

# PROJECT REPORT

TO: Planning Commission (PC)

AGENDA DATE: November 18, 2021

FROM: Planning & Developments Services Dept.

AGENDA TIME: 9:00 AM/No. 2

Sanayeh Investments Limited Partnership  
PROJECT TYPE: Lot Line Adjustment #00322 SUPERVISOR DIST. 3  
018-170-046-000  
LOCATION: 1791 W. Highway 78, Borrego Springs, CA 92004 APN: 018-170-057-000  
PARCEL SIZE: 598.76 & 185.06 Acres  
GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A  
ZONE (existing) A-2 (General Agriculture) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 11/18/2021

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: \_\_\_\_\_ N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

## DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>Quechan Historic Preservation</u>		

## REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE LOT LINE ADJUSTMENT #00322 BY TAKING THE FOLLOWING ACTIONS:

1. MAKE THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER GOVERNMENT CODE 15305 AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT LINE ADJUSTMENT #00322 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
3. MAKE THE ATTACHED FINDINGS AND APPROVE LOT LINE ADJUSTMENT #00322, SUBJECT TO THE CONDITIONS.

Imperial County Planning & Development Services Department

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736,

Jim Minnick, Director of ICPDS

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**STAFF REPORT**  
**Planning Commission**  
**November 18, 2021**  
**Lot Line Adjustment (LLA) #00322**

**Applicant:**           **Sanayeh Investments Limited Partnership**  
**750 Main St.**  
**El Centro, CA 92243**

**Agent:**               **Precision Engineering & Surveying, Inc.**  
**P.O. Box 2216**  
**El Centro, CA 92244**

**Project Location:**

The project is located at 1791 W. Highway 78, Borrego Springs, CA 92004; and is further identified as Assessor Parcel Number (s) 018-170-046-000 and 018-170-057-000 on property legally described as Lot 3 and Lot 8 of Tract Map #00988, in an unincorporated area of the County of Imperial, State of California, according to the map on file in Book 27, Pages 8 through 13, inclusive of Final Maps in the Office of the County Recorder of Imperial County.

**Project Summary:**

The applicant has submitted Lot Line Adjustment #00322 to adjust the boundary line between Parcel A (018-170-057-000) and Parcel B (018-170-046-000). The adjustment will follow the existing chain link fence built for the Titan Solar II Project, which currently encroaches onto Parcel A. The adjustment would therefore correct this encroachment. Parcel A is approximately 598.76 Acres and would be reduced to approximately 532.25 Acres. Parcel B is approximately 186.06 Acres and would increase to approximately 251.57 Acres.

**Existing Parcels:**

- 018-170-057-000 Parcel A - 598.76 Acres approximately
- 018-170-046-000 Parcel B - 186.06 Acres approximately

**Proposed Parcels:**

The proposed adjusted parcel size will be:

- 018-170-057-000 Parcel A - 532.25 Acres approximately
- 018-170-046-000 Parcel B - 251.57 Acres approximately

**County Ordinance:**

Lot Line Adjustment #00322 is consistent with the Imperial County Land Use Ordinance (Title 9, Division 8), Subdivision Ordinance, Section 90807.00 Lot Line Adjustments since it does no new parcels will be created or eliminated. The proposed project is also consistent with State Law Subdivision Map Act Section 66412(d) since the land is taken from one parcel and it is added to an adjoining parcel.

**Land Use Analysis:**

Lot Line Adjustment #00322 will not increase the residential density in the area and it does not create additional parcels. The General Plan Land Use designation for the project is "Agriculture"; the project site is currently zoned "A-2" (General Agriculture) per Imperial County Land Use Ordinance, Division 25, Section 92570.00, Map 70.

**Surrounding Land Use Ordinance:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Titan II Solar Farm	A-2	Agriculture
<b>North</b>	Vacant	BLM	Recreation/Open Space
<b>South</b>	Vacant	S-2	Recreation/Open Space
<b>East</b>	Vacant	BLM	Recreation/Open Space
<b>West</b>	Titan I Solar Farm	A-2	Agriculture

**Environmental Determination:**

After review of the CEQA Guidelines, it has been determined that the Lot Line Adjustment (LLA# 00322) is categorically exempt from CEQA (per Article 19, Section 15305 (a), Class 5) because it is a minor alteration in land use limitations and will not create any new parcel. In addition, there will be no change in land use or density. Therefore, no further environmental documentation is required by State Law.

**Staff Recommendation:**

After reviewing the information submitted it is recommended that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Make the finding that the project is categorically exempt from CEQA under Government Code 15305 and that no further Environmental documentation is necessary;

2. Find that Lot Line Adjustment #00322 is consistent with applicable zoning, State Laws, and County Building Ordinances; and
3. Make the findings and approve Lot Line Adjustment #00322, subject to the conditions.

**PREPARED BY:** Jeanine Ramos, Planner I

*for Michael W. H.*

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**REVIEWED BY:** Michael Abraham, AICP, Assistant Director of  
Planning & Development Services Department

*Michael W. H.*

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**APPROVED BY:** Jim Minnick, Director of  
Planning & Development Services Department

*Jim Minnick*

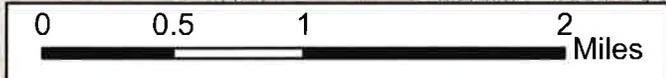
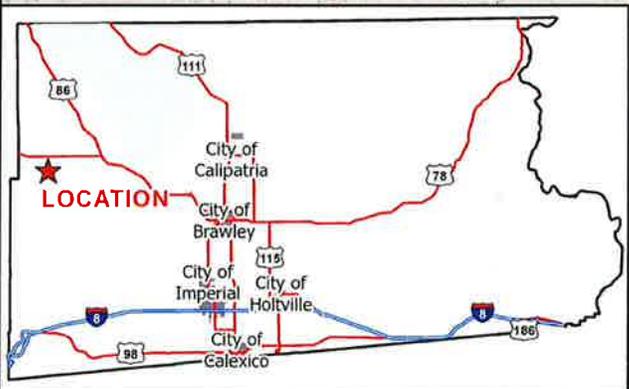
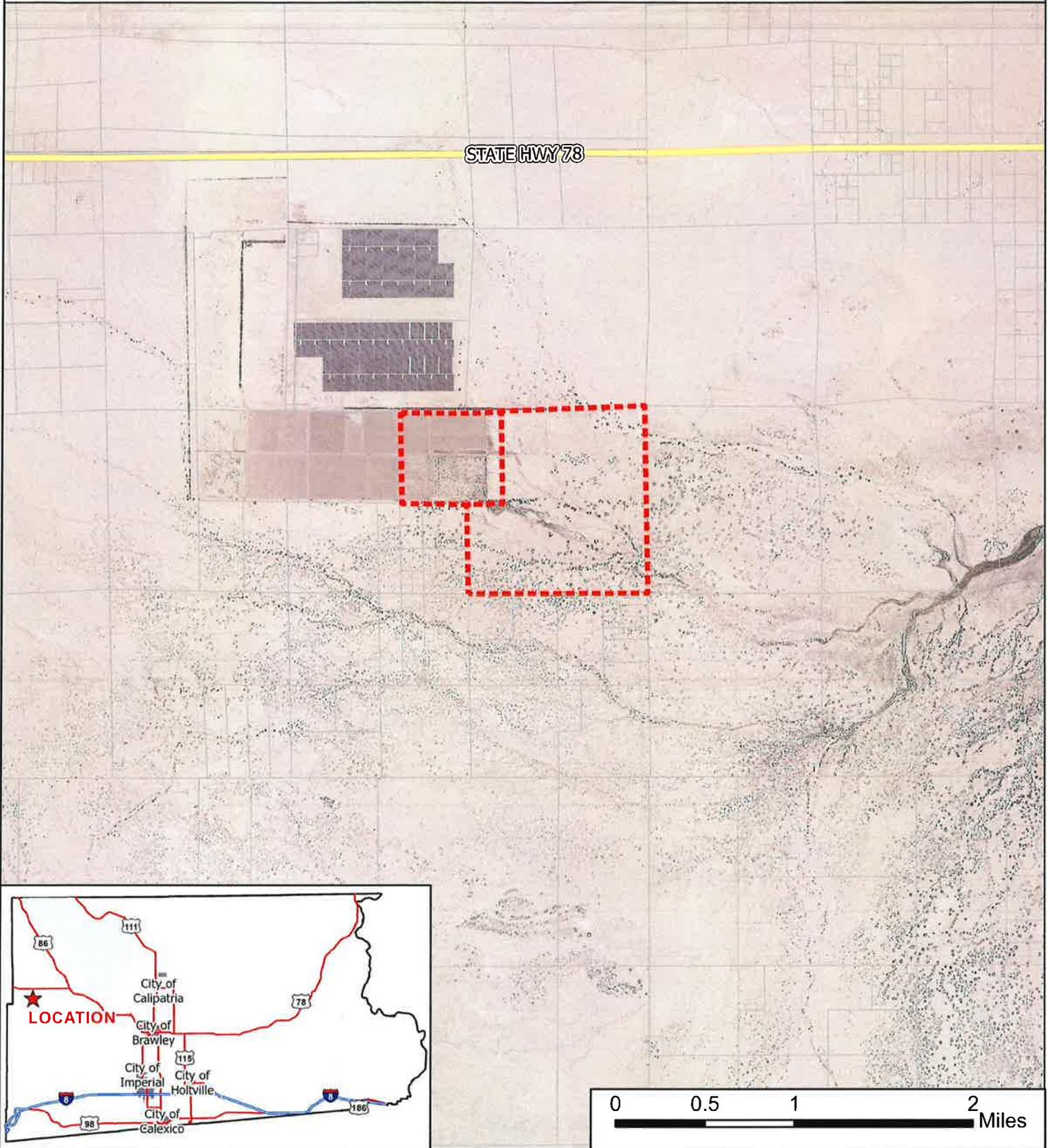
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ATTACHMENTS:

- A. Vicinity Map
- B. PC Resolutions & Findings
- C. Conditions of Approval
- D. Lot Line Adjustment Map and Legal Descriptions
- E. Applicant's Submittal
- F. Comment Letters

**ATTACHMENT A: VICINITY MAP**

# PROJECT LOCATION MAP



**SANAYEH INVESTMENTS LIMITED  
PARTNERSHIP  
LLA #00322  
APN 018-170-046-000 & 018-170-057-000**

-  Highways
-  Parcels
-  Project Location



**ATTACHMENT B: PC RESOLUTIONS  
& FINDINGS**

## **RESOLUTION NO. 2021-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00322” FOR SANAYEH INVESTMENTS LIMITED PARTNERSHIP.**

**WHEREAS**, Sanayeh Investments Limited Partnership, has submitted an application for Lot Line Adjustment #00322 to modify the boundary line of two existing adjoining parcels.

