



Hunsaker & Associates Irvine, Inc.

Planning • Engineering • Surveying

June 30, 1988

LLA 88-099

COUNTY OF ORANGE
SUBDIVISION COMMITTEE
12 Civic Center Plaza
Room G-21
Santa Ana, Ca. 92702

Attn: Mr. Al Garrotto

Subj: Lot Line Adjustment
Tract 12851, Lots 9-13 and A

Gentlemen:

On behalf of the Buie Corporation, Hunsaker & Associates is submitting a lot line adjustment for the above referenced tract. This lot line adjustment is requested due to grading considerations.

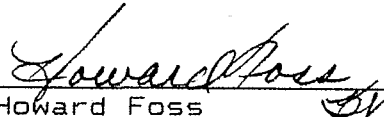
The zoning on the subject property is Laguna Niguel Planned Community, with minimum lot size of 3,000 square feet.

Please see attached Exhibit "B" for proposed square footage of adjusted lots.

Thank you for your consideration in this matter.

Sincerely,

HUNSAKER & ASSOCIATES, INC.


Howard Foss

W.D. #270-12851X

COURT OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CENTRAL OFFICE
P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
714-834-2626

FEE RECEIPT FORM

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92653
714-472-7979

RECEIVED OF PAYER: Niquel Development Co. PAYER'S TELEPHONE: 714 495-9452
PAYER'S ADDRESS: 29982 Ivy Glen CITY: Laguna Niquel 92656
JOB OWNER: _____ TRACT NO.: _____
OWNER'S ADDRESS: _____
JOB ADDRESS: _____

LOCAL PARK FEE REQUIRED FOR:

☐ SINGLE-FAMILY DWELLING ☐ MULTI-FAMILY DWELLING CAA # _____
CENSUS TRACT _____ AP _____
LOCAL PARK FEES DETERMINED OR MODIFIED BY: _____
☐ OTHER _____ DATE _____

RECEIPT FOR	AMOUNT
☒ Lot Line Adjustment LLA 88-099	
☐ _____	
☒ Environmental IC 88-304	
☐ _____	

Codes: LLJ 281 Am'ts: \$95.00
CEJ 281 34.00

RECEIPT FOR	AMOUNT
☐ TRUST FUND _____ (Check No.)	
☐ PLAN CHECK FEE _____ (Type)	
☐ GRADING PRE-INSPECTION FEE	
☐ LOCAL PARK FEE	
ADDN. ALTERATION TO	
☐ _____ PERMIT _____ (Type) (Number)	
☐ _____	
☐ PUBLIC PROPERTY ENCROACHMENT PERMIT	
_____ VOLUME FACTOR	
_____ COST INDEX	
TOTAL FEE	<u>\$129.00</u>
*REFER TO BUILDING PERMIT _____ (Number)	VERIFIED BY: <u>pm</u> (Initials)

4 08/30/88 204371

95.00 LLJ281
129.00 TRD002

34.00 CEJ281 \$\$\$\$\$129.00 TOTAL

TELLER DATE

F0250-189.9 (R9/87)

"INSPECTOR 1"

When recorded mail to:

Environmental Management Agency
Regulation/Subdivision
P.O. Box 4048

Santa Ana, California 92702-4048

88-610222

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-9 40AM NOV 22 '88

Lee A. Branch COUNTY
RECORDER

LOT LINE ADJUSTMENT LL 88 - 099

\$19.00
C14

(Tr. 12851, Lots 9-13,A)

RECORD OWNERS:

PARCEL 1 - 5

NAME: San Luis Development Co.

ADDRESS: 29982 Ivy Glen Dr.

Laguna Niguel, Ca.

DAYTIME 495-9452

PHONE:

PARCEL A

Niguel Development Co.

29982 Ivy Glen Dr.

Laguna Niguel, Ca.

