

RESOLUTION NO. 24 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA, MAKING THE REQUIRED FINDINGS AND APPROVING LOT LINE ADJUSTMENT 24-0003 TO REPOSITION A COMMON LOT LINE BETWEEN TWO CONTIGUOUS PROPERTIES LOCATED AT THE NORTHWEST CORNER OF IMPERIAL HIGHWAY AND IDAHO STREET (ASSESSOR'S PARCEL NUMBERS: 018-391-37 AND 018-391-38), AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS, AND MAKING THE DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PURSUANT TO SECTION 15305(A), CLASS 5: "MINOR ALTERATIONS IN LAND USE LIMITATIONS" OF THE CEQA GUIDELINES

THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY FINDS AND DECLARES AS FOLLOWS:

- A. On August 27, 2024, the Applicant, Mike MacFarland of Tait & Associates, Inc., representing the property owner, La Habra Associates, LLC, submitted an application requesting Lot Line Adjustment 24-0003 to reposition the common lot line between two contiguous parcels, APN: 018-391-37 and APN: 018-391-38 (the "Project").
- B. On October 21, 2024, after receiving corrections from staff on the submitted application, the Applicant submitted a set of revised plans.
- C. On December 9, 2024, the Planning Commission held a duly noticed public hearing to consider the Applicant's request for Lot Line Adjustment 24-0003.
- D. In making the various findings set forth in this Resolution, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and standards required by the La Habra Municipal Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA HABRA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT. The Planning Commission finds and determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305(a), Class 5: "Minor Alterations in Land Use Limitations" of the CEQA Guidelines. No new development is proposed as part of this Lot Line Adjustment. The Applicant is proposing to relocate the common lot line between the two adjacent properties to situate the Regal Theater building as its own parcel. While the Lot Line Adjustment will result in subsequent changes to the square footage of each lot, these changes are minor and the

new dimensions and coverage are consistent with the site’s zoning and land use designations.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the Lot Line Adjustment is not considered a sensitive environment; therefore, the action will not result in any significant environmental impact. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The subject parcels are also not located along any state-designated scenic highways or within any designated hazardous waste sites. Staff does not expect any impacts or unusual circumstances related to the approval of this Lot Line Adjustment. Therefore, the Project is categorically exempt from CEQA.

SECTION 2. APPROVAL OF LOT LINE ADJUSTMENT. The Planning Commission finds that the proposed Lot Line Adjustment 24-0003 to reposition the common lot line between the two contiguous parcels, APN: 018-391-37 (Parcel 1) and APN: 018-391-38 (Parcel 2), conforms to the requirements set forth in Section 17.20.030 of the La Habra Municipal Code (LHMC) as detailed below and approves Lot Line Adjustment 24-0003, as shown in Exhibits A, B and C, attached hereto and incorporated herein, subject to the conditions of approval set forth below.

A. Does not create an additional lot.

The proposed Lot Line Adjustment 24-0003 modifies the size two existing lots but does not create an additional lot.

B. Does not reduce the area or width of any lot in any zone below the minimum area or width required in such zone.

The subject lots (Parcels 1 and 2) were legally recorded and developed in 1987 as part of the original La Habra Fashion Square shopping center and are in compliance with the lot coverage and setback requirements per the Community Shopping Center High Density (C-2sH) standards, the zoning designation for both parcels. While there is no minimum lot area or lot width for newly created parcels within the Community Shopping Center High Density (C-2sH) zone, the table below provides the required and proposed development standards for each parcel.

	Required	Parcel 1 Proposed	Parcel 2 Proposed
Max Lot Coverage	80%	28%	34%
Front Setback	15 Feet	212 Feet	28 Feet
Side Setback	10 Feet (Street Side)	184 Feet (Street Side)	<i>(Not Street Adjacent)</i>

Rear Setback	20 Feet	54 Feet	51 Feet
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As shown in the table above, Lot Line Adjustment 24-0003 does not surpass the maximum lot coverage or reduce the building setbacks below the minimum requirements per the Community Shopping Center High Density (C-2sH) zone.

C. Does not cut off any lot from any lot from any frontage on a public street or alley access to a public utility easement, or create a need for utility easements.

Lot Line Adjustment 24-0003 will not impact the location of the existing driveways for either parcel and both parcels will continue to have access to Imperial Highway to the south and Idaho Street to the east through a shared parking and reciprocal access agreement. Additionally, the proposed Lot Line Adjustment will not affect access to any public utilities. Lastly, the City's Public Works Department evaluated the proposal and verified that there will be sufficient access to any and all existing public utility easements and no additional utility easement will be created.

D. Does not cut off any lot from any utility service available immediately prior to the lot line adjustment.

Lot Line Adjustment 24-0003 will not affect the existing utilities servicing the site.