**WHEREAS**, the project is exempt from the California Environmental Quality Act, per government code 15305 (a);

**WHEREAS**, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on November 18, 2021;

**NOW, THEREFORE**, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

**SECTION 1.** The Planning Commission has considered the proposed Lot Line Adjustment prior to approval. The Planning Commission finds and determines that the Lot Line Adjustment is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act and California Environmental Quality Act (CEQA), which assesses environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00322 has been made as follows:

**A. Whether the lot line adjustment conforms to State law and County Ordinances.**

Lot Line adjustment (LLA) #00322 conforms to California State law through Section 66412(D) (Map Act Exclusions) of the Subdivision Map Act (Map Act) and Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA); additionally, the LLA conforms with the Imperial County Land

Use Ordinance's (Title 9) Subdivision Ordinance, particularly section 90807.00 et. seq. (Lot Line Adjustments).

**B. The lot line adjustment is consistent with County Zoning and Building law.**

LLA #00322 is zoned A-2 (General Agricultural Zone,) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. by eliminating the encroachment of the existing fence. In addition, LLA #00322 is consistent with Building laws because no improvements to the land are being proposed.

**C. That the lot line adjustment is not a re-subdivision pursuant to Government Code 66499.20.**

LLA #00322 is not a re-subdivision pursuant to Government Code 66499.20.

**D. That the lot line adjustment does not create any new lots or parcels or delete any lots or parcels.**

LLA #00322 will not create or delete any new lots or parcels. The proposed project will transfer +/- 66.51 acres from Parcel A (APN 018-170-057-000) to Parcel B (APN 018-170-046).

**E. Determine what CEQA documentation is necessary to be filed for the applicants.**

LLA #00322 is exempt from CEQA pursuant to Article 19, Section 15305 (a), Minor Alterations to Land Use Limitations. Therefore, no further CEQA documentation is required. Nevertheless, a Notice of Exemption will be filled with Imperial County Recorder's Office for thirty (30) days.

**F. Determine what conditions are necessary for compliance with Zoning and Building Ordinances, and to facilitate the relocation of existing utilities, infrastructure, easements or improvements.**

In approving LLA #00322, planning staff shall adopt conditions only as necessary to bring the LLA's affected parcels into compliance with the requirement of the County's Zoning and Building Ordinances or facilitate the relocation of existing utilities, infrastructure, easements or improvements, as allowed by the County's Subdivision Ordinance.

The planning staff has established conditions for LLA #00322 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements (see attachment C).

**NOW, THEREFORE,** based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00322, subject to the attached Conditions of Approval.

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**Rudy Schaffner, Chairperson**  
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on November 18, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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**Jim Minnick, Director of Planning & Development Services**  
Secretary to the Planning Commission

**ATTACHMENT C: CONDITIONS OF  
APPROVAL**

# CONDITIONS OF APPROVAL

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## LOT LINE ADJUSTMENT (LLA) #00322

APN(s) 018-170-046-000 and 018-170-057-000

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### **NOTICE TO APPLICANT!**

*The above-referenced Lot Line Adjustment, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.*

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### **GENERAL CONDITIONS:**

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[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot line adjustments as generic conditions; however they are as important as the Site Specific Conditions. The Planning Commission established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

**Unless expressly deferred in these conditions, all conditions are to be satisfied prior to recordation of the lot line adjustment.**

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Line Adjustment.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Line Adjustment, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot line adjustment

or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this Lot Line Adjustment, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this adjustment shall abut a maintained road and/or have legal and physical access to a public road before this Lot Line Adjustment is recorded.
  5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
  6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
  7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
  8. Applicant shall provide a full legal description and exhibit acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description and exhibit shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 ½" x11"). Letterhead is not acceptable.
  9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
  10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance, Legal Description(s) and the Tax Certificate(s)**.
  11. The lot line adjustment becomes effective only after compliance with all conditions and the recordation of the Deed(s) reflecting the new legal descriptions.
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**SITE SPECIFIC CONDITIONS:**

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1. When new parcels, lots line adjustments, or mergers are proposed, Imperial County Public Works Department normally requires a Drainage and Grading Study/Plan be provided to prevent sedimentation or damage to off-site properties. In this case, it's the owner's responsibility to ensure any storm run-off does not impact County facilities or adjacent properties. Should any future development occur in any of the properties, a Drainage and Grading Study/Plan shall be provided to the County of Imperial Department of Public Works.
2. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads.
3. The applicant for encroachment permits in the County Roads and Right of Way responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771(b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
4. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
5. Any future activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 – Excavations on or near a public road of the Imperial County Ordinance. Any future activity and/or work may include, but not limited to, access driveways, sidewalks, curb and gutter, temporary traffic control devices for construction activities, etc.
6. The applicant shall provide a legal description of the merger, signed sealed, and dated by a person authorized to practice land surveying to the Department of Public Works for review. Once approved, the County surveyor will transmit a letter of approval to
7. The lot line adjustment shall be reflected in a deed, which shall be recorded. <sup>1</sup>

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<sup>1</sup> Department of Public Works Comment Letter 11/3/2021

**ATTACHMENT D: LOT LINE  
ADJUSTMENT MAP AND LEGAL  
DESCRIPTIONS**

# EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL "A" OF LOT LINE ADJUSTMENT No. \_\_\_\_\_

SECTION 25, TOWNSHIP 12 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID SECTION 25 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 01°05'53" WEST A DISTANCE OF 2717.86 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25, SAID QUARTER CORNER BEING THE **TRUE POINT OF BEGINNING**;

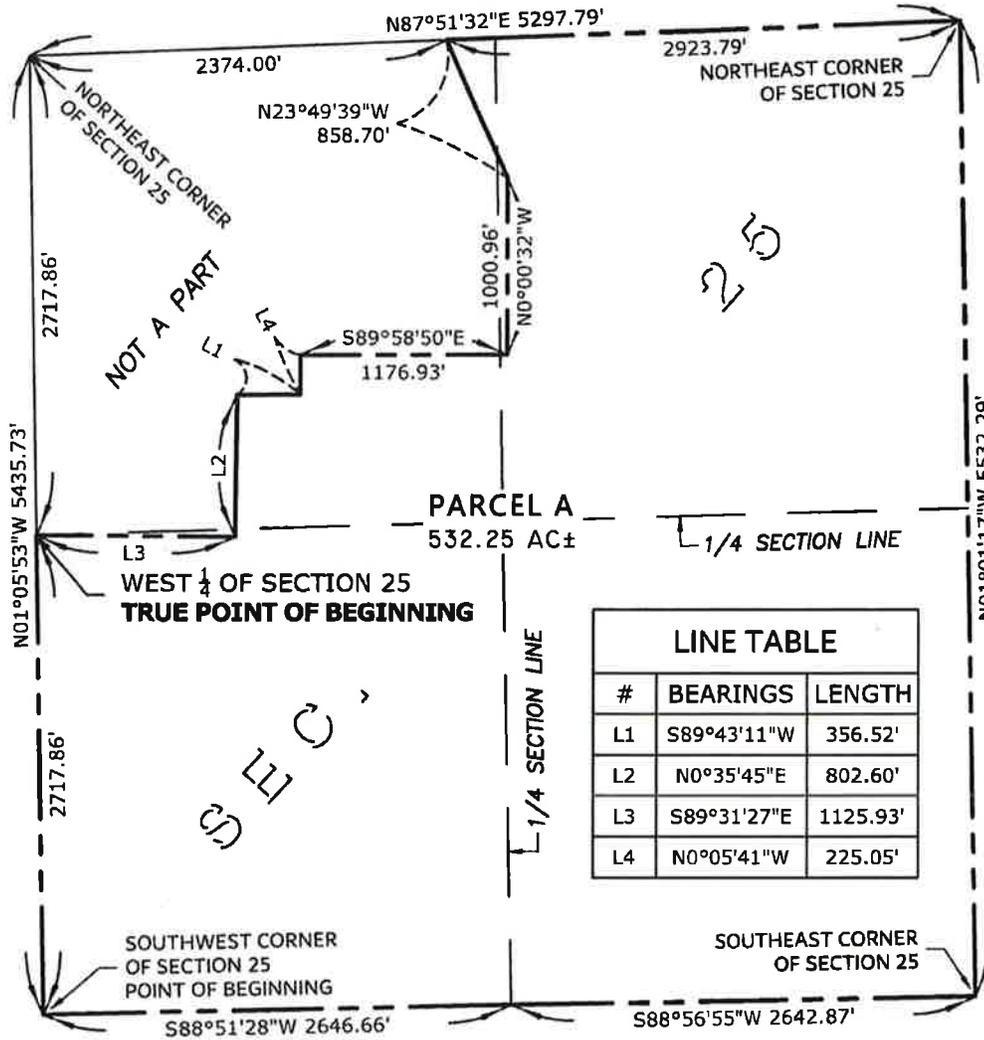
THENCE SOUTH 89°31'27" EAST A DISTANCE OF 1125.93 FEET; THENCE NORTH 0°35'45" EAST A DISTANCE OF 802.60 FEET; THENCE SOUTH 89°43'11" WEST A DISTANCE OF 356.52 FEET; THENCE NORTH 0°05'41" WEST A DISTANCE OF 225.05 FEET; THENCE SOUTH 89°58'50" EAST A DISTANCE OF 1176.93; THENCE NORTH 0°00'32" WEST A DISTANCE OF 1000.96 FEET; THENCE NORTH 23°49'39" WEST A DISTANCE OF 858.70 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 25, SAID POINT BEING SOUTH 87°51'32" WEST A DISTANCE OF 2923.79 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 87°51'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 2374.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 01°05'53" WEST, ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2717.86 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 532.25 ACRES±



