      |                        |
|-------------|------------------------|
| (XXX.XX)    | EXISTING ELEVATIONS    |
| (XXX)       | EXISTING CONTOUR       |
| ---         | ORIGINAL PROPERTY LINE |
| - - -       | PROPOSED PROPERTY LINE |
| - X -       | CHAIN LINK FENCE       |
| - S -       | SEWER LINE             |
| - W -       | WATER LINE             |
| ▬▬▬         | BLOCK WALL             |
| ▬▬▬▬        | BUILDING               |
| ▬▬▬▬▬       | CONCRETE               |
| ✻           | PALM TREE              |
| AC          | ASPHALTIC CONCRETE     |
| BSW         | BACK OF SIDEWALK       |
| CB          | CATCH BASIN            |
| CL          | CENTERLINE             |
| CLP         | CHAIN LINK FENCE       |
| CP          | SURVEY CONTROL POINT   |
| ED          | EXTRA DEPTH FOOTING    |
| ED VLT      | EDISON VAULT           |
| ELEC BOX    | ELECTRIC BOX           |
| EP          | EDGE OF PAVEMENT       |
| FF          | FINISHED FLOOR         |
| FL          | FLOW LINE              |
| FS          | FINISHED SURFACE       |
| GH SPK      | GEARHEAD SPIKE         |
| GTE VLT     | GTE VAULT              |
| H.P.        | HIGH POINT             |
| IRR VLV     | IRRIGATION VALVE       |
| INV         | INVERT                 |
| LF          | LINEAR FEET            |
| LS          | LANDSCAPE AREA         |
| L.S.        | LUMP SUM               |
| MH          | MANHOLE                |
| NG          | NATURAL GRADE          |
| PP          | POWER POLE             |
| SQ          | SQUARE FEET            |
| SMH         | SEWER MANHOLE          |
| STRIP DRAIN | STRIP DRAIN            |
| SW          | SIDEWALK               |
| TC          | TOP OF CURB            |
| TG          | TOP OF GRATE           |
| TS          | TOP OF STEP            |
| TSW         | TOP OF STEM WALL       |
| WM          | WATER METER            |
| WV          | WATER VALVE            |
| WTR         | WATER SERVICE          |



| REVISIONS |      |             |    |
|-----------|------|-------------|----|
| NO.       | DATE | DESCRIPTION | BY |
|           |      |             |    |

**REFERENCES**  
 R1- INDICATES RECORD DATA PER TRACT NO. 1094, M.M. 35/44

**TENTATIVE PARCEL MAP NO. 2024-152**  
**IN THE CITY OF HUNTINGTON BEACH**  
**DATE: OCTOBER 18, 2024**  
**PROPOSED BOUNDARY**  
**SHEET 1 OF 3**

# TENTATIVE PARCEL MAP NO. 2024-152

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

### EXISTING TOPOGRAPHY

ENGINEER:  
  
**JONES, CAHL & ASSOCIATES**  
 CONSULTING ENGINEERS  
 18090 Beach Boulevard - Huntington Beach  
 California 92648 - (714) 848-0566  
 e-mail: jca@jonescahl.com  
 JOB NO.: 21-2485

DANIEL RUBIO DATE  
 P.L.S. 8239 EXP. 12/31/23

**PROJECT ADDRESS:**  
 515 12TH STREET

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 7, BLOCK C OF TRACT NO. 1094, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 44, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 024-017-09

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF 12TH STREET, BEING NORTH 41°15'00" EAST PER TRACT NO. 1094, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 44, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**BENCHMARK:**

DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-256A-83", SET IN THE NORTHERLY CORNER OF A 4 FT. BY 13 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF PALM AVENUE AND 12TH STREET, 54 FT. SOUTHEASTERLY OF THE CENTERLINE OF 12TH STREET AND 20 FT. SOUTHWESTERLY OF THE CENTERLINE OF PALM AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION = 29.649, NAVD 88, LEVELED 2005, O.C.S. 1995 ADJUSTMENT