E. Does not cause an existing building to be in violation of the zoning regulations of Title 18 of this code, the building code or state housing law by reason of its proximity to or encroachment on a proposed new lot line.

The existing property boundary will be repositioned to encompass the Regal Theater building on its own parcel, expanding Parcel 1 (APN: 018-391-37) from the current 1.84 acres to 6.17 acres and reducing Parcel 2 from the current 15.13 acres to 10.81 acres. All site related development standards are and will remain in compliance with the requirements for the Community Shopping Center High Density (C-2sH) zone and the Community Shopping Center 2 (0.8 FAR) land use designation.

F. Does not create a new key lot in any zone.

Section 18.04.030 of the LHMC defines a key lot as the first interior lot to the rear of a reversed corner lot. Lot Line Adjustment 24-0003 involves the repositioning of a shared side lot line; therefore, no new key lot will be created.

G. That no new public street or easement or extension of any public street or easement will be required, nor will any public improvements.

Lot Line Adjustment 24-0003 will retain the locations of the existing driveways along Imperial Highway and Idaho Street. It will not affect any public streets or require any modification to any public streets or easements.

SECTION 3. CONDITIONS OF APPROVAL. The approval of Lot Line Adjustment 24-0003 is subject to the following conditions:

Standard Condition 1.1 CODE COMPLIANCE

The property owner shall comply with the City of La Habra Municipal Code and all applicable federal, state and local laws, ordinances, policies and regulations.

Standard Condition 1.4 LA COUNTY FIRE DEPARTMENT

The property owner shall comply with the Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

Standard Condition 1.27 DIVISION OF LAND

The property owner shall meet all provisions of Title 17 (Subdivisions) of the La Habra Municipal Code as they relate to the division of land.

Standard Condition 1.41 INDEMNIFICATION

To the maximum extent permitted by law, the applicant and any successor in interest shall defend, indemnify and hold harmless the City of La Habra and its elected and appointed officials, officers, agents and employees from and against any and all actions, claims, damages, liabilities and/or proceedings (collectively referred to as "action") arising out of or in any way relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, any action to attack, challenge, set aside, void, or otherwise modify or annul the approval of any entitlement or permit relating to the project or the environmental review of any entitlement relating to the project. The indemnification and hold harmless shall include, but not be limited to, any and all costs incurred by the City in defense of any action arising out of or relating to the applicant's project or any approvals granted by the City related to the applicant's project, including, but not limited to, payment of all court costs and attorneys' fees, costs of any judgements or awards against the City (including any award of attorneys' fees), damages, and/or settlement costs. The City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for such costs.

SECTION 4. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

The proposal was reviewed pursuant to the requirements of the National Discharge Elimination System (NPDES) and the Local Implementation Plan (LIP). The requested action is to adjust a lot line between two parcels. The specific action does not result in the disturbance of any soil. Thus, this request is exempt from the requirements of NPDES.

SECTION 5. RECORD. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately.

SECTION 7. CERTIFICATION. The Secretary shall certify the passage of this Resolution.

PASSED, APPROVED, and ADOPTED this 9th day of December, 2024.

Jason Manley, Chair

I, Veronica Lopez, Secretary to the Planning Commission of the City of La Habra, do hereby certify that the foregoing Resolution No. 24 – _____ was adopted at a regular meeting of the City of La Habra Planning Commission held on December 9, 2024 by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Veronica Lopez, Secretary

EXHIBIT "A"
LOT LINE ADJUSTMENT
 LL _____
Legal Description

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

LEGAL DESCRIPTION PRIOR TO ADJUSTMENT:

PARCEL A:

INTENTIONALLY DELETED.

PARCEL B:

PARCELS 2 AND 3, AS SHOWN ON A MAP FILED IN BOOK 32, PAGE 11 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THOSE CERTAIN DEEDS, TO THE CITY OF LA HABRA RECORDED AUGUST 26, 1997 AS INSTRUMENT NO. 97-414772 AND OCTOBER 22, 1997 AS INSTRUMENT NO. 97-527916 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING, OR THAT MAY BE PRODUCED FROM SAID PROPERTY, AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL SLANTED WELLS FROM ADJACENT LANDS INTO AND THROUGH, AND TO DEVELOP MINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS IN AND THROUGH THE SUBSURFACE OF SAID PROPERTY FOR THE PURPOSE OF RECOVERING SAID MINERALS, OR ANY OF THEM FROM SAID PROPERTY OR OTHER PROPERTY, OR BOTH, AND THE RIGHT TO USE THAT PORTION OF THE SUBSURFACE OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY FOR ALL PURPOSES PERTAINING TO OR INCIDENT TO THE PRODUCTION OF, THE STORAGE OF, CONSERVATION OF, OR EXPLORING FOR OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, OR ANY OF SAID SUBSTANCES, BY MEANS OF ANY METHOD NOW KNOWN OR UNKNOWN, BUT NOT INCLUDING WITHIN THIS EXCEPTION ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORESAID PURPOSES, AS RESERVED IN THE DEEDS FROM HAROLD M. STERN AND OTHERS, RECORDED SEPTEMBER 14, 1961 IN BOOK 5846, PAGES 813 AND 816 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF LA HABRA RECORDED APRIL 22, 1999 AS INSTRUMENT NO. 19990295478 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