# EXHIBIT "B"

PARCEL A OF LOT LINE ADJUSTMENT NO. \_\_\_\_\_



**LEGEND:**

--- PARCEL BOUNDARY  
 --- SECTION LINE



1000' 0' 1000'  
 SCALE: 1" = 1000'

*(Signature)*  
 TAYLOR PREECE, PLS 9634



**Precision Engineering & Surveying, Inc.**

P.O. Box 2216  
 El Centro, CA 92244  
 Telephone: (760) 363-2684

799 E. Hell Avenue  
 El Centro, Ca 92243  
 Fax: (760) 363-2686

LOT LINE ADJUSTMENT NO. _____		SHEET <b>1</b>
DRAWN BY: A.D.	CHECKED BY: T.P.	OF 1
CLIENT: Z-GLOBAL	JOB No. 21-113	
LOCATION: SECTION 25, T.12S.-R.9E., S.B.M	Date: AUGUST 2, 2021	

# EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL "B" OF LOT LINE ADJUSTMENT No. \_\_\_\_\_

THAT PORTION OF SECTION 25 AND SECTION 26, TOWNSHIP 12 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 01°05'23" WEST, ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2714.86 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25, SAID QUARTER CORNER BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°31'27" EAST A DISTANCE OF 1125.93 FEET; THENCE NORTH 0°35'45" EAST A DISTANCE OF 802.60 FEET; THENCE NORTH 89°43'11" EAST A DISTANCE OF 356.52 FEET; THENCE NORTH 0°05'41" WEST A DISTANCE OF 225.05 FEET; THENCE SOUTH 89°58'50" EAST A DISTANCE OF 1176.93; THENCE NORTH 0°00'32" WEST A DISTANCE OF 1000.96 FEET; THENCE NORTH 23°49'39" WEST A DISTANCE OF 858.70 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 25, SAID POINT BEING SOUTH 87°51'32" WEST A DISTANCE OF 2923.79 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 87°51'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1304.60 FEET TO THE NORTHEAST CORNER OF LOT B-2 OF FINAL MAP No. 00988 FILED IN BOOK 27, PAGE 8 OF FINAL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER; THENCE SOUTH 01°13'25" EAST, ALONG THE EAST LINE OF SAID LOT B-2, A DISTANCE OF 30.00 FEET TO THE SOUTH EAST CORNER OF SAID LOT B-2; THENCE SOUTH 87°52'03" WEST, ALONG THE SOUTH LINE OF SAID LOT B-2, A DISTANCE OF 1069.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 25, SAID POINT BEING 29.83 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT B-2, NORTH 89°22'44" WEST A DISTANCE OF 1837.09 FEET TO THE NORTHEAST CORNER OF LOT A-2 OF SAID FINAL MAP; THENCE SOUTH 0°48'03" EAST, ALONG THE EAST LINE OF SAID LOT A-2, A DISTANCE OF 50.02 FEET TO THE SOUTHEAST CONER OF SAID LOT A-2; THENCE NORTH 89°22'42" WEST, ALONG THE SOUTH LINE OF SAID LOT A-2, A DISTANCE OF 83.59 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT A-2, SOUTH 01°14'25" EAST A DISTANCE OF 2643.07 FEET TO THE SOUTH LINE OF LOT 3 OF SAID FINAL MAP, SAID LINE ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 89°31'27" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1914.24 FEET TO THE **TRUE POINT OF BEGINNING**.

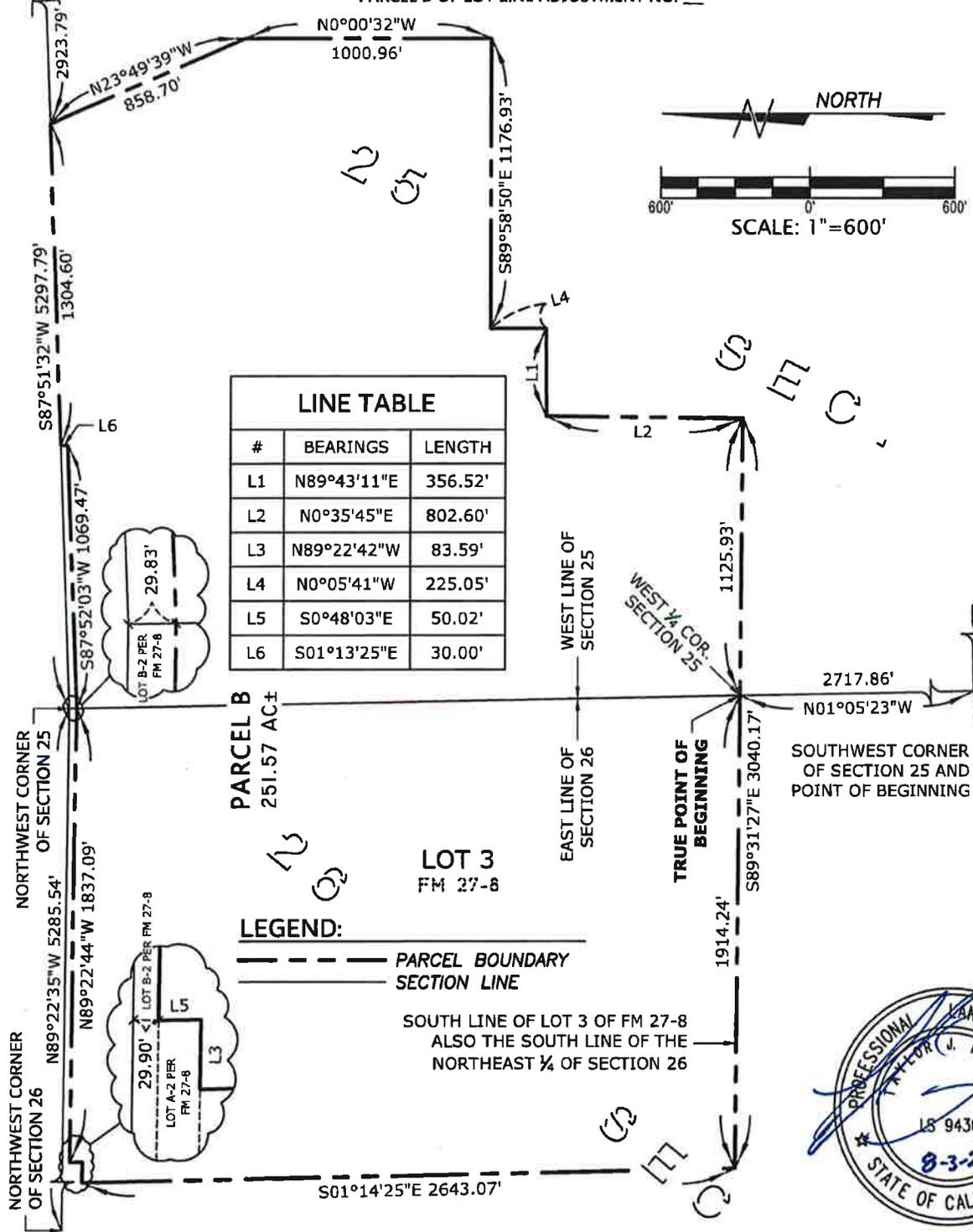
CONTAINING 251.57 ACRES±



# EXHIBIT "B"

PARCEL B OF LOT LINE ADJUSTMENT NO. \_\_\_\_\_

NORTHEAST CORNER OF SECTION 25



LINE TABLE		
#	BEARINGS	LENGTH
L1	N89°43'11"E	356.52'
L2	N0°35'45"E	802.60'
L3	N89°22'42"W	83.59'
L4	N0°05'41"W	225.05'
L5	S0°48'03"E	50.02'
L6	S01°13'25"E	30.00'

**LEGEND:**  
 - - - - - PARCEL BOUNDARY  
 \_\_\_\_\_ SECTION LINE  
 SOUTH LINE OF LOT 3 OF FM 27-8  
 ALSO THE SOUTH LINE OF THE  
 NORTHEAST 1/4 OF SECTION 26



**Precision Engineering & Surveying, Inc.**



P.O. Box 2216  
 El Centro, CA 92244  
 Telephone: (760) 353-2684  
 799 E. Heil Avenue  
 El Centro, Ca 92243  
 Fax: (760) 353-2686