**FLOOD ZONE:**

ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J

MAP NO: 06059C0261J

EFFECTIVE DATE: DECEMBER 3, 2009

DATUM: NAVD 1988

**OWNER/SUBDIVIDER:**

515 12TH ST, LLC  
 28392 AIROSO STREET  
 RANCHO MISSION VIEJO, CA 92694

CONTACT: GRANT KEENE

PHONE: (949) 677-0668

EMAIL: grant@wjkdevelopment.com

**ARCHITECT:**

JONES, CAHL & ASSOCIATES  
 9321 IRVINE CENTER DRIVE  
 IRVINE, CA 92618

TELEPHONE: (949) 861-2244

EMAIL: jay@jtdesign.com

CONTACT: JAY TOMAGEN

**SURVEY BY:**

JONES, CAHL & ASSOCIATES  
 18090 BEACH BLVD, SUITE #12  
 HUNTINGTON BEACH, CA 92648

TELEPHONE: (714) 848-0566

FAX: (714) 848-6322

E-MAIL: jca@jonescahl.com

CONTACT: DANIEL RUBIO, P.E., P.L.S.

**UTILITY PROVIDERS:**

WATER DISTRICT: CITY OF HUNTINGTON BEACH

SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH

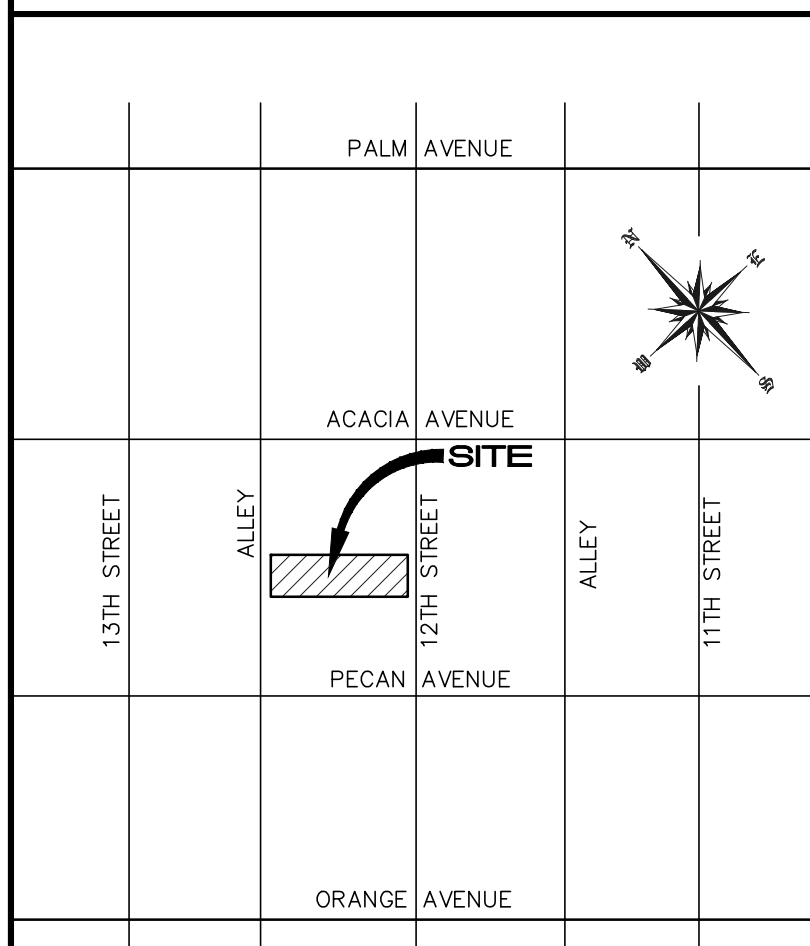
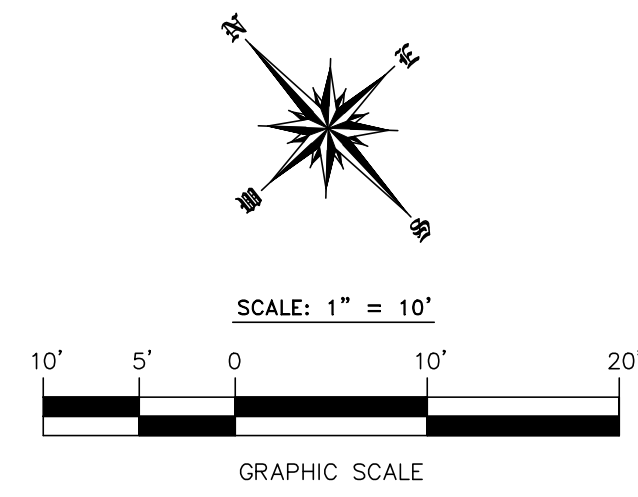
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON

GAS PROVIDER: SOUTHERN CALIFORNIA GAS

CABLE PROVIDER: TIME WARNER CABLE

**GENERAL NOTES:**

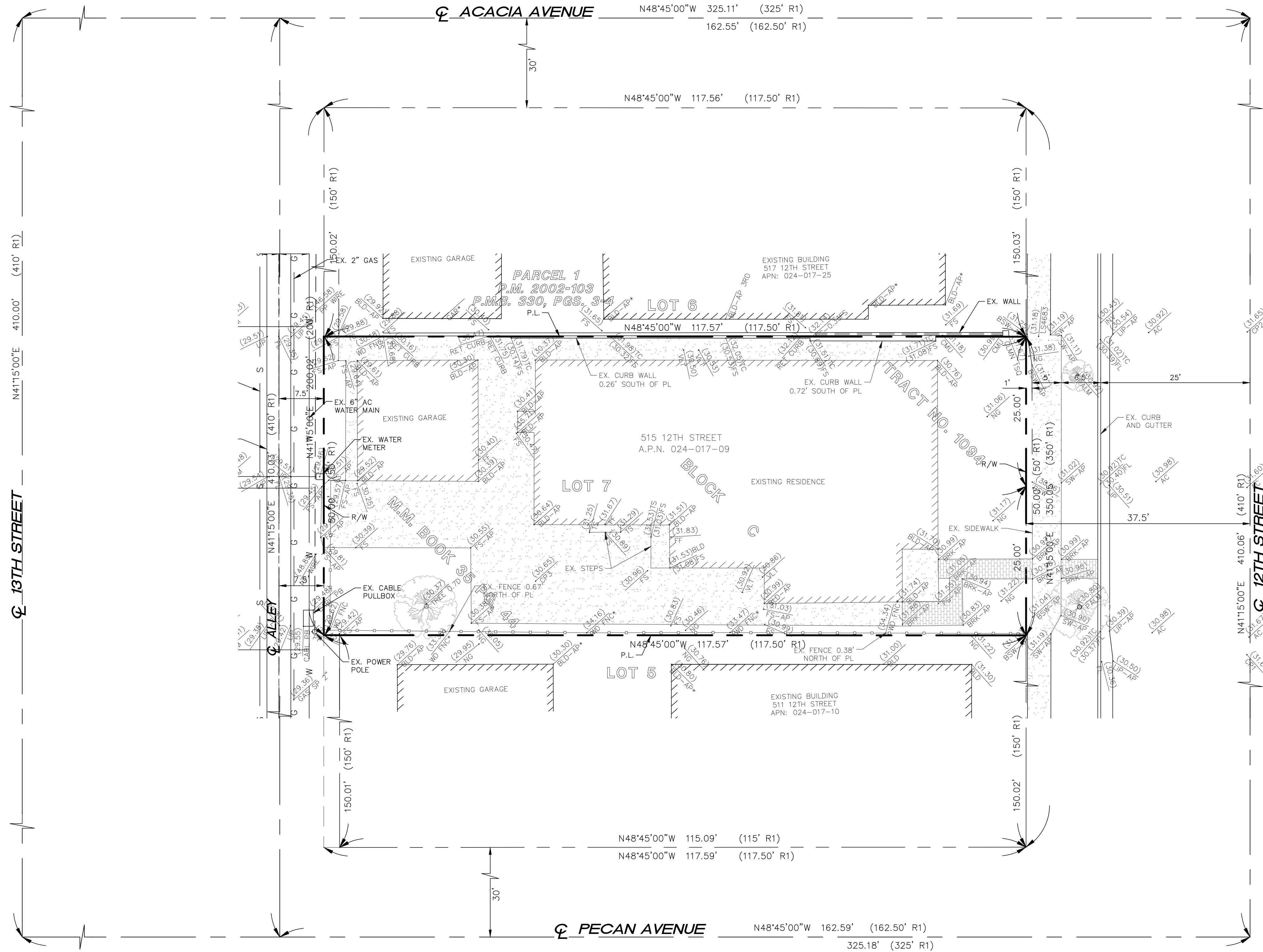
- DATE OF PREPARATION: OCTOBER 2024
- GROSS ACREAGE: 5,875 S.F. = 0.135 ACRES
- EXISTING ZONING: RMH-A
- GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY (SMALL LOT SUBDISTRICT))
- SITE IS CURRENTLY DEVELOPED
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.



