

PROJECT REPORT

TO: **PLANNING COMMISSION (PC)**

AGENDA DATE: March 9, 2022

FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA TIME: 9:00 AM, No. 4

Orita Properties, LLC
PROJECT TYPE: Lot Line Adjustment #00324 SUPERVISOR DIST #5
Parcel A 049-250-004
LOCATION: 604 Mead Road, APNS: & Parcel B -005-000
Parcel A 201.98 ac
Brawley, CA, 92227 PARCEL SIZE: & Parcel B 107.88 ac

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-2-R (General Agriculture with Rural Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 03/9/2022

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: _____

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
DEH/EHS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER: <u>IID and Quechan</u>				

STAFF RECOMMENDATION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

- 1) **FIND THAT THE PROJECT IS EXEMPT FROM CEQA UNDER GOVERNMENT CODE SECTION 15305, AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;**
- 2) **FIND THAT LOT LINE ADJUSTMENT #00324 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY AND BUILDING ORDINANCES;**
- 3) **MAKE THE ATTACHED FINDINGS; AND**
- 4) **APPROVE LOT LINE ADJUSTMENT #00324, SUBJECT TO THE ATTACHED CONDITIONS.**

STAFF REPORT
Planning Commission
March 9, 2022

Project Name: **Lot Line Adjustment #00324**

Applicant: **Orita Properties, LLC**
 P.O. Box 62
 Brawley, CA 92227

Project Location:

The project site is located at 604 Mead Road, Brawley, CA 92227. The parcels are legally described as Parcel 1 and Parcel 2 of Parcel Map No. 02394 recorded in Book 13 and Page 1 of Parcel Maps, Township 14 South and Range 14 East, San Bernardino Base & Meridian. "Parcel A" is identified as Assessor's Parcel Number (APN) 049-250-004-000 and "Parcel B" as 049-250-005-000. The total area of the parcel is approximately 309.86 acres.

Project Summary:

The applicant, Orita Properties, LLC, is proposing a Lot Line Adjustment (LLA) to move the existing property line lying West of Wores Drain to match the north fence of Border Valley Trading and to move the property line lying east of Wores Drain to the center of Wores Drain. The intent is to correct an encroachment through the existing stack pads of Border Valley Trading. Parcel A would be reduced to 121.99 acres and Parcel B would increase to 187.87 acres approximately.

Existing Parcels:

- 049-250-004-000 Parcel A – 201.98 Acres approximately
- 049-250-005-000 Parcel B – 107.88 Acres approximately

Proposed Parcels:

The proposed adjusted parcel size will be:

- 049-250-004-000 Parcel A – 121.99 Acres approximately
- 049-250-005-000 Parcel B – 187.87 Acres approximately

Land Use Analysis:

According to the Imperial County General Plan, the land use designation of the parcels is "Agriculture" and the zoning is A-2-R (General Agriculture with Rural Overlay) pursuant to Zone Map #35. Lot Line Adjustment #00324 is consistent with the Imperial County Land Use Ordinance (Title 9, Division 8), Subdivision Ordinance, Section 90807.00, et. seq.

SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Hay Barn and Press	A-2-R	Agriculture
North	Agricultural	A-2-R	Agriculture
South	Agricultural	A-3	Agriculture
East	Agricultural/Residential	A-2-R	Agriculture
West	City of Imperial	A-2	Agriculture

Environmental Review:

After review of the CEQA Guidelines, Planning Staff finds that this lot line adjustment 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:

It is recommended that you conduct a Public Hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following actions:

1. Find that the project is exempt from CEQA under Government Code Section 15305, and that no further environmental documentation is necessary;
2. Find that Lot Line Adjustment #00324 is consistent with applicable zoning, State laws, and County and building ordinances;
3. Make the attached findings; and
4. Approve Lot Line Adjustment #00324, subject to the attached conditions.

Reviewed By: Michael Abraham, Assistant Director
Planning & Development Services



Approved By: Jim Minnick, Director
Planning & Development Services



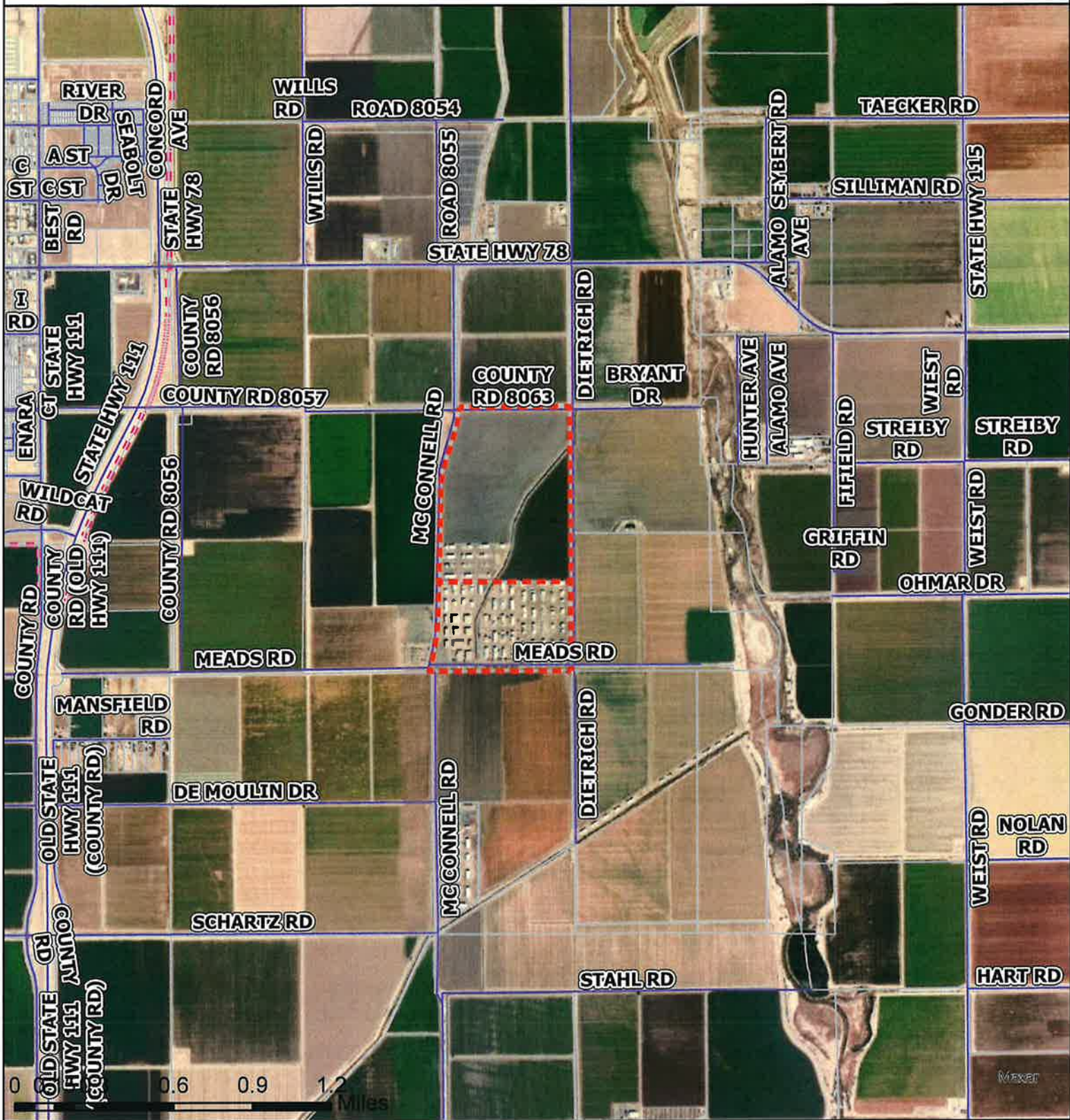
Attachments:

- A. Vicinity Map
- B. Site Plan
- C. Resolution and Findings
- D. Conditions
- E. Application and supporting documentation
- F. Comment Letters