LOT LINE ADJUSTMENT NO. _____		SHEET <b>1</b>	
DRAWN BY: A.D.		CHECKED BY: T.P.	
CLIENT: Z-GLOBAL		JOB No. 21-113	
LOCATION: SEC. 25 & 26.12S.-R.9E., S.B.M		Date: AUGUST 2, 2021	

**ATTACHMENT E: APPLICANT'S  
SUBMITTAL**

# LOT LINE ADJUSTMENT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S "A" NAME <b>Sanayeh Investments Limited Partnership</b>	EMAIL ADDRESS <b>ramon@zglobal.biz</b>	
2. MAILING ADDRESS <b>750 Main St, El Centro, CA</b>	ZIP CODE <b>92243</b>	PHONE NUMBER <b>(760) 355-0288</b>

3. PROPERTY OWNER'S "B" NAME <b>Sanayeh Investments Limited Partnership</b>	EMAIL ADDRESS <b>ramon@zglobal.biz</b>	
4. MAILING ADDRESS <b>750 Main St, El Centro, CA</b>	ZIP CODE <b>92243</b>	PHONE NUMBER <b>(760) 355-0288</b>

5. PROPERTY "A" (site) ADDRESS	LOCATION <b>Ocotillo Wells/ Allegretti Ranch</b>
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <b>018-170-057</b>	SIZE OF PROPERTY (in acres or square foot) <b>598.76 AC.</b>
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>Lot 3 of Final Map recorded in Book 27 at Page 8 in Imperial County</b>	

8. PROPERTY "B" (site) ADDRESS	LOCATION <b>Ocotillo Wells/ Allegretti Ranch</b>
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <b>018-170-046</b>	SIZE OF PROPERTY (in acres or square foot) <b>185.06 AC.</b>
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>Lot 8 of Final Map recorded in Book 27 at Page 8 in Imperial County</b>	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	<b>A</b>	<b>532.25 AC.</b>	<b>Desert Land</b>	<b>Solar Farm</b>
	<b>B</b>	<b>251.57 AC.</b>	<b>Solar Farm</b>	<b>Solar Farm</b>

12. EXPLAIN PROPOSED ADJUSTEMENT The new boundary will follow the existing chain link fence built for Titan Solar II.

13. EXPLAIN REASON FOR REQUEST To correct Parcel A's Encroachment on Parcel B Solar Farm.

I/ WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT

Ziad Alaywan 7/20/2021  
Print Name (owner "A") Date  
Ziad Alaywan  
Signature (owner "A")  
M. Alaywan 7/20/21  
Print Name (owner "B") Date  
Signature (owner "B")

## REQUIRED SUPPORT DOCUMENTS

- A. MAP (20 copies - see instructions on back)
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. NEW LEGAL DESCRIPTIONS - ONE TO DESCRIBE PARCEL "A" AND ONE FOR PARCEL "B"
- D. FEE \_\_\_\_\_
- E. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: JDR  
APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_  
APPLICATION REJECTED BY: \_\_\_\_\_  
TENTATIVE HEARING BY: \_\_\_\_\_  
FINAL ACTION:  APPROVED  DENIED

DATE 8/3/21  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

REVIEW / APPROVAL BY  
OTHER DEPT'S required  
 P W  
 E H S  
 A P C D  
 O E S  
 \_\_\_\_\_  
 \_\_\_\_\_

LLA#  
00377

# LOT LINE ADJUSTMENT SITE PLAN

**LEGAL DESCRIPTIONS**  
 PRELIMINARY TITLE REPORT NO. 7102104594  
 PARCEL LAIN: 08-170-046  
 LOT 2 OF TRACT MAP NO. 208, IN AN UNINCORPORATED AREA TO BE ADJUSTED TO THE EAST AND SOUTH ACCORDING TO THE RECORDS OF THE COUNTY REGISTERED UNDER INSTRUMENT NO. 2015020733 OF OFFICIAL RECORDS, SUBJECT TO INSTRUMENTS PREVIOUSLY RECORDED IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

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 PRELIMINARY TITLE REPORT NO. 7102104594  
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#	DATA	MODUS	DISTANCE	BEARING
1	117.837	M	117.837	N 89° 10' 00" E
2	117.837	M	117.837	S 01° 10' 00" W
3	117.837	M	117.837	N 89° 10' 00" E
4	117.837	M	117.837	S 01° 10' 00" W

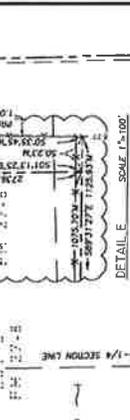
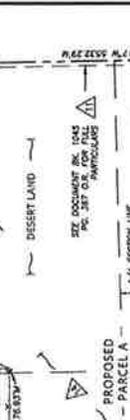
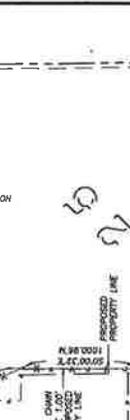
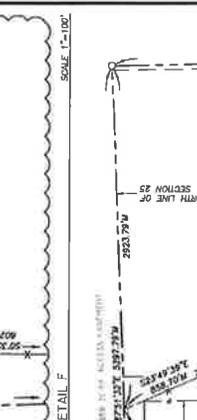
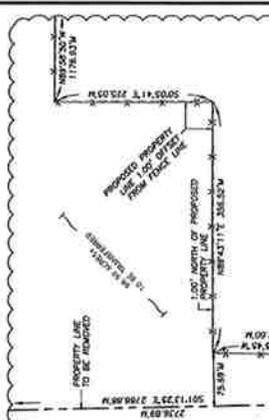
**SCHEDULE B - ITEMS**  
 PRELIMINARY TITLE REPORT NO. 7102104594 DATED 03/25/2021  
 PRELIMINARY TITLE REPORT NO. 7102104594 DATED 03/25/2021  
 A REPORT OF ANY OF THESE ITEMS FOR ANY AND ALL EXISTING AND PROPOSED ADJUSTMENTS TO THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE PARTY OR PARTIES WHOSE INTERESTS ARE AFFECTED BY THE ADJUSTMENTS. THE PARTY OR PARTIES WHOSE INTERESTS ARE AFFECTED BY THE ADJUSTMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE PARTY OR PARTIES WHOSE INTERESTS ARE AFFECTED BY THE ADJUSTMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE PARTY OR PARTIES WHOSE INTERESTS ARE AFFECTED BY THE ADJUSTMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

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**PRECISION ENGINEERING & SURVEYING, INC.**  
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 Orem, UT 84057  
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 Email: info@precisioneng.com  
 Website: www.precisioneng.com

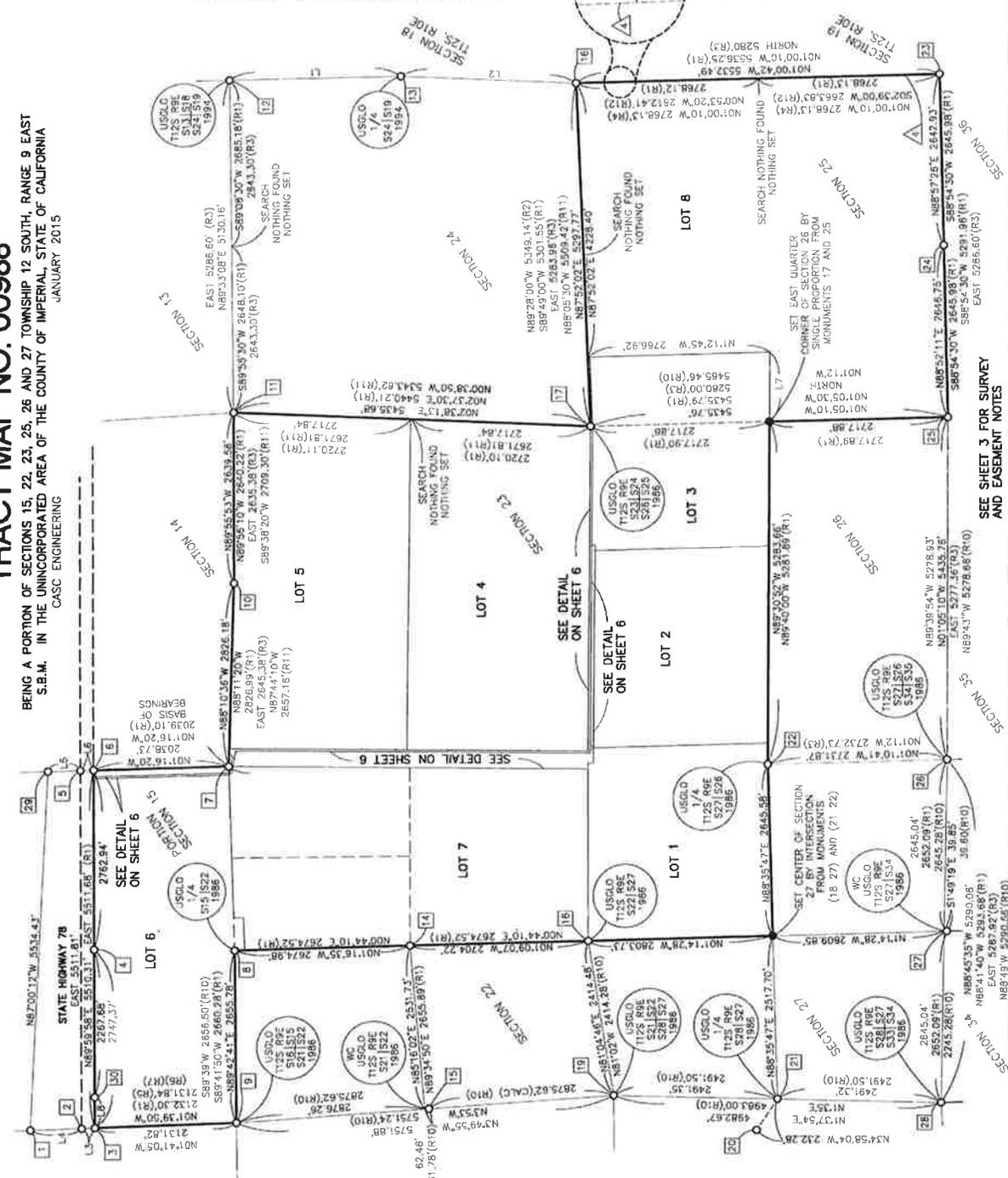
LOT LINE ADJUSTMENT NO. \_\_\_\_\_ SITE PLAN  
 DRAWN BY: A.D. CHECKED BY: T.P.  
 CLIENT: S.C. RECORDS  
 PROJECT NO. 2021-0111  
 DATE: APRIL 13, 2021