495-9452

NAME:

ADDRESS:

DAYTIME

PHONE:

(I/We) hereby certify that: 1) (I am/we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/we) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

San Luis Development Co.
By: THE BUITE CORPORATION

X

Signature(s) of owner(s) of
Parcel 1 - 5

Name: Jeffry L. Stoddard
Title: Exec. Vice President

X

Signature(s) of owner(s) of

Jack Schwellenbach, Vice President

Niguel Development Co.
By: THE BUITE CORPORATION

X

Signature(s) of owner(s) of
Parcel A

Name: Jeffry L. Stoddard
Title: Exec. Vice President

X

Signature(s) of owner(s) of

Jack Schwellenbach, Vice President

CONTACT PERSON: Howard Foss - Hunsaker & Associates

ADDRESS: 3 Hughes, Irvine, Ca. 92718

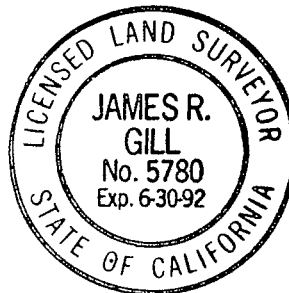
DAYTIME 583-1010

PHONE:

THIS DOCUMENT CONSISTING OF _____ PAGES
WAS PREPARED BY ME OR UNDER MY DIRECTION.

James R. Gill R.C.E./L.S. 5780

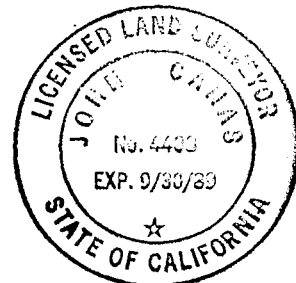
MY REGISTRATION/LICENSE EXPIRES 6-30-92



EXAMINED AND APPROVED AS TO CONTENT BY
JOHN CANAS, DEPUTY COUNTY SURVEYOR

BY John Canas L.S. 4488 DATE 10.19.88

DEPUTY
MY LICENSE EXPIRES 9.30.89



DATE FILED

8-30-88

ZONING

PC
Laguna Niguel

SUBDIVISION COMMITTEE ACTION

APPROVED (Sec Exhibit 'C')
11-02-88

ATTACHED: Exhibits A, B, & C

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. LL 88 -099
(LEGAL DESCRIPTION)

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
San Luis Development Co.	654-541-02 thru 06	Parcels 1-5
Niguel Development Co.	654-541-10	Parcel A

A PROJECT CONSISTING OF AN ADJUSTMENT OF LOTS 9 THROUGH 13, INCLUSIVE, AND LOT A OF TRACT 12851 IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 579, PAGE 48 THROUGH 50, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AS MORE PARTICULARLY SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