PARCEL C:

A NON-EXCLUSIVE, IRREVOCABLE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, NON-EXCLUSIVE, IRREVOCABLE RIGHT TO USE ALL COMMON FACILITIES AND IMPROVEMENT, AND NON-EXCLUSIVE, IRREVOCABLE RIGHT TO PARK AUTOMOBILES

EXHIBIT "A"
LOT LINE ADJUSTMENT
 LL _____
Legal Description

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

LEGAL DESCRIPTION *PRIOR* TO ADJUSTMENT: (CONTINUATION)

CREATED BY RESTATEMENT OF EASEMENT, RESTRICTION AND OPERATING AGREEMENT DATED APRIL 23, 1990 BY AND BETWEEN BULLOCK'S PROPERTIES CORP. AND LA HABRA ASSOCIATES RECORDED APRIL 27, 1990 AS INSTRUMENT NO. 90-224781, ON, OVER AND ACROSS LOT 3 OF TRACT NO. 13828, AS SHOWN ON A MAP FILED IN BOOK 700 PAGES 1 TO 6, INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

FOR CONVEYANCING PURPOSES ONLY: APN 018-391-37 (AFFECTS PARCEL 3 OF PARCEL B) AND 018-391-38 (AFFECTS PARCEL 2 OF PARCEL B)

EXHIBIT "A"
LOT LINE ADJUSTMENT
LL _____
Legal Description

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

LEGAL DESCRIPTION AFTER ADJUSTMENT: (CONTINUATION)

PARCEL 1:

THOSE PORTIONS OF PARCELS 2 AND 3, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 3;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF IDAHO STREET (WIDTH VARIES), THE FOLLOWING THREE (3) COURSES:

- (1) SOUTH 00°04'35" EAST 236.83 FEET;**
- (2) SOUTH 89°55'25" WEST 11.00 FEET;**
- (3) SOUTH 00°04'35" EAST 49.63 FEET;**

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF IDAHO STREET, NORTH 89°48'50" WEST 106.50 FEET;

THENCE, SOUTH 00°04'35" EAST 107.00 FEET;

THENCE, NORTH 89°48'50" WEST 475.93 FEET;

THENCE, NORTH 00°11'10" EAST 221.04 FEET;

THENCE, NORTH 80°18'46" WEST 34.93 FEET;

THENCE, NORTH 00°11'10" EAST 293.03 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE, ALONG SAID NORTHERLY LINE OF PARCEL 2, THE FOLLOWING TWO (2) COURSES:

- (1) SOUTH 79°28'10" EAST 488.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 955.00 FEET;**
- (2) SOUTHEASTERLY ALONG SAID CURVE AND NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 09°02'01" AND AN ARC LENGTH OF 150.57 FEET TO THE POINT OF BEGINNING.**

EXHIBIT "A"
LOT LINE ADJUSTMENT
LL _____
Legal Description

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

LEGAL DESCRIPTION AFTER ADJUSTMENT: (CONTINUATION)

PARCEL 1 (CONTINUATION):

CONTAINING A TOTAL AREA OF 268,624 SQUARE FEET (6.17 ACRES), MORE OR LESS.

**SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,
RIGHTS-OF-WAY AND MATTERS OF RECORD, IF ANY.**

ALSO SHOWN IN EXHIBIT "B", ATTACHED HEREWITH AND MADE A PART HEREOF.

EXHIBIT "A"
LOT LINE ADJUSTMENT
 LL _____
Legal Description

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

LEGAL DESCRIPTION AFTER ADJUSTMENT:

PARCEL 2:

ALL OF PARCELS 2 AND 3, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THOSE CERTAIN GRANT DEEDS TO THE CITY OF LA HABRA RECORDED AUGUST 26, 1997 AS INSTRUMENT NO. 19970414772 AND OCTOBER 22, 1997 AS INSTRUMENT NO. 19970527916 BOTH OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN GRANT DEED TO THE CITY OF LA HABRA RECORDED APRIL 22, 1999 AS INSTRUMENT NO. 19990295478 OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCELS 2 AND 3 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 3;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF IDAHO STREET (WIDTH VARIES), THE FOLLOWING THREE (3) COURSES:

(1) SOUTH 00°04'35" EAST 236.83 FEET;

(2) SOUTH 89°55'25" WEST 11.00 FEET;