IN THE UNINCORPORATED TERRITORY OF IMPERIAL COUNTY, STATE OF CALIFORNIA  
**TRACT MAP NO. 00988**  
 BEING A PORTION OF SECTIONS 15, 22, 23, 25, 26 AND 27 TOWNSHIP 12 SOUTH, RANGE 9 EAST  
 S.B.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA  
 JANUARY 2015  
 CASC ENGINEERING



LINE	BEARING	DISTANCE	REC. BEARING	REC. DISTANCE
L1	N00°50'54"W	2812.32	S00°51'40"E	2612.10(R1)
			N00°21'45"E	2619.9(R8)
			S02°49'30"E	2609.97(R4)
L2	N02°40'56"W	2663.73	S02°40'00"W	2664.38(R1)
			N03°18'45"E	2664.5(R9)
			S02°46'10"E	2662.23(R4)
L3	N01°39'19"W	200.97	S01°38'50"E	2001.6(R5)(R6)
			S01°39'50"E	787.05(R5)(R6)
L4	N01°52'35"W	783.54	S01°52'35"W	787.06(R7)
			N01°13'49"W	788.91(R1)
L5	N01°13'49"W	494.00		
L6	N01°13'49"W	200.86		
L7	N86°20'52"W	1075.70		
L8	N86°59'58"E	479.69	EAST	471.40(R1)



**SUPPORTING DOCUMENTS:**  
 THE FOLLOWING DOCUMENTS, WERE RECORDED CONCURRENTLY WITH TRACT MAP NO. 00988 AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL:

2015 01 09 3	DEED
2015 01 09 4	DEED
2015 01 09 5	DEED
2015 01 09 6	DEED
2015 01 09 7	DEED
2015 01 09 8	DEED
2015 01 09 9	DEED
2015 01 09 10	DEED
2015 01 09 11	DEED
2015 01 09 12	DEED
2015 01 09 13	DEED
2015 01 09 14	DEED
2015 01 09 15	DEED
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2015 01 09 92	DEED
2015 01 09 93	DEED
2015 01 09 94	DEED
2015 01 09 95	DEED
2015 01 09 96	DEED
2015 01 09 97	DEED
2015 01 09 98	DEED
2015 01 09 99	DEED
2015 01 09 100	DEED

SEE SHEET 3 FOR SURVEY AND EASEMENT NOTES

SEE DETAIL ON SHEET 6

IN THE UNINCORPORATED TERRITORY OF IMPERIAL COUNTY, STATE OF CALIFORNIA

TRACT MAP NO. 00988

BEING A PORTION OF SECTIONS 15, 22, 23, 25, 26 AND 27 TOWNSHIP 12 SOUTH, RANGE 9 EAST S.B.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA JANUARY 2015

SURVEYOR'S NOTES: O DENOTES MONUMENT FOUND AS NOTED. DENOTES SET 1" I.P. WITH TAGGED "P.L.S. 8422" FLUSH. (R1) - RECORD DATA PER RECORD OF SURVEY BOOK 4 PAGES 39-41 O.R. (R2) - RECORD DATA PER RECORD OF SURVEY BOOK 4 PAGES 44-45 O.R. (R3) - RECORD DATA ACCORDING TO THE UNITED STATE GENERAL LAND OFFICE PLAT OF TOWNSHIP 12 SOUTH, RANGE 9 EAST DATE 1936 (R4) - RECORD DATA PER RECORD OF SURVEY BOOK 4 PAGE 51 O.R. (R5) - RECORD DATA PER PARCEL MAP BOOK 11 PAGES 69-70 O.R. (R6) - RECORD DATA PER RECORD OF SURVEY BOOK 14 PAGE 74 O.R. (R7) - RECORD DATA PER RECORD OF SURVEY BOOK 13 PAGES 15-20 O.R. (R8) - RECORD DATA PER RECORD OF SURVEY BOOK 7 PAGE 46 O.R. (R9) - RECORD DATA PER RECORD OF SURVEY BOOK 4 PAGE 33-34 O.R. (R10) - RECORD DATA ACCORDING TO THE UNITED STATE GENERAL LAND OFFICE PLAT OF TOWNSHIP 12 SOUTH, RANGE 9 EAST DATE 1986 (R11) - RECORD DATA ACCORDING TO THE UNITED STATE GENERAL LAND OFFICE PLAT OF TOWNSHIP 12 SOUTH, RANGE 9 EAST DATE 1984 (R12) - RECORD DATA ACCORDING TO THE UNITED STATE GENERAL LAND OFFICE PLAT OF TOWNSHIP 12 SOUTH, RANGE 9 EAST DATE 1936

THIS MAP CONSISTS OF 8 LOTS COMPRISING 2,441.52 ACRES

EASEMENT NOTES:

- RIGHT OF WAY FOR STATE HIGHWAY OVER THE SOUTH 150 FEET OF THE NORTH HALF OF THE NORTH 50 FEET OF THE SOUTH HALF OF SECTIONS 13 AND 15 HEREIN DESCRIBED, LYING ADJACENT TO AND PARALLEL WITH THE CENTER LINE OF SAID SECTIONS, DISCLOSED IN CASE NO. 14091, SUPERIOR COURT, IMPERIAL COUNTY, CONDEMNATION PROCEEDINGS. EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR A POWER LINE AND APPURTENANCES RECORDED IN BOOK 741, PAGE 254 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS (1 FOOT SOUTH OF THE SOUTH RIGHT OF WAY LINE STATE HIGHWAY 78) EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR A POWER LINE AND APPURTENANCES RECORDED IN BOOK 814, PAGE 320 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS (A LINE PARALLEL WITH 29 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF SECTION 23) EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT TO CONSTRUCT OPERATE AND MAINTAIN A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND AND THE NECESSARY APPURTENANCES TOGETHER WITH INGRESS AND EGRESS RECORDED IN BOOK 17, 1960 IN BOOK 1045, PAGE 267 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS (A LINE PARALLEL WITH AND 39 FEET WEST OF THE EAST LINE OF SECTION 25) EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT TO CONSTRUCT OPERATE AND MAINTAIN A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND AND THE NECESSARY APPURTENANCES TOGETHER WITH INGRESS AND EGRESS HERETO RECORDED AUGUST 11, 1987 IN BOOK 1249, PAGE 903 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS (A LINE PARALLEL WITH 1 FOOT SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22) AND (A LINE BEING 361 FEET EAST OF THE WEST LINE OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22 BEING PARALLEL WITH THE WEST LINE WEST LINE OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 22 440 FEET) EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT TO CONSTRUCT OPERATE AND MAINTAIN A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND AND THE NECESSARY APPURTENANCES TOGETHER WITH INGRESS AND EGRESS RECORDED IN BOOK 17, 1960 IN BOOK 1045, PAGE 267 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS (A LINE PARALLEL WITH 1 FOOT SOUTH OF THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15)

- EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT TO CONSTRUCT OPERATE AND MAINTAIN A POWER LINE, OVERHEAD AND/OR UNDERGROUND AND THE NECESSARY APPURTENANCES TOGETHER WITH INGRESS AND EGRESS RECORDED AUGUST 29, 1977 IN BOOK 1405, PAGE 940 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS (A LINE PARALLEL WITH 10 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE SECTION 23) EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT TO CONSTRUCT OPERATE AND MAINTAIN A POWER LINE, OVERHEAD AND/OR UNDERGROUND AND THE NECESSARY APPURTENANCES TOGETHER WITH INGRESS AND EGRESS RECORDED OCTOBER 9, 1976 IN BOOK 1376, PAGE 530 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS (A LINE PARALLEL WITH 200 FEET EAST OF THE WEST LINE OF SECTION 22) AND (A LINE PARALLEL WITH AND 1 FOOT SOUTH OF THE NORTH LINE OF THE EAST 400 FEET OF THE NORTHEAST QUARTER OF SECTION 27) EASEMENT FOR INGRESS AND EGRESS 15 FEET IN WIDTH ALONG THE NORTH LINE OF SAID LAND AS RESERVED IN DEED FROM RECORDED MAN, RECORDED JANUARY 26, 1970 IN BOOK 1286, PAGE 735 OF OFFICIAL RECORDS (NORTHEAST QUARTER SECTION 26)

- EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT TO CONSTRUCT OPERATE AND MAINTAIN A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND AND THE NECESSARY APPURTENANCES ATTACHED THERETO OR AS FROM TIME TO TIME MAY RECONSTRUCTED, ENLARGED OR OTHERWISE CHANGED RECORDED MAY 3, 1982 IN BOOK 1484, PAGE 125 OF OFFICIAL RECORDS (A LINE PARALLEL WITH 182221 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER SECTION 23)

- FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL UP 1.8' ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 15 PER (R1) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL UP 0.25' ACCEPTED AS THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 78 AND THE WEST LINE OF SECTION 15 PER (R1) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL DOWN 0.7' ACCEPTED AS THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY 78 AND THE WEST LINE OF SECTION 15 PER (R1) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL DOWN 0.2' ACCEPTED AS A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 78 PER (R1) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL UP 0.4' ACCEPTED AS THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 78 AND THE EAST LINE OF SECTION 15 PER (R1) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL UP 0.2' ACCEPTED AS THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY 78 AND THE EAST LINE OF SECTION 15 PER (R1) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL DOWN 1.0' ACCEPTED AS THE SOUTHEAST CORNER SECTION 15 PER (R1)(R10) FOUND 3 1/4" BLM BRASS CAP ON TOP 2" ALUMINUM PIPE UP 0.6' ACCEPTED AS THE SOUTH QUARTER CORNER SECTION 15 PER (R1)(R10) FOUND 3 1/2" BLM BRASS CAP UP 0.3' ACCEPTED AS THE SOUTHWEST CORNER SECTION 15 PER (R1)(R10) FOUND 5 1/2" CONC. CYL DOWN 0.2' IN DIRT TOP BROKEN OFF ACCEPTED AS THE NORTH QUARTER CORNER SECTION 23 PER (R1), SET TAG L.S. 8422. FOUND 1" IP TAG RCE 28147 NO REFERENCE DOWN 1.8' ACCEPTED AS THE NORTHEAST CORNER OF SECTION 23 PER (R1) FOUND 3 1/4" BLM BRASS CAP ACCEPTED AS THE NORTHEAST CORNER OF SECTION 24 PER (R1)(R11) FOUND 3 1/4" BLM BRASS CAP UP 0.4' ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 24 PER (R1)(R11) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL DOWN 4' ACCEPTED AS THE CENTER OF SECTION 22 PER (R10) FOUND 3 1/4" BLM BRASS CAP UP 0.3' ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 22 PER (R1)(R10) FOUND 5 1/2" CONC. CYL NO TAG UP 0.1' ACCEPTED AS THE NORTHEAST CORNER OF SECTION 25 PER (R1) SET TAG L.S. 8422. FOUND 3 1/4" BLM BRASS CAP DOWN 2.0' ACCEPTED AS THE NORTHEAST CORNER OF SECTION 25 PER (R1)(R10) FOUND 3 1/4" BLM BRASS CAP 0.7' ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 22 PER (R1)(R10) FOUND 3 1/4" BLM BRASS CAP UP 0.4' ACCEPTED AS THE NORTHWEST CORNER OF SECTION 22 PER (R10) FOUND 2" IP TAG RCE 9473 UP 0.6', DID NOT ACCEPT PER (R10) FOUND 3 1/4" BLM BRASS CAP UP 0.6' ACCEPTED AS WEST QUARTER CORNER OF SECTION 27 PER (R10) FOUND 3 1/4" BLM BRASS CAP UP 0.5' ACCEPTED AS EAST QUARTER CORNER OF SECTION 27 PER (R10) FOUND 1 1/2" I.P. WITH BRASS CAP STAMPED L.S. 6258 DOWN 0.9' IN LITU OF RCE 9473 TAG 5.5' ON TOP CONC. CYL ACCEPTED AS SOUTHEAST CORNER OF SECTION 25 PER (R1) FOUND RCE 9473 TAG ON THE TOP OF A 5 1/2" CONC. CYL WITH TAG UP 0.5' ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 25 PER (R1) FOUND RCE 9473 TAG ON THE TOP OF A 5 1/2" CONC. CYL WITH TAG UP 0.2' ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 25 PER (R1) FOUND 3 1/4" BLM BRASS CAP UP 0.5' ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 27 PER (R1)(R10) FOUND 3 1/4" BLM BRASS CAP UP 0.6' ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 27 PER (R1)(R10) FOUND 3 1/4" BLM BRASS CAP UP 0.4' ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 27 PER (R1)(R10) FOUND RCE 9473 TAG ON TOP OF A 5 1/2" CONC. CYL UP 0.4' ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 15 PER (R1) FOUND 5 1/2" CONC. MONUMENT WITH PIN ON TOP UP 1.8' ACCEPTED AS SOUTHERLY RIGHT OF WAY MONUMENT PER (R1)

IN THE UNINCORPORATED TERRITORY OF IMPERIAL COUNTY, STATE OF CALIFORNIA

**TRACT MAP NO. 00988**

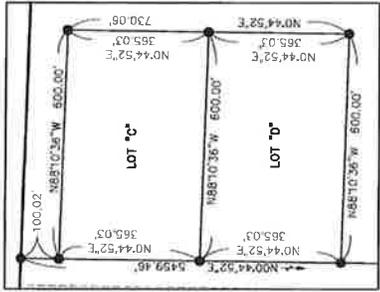
BEING A PORTION OF SECTIONS 15, 22, 23, 25, 26 AND 27 TOWNSHIP 12 SOUTH, RANGE 9 EAST S.B.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA JANUARY, 2015

CASC ENGINEERING

NOTE: "A-1" AND "A-2" COMPRESE LOT "A" (UTILITY CORRIDOR) AS SHOWN ON THE TENTATIVE TRACT MAP. LOTS "B-1" AND "B-2" COMPRESE LOT "B" (PRIVATE ROAD) AS SHOWN ON THE TENTATIVE TRACT MAP.

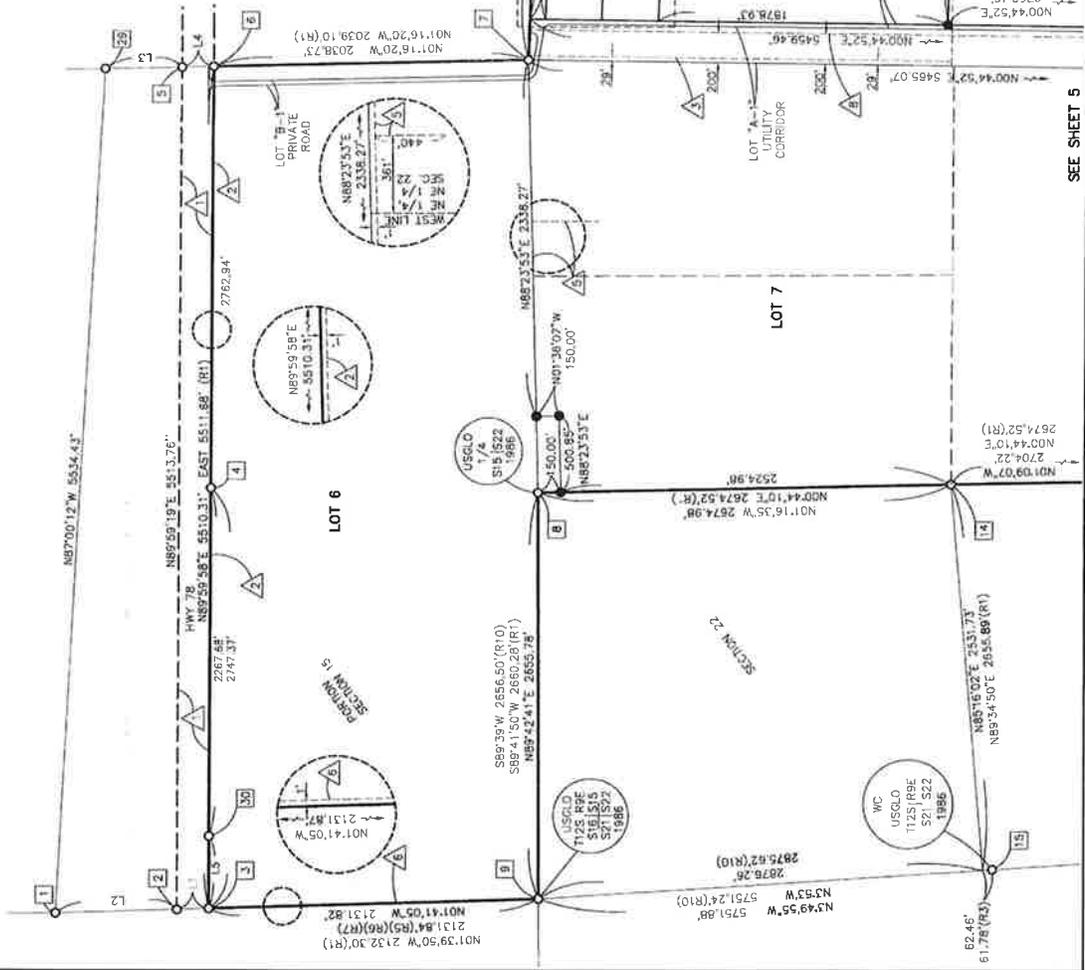


LINE	BEARING	DATA	TABLE	SHEET	2	ONLY	REC. DISTANCE	REC. BEARING	REC. DISTANCE
L1	N01°39'19"W	200.97'	S01°39'50"E				200.16'	(R5)	(R6)
L2	N01°52'35"W	783.62'	S01°39'50"E				200.16'	(R7)	(R8)
L3	N01°13'49"W	484.00'							
L4	N01°13'49"W	200.68'							
L5	N89°50'58"E	478.69'	EAST						471.40'