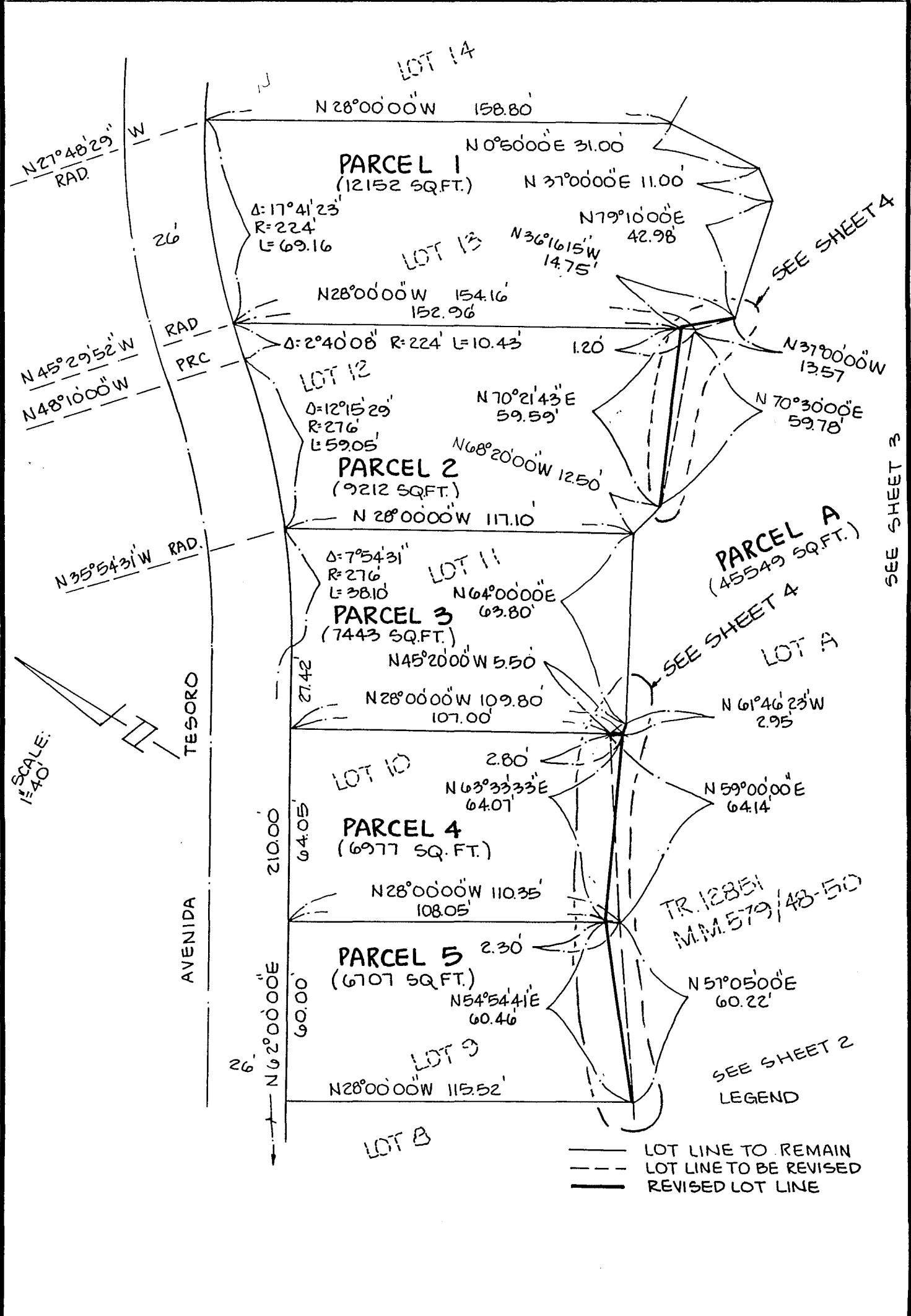
88-610222

EXHIBIT "B"

LOT LINE ADJUSTMENT NO. LL 88 - 099

(MAP)

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
San Luis Development Co.	654-541-02 thru 06	Parcels 1-5
Niguel Development Co.	654-541-10	Parcel A



88-610222



EXHIBIT "B"
LOT LINE ADJUSTMENT NO. LL 88 - 099
(MAP)

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
San Luis Development Co.	654-541-02 thru 06	Parcels 1-5
Niguel Development Co.	654-541-10	Parcel A

88-610222

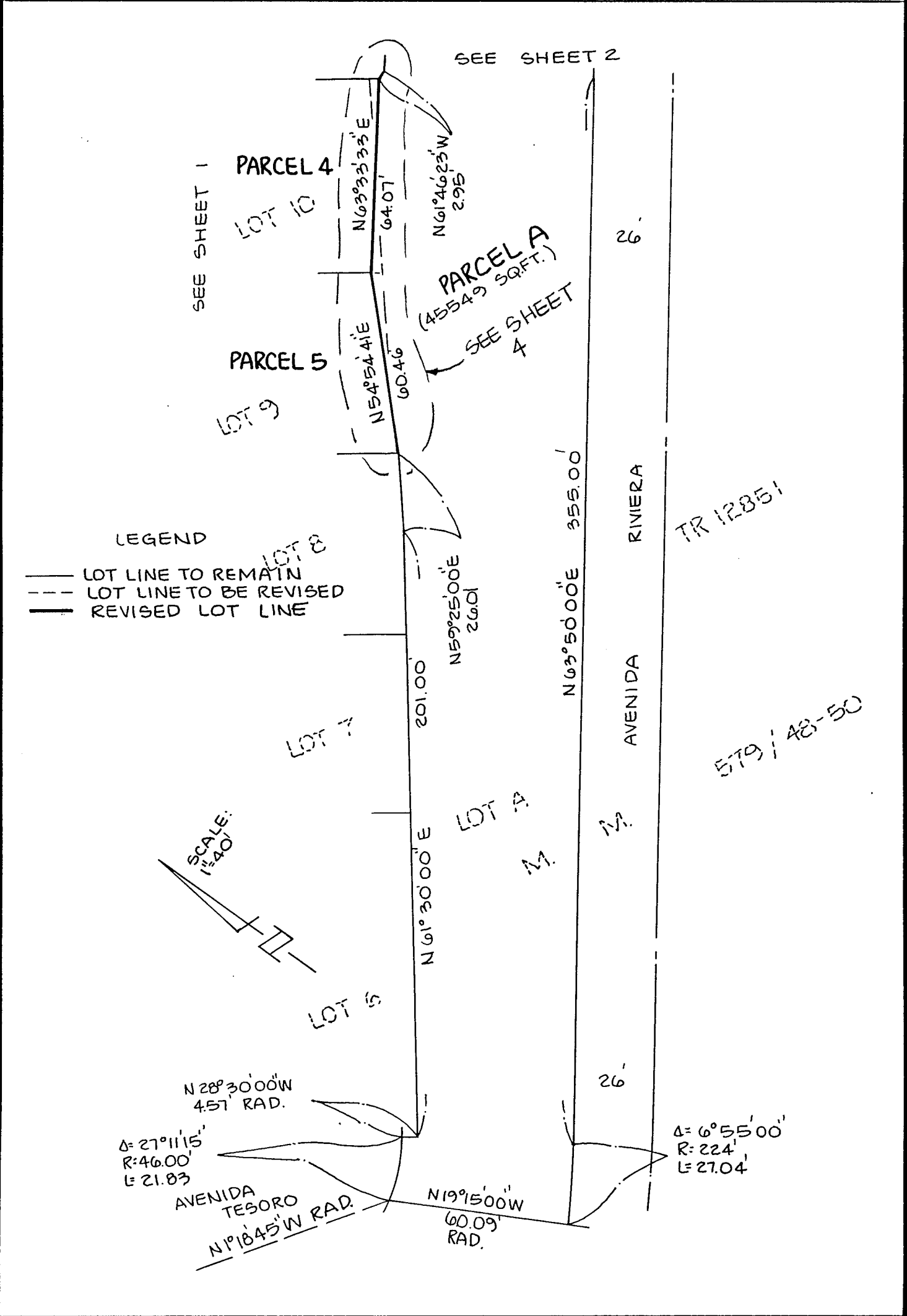


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. LL 88 -099

(MAP)

SHEET 4 OF 4

88-610222

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
SAN LUIS DEVELOPMENT CO.	654-541-02 THRU 06	PARCELS 1-5
NIGUEL DEVELOPMENT CO.	654-541-10	PARCEL A

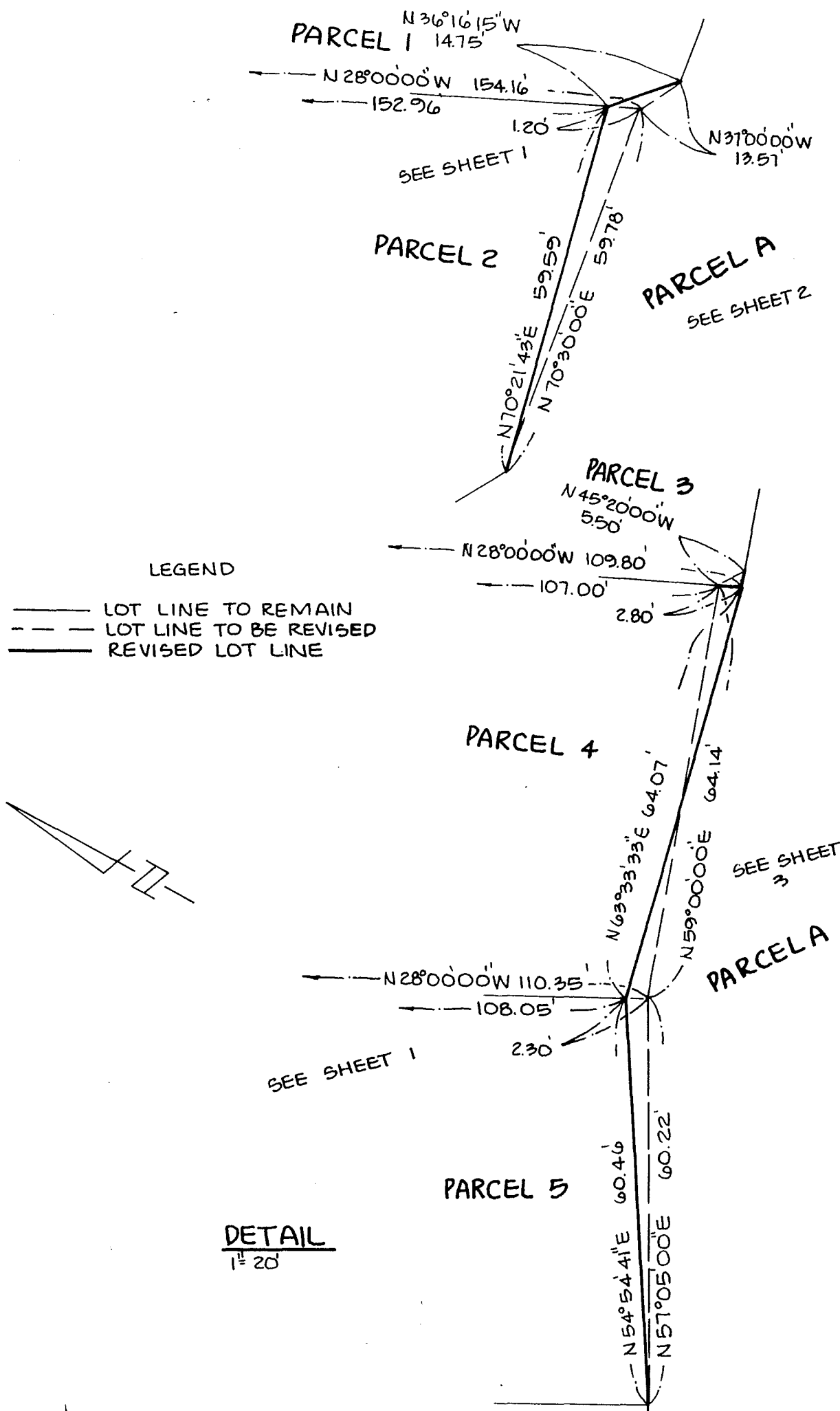


EXHIBIT "C"CERTIFICATION OF APPROVAL OF LOT LINE ADJUSTMENT NO. LL 88-099

RESOLUTION OF THE ORANGE COUNTY SUBDIVISION COMMITTEE

WHEREAS, Section 66412(d) of the Subdivision Map Act makes provisions for the local agency to approve lot line adjustments where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created; and

WHEREAS, the Orange County Board of Supervisors delegated the lot line adjustment approval authority to the Orange County Subdivision Committee in Resolution No. 77-1366; and

WHEREAS, the Orange County Subdivision Committee has reviewed Lot Line Adjustment No. LL 88-099 and has made a finding that the real property described in Exhibit "A" and shown on Exhibit "B" complies with the provisions of the California Subdivision Map Act and applicable Orange County ordinances and regulations; and

WHEREAS, the Orange County Subdivision Committee has made the following findings:

1. That the proposal is eligible for processing as a lot line adjustment pursuant to Section 66412 of the Subdivision Map Act;
2. That the requirements of the California Environmental Quality Act have been met;
3. That the proposal is consistent with the General Plan; and
4. That the resultant parcels will meet the requirements of the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the proposed Lot Line Adjustment No. LL 88-099, as shown on Exhibits "A" and "B", is hereby approved and that the applicable property lines are adjusted upon recordation of this document and the recordation of necessary grant deeds making the adjustment in conformance with this approval.

I, K. R. SMITH, Chairman of the Orange County Subdivision Committee, hereby certify that the above and foregoing Resolution was approved by the said committee at a meeting thereof held on November 2, 1988.

K. R. SMITH, Director of Regulation, EMA
Chairman, Subdivision Committee

By: A. F. Garrotto 11-02-88
A. F. Garrotto, Chief Date
Tentative Map Section

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

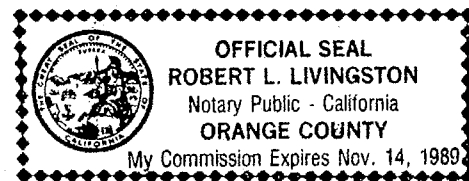
On this 2ND day of NOVEMBER, 1988 before me, the undersigned, Notary Public in and for said State, personally appeared A. F. Garrotto who proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as Chief, Tentative Map Section, on behalf of the Subdivision Committee of the County of Orange, an Advisory Agency to the Board of Supervisors of the County of Orange, and acknowledged to me that such Subdivision Committee approved the within instrument pursuant to its authority in the Subdivision Code of the County of Orange.

WITNESS my hand and official seal.

Signature

Robert L. Livingston

ROBERT L. LIVINGSTON
Name (typed or printed)



(This area for official seal)