(3) SOUTH 00°04'35" EAST 49.63 FEET;

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF IDAHO STREET, NORTH 89°48'50" WEST 106.50 FEET;

THENCE, SOUTH 00°04'35" EAST 107.00 FEET;

THENCE, NORTH 89°48'50" WEST 475.93 FEET;

THENCE, NORTH 00°11'10" EAST 221.04 FEET;

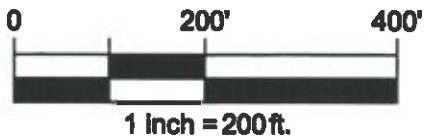
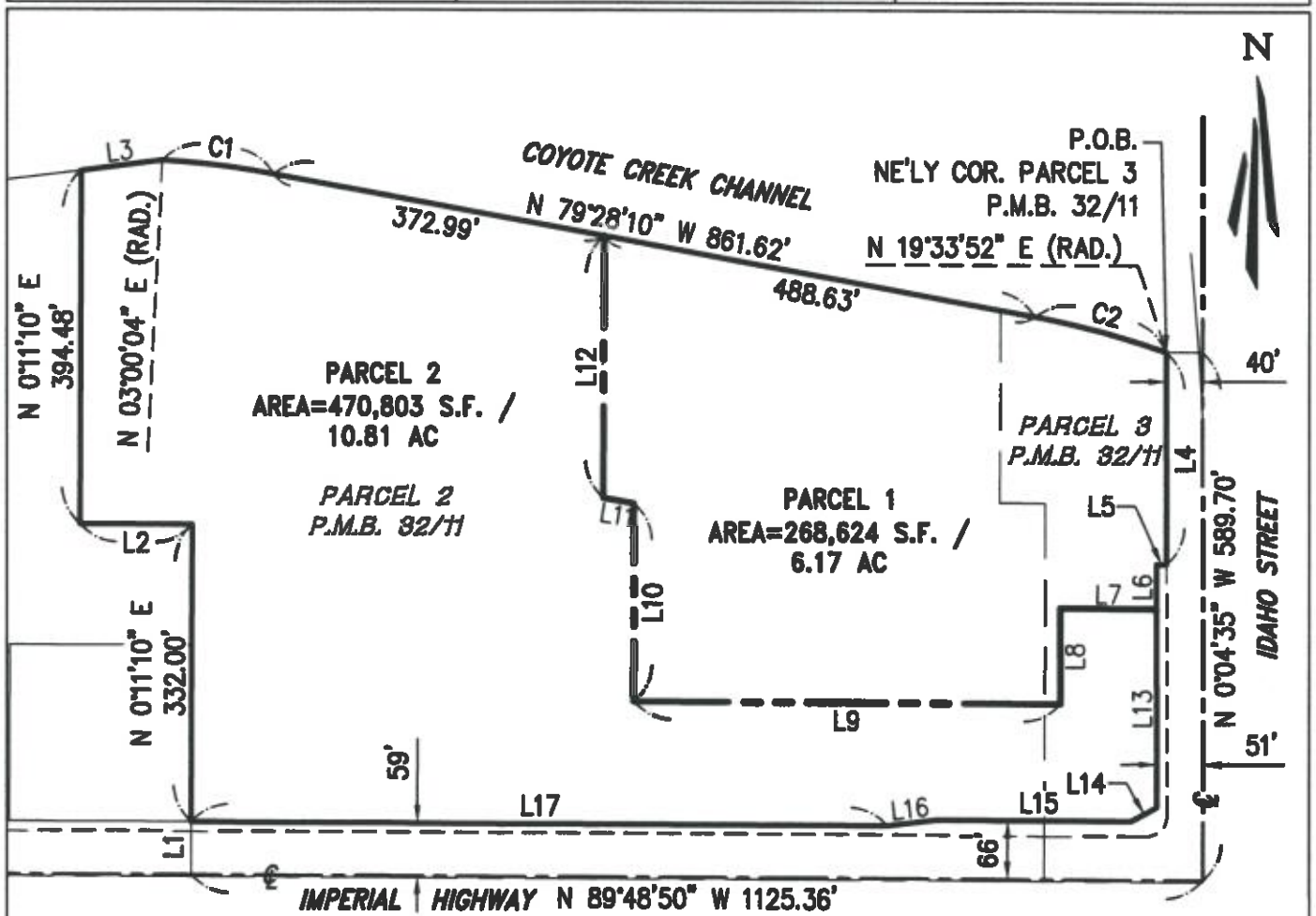
THENCE, NORTH 80°18'46" WEST 34.93 FEET;

EXHIBIT "B"

LOT LINE ADJUSTMENT

LL _____
Map

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2



- LEGEND:**
- LOT LINE ADJUSTMENT BOUNDARY
 - PROPOSED LOT LINE
 - - - - EXISTING LOT LINE TO BE ADJUSTED
 - △ 24 EXISTING EASEMENT NO.