DETAIL "A" HEREON

SECTION 14



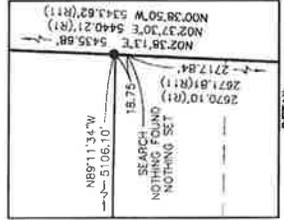
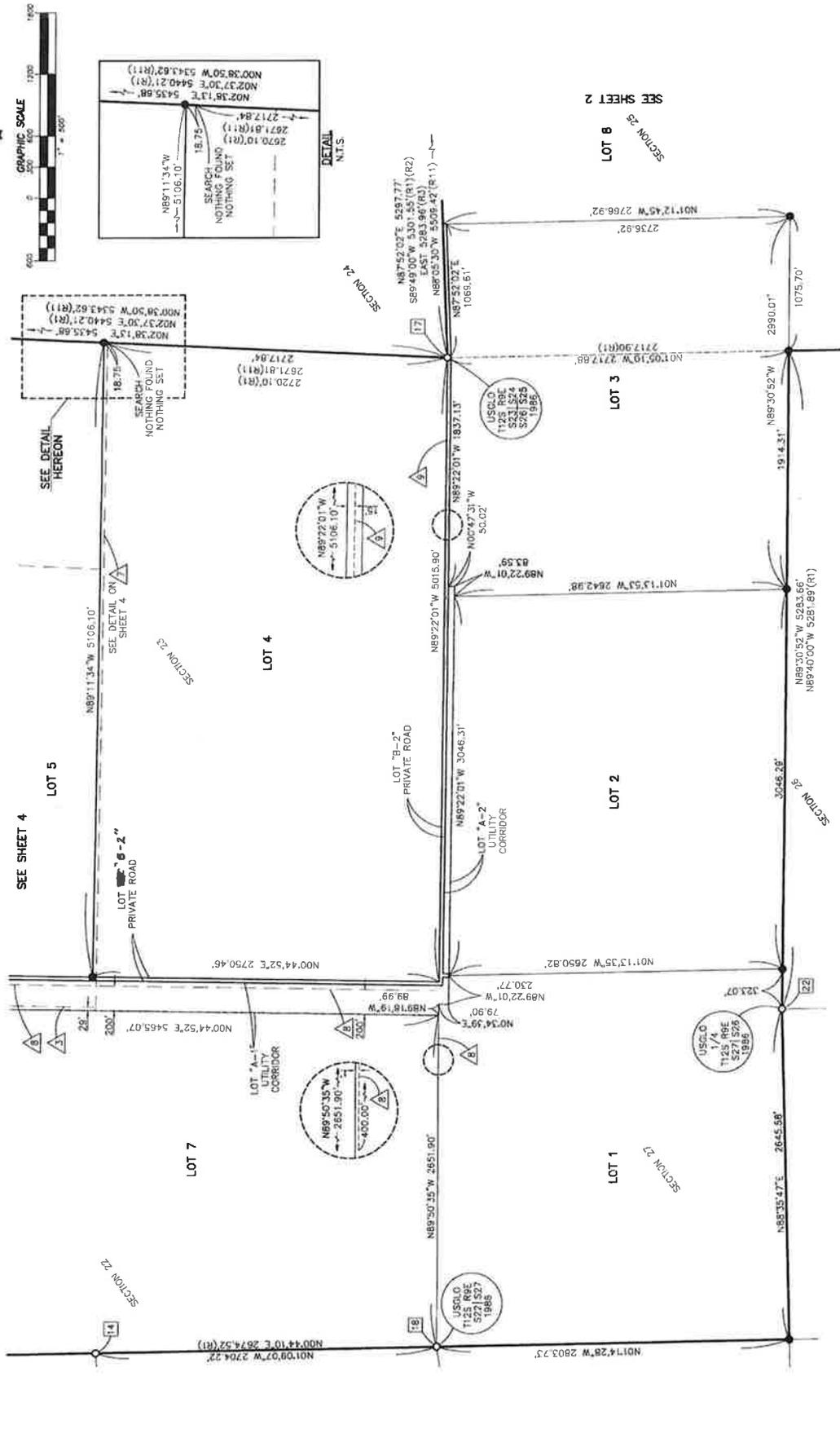
SEE SHEET 3 FOR SURVEY AND EASEMENT NOTES

SEE SHEET 5

IN THE UNINCORPORATED TERRITORY OF IMPERIAL COUNTY, STATE OF CALIFORNIA

# TRACT MAP NO. 00988

BEING A PORTION OF SECTIONS 15, 22, 23, 25, 26 AND 27 TOWNSHIP 12 SOUTH, RANGE 9 EAST S.B.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA  
JANUARY 2015  
CASC ENGINEERING



SEE SHEET 2  
SECTION 25  
LOT 8

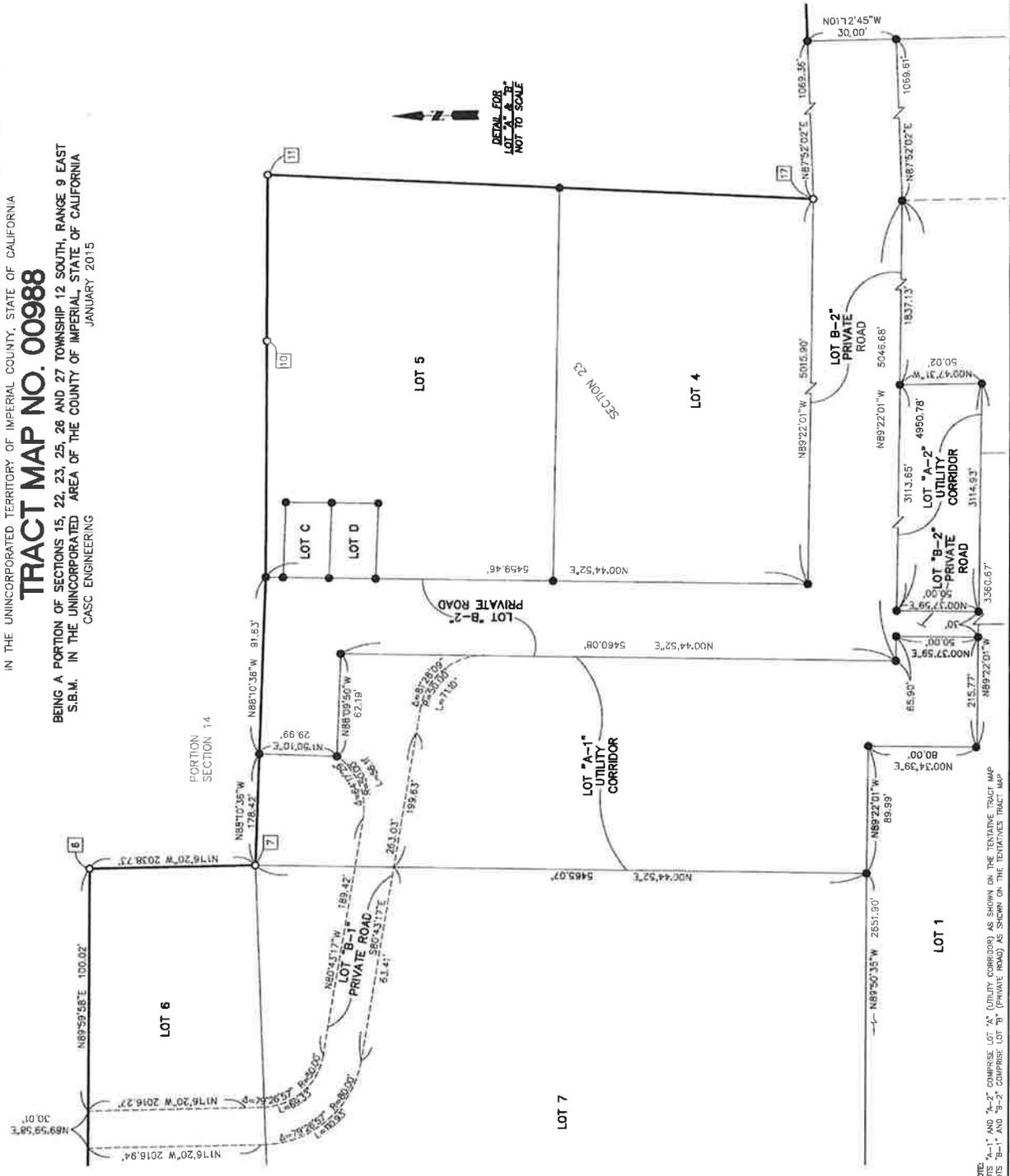
NOTE:  
"A-1" AND "A-2" COMPRISE LOT "A" (UTILITY CORRIDOR) AS SHOWN ON THE TENTATIVE TRACT MAP  
LOTS "B-1" AND "B-2" COMPRISE LOT "B" (PRIVATE ROAD) AS SHOWN ON THE TENTATIVE TRACT MAP

SEE SHEET 3 FOR SURVEY  
AND EASEMENT NOTES

IN THE UNINCORPORATED TERRITORY OF IMPERIAL COUNTY, STATE OF CALIFORNIA

# TRACT MAP NO. 00988

BEING A PORTION OF SECTIONS 15, 22, 23, 25, 26 AND 27 TOWNSHIP 12 SOUTH, RANGE 9 EAST S.B.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA  
JANUARY 2015  
CASC ENGINEERING



NOTE:  
 1. LOT 'A-1' AND 'B-1' COMPRISE LOT 'A' (UTILITY CORRIDOR) AS SHOWN ON THE TENTATIVE TRACT MAP.  
 2. LOT 'A-2' AND 'B-2' COMPRISE LOT 'B' (PRIVATE ROAD) AS SHOWN ON THE TENTATIVE TRACT MAP.