**VICINITY MAP**  
 NOT TO SCALE

**LEGEND**

|             |                        |
|-------------|------------------------|
| (XXX.XX)    | EXISTING ELEVATIONS    |
| (XXX)       | EXISTING CONTOUR       |
| ---         | ORIGINAL PROPERTY LINE |
| ---         | PROPOSED PROPERTY LINE |
| X           | CHAIN LINK FENCE       |
| S           | SEWER LINE             |
| W           | WATER LINE             |
| █           | BLOCK WALL             |
| █           | BUILDING               |
| █           | CONCRETE               |
| ★           | PALM TREE              |
| AC          | ASPHALTIC CONCRETE     |
| BSW         | BACK OF SIDEWALK       |
| CB          | CATCH BASIN            |
| CL          | CENTERLINE             |
| CLF         | CHAIN LINK FENCE       |
| CP          | SURVEY CONTROL POINT   |
| ED          | EXTRA DEPTH FOOTING    |
| ED VLT      | EDISON VAULT           |
| ELEC BOX    | ELECTRIC BOX           |
| EP          | EDGE OF PAVEMENT       |
| FF          | FINISHED FLOOR         |
| FL          | FLOW LINE              |
| FS          | FINISHED SURFACE       |
| GH SPK      | GEARHEAD SPIKE         |
| GTE VLT     | GTE VAULT              |
| H.P.        | HIGH POINT             |
| IRR VLV     | IRRIGATION VALVE       |
| INVT        | INVERT                 |
| LF          | LINEAR FEET            |
| LS          | LANDSCAPE AREA         |
| LUM S/M     | LUMP SUM               |
| MH          | MANHOLE                |
| NG          | NATURAL GRADE          |
| PP          | POWER POLE             |
| SQ          | SQUARE FEET            |
| SMH         | SEWER MANHOLE          |
| STRIP DRAIN | STRIP DRAIN            |
| SW          | SIDEWALK               |
| TC          | TOP OF CURB            |
| TG          | TOP OF GRATE           |
| TS          | TOP OF STEP            |
| TSW         | TOP OF STEAM WALL      |
| WM          | WATER METER            |
| WV          | WATER VALVE            |
| WTR         | WATER SERVICE          |



**REVISIONS**

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |

**REFERENCES**

R1- INDICATES RECORD DATA PER TRACT NO. 1094, M.M. 35/44

**TENTATIVE PARCEL MAP NO. 2024-152**  
**IN THE CITY OF HUNTINGTON BEACH**  
**DATE: OCTOBER 18, 2024**  
**EXISTING TOPOGRAPHY**  
**SHEET 2 OF 3**

# TENTATIVE PARCEL MAP NO. 2024-152

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

### CONCEPTUAL GRADING

ENGINEER:  
  
**JONES, CAHL & ASSOCIATES**  
 CONSULTING ENGINEERS  
 18090 Beach Boulevard - Huntington Beach  
 California 92648 - (714) 848-0566  
 e-mail: jca@jonescahl.com  
 JOB NO.: 21-2485

DANIEL RUBIO  
 P.L.S. 8239 EXP. 12/31/23 DATE

**PROJECT ADDRESS:**  
 515 12TH STREET

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 7, BLOCK C OF TRACT NO. 1094, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 44, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 024-017-09

**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF 12TH STREET, BEING NORTH 41°15'00" EAST PER TRACT NO. 1094, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 44, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**BENCHMARK:**  
 DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-256A-83", SET IN THE NORTHERLY CORNER OF A 4 FT. BY 13 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF PALM AVENUE AND 12TH STREET, 54 FT. SOUTHEASTERLY OF THE CENTERLINE OF 12TH STREET AND 20 FT. SOUTHWESTERLY OF THE CENTERLINE OF PALM AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION = 29.649, NAVD 88, LEVELED 2005, O.C.S. 1995 ADJUSTMENT

**FLOOD ZONE:**  
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J  
 MAP NO: 06059C0261J  
 EFFECTIVE DATE: DECEMBER 3, 2009  
 DATUM: NAVD 1988

**OWNER/SUBDIVIDER:**  
 515 12TH ST, LLC  
 28392 AIROSO STREET  
 RANCHO MISSION VIEJO, CA 92694  
 CONTACT: GRANT KEENE  
 PHONE: (949) 677-0668  
 EMAIL: grant@jkdevelopment.com

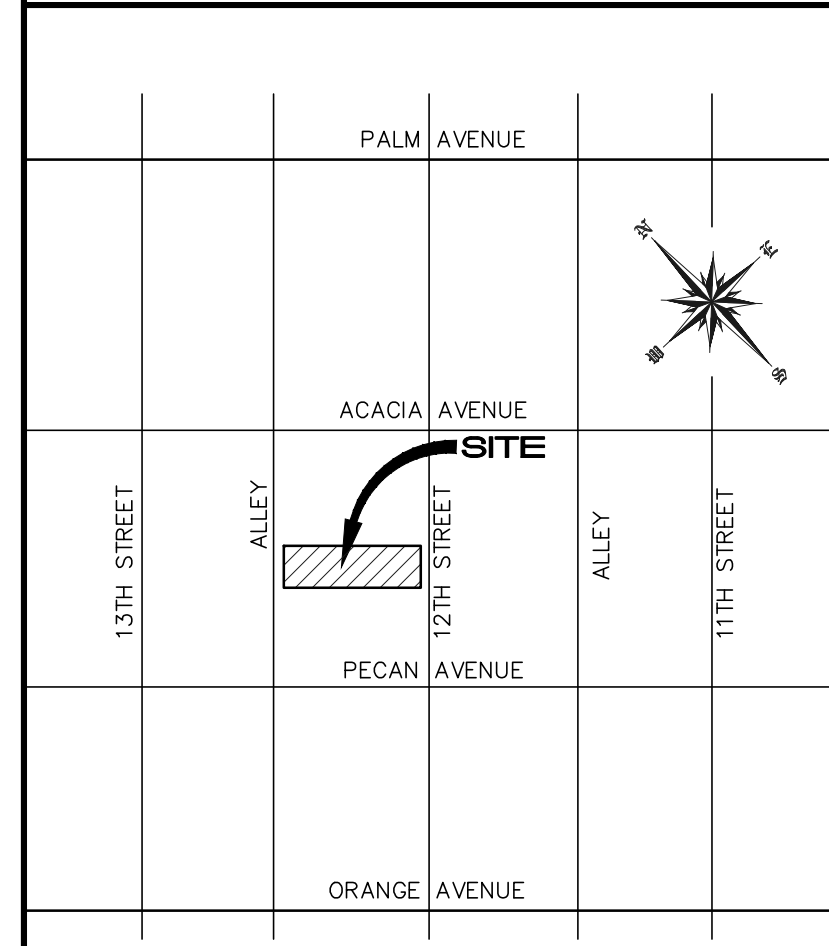
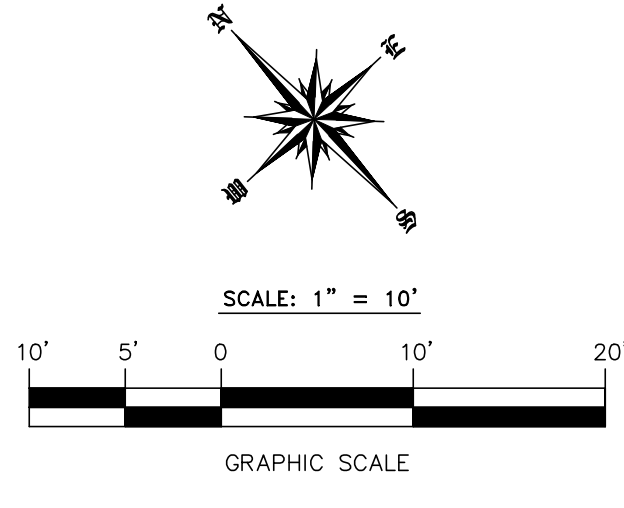
**ARCHITECT:**  
 JOT AND ASSOCIATES  
 9521 IRVINE CENTER DRIVE  
 IRVINE, CA 92618  
 TELEPHONE: (949) 861-2244  
 EMAIL: jay@jotadesign.com  
 CONTACT: JAY TOMAGEN