NOTE:
THIS PLAT IS BASED ON THE RECORD INFORMATION SHOWN ON P.M.B. 32 / 11



EXHIBIT "B"

LOT LINE ADJUSTMENT

LL _____
Map

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N0° 11' 10"E	59.00'
L2	N89° 48' 50"W	125.63'
L3	N82° 49' 59"E	91.45'
L4	N0° 04' 35"W	236.83'
L5	N89° 55' 25"E	11.00'
L6	N0° 04' 35"W	49.63'
L7	N89° 48' 50"W	106.50'
L8	N0° 04' 35"W	107.00'
L9	N89° 48' 50"W	475.93'
L10	N0° 11' 10"E	221.04'
L11	N80° 18' 46"W	34.93'
L12	N0° 11' 10"E	293.03'

LINE TABLE		
NUMBER	BEARING	LENGTH
L13	N0° 04' 35"W	221.80'
L14	N61° 37' 24"E	31.80'
L15	N89° 48' 50"W	215.96'
L16	N82° 53' 51"E	55.18'
L17	N89° 48' 50"W	775.36'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7° 31' 46"	955.00'	125.50'
C2	9° 02' 01"	955.00'	150.57'

EXHIBIT "C"

LOT LINE ADJUSTMENT

LL _____

Site Plan

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

EXISTING EASEMENTS

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO.:
NCS-1198533-LA2 DATED JULY 24, 2024.

21 AN EASEMENT IN FAVOR OF STEARNS RANCHOS COMPANY FOR USE OF CIENEGAS AND NATURAL STREAMS AND INCIDENTAL PURPOSES RECORDED IN BOOK 87 OF DEEDS, PAGE 199. *(NOT PLOTTED. THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED PER RECORD INFORMATION)*

24 AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR UNDERGROUND TELEPHONE LINES AND INCIDENTAL PURPOSES RECORDED MAY 29, 1967 AS BOOK 8265, PAGE 277 OF OFFICIAL RECORDS. *(PLOTTED)*

26 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES RECORDED AUGUST 9, 1967 AS BOOK 8336, PAGE 481 AND IN BOOK 8336, PAGE 484 BOTH OF OFFICIAL RECORDS. *(PLOTTED)*

28 AN EASEMENT IN FAVOR OF THE CITY OF LA HABRA FOR WATER LINE AND INCIDENTAL PURPOSES RECORDED MAY 9, 1968 AS BOOK 8597, PAGE 250 OF OFFICIAL RECORDS. *(PLOTTED)*

29 AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR UNDERGROUND TELEPHONE LINES AND INCIDENTAL PURPOSES RECORDED JULY 19, 1968 AS BOOK 8664, PAGE 947 OF OFFICIAL RECORDS. *(PLOTTED)*

30 AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR UNDERGROUND TELEPHONE LINES AND INCIDENTAL PURPOSES RECORDED JULY 19, 1968 AS BOOK 8664, PAGE 954 OF OFFICIAL RECORDS. *(PLOTTED)*

32 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES RECORDED JANUARY 15, 1969 AS BOOK 8846, PAGE 207 OF OFFICIAL RECORDS. *(PLOTTED)*

37 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL SUPPLY, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDED NOVEMBER 15, 1988 AS INSTRUMENT NO. 88-587174 OF OFFICIAL RECORDS. *(PLOTTED)*

EXHIBIT "C"

LOT LINE ADJUSTMENT

LL _____

Site Plan

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

EXISTING EASEMENTS (CONTINUATION)

- 39 A "RESTATEMENT OF EASEMENT, RESTRICTION AND OPERATING AGREEMENT" RECORDED APRIL 27, 1990 AS INSTRUMENT NO. 90-224781 OF OFFICIAL RECORDS. AN "ASSIGNMENT AND ASSUMPTION OF RESTATEMENT OF EASEMENT, RESTRICTION AND OPERATING AGREEMENT" RECORDED DECEMBER 21, 1994 AS INSTRUMENT NO. 94-725752 OF OFFICIAL RECORDS. *(BLANKET IN NATURE OVER THE ENTIRE SHOPPING CENTER)*
- 42 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDED JULY 2, 1996 AS INSTRUMENT NO. 19960335525 OF OFFICIAL RECORDS. *(PLOTTED)*
- 43 AN EASEMENT IN FAVOR OF GTE CALIFORNIA INCORPORATED FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED JULY 5, 1996 AS INSTRUMENT NO. 19960343729 OF OFFICIAL RECORDS. *(PLOTTED)*
- 71 A "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE" RECORDED NOVEMBER 29, 2023 AS INSTRUMENT NO. 2023000295924 OF OFFICIAL RECORDS. *(AFFECTS PORTIONS OF PARCELS 2 & 3 PMB 32/11. EXACT LOCATION OF DMA BOUNDARY CANNOT BE PLOTTED BASED ON RECORD INFORMATION)*
- 74 A "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE" RECORDED MAY 2, 2024 AS INSTRUMENT NO. 2024000109664 OF OFFICIAL RECORDS. *(AFFECTS PORTIONS OF PARCELS 2 & 3 PMB 32/11. EXACT LOCATION OF DMA BOUNDARY CANNOT BE PLOTTED BASED ON RECORD INFORMATION)*