**ATTACHMENT F: COMMENT  
LETTERS**

## Jeanine Ramos

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Monday, August 16, 2021 7:47 AM  
**To:** Shannon Lizarraga  
**Cc:** Jeanine Ramos  
**Subject:** RE: AB 52 Letter for APN 018-170-046-000/APN 018-170-057-000

**CAUTION:** This email originated outside our organization; please use caution.

This email is to inform you that we have no comments on this project.

**From:** Shannon Lizarraga [mailto:ShannonLizarraga@co.imperial.ca.us]  
**Sent:** Friday, August 13, 2021 3:21 PM  
**To:** historicpreservation@quechantribe.com  
**Cc:** Jeanine Ramos; Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb  
**Subject:** AB 52 Letter for APN 018-170-046-000/APN 018-170-057-000

Good afternoon,

Attached please find the AB 52 letter for APN 018-170-046-000/APN 018-170-057-000.

Should you have any questions, please feel free to contact the assigned planner Jeanine Ramos at 442-265-1736, or by email at [jeanineramos@co.imperial.ca.us](mailto:jeanineramos@co.imperial.ca.us).

Thank you,

*Shannon Lizarraga*

Imperial County Planning and Development Services  
801 Main Street, El Centro, CA 92243  
Tel. (442) 265-1736  
Fax: (442) 265-1735



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## Jeanine Ramos

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Monday, August 16, 2021 7:47 AM  
**To:** Shannon Lizarraga  
**Cc:** Jeanine Ramos  
**Subject:** RE: Request for Comments LLA00322 Sanayeh Investments Limited Partnership

**CAUTION: This email originated outside our organization; please use caution.**

This email is to inform you that we have no comments on this project.

**From:** Shannon Lizarraga [mailto:ShannonLizarraga@co.imperial.ca.us]  
**Sent:** Friday, August 13, 2021 4:35 PM  
**To:** Carlos Ortiz; Sandra Mendivil; Margo Sanchez; Matt Dessert; Monica Soucier; Michael Kelley; Adam Crook; Rosa Lopez; Esperanza Colio; Jorge Perez; Jeff Lamoure; Tony Rouhotas; Vanessa Ramirez; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; John Gay; Guillermo Mendoza; scottshepheard@icso.org; tgarcia@icso.org; Donald Vargas; rzleal@iid.com; mmansfield@saltoncsd.ca.gov; csahagun@blm.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; frankbrown6928@gmail.com  
**Cc:** Jeanine Ramos; Michael Abraham; Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb  
**Subject:** Request for Comments LLA00322 Sanayeh Investments Limited Partnership

Good afternoon,

Please see attached Request for Comments packet for LLA00322 Sanayeh Investments Limited Partnership.

Comments are due by **August 30, 2021 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Planner Jeanine Ramos at (442) 265-1736, or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us).

Thank you,

*Shannon Lizarraga*

Imperial County Planning and Development Services  
801 Main Street, El Centro, CA 92243  
Tel. (442) 265-1736  
Fax: (442) 265-1735

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## Valerie Grijalva

---

**From:** Mario Salinas  
**Sent:** Monday, August 16, 2021 8:54 AM  
**To:** Shannon Lizarraga; Jorge Perez  
**Cc:** Jeanine Ramos; Michael Abraham; Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb  
**Subject:** RE: Request for Comments LLA00322 Sanayeh Investments Limited Partnership

Good morning Ms. Lizarraga,

Pertaining to Request for Comments on LLA00322, Division of Environmental Health does not have any comments at this time.

Thank you,

### Mario Salinas, MBA

Environmental Health Compliance Specialist  
Imperial County Public Health Department  
Division of Environmental Health  
797 Main Street Suite B, El Centro, CA 92243  
[mariosalinas@co.imperial.ca.us](mailto:mariosalinas@co.imperial.ca.us)  
Phone: (442) 265-1888  
Fax: (442) 265-1903  
[www.icphd.org](http://www.icphd.org)

**RECEIVED**

**AUG 16 2021**

**IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES**



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**From:** Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>

**Sent:** August 13, 2021 4:35 PM

**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Michael Kelley <MichaelKelley@co.imperial.ca.us>; Adam Crook <AdamCrook@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; scottsheppard@icso.org; tgarcia@icso.org; Donald Vargas <dvgargas@iid.com>; rzleal@iid.com; mmansfield@saltoncsd.ca.gov; csahagun@blm.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com; Thomas.tortez@torresmartinez-nsn.gov;

Joseph.mirelez@torresmartinez-nsn.gov; frankbrown6928@gmail.com

Cc: Jeanine Ramos <JeanineRamos@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>

**Subject:** Request for Comments LLA00322 Sanayeh Investments Limited Partnership

Good afternoon,

Please see attached Request for Comments packet for LLA00322 Sanayeh Investments Limited Partnership.

Comments are due by **August 30, 2021 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Planner Jeanine Ramos at (442) 265-1736, or submit your comment letters to [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us).

Thank you,

*Shannon Lizarraga*

Imperial County Planning and Development Services

801 Main Street, El Centro, CA 92243

Tel. (442) 265-1736

Fax: (442) 265-1735

AIR POLLUTION CONTROL DISTRICT



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AUG 24 2021

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

August 24, 2021

Jim Minnick  
Planning & Development Services Director  
801 Main Street  
El Centro, CA 92243

SUBJECT: Lot Line Adjustment 00322—Sanayeh Investments Limited Partnership

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Lot Line Adjustment 00322 ("Project") that will move the existing boundary line between Parcels A and B to so that it follows an existing chain link fence built for Titan Solar II which will correct the encroachment..

Upon review the Air District has no comments.

For your convenience, the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org>. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Curtis Blondell  
APC Environmental Coordinator

Reviewed by,  
Monica N. Soucier  
APC Division Manager



# Imperial County Planning & Development Services Planning / Building

**Jim Minnick**  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES

**August 13, 2021**  
**REQUEST FOR REVIEW**  
**AND COMMENTS**

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

**To: County Agencies**

- AG – Carlos Ortiz/Sandra Mendivil/Margo Sanchez
- Public Works – John Gay/Guillermo Mendoza
- APCD – Matt Dessert/Monica Soucier
- IC Fire/OES Office – Robert Malek/Andrew Loper
- EHS Office – Vanessa R. Martinez/Jorge Perez/Jeff Lamoure/Mario Salinas
- IC Sheriff's Office – Scott Sheppard/Thomas Garcia
- Board of Supervisors – Michael Kelley
- County Counsel – Adam Crook
- County Executive Office – Tony Rouholas/Rosa Lopez/Eaperanza Collo Warren
- Assessor's – Robert Menvielle

**State Agencies/Other**

- IID Energy Dept. – Donald Vargas/Rudy Leal

**Cities/Other**

- Fish & Game Commission – c/o Rosa Lopez
- Salton Community Service District – Mitch Mansfield
- Coyote Valley Mutual Water Co. – Mike Peterson
- Ocotillo Mutual Water Co. – Board of Directors
- BLM – Carrie Sahagun
- Fort Yuma – Quechan Indian Tribe – Jordan D Joaquin/H. Jill McCormick
- Inter-Tribal Cultural Resource Protection Council – Frank Brown
- Torres-Martinez Desert Cahuilla Indians – Thomas Tortez
- Torres-Martinez Indian Tribe – Joseph Mirelez

**RECEIVED**

**AUG 30 2021**

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**From:** Case Planner: Jeanine Ramos - (442) 265-1736 extension 1750 or via-email at [ICPDScommentletters@co.imperial.ca.us](mailto:ICPDScommentletters@co.imperial.ca.us)

**Project ID:** Lot Line Adjustment – LLA00322

**Project Location:** The project is located in Ocotillo Wells/Allegretti Ranch, CA \ APN 018-170-048-000/APN 018-170-057-000

**Project Description:** The applicant proposes to move the existing boundary line between Parcels A and B so that it follows an existing chain link fence built for Titan Solar II and correct the encroachment.

**Applicant:** Sanayah Investments Limited Partnership

**Comments due by:** August 30<sup>th</sup>, 2021 at 5:00PM

**PC/PDA Meeting:** TBD

**COMMENTS:** (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

Name: Sandra Mendivil Signature: [Handwritten Signature] Title: AG Biologist IV  
 Date: 8/30/21 Telephone No.: 442-265-1500 E-mail: sandra.mendivil@co.imperial.ca.us

JRISLIS:\Users\APN018170046\LLA00322\LLA 00322 Sanayah Request for Comments 08132021.docx



Public Works works for the Public

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street  
El Centro, CA 92243

Tel: (442) 265-1818  
Fax: (442) 265-1858

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November 3, 2021

Mr. Jim Minnick, Director  
Planning & Development Services Department  
801 Main Street  
El Centro, CA 92243

Attention: Jeanine Ramos, Planner I

**SUBJECT: LLA 322 for Sanayeh Investments Limited Partnership**  
Located in Ocotillo Wells/ Allegretti Ranch, Ca  
APN's 018-170-046, 018-170-057.

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on August 13, 2021 for the above-mentioned project. The applicant is proposing to move the existing boundary line between Parcel A and B so that it follows an existing chain link fence built for Titan Solar II and correct the encroachment.

Department staff has reviewed the package information and the following comments shall be Conditions of Approval:

- The lot line adjustment shall be reflected in a deed, which shall be recorded.
- Suggested alternate design: please consider incorporating a "panhandle" type configuration for Parcel "A" instead of an access easement.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE  
Director of Public Works

GM/dm

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NOV 03 2021

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES