

RESOLUTION NO. 2019-67

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 17-001

WHEREAS, General Plan Amendment No. 17-001 proposes to amend Figure LU-2 of the Land Use Element of the City's General Plan to change the land use designation of the real property consisting of an approximately 29-acre site generally located on the west side of Magnolia Street at Banning Avenue, as more particularly described in Exhibits A through C attached hereto, from Public (P) to:

1. Commercial Visitor-Specific Plan Overlay (CV-sp) (max 1.5 Floor Area Ratio) on an approximately 4.4-acre portion;
2. Residential Medium Density-Specific Plan Overlay (RM-sp) (max 15 dwelling units/acre) on an approximately 19-acre portion;
3. Open Space Park-Specific Plan Overlay (OS-P-sp) on an approximately 2.8-acre portion; and
4. Open Space Conservation-Specific Plan Overlay (OS-C-sp) on an approximately 2.8-acre portion.

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 17-001 and recommended approval of said entitlement to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 17-001; and

The City Council finds that said General Plan Amendment No. 17-001 is necessary for the changing needs and orderly development of the community, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is generally located on the west side of Magnolia Street at Banning Avenue and is more particularly described in the legal description and maps attached hereto as Exhibits A through C and incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 17-001 is hereby approved. The Director of Community Development is hereby directed to prepare and file an amended Land Use Map and Figure LU-3. A copy of said map and figure, as amended, shall be available for inspection in the Community Development Department. This resolution shall take effect

immediately upon certification of Local Coastal Program Amendment No. 17-001 by the California Coastal Commission.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2019.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney *mw*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

Community Development Director

ATTACHMENTS

- Exhibit A: Legal Description
- Exhibit B: Planning Areas Map
- Exhibit C: Proposed General Plan Map (Extract of Figure LU-2)
- Exhibit D: Amended Figure LU-3

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

THOSE CERTAIN PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA TOGETHER WITH THOSE CERTAIN PORTIONS OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, BOTH AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PA 1:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAGNOLIA STREET, 50.00 FOOT HALF-WIDTH, AND THE NORTHEASTERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY, 145.00 FEET WIDE, AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 91, PAGE 35 OF RECORDS OF SURVEY, IN THE OFFICE OF THE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID WESTERLY LINE, NORTH 43°01'08" EAST 70.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4647.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°39'13" WEST, SAID CURVE BEING 70.00 FEET NORTHEASTERLY OF AND PARALLEL AND CONCENTRIC WITH SAID NORTHEASTERLY LINE;

THENCE NORTHWESTERLY ALONG SAID PARALLEL AND CONCENTRIC LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE 94.00 FEET THROUGH A CENTRAL ANGLE OF 01°09'32";
2. NORTH 45°11'15" WEST 247.34 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2247.50 FEET;
3. NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE 1395.10 FEET THROUGH A CENTRAL ANGLE OF 35°33'56" TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, AS SHOWN ON SAID RECORD OF SURVEY, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°22'41" WEST;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°33'26" WEST 70.88 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID 145.00 FEET WIDE RIGHT OF WAY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2317.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°39'27" WEST;

THENCE ALONG SAID NORTHEASTERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE 1449.86 FEET THROUGH A CENTRAL ANGLE OF 35°50'42";
2. SOUTH 45°11'15" EAST 247.34 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4717.50;
3. SOUTHEASTERLY ALONG SAID CURVE 96.20 FEET THROUGH A CENTRAL ANGLE OF 01°10'06" TO THE **POINT OF BEGINNING**.

CONTAINING 123,544 SQUARE FEET OR 2.836 ACRES, MORE OR LESS.

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 2A:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAGNOLIA STREET, 50.00 FOOT HALF-WIDTH, AND THE NORTHEASTERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY, 145.00 FEET WIDE, AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 91, PAGE 35 OF RECORDS OF SURVEY, IN THE OFFICE OF THE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID WESTERLY LINE, NORTH 43°01'08" EAST 70.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4647.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°39'13" WEST, SAID CURVE BEING 70.00 FEET NORTHEASTERLY OF AND PARALLEL AND CONCENTRIC WITH SAID NORTHEASTERLY LINE;

THENCE NORTHWESTERLY ALONG SAID PARALLEL AND CONCENTRIC LINE, THE FOLLOWING THREE (3) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE 94.00 FEET THROUGH A CENTRAL ANGLE OF 01°09'32";
2. NORTH 45°11'15" WEST 247.34 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2247.50 FEET;
3. NORTHWESTERLY ALONG SAID CURVE 372.06 FEET THROUGH A CENTRAL ANGLE OF 09°29'06" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS SOUTH 54°17'51" WEST; SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°08'22" EAST 80.25 FEET;

THENCE NORTH 59°57'36" EAST 138.52 FEET;

THENCE NORTH 37°05'21" WEST 2.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 16.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 12.74 FEET THROUGH A CENTRAL ANGLE OF 45°36'42" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 49.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 07°38'12" WEST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE 90.79 FEET THROUGH A CENTRAL ANGLE OF 106°09'23" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 454.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 41°30'29" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 184.90 FEET THROUGH A CENTRAL ANGLE OF 23°20'05" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2247.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 58°25'50" WEST, SAID POINT BEING ON SAID PARALLEL AND CONCENTRIC LINE;

THENCE SOUTHEASTERLY ALONG SAID CURVE 162.12 FEET THROUGH A CENTRAL ANGLE OF 04°07'59" TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 16,131 SQUARE FEET OR 0.370 ACRES, MORE OR LESS.

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 2B:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAGNOLIA STREET, 50.00 FOOT HALF-WIDTH, AND THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN LAND AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 91, PAGE 35 OF RECORDS OF SURVEY, IN THE OFFICE OF THE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°33'26" WEST 75.00 FEET TO A LINE PARALLEL WITH AND 75 FEET WESTERLY OF SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°40'51" EAST 93.84 FEET;

THENCE NORTH 89°19'09" EAST 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY TO SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°40'51" WEST 68.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6,892 SQUARE FEET OR 0.158 ACRES, MORE OR LESS.

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 2C:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAGNOLIA STREET, 50.00 FOOT HALF-WIDTH, AND THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN LAND AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 91, PAGE 35 OF RECORDS OF SURVEY, IN THE OFFICE OF THE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°33'26" WEST 75.00 FEET TO A LINE PARALLEL WITH AND 75 FEET WESTERLY OF SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°40'51" EAST 93.84 FEET;

THENCE NORTH 89°19'09" EAST 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY TO SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'51" EAST 118.00 FEET TO A POINT OF CUSP ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING THE **TRUE POINT BEGINNING**;

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE SOUTH 89°19'09" WEST 50.00 FEET TO A LINE 75.00 FEET WESTERLY OF AND PARALLEL AND CONCENTRIC WITH SAID WESTERLY LINE;

THENCE SOUTHERLY ALONG SAID PARALLEL AND CONCENTRIC LINE, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°40'51" EAST 638.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 875.00 FEET;
2. SOUTHERLY ALONG SAID CURVE, 250.17 FEET THROUGH A CENTRAL ANGLE OF 16°22'54" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS SOUTH 74°17'57" EAST;

THENCE SOUTH 89°19'09" WEST 112.29 FEET;

THENCE SOUTH 10°48'29" EAST 68.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 92.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE 84.16 FEET THROUGH A CENTRAL ANGLE OF 52°24'43";

THENCE SOUTH 63°13'12" EAST 48.69 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 26.00 FEET;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE 42.31 FEET THROUGH A CENTRAL ANGLE OF 93°13'50" TO A POINT OF TANGENCY TO SAID WESTERLY LINE OF MAGNOLIA STREET, SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 950.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 66°27'02" EAST;

THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE 401.75 FEET THROUGH A CENTRAL ANGLE OF 24°13'49";
2. NORTH 00°40'51" WEST 613.76 FEET TO THE **TRUE POINT BEGINNING**.

CONTAINING 88,010 SQUARE FEET OR 2.020 ACRES, MORE OR LESS.

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 2D:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAGNOLIA STREET, 50.00 FOOT HALF-WIDTH, AND THE NORTHEASTERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY, 145.00 FEET WIDE, AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 91, PAGE 35 OF RECORDS OF SURVEY, IN THE OFFICE OF THE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID WESTERLY LINE, NORTH 43°01'08" EAST 70.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 43°01'08" EAST 10.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 202.51 FEET THROUGH A CENTRAL ANGLE OF 12°12'49" TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 59°11'41" EAST;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE 41.03 FEET THROUGH A CENTRAL ANGLE OF 94°01'31";

THENCE NORTH 63°13'12" WEST 28.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 895.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 60°39'47" EAST, SAID CURVE BEING 55.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH SAID WESTERLY LINE;

THENCE SOUTHWESTERLY ALONG SAID CURVE 213.72 FEET THROUGH A CENTRAL ANGLE OF 13°40'55" TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 55.00 FEET NORTHWESTERLY OF SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID PARALLEL LINE, SOUTH 43°01'08" WEST 9.62 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4647.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 44°19'54" WEST, SAID CURVE BEING 70.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH THE NORTHEASTERLY LINE OF SAID 145.00 FEET WIDE RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 00°40'41" TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 12,587 SQUARE FEET OR 0.289 ACRES, MORE OR LESS.

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 3:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAGNOLIA STREET, 50.00 FOOT HALF-WIDTH, AND THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN LAND AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 91, PAGE 35 OF RECORDS OF SURVEY, IN THE OFFICE OF THE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°33'26" WEST 75.00 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING ON A LINE PARALLEL WITH AND 75 FEET WESTERLY OF SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°40'51" EAST 93.84 FEET;

THENCE NORTH 89°19'09" EAST 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY TO SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'51" EAST 118.00 FEET TO A POINT OF CUSP ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE SOUTH 89°19'09" WEST 50.00 FEET TO A LINE 75.00 FEET WESTERLY OF AND PARALLEL AND CONCENTRIC WITH SAID WESTERLY LINE;

THENCE SOUTHERLY ALONG SAID PARALLEL AND CONCENTRIC LINE, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°40'51" EAST 638.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 875.00 FEET;
2. SOUTHERLY ALONG SAID CURVE, 250.17 FEET THROUGH A CENTRAL ANGLE OF 16°22'54" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS SOUTH 74°17'57" EAST;

THENCE SOUTH 89°19'09" WEST 112.29 FEET;

THENCE SOUTH 80°36'12" WEST 29.01 FEET;

THENCE NORTH 15°37'33" WEST 25.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 14.45 FEET THROUGH A CENTRAL ANGLE OF 20°42'06" TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 81.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 53°40'21" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE 30.93 FEET THROUGH A CENTRAL ANGLE OF 21°52'41";

THENCE NORTH 58°12'20" WEST 317.23 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET;

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 3:

(CONTINUATION)

THENCE NORTHWESTERLY ALONG SAID CURVE 69.42 FEET THROUGH A CENTRAL ANGLE OF 19°53'12" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS SOUTH 51°40'52" WEST;

THENCE SOUTH 59°57'36" WEST 24.23 FEET;

THENCE NORTH 37°05'21" WEST 2.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 16.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 12.74 FEET THROUGH A CENTRAL ANGLE OF 45°36'42" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 49.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 07°38'12" WEST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE 90.79 FEET THROUGH A CENTRAL ANGLE OF 106°09'23" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 454.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 41°30'29" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 184.90 FEET THROUGH A CENTRAL ANGLE OF 23°20'05" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2247.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 58°25'50" WEST, SAID CURVE BEING 70.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH THE NORTHEASTERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY, 145.00 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE 860.92 FEET THROUGH A CENTRAL ANGLE OF 21°56'51" TO A POINT OF NON-TANGENCY, SAID POINT BEING ON SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, A RADIAL LINE TO SAID POINT BEARS SOUTH 80°22'41" WEST;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°33'26" EAST 1052.78 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 825,809 SQUARE FEET OR 18.958 ACRES, MORE OR LESS.

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 4:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAGNOLIA STREET, 50.00 FOOT HALF-WIDTH, AND THE NORTHEASTERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY, 145.00 FEET WIDE, AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 91, PAGE 35 OF RECORDS OF SURVEY, IN THE OFFICE OF THE OF THE COUNTY RECORDER OF SAID COUNTY,

THENCE ALONG SAID WESTERLY LINE, NORTH 43°01'08" EAST 80.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 202.51 FEET THROUGH A CENTRAL ANGLE OF 12°12'49" TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 59°11'41" EAST;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE 41.03 FEET THROUGH A CENTRAL ANGLE OF 94°01'31";

THENCE NORTH 63°13'12" WEST 28.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 895.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 60°39'47" EAST, SAID CURVE BEING 55.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH SAID WESTERLY LINE;

THENCE SOUTHWESTERLY ALONG SAID CURVE 213.72 FEET THROUGH A CENTRAL ANGLE OF 13°40'55" TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 55.00 FEET NORTHWESTERLY OF SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID PARALLEL LINE, SOUTH 43°01'08" WEST 9.62 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4647.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 44°19'54" WEST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, SAID CURVE BEING 70.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH THE NORTHEASTERLY LINE OF SAID 145.00 FEET WIDE RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID CURVE AND THE NORTHWESTERLY EXTENSION OF A LINE 70.00 FEET NORTHEASTERLY OF AND PARALLEL AND CONCENTRIC WITH SAID 145.00 FEET WIDE RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES:

1. NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE 39.00 FEET THROUGH A CENTRAL ANGLE OF 00°28'51";
2. NORTH 45°11'15" WEST 247.34 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2247.50 FEET;
3. NORTHWESTERLY ALONG SAID CURVE 372.06 FEET THROUGH A CENTRAL ANGLE OF 09°29'06" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS SOUTH 54°17'51" WEST;

THENCE NORTH 00°08'22" EAST 80.25 FEET;