**SURVEY BY:**  
 JONES, CAHL & ASSOCIATES  
 18090 BEACH BLVD, SUITE #12  
 HUNTINGTON BEACH, CA 92648  
 TELEPHONE: (714) 848-0566  
 FAX: (714) 848-6322  
 E-MAIL: jca@jonescahl.com  
 CONTACT: DANIEL RUBIO, P.E., P.L.S.

**UTILITY PROVIDERS:**  
 WATER DISTRICT: CITY OF HUNTINGTON BEACH  
 SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH  
 ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON  
 GAS PROVIDER: SOUTHERN CALIFORNIA GAS  
 CABLE PROVIDER: TIME WARNER CABLE

**GENERAL NOTES:**

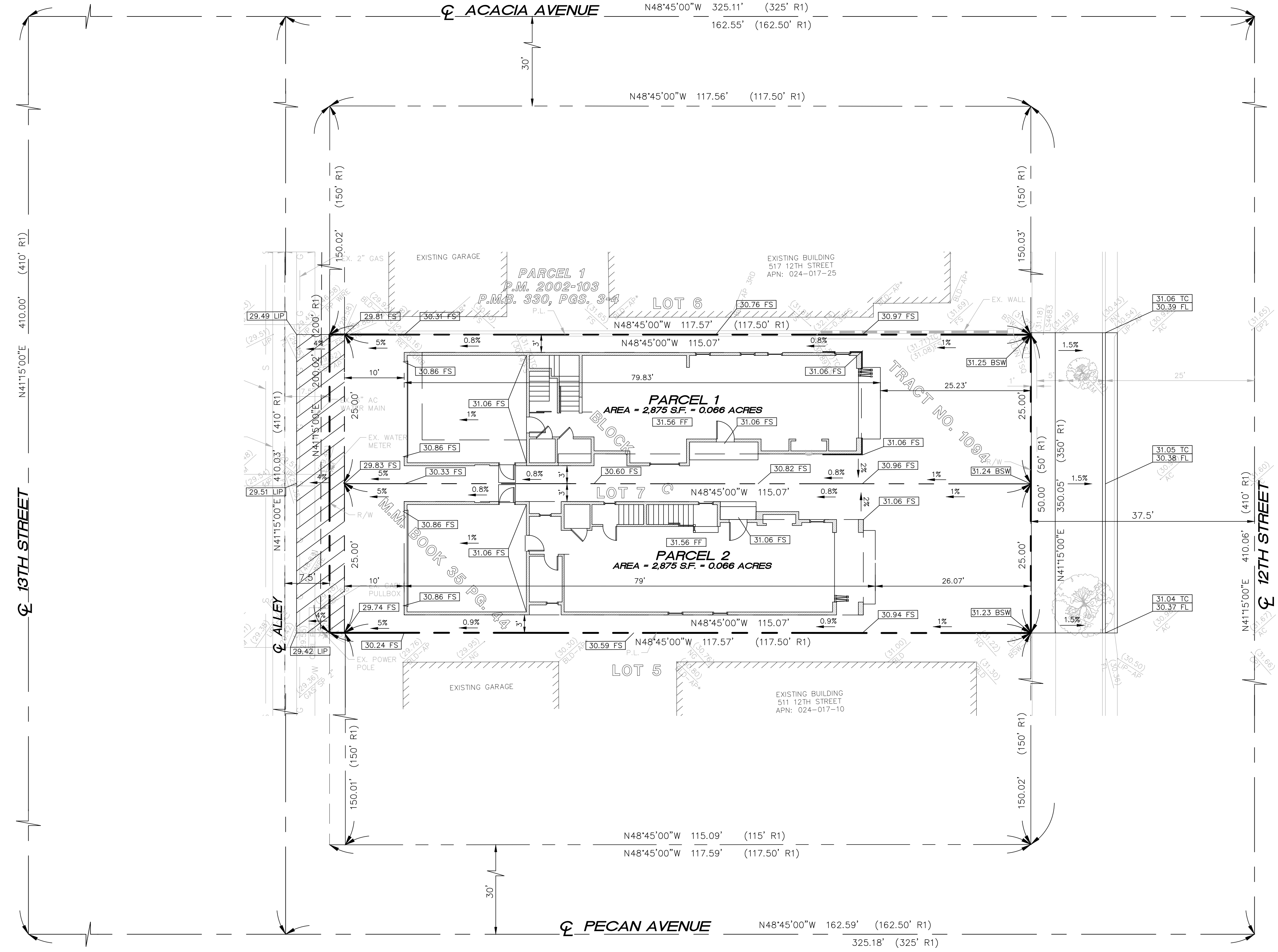
- DATE OF PREPARATION: OCTOBER 2024
- GROSS ACREAGE: 5,875 S.F. = 0.135 ACRES
- EXISTING ZONING: RMH-A
- GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY (SMALL LOT SUBDISTRICT))
- SITE IS CURRENTLY DEVELOPED
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.



**VICINITY MAP**  
 NOT TO SCALE

**LEGEND**

|             |                        |
|-------------|------------------------|
| (XXX.XX)    | EXISTING ELEVATIONS    |
| (XXX)       | EXISTING CONTOUR       |
| ---         | ORIGINAL PROPERTY LINE |
| ---         | PROPOSED PROPERTY LINE |
| -X-         | CHAIN LINK FENCE       |
| -S-         | SEWER LINE             |
| -W-         | WATER LINE             |
| ---         | BLOCK WALL             |
| ---         | BUILDING               |
| ---         | CONCRETE               |
| ☀           | PALM TREE              |
| AC          | ASPHALTIC CONCRETE     |
| BSW         | BACK OF SIDEWALK       |
| CB          | CATCH BASIN            |
| CL          | CENTERLINE             |
| CLF         | CHAIN LINK FENCE       |
| CP          | SURVEY CONTROL POINT   |
| ED          | EXTRA DEPTH FOOTING    |
| ED VLT      | EDISON VAULT           |
| ELEC BOX    | ELECTRIC BOX           |
| EP          | EDGE OF PAVEMENT       |
| FF          | FINISHED FLOOR         |
| FL          | FLOW LINE              |
| FS          | FINISHED SURFACE       |
| GH SPK      | GEARHEAD SPIKE         |
| GTE VLT     | GTE VAULT              |
| H.P.        | HIGH POINT             |
| IRR VLV     | IRRIGATION VALVE       |
| INVT        | INVERT                 |
| LF          | LINEAR FEET            |
| LS          | LANDSCAPE AREA         |
| LUM S/W     | LUMP SUM               |
| MH          | MANHOLE                |
| NG          | NATURAL GRADE          |
| PP          | POWER POLE             |
| SQ          | SQUARE FEET            |
| SMH         | SEWER MANHOLE          |
| STRIP DRAIN | STRIP DRAIN            |
| SW          | SIDEWALK               |
| TC          | TOP OF CURB            |
| TG          | TOP OF GRATE           |
| TS          | TOP OF STEP            |
| TSW         | TOP OF STEM WALL       |
| WM          | WATER METER            |
| WV          | WATER VALVE            |
| WTR         | WATER SERVICE          |



**REVISIONS**

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |

**REFERENCES**  
 R1- INDICATES RECORD DATA PER TRACT NO. 1094, M.M. 35/44

**TENTATIVE PARCEL MAP NO. 2024-152**  
**IN THE CITY OF HUNTINGTON BEACH**  
 DATE: OCTOBER 18, 2024  
 CONCEPTUAL GRADING  
 SHEET 3 OF 3