

# TENTATIVE PARCEL MAP NO. 37440

BEING A SUBDIVISION OF PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

NOVEMBER 2022

### LEGAL DESCRIPTION

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. 07-LLA-02 AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 07-663184 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°49'05" EAST 657 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°42'10" EAST 840.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, NORTH 89°42'10" EAST 482.81 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°46'11" WEST 208.71 FEET;

THENCE NORTH 89°42'10" EAST 35.34 FEET TO A LINE 50 FEET WEST AND PARALLEL TO THE CENTER LINE OF BEAUMONT AVENUE AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°14'51" EAST 371.32 FEET;

THENCE SOUTH 36°12'03" WEST 28.49 FEET TO A LINE 55 FEET NORTH AND PARALLEL TO THE CENTER LINE OF FOURTEENTH STREET, FOURTEENTH STREET CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 34;

THENCE WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°43'07" WEST 970.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 26229, PM 173/21;

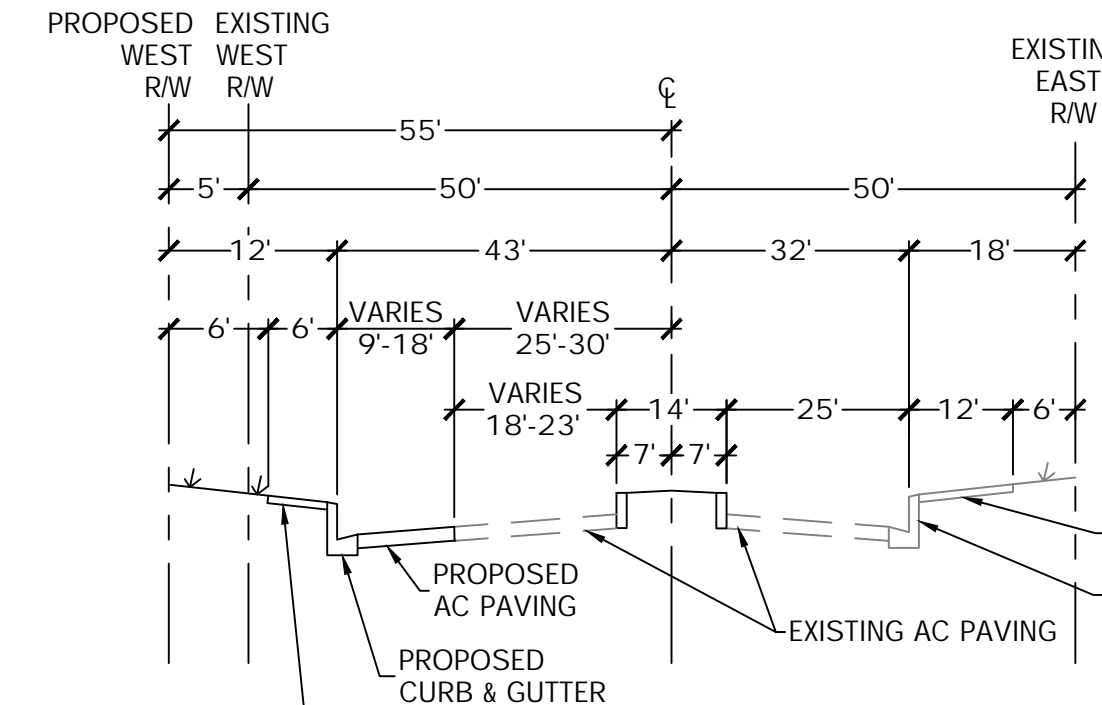
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 37°50'21" EAST 766.17 FEET TO THE TRUE POINT OF BEGINNING.

### EXISTING EASEMENTS

NO KNOWN EASEMENTS PER TITLE REPORT DATED 08/29/2019 BY NORTH AMERICAN TITLE COMPANY.

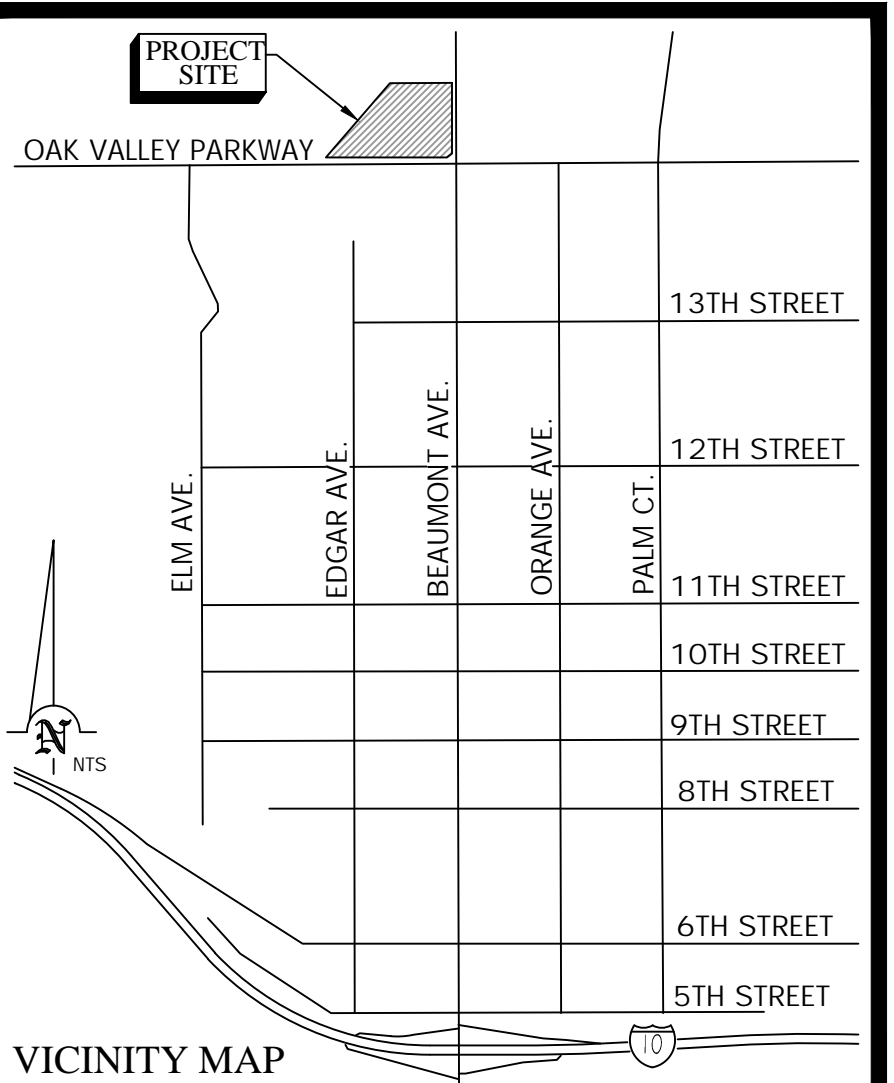
### LOT SUMMARY

LOT #	NET AREA	GROSS AREA
PARCEL 1	34,426 SF	44,997 SF
PARCEL 2	45,083 SF	55,582 SF
PARCEL 3	30,801 SF	54,268 SF
PARCEL 4	34,230 SF	42,892 SF
PARCEL 5	47,994 SF	60,140 SF
PARCEL 6	34,631 SF	42,529 SF
PARCEL 7	64,745 SF	64,745 SF
REMAINDER	157,668 SF	174,620 SF
TOTAL NET AREA:	449,578 SF	
TOTAL GROSS AREA:		539,773 SF

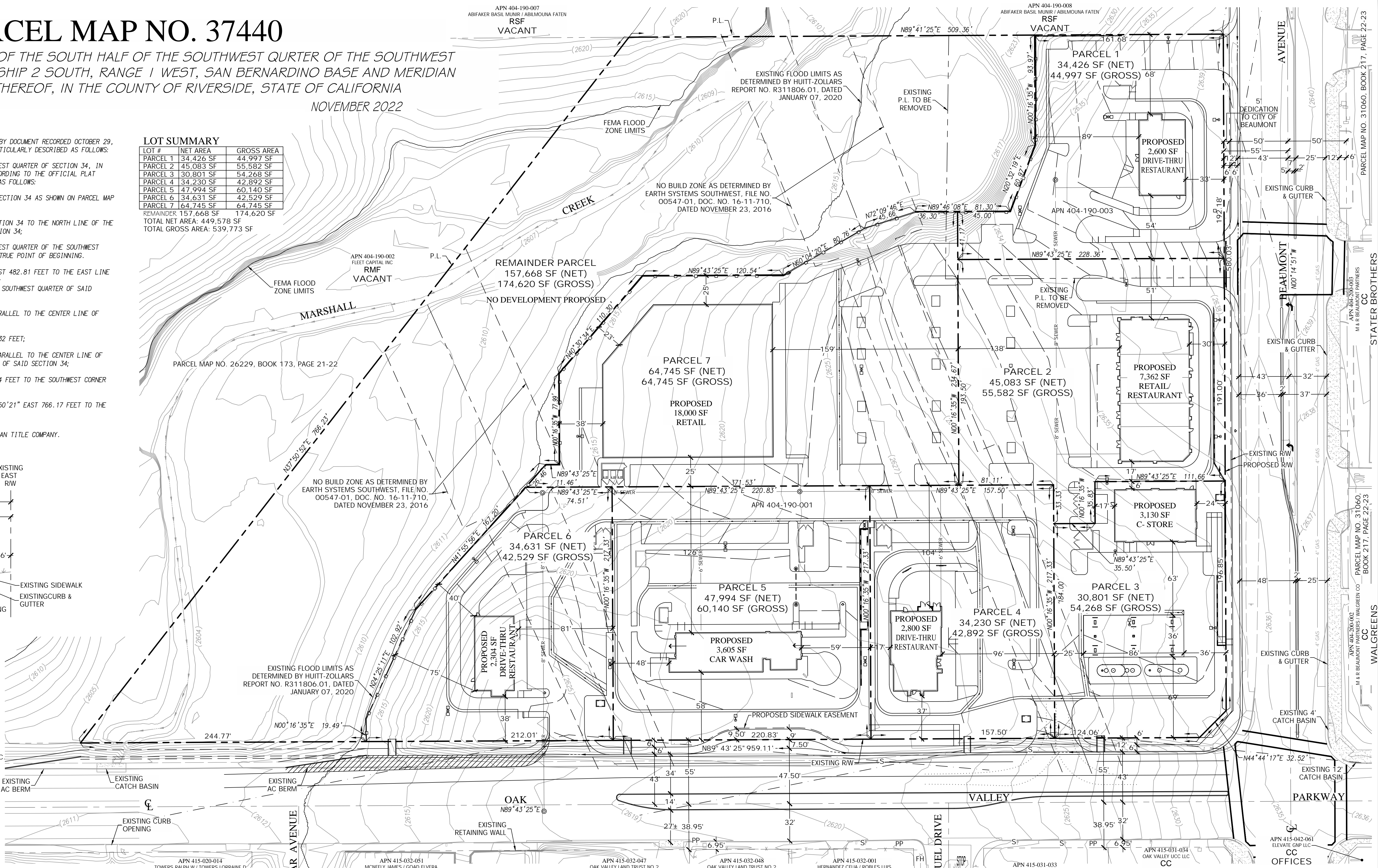


TYPICAL SECTION ARTERIAL (MODIFIED) BEAUMONT AVE. - FACING NORTH NTS

- LEGEND**
- AC ASPHALT CONCRETE
  - CC COMMERCIAL COMMUNITY
  - PCC PORTLAND CEMENT CONCRETE
  - P.L. PROPERTY LINE
  - RMF RESIDENTIAL MULTI-FAMILY
  - RSF RESIDENTIAL SINGLE-FAMILY
  - R/W RIGHT-OF-WAY
  - SFR SINGLE FAMILY RESIDENCE
  - TYP TYPICAL
- SOIL ENGINEER**  
REPORT DATED APRIL 7, 2020  
PROJECT NO. 13627-1  
AS CONDUCTED BY  
LOR GEOTECHNICAL GROUP, INC.  
6121 OAK VALLEY COURT  
RIVERSIDE, CA 92507  
PHONE: (951) 653-1760  
FAX: (951) 653-1741



VICINITY MAP



- PROJECT NOTES**
- ASSESSOR'S PARCEL NUMBER: 404-190-001 & 003
  - EXISTING GROSS AREA: 539,773 SF = 12.39 AC
  - EXISTING NET AREA: 452,398 SF = 10.38 AC
  - PROPOSED DEDICATION: 2,820 SF = 0.06 AC
  - PROPOSED NET AREA: 449,578 SF = 10.32 AC
  - EXISTING / PROPOSED ZONE DESIGNATION: COMMERCIAL NEIGHBORHOOD
  - EXISTING LAND USE: VACANT
  - PROPOSED LAND USE: COMMERCIAL RETAIL CENTER
  - PROJECT SITE IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILES) & ZONE AE (REGULATORY FLOODWAY)
  - A RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT IS PROPOSED ACROSS PARCELS 1-6
  - THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

**SOURCE OF FLOOD LIMITS**  
REPORT DATED JANUARY 7, 2020  
PROJECT NO. R311806.01  
AS CONDUCTED BY  
HUITT-ZOLLARS, INC.  
2603 MAIN STREET, SUITE 400  
IRVINE, CA 92614  
PHONE: (949) 988-5815  
FAX: (949) 988-5820

**SOURCE OF NO BUILD ZONE**  
REPORT DATED NOVEMBER 23, 2016  
FILE NO. 00547-01, DOC. NO. 16-11-710  
AS CONDUCTED BY  
EARTH SYSTEMS SOUTHWEST  
1680 ILLINOIS AVE, SUITE 20  
PERRIS, CA 92571  
PHONE: (951) 928-9799  
FAX: (951) 928-9948

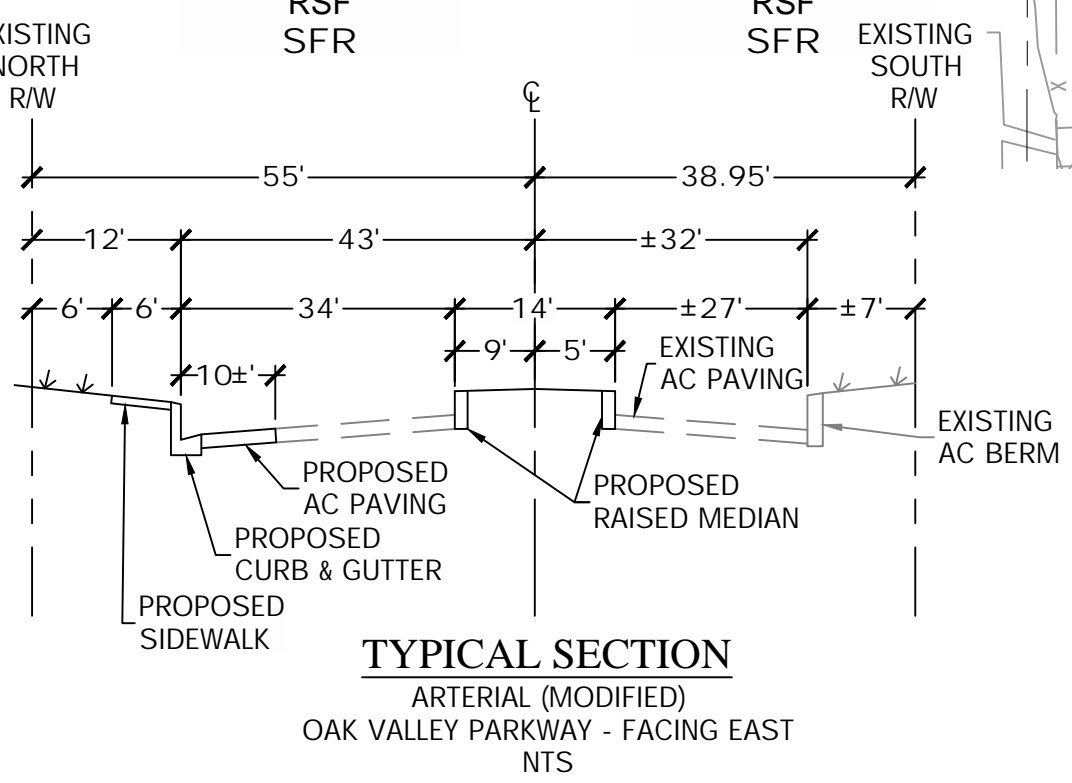
**UTILITIES:**

**ELECTRIC:**  
SOUTHERN CALIFORNIA EDISON COMPANY  
287 TENNESSEE STREET  
REDLANDS, CA 92373  
(909) 307-6788  
TELEPHONE:  
VERIZON  
9 S. 4TH STREET  
REDLANDS, CA 92373  
(909) 748-6640

**GAS:**  
SOUTHERN CALIFORNIA GAS COMPANY  
1981 WEST LUGONIA AVENUE  
REDLANDS, CA 92373  
(909) 335-7836

**CABLE:**  
CHARTER COMMUNICATIONS  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 634-3224

**SEWER:**  
CITY OF BEAUMONT  
550 E. 6TH STREET  
BEAUMONT, CA 92223  
(951) 769-8518



TYPICAL SECTION ARTERIAL (MODIFIED) OAK VALLEY PARKWAY - FACING EAST NTS

**PROPERTY OWNER/APPLICANT:**  
**SANTIAGO HOLDINGS, LLC  
C/O CAMDEN HOLDINGS, LLC**  
ATTN: MR. ARI MILLER  
9454 WILSHIRE BLVD., 6TH FLOOR  
BEVERLY HILLS, CA 90212  
(310) 553-1031

CASE NO. PM2019-0006  
**TENTATIVE PARCEL MAP NO. 37440**  
BEAUMONT VILLAGE - PROPOSED  
COMMERCIAL RETAIL CENTER  
APN 404-190-001 & 003  
NORTHWEST CORNER OF BEAUMONT  
AVENUE & OAK VALLEY PARKWAY  
CITY OF BEAUMONT

**CASC**  
Engineering and Consulting  
1470 EAST COOLEY DRIVE  
COLTON, CA 92324  
PH. (909) 783-0101 FAX (909) 783-0108

Patrick C. Flanagan, Jr. R.C.E. 06046 Exp. Sep 30, 2024  
Job Number: 1512-0001 Date Prepared: 8/31/23 Drawn By: RL Reference Number: 1512-0001 TPM