EXHIBIT "C"

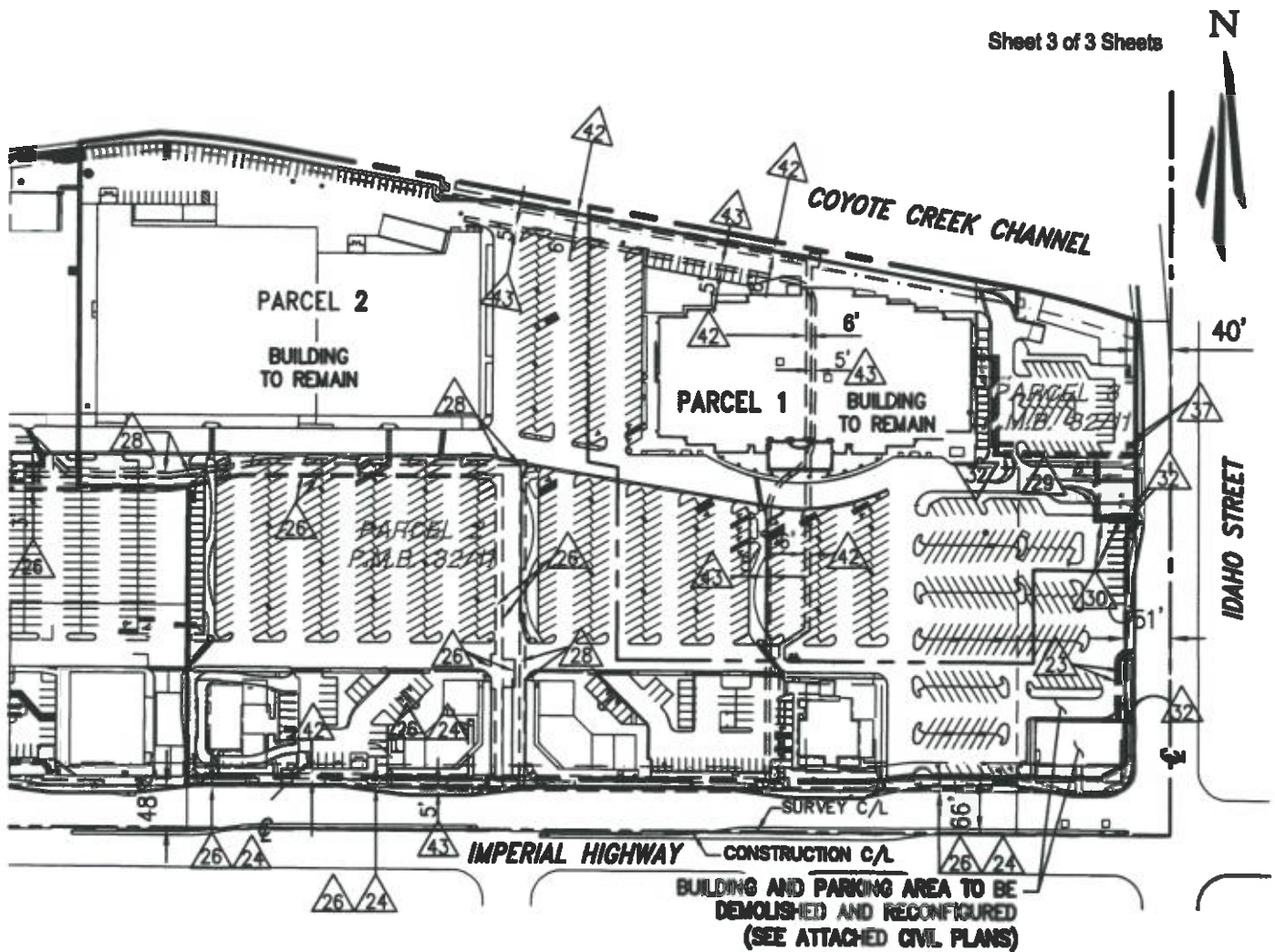
LOT LINE ADJUSTMENT

LL _____

Site Plan

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
LA HABRA ASSOCIATES, LLC	018-391-38 & 37	PARCEL 1
LA HABRA ASSOCIATES, LLC	018-391-37 & 38	PARCEL 2

Sheet 3 of 3 Sheets



LEGEND:

- LOT LINE ADJUSTMENT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE TO BE ADJUSTED
- EXISTING EASEMENT NO.