THENCE NORTH 59°57'36" EAST 162.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 51°40'52" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 69.42 FEET THROUGH A CENTRAL ANGLE OF 19°53'12";

THENCE SOUTH 58°12'20" EAST 317.23 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 81.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 30.93 FEET THROUGH A CENTRAL ANGLE OF 21°52'41" TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 40.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 53°40'21" EAST;

EXHIBIT "A"

PLANNING AREAS

LEGAL DESCRIPTIONS

PA 4:

(CONTINUATION)

THENCE SOUTHEASTERLY ALONG SAID CURVE 14.45 FEET THROUGH A CENTRAL ANGLE OF 20°42'06";

THENCE SOUTH 15°37'33" EAST 25.50 FEET;

THENCE NORTH 80°36'12" EAST 29.01 FEET;

THENCE SOUTH 10°48'29" EAST 68.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 92.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE 84.16 FEET THROUGH A CENTRAL ANGLE OF 52°24'43";

THENCE SOUTH 63°13'12" EAST 48.69 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 26.00 FEET;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE 42.31 FEET THROUGH A CENTRAL ANGLE OF 93°13'50" TO A POINT OF TANGENCY TO SAID WESTERLY LINE OF MAGNOLIA STREET, SAID POINT BEING A POINT OF CUSP AND THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 66°27'02" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 120.31 FEET THROUGH A CENTRAL ANGLE OF 07°15'21" TO A POINT OF CUSP ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 59°11'41" EAST;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE 41.03 FEET THROUGH A CENTRAL ANGLE OF 94°01'31";

THENCE NORTH 63°13'12" WEST 28.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 895.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 60°39'47" EAST, SAID CURVE BEING 55.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH SAID WESTERLY LINE;


THENCE SOUTHWESTERLY ALONG SAID CURVE 213.72 FEET THROUGH A CENTRAL ANGLE OF 13°40'55" TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 55.00 FEET NORTHWESTERLY OF SAID WESTERLY LINE OF MAGNOLIA STREET;

THENCE ALONG SAID PARALLEL LINE, SOUTH 43°01'08" WEST 9.62 FEET TO **TRUE POINT OF BEGINNING.**

CONTAINING 189,964 SQUARE FEET OR 4.361 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 20TH DAY OF JUNE, 2018.


JERRY L. USELTON, L.S. 5347

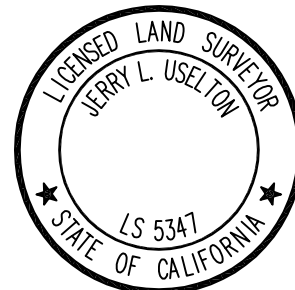
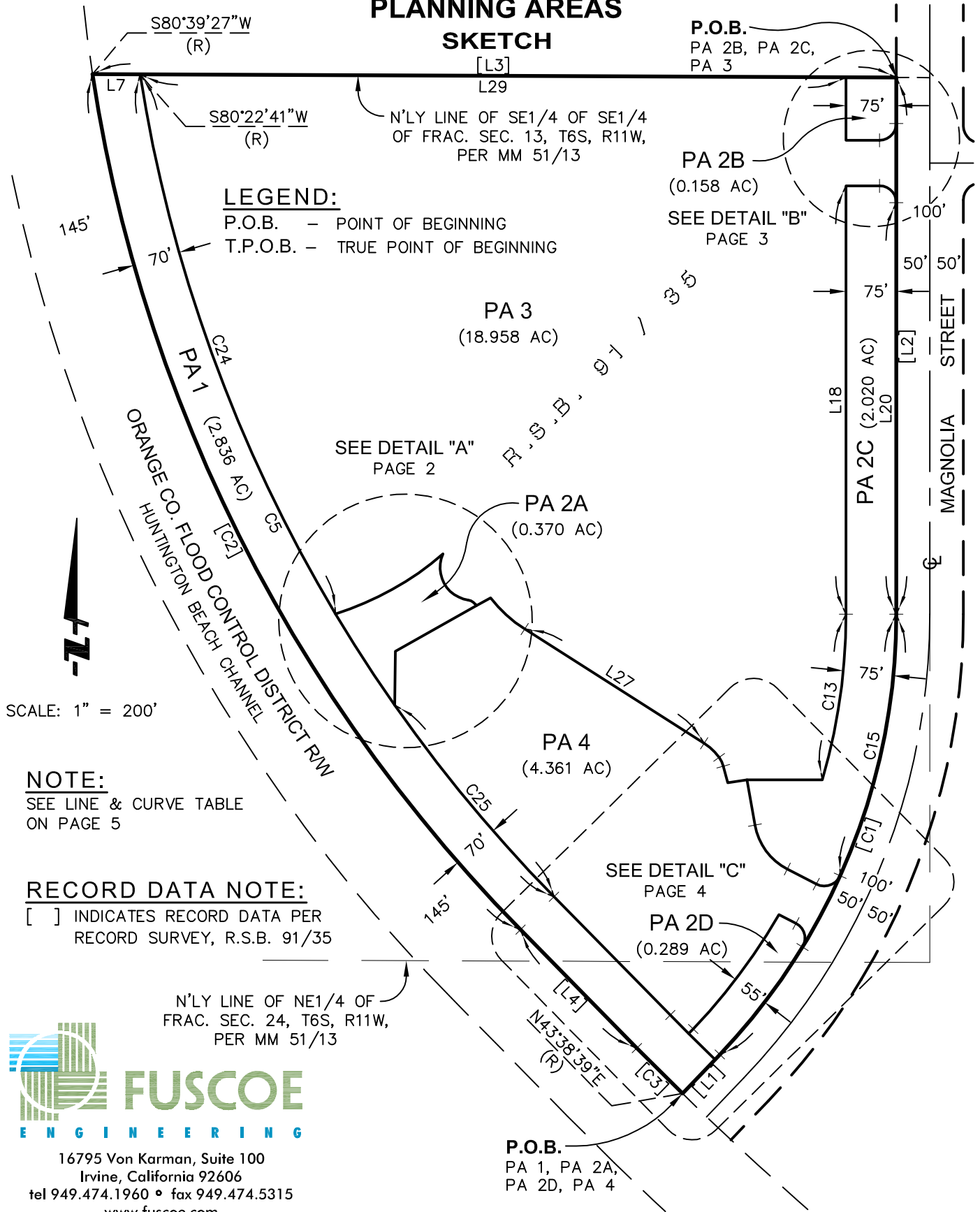


EXHIBIT "B"

PLANNING AREAS SKETCH



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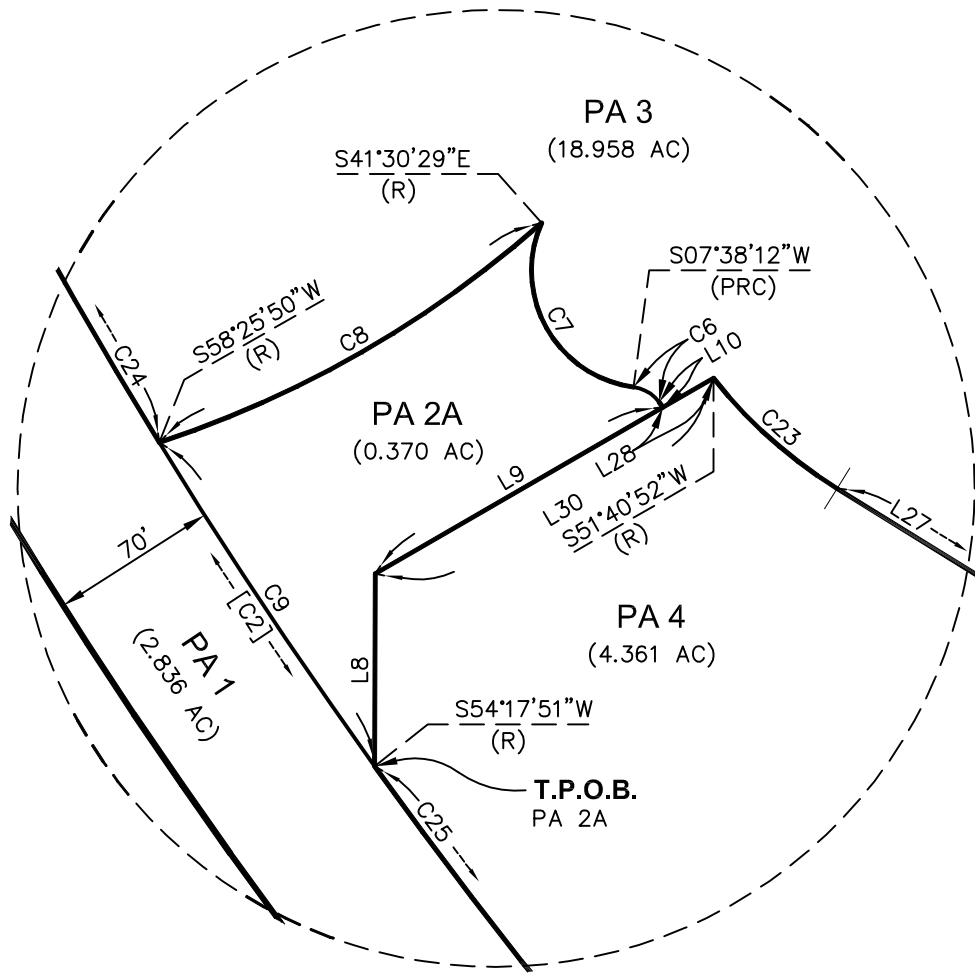
EXHIBIT "B"

PLANNING AREAS

SKETCH



SCALE: 1" = 80'



DETAIL "A"



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NOTE:
SEE LINE & CURVE TABLE
ON PAGE 5

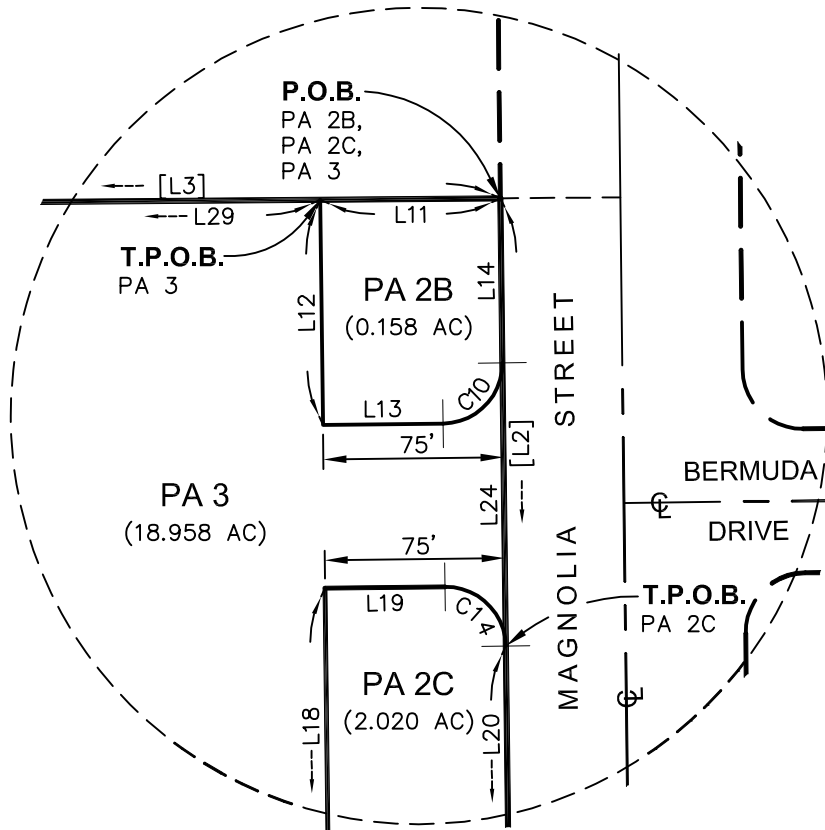
EXHIBIT "B"

PLANNING AREAS

SKETCH



SCALE: 1" = 80'



DETAIL "B"



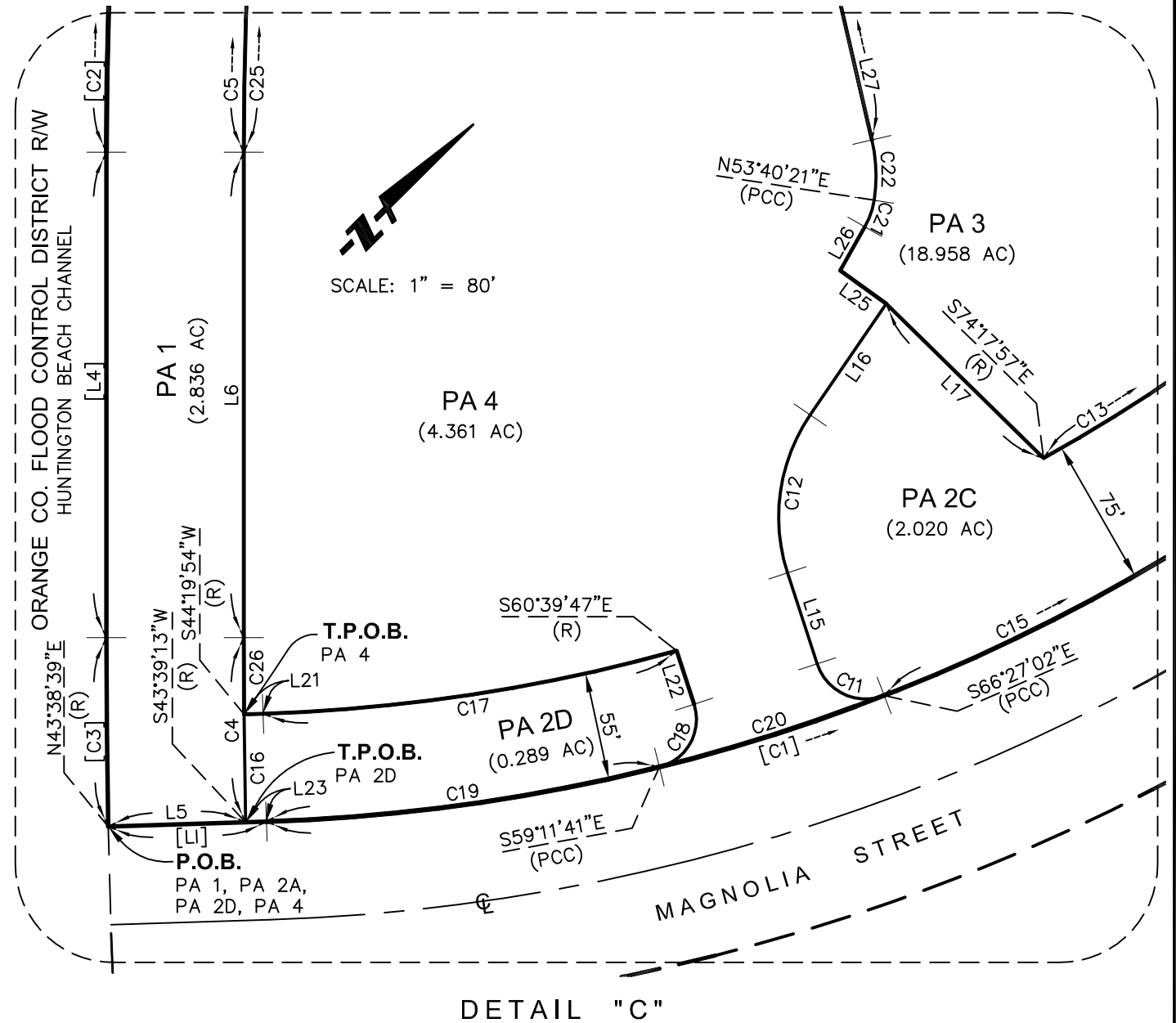
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EXHIBIT "B"


PLANNING AREAS

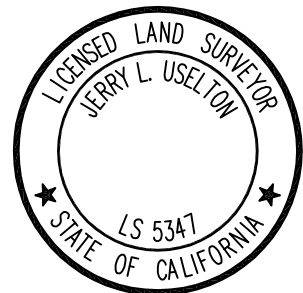
SKETCH

LINE TABLE		
NO.	BEARING	LENGTH
[L1]	N43°01'08"E	80.56'
[L2]	N00°40'51"W	800.28'
[L3]	N89°33'26"E	1198.66'
[L4]	S45°11'15"E	247.34'
L5	N43°01'08"E	70.00'
L6	N45°11'15"W	247.34'
L7	S89°33'26"W	70.88'
L8	N00°08'22"E	80.25'
L9	N59°57'36"E	138.52'
L10	N37°05'21"W	2.64'
L11	S89°33'26"W	75.00'
L12	S00°40'51"E	93.84'
L13	N89°19'09"E	50.00'
L14	N00°40'51"W	68.52'
L15	S63°13'12"E	48.69'
L16	S10°48'29"E	68.67'
L17	S89°19'09"W	112.29'
L18	S00°40'51"E	638.76'
L19	S89°19'09"W	50.00'
L20	N00°40'51"W	613.76'
L21	S43°01'08"W	9.62'
L22	N63°13'12"W	28.61'
L23	N43°01'08"E	10.56'
L24	S00°40'51"E	118.00'
L25	S80°36'12"W	29.01'
L26	N15°37'33"W	25.50'
L27	N58°12'20"W	317.23'
L28	S59°57'36"W	24.23'
L29	N89°33'26"E	1052.78'
L30	N59°57'36"E	162.74'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
[C1]	43°41'59"	950.00'	724.57'
[C2]	35°50'42"	2317.50'	1449.86'
[C3]	01°10'06"	4717.50'	96.20'
C4	01°09'32"	4647.50'	94.00'
C5	35°33'56"	2247.50'	1395.10'
C6	45°36'42"	16.00'	12.74'
C7	106°09'23"	49.00'	90.79'
C8	23°20'05"	454.00'	184.90'
C9	04°07'59"	2247.50'	162.12'
C10	90°00'00"	25.00'	39.27'
C11	93°13'50"	26.00'	42.31'
C12	52°24'43"	92.00'	84.16'
C13	16°22'54"	875.00'	250.17'
C14	90°00'00"	25.00'	39.27'
C15	24°13'49"	950.00'	401.75'
C16	00°40'41"	4647.50'	55.00'
C17	13°40'55"	895.00'	213.72'
C18	94°01'31"	25.00'	41.03'
C19	12°12'49"	950.00'	202.51'
C20	07°15'21"	950.00'	120.31'
C21	20°42'06"	40.00'	14.45'
C22	21°52'41"	81.00'	30.93'
C23	19°53'12"	200.00'	69.42'
C24	21°56'51"	2247.50'	860.92'
C25	09°29'06"	2247.50'	372.06'
C26	00°28'51"	4647.50'	39.00'

PREPARED UNDER MY SUPERVISION:


 06-20-2018
 JERRY L. USELTON, L.S. 5347



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Exhibit C
Proposed General Plan Map



Legend

..... Specific Plan Area

Commercial Visitor (CV)

Open Space - Conservation (OS-C)

Open Space - Park (OS-P)

Open Space - Shore (OS-S)

Public (P)

Rights-of-Way & Bridges

Residential Low Density (RL)

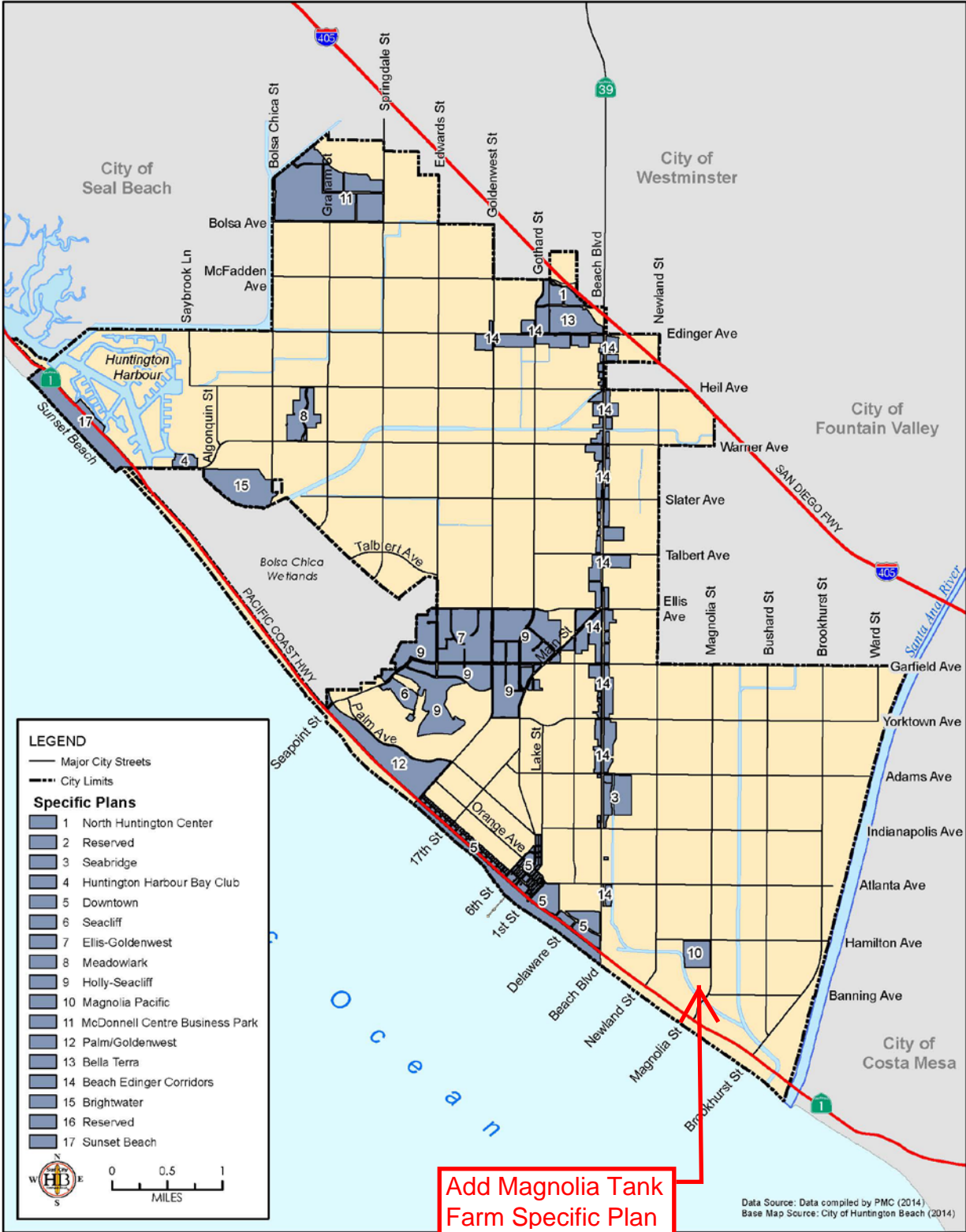
Residential Medium Density (RM)

Overlay Suffixes

sp Specific Plan Overlay



Exhibit D



Adopted Specific Plans

Figure LU-3