NOTE:

THIS PLAT IS BASED ON THE RECORD INFORMATION SHOWN ON P.M.B. 32 / 11



LOT LINE ADJUSTMENT EXHIBIT

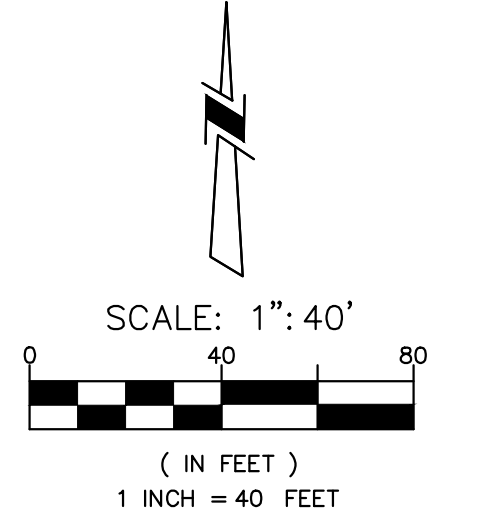
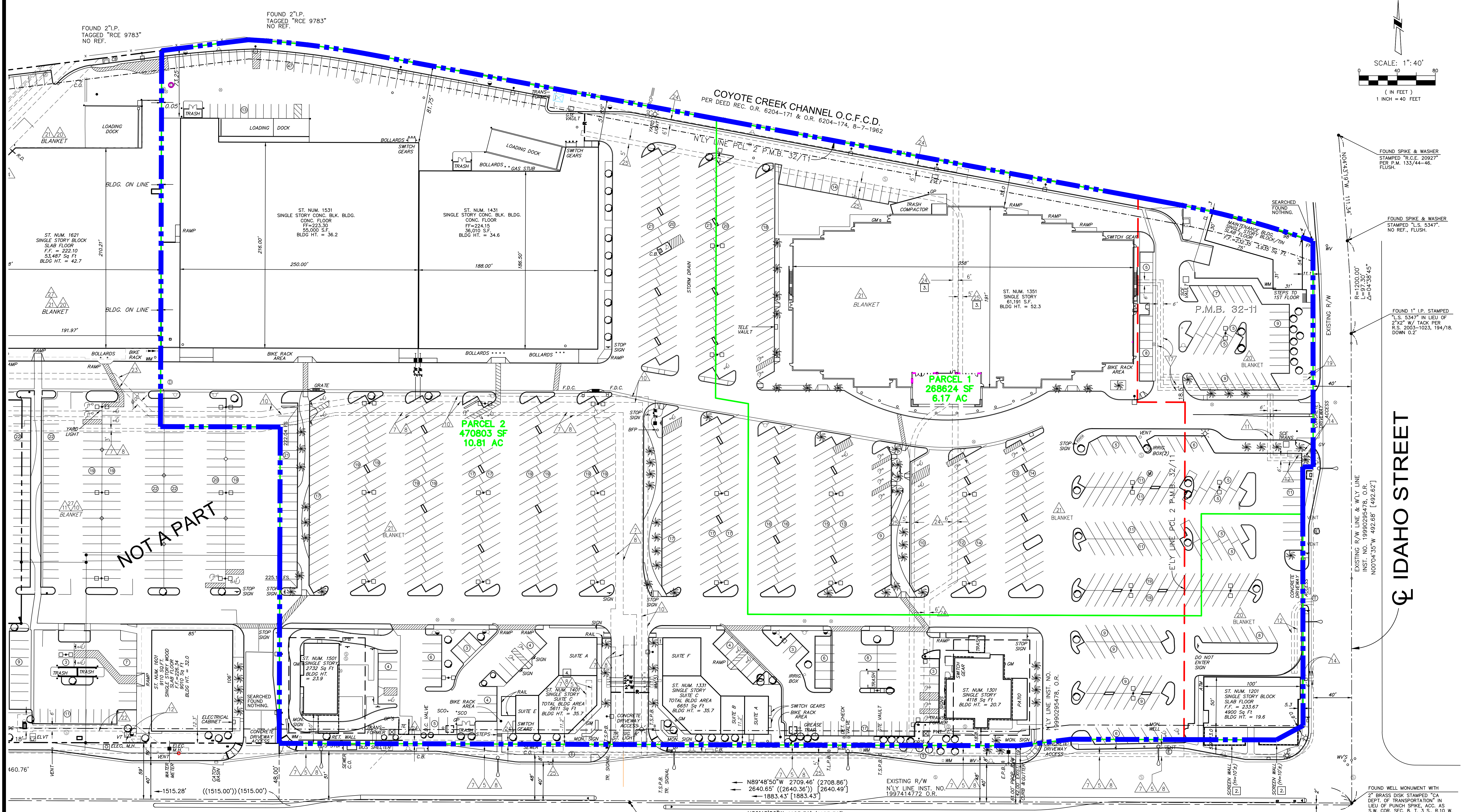
IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA

TAIT & ASSOCIATES, INC.

AUGUST 2024

LEGEND:

- | | | |
|---|------------------|------------------|
| ● INDICATES FOUND MONUMENT AS NOTED | ○ WV WATER VALVE | ○ WM WATER METER |
| [xxx] RECORD DATA PER RECORD OF SURVEY 2003-1023 194/18 | □ WM WATER METER | □ WM WATER METER |
| (xxx) RECORD DATA PER TRACT MAP NO. 13828 M.B. 700/1-6 | □ WM WATER METER | □ WM WATER METER |
| (xxx) RECORD DATA PER PARCEL MAP 32/11. | □ WM WATER METER | □ WM WATER METER |
| B.O.V. ○ BLOW OFF VALVE | □ WM WATER METER | □ WM WATER METER |
| — x — CHAIN LINK FENCE | □ WM WATER METER | □ WM WATER METER |
| CB CATCH BASIN | □ WM WATER METER | □ WM WATER METER |
| CONCRETE | □ WM WATER METER | □ WM WATER METER |
| ELVT ELECTRIC VAULT | □ WM WATER METER | □ WM WATER METER |
| EXTERIOR BUILDING WALL | □ WM WATER METER | □ WM WATER METER |
| FDC FIRE DEPARTMENT CONNECTION | □ WM WATER METER | □ WM WATER METER |
| FH FIRE HYDRANT | □ WM WATER METER | □ WM WATER METER |
| GV GAS VALVE | □ WM WATER METER | □ WM WATER METER |
| GM GAS METER | □ WM WATER METER | □ WM WATER METER |
| GP GUARD POST | □ WM WATER METER | □ WM WATER METER |
| — — — — — GUY WIRE | □ WM WATER METER | □ WM WATER METER |
| — — — — — HANDICAP PARKING STALL | □ WM WATER METER | □ WM WATER METER |
| — — — — — MANHOLE | □ WM WATER METER | □ WM WATER METER |
| — — — — — PALM TREE | □ WM WATER METER | □ WM WATER METER |
| — — — — — P.O.B. POINT OF BEGINNING | □ WM WATER METER | □ WM WATER METER |
| — — — — — POWER POLE | □ WM WATER METER | □ WM WATER METER |
| — — — — — EXISTING LOT LINE ADJUSTMENT BOUNDARY | □ WM WATER METER | □ WM WATER METER |
| — — — — — EXISTING PROPERTY LINE TO BE ADJUSTED | □ WM WATER METER | □ WM WATER METER |
| — — — — — PROPOSED PROPERTY LINE | □ WM WATER METER | □ WM WATER METER |
| — — — — — SEWER CLEANOUT | □ WM WATER METER | □ WM WATER METER |
| — — — — — SEWER MANHOLE | □ WM WATER METER | □ WM WATER METER |
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| — — — — — STREET LIGHT PULL BOX | □ WM WATER METER | □ WM WATER METER |
| — — — — — STREET SIGNAL | □ WM WATER METER | □ WM WATER METER |
| — — — — — TRASH ENCLOSURE | □ WM WATER METER | □ WM WATER METER |
| — — — — — TELEPHONE VAULT | □ WM WATER METER | □ WM WATER METER |
| — — — — — TRAFFIC SIGNAL PULL BOX | □ WM WATER METER | □ WM WATER METER |
| — — — — — TRASH ENCLOSURE | □ WM WATER METER | □ WM WATER METER |
| — — — — — TREE | □ WM WATER METER | □ WM WATER METER |
| — — — — — 8" WATER EXISTING WATER LINE (SIZE INDICATED) | □ WM WATER METER | □ WM WATER METER |
| — — — — — 8" SEWER EXISTING SEWER LINE (SIZE INDICATED) | □ WM WATER METER | □ WM WATER METER |
| — — — — — SD EXISTING STORM DRAIN LINE | □ WM WATER METER | □ WM WATER METER |
| — — — — — 2" GAS EXISTING GAS LINE (SIZE INDICATED) | □ WM WATER METER | □ WM WATER METER |
| — — — — — PARKING COUNT | □ WM WATER METER | □ WM WATER METER |



NO.	DATE	CHK	NO.	DESCRIPTION	REVISIONS
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DRAWN: JM
 DATE: 8/21/24
 CHECKED: GG
 DATE:
 REVISION #:
 DATE:
 JOB NO. SP5686L
 LA Habra Survey Office U.S. 91
 2220 N. BURBANK CA 91704
 (909) 592-8888
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