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Attachment A
Vicinity Map

PROJECT LOCATION MAP



ORITA PROPERTIES, LLC.
LLA #00324
APN 049-250-004, 005-000

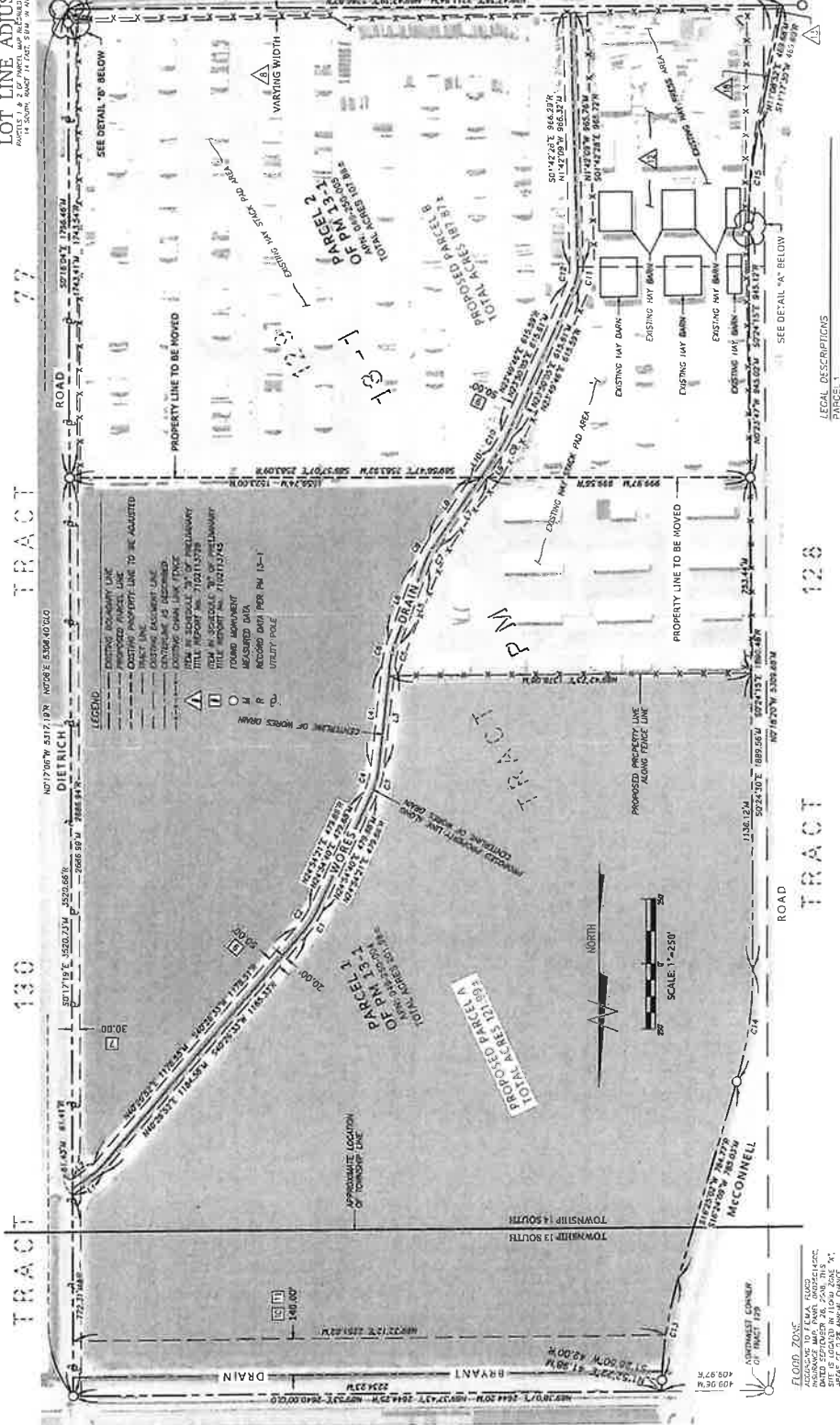
 BRAWLEY CITY LIMIT
PROJECT LOCATION



Attachment B
Site Plan

LOT LINE ADJUSTMENT SITE PLAN

FOR THE ADJUSTMENT OF THE CORNER MARKERS
IN TRACT 130 AND 128 IN TOWNSHIP 13 SOUTH
RANGE 14 EAST, SECTION 36, 37 AND 38, T13S R14E S36-38



CURVE TABLE

STATION	LENGTH	CHORD	DEF.
1	1537.71*	113.89	426.01' M
2	1132.71*	114.68	276.02' M
3	1532.71*	100.33	270.01' M
4	1132.71*	100.33	270.02' M
5	1532.71*	105.17	270.01' M
6	1132.71*	105.17	270.02' M
7	1532.71*	104.13	270.02' M
8	1132.71*	92.35	270.01' M
9	1532.71*	92.35	270.02' M
10	1532.71*	104.58*	270.01' M
11	1532.71*	104.58*	270.02' M
12	1429.17*	55.13*	280.02' M
13	1429.17*	102.72*	430.01' M
14	1429.17*	102.72*	430.02' M
15	1031.53*	86.35*	270.01' M
16	1031.53*	86.35*	270.02' M
17	1031.53*	77.25*	270.01' M
18	1031.53*	77.25*	270.02' M
19	2532.14*	58.65*	250.01' M
20	2532.14*	86.66*	250.02' M
21	2532.14*	76.77*	170.01' M
22	2532.14*	76.77*	170.02' M
23	1458.15*	38.83*	150.51' M
24	1458.15*	38.83*	150.52' M
25	1708.20*	43.23*	140.00' M
26	1708.20*	43.23*	140.01' M
27	1128.15*	44.31*	200.02' M

LINE TABLE

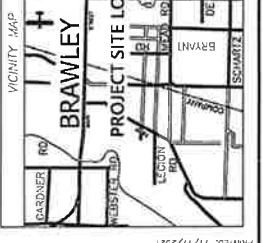
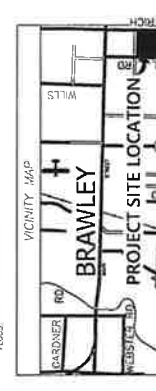
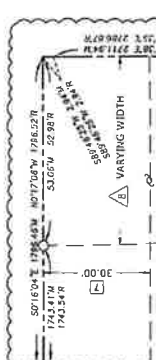
STATION	BEARING	LENGTH	DEF.
1	N 62° 14' 52" E	122.48'	M
2	N 62° 14' 52" E	141.20'	M
3	N 62° 14' 52" E	100.36'	M
4	N 62° 14' 52" E	100.36'	M
5	N 62° 14' 52" E	105.17'	M
6	N 62° 14' 52" E	105.17'	M
7	N 62° 14' 52" E	104.13'	M
8	N 62° 14' 52" E	92.35'	M
9	N 62° 14' 52" E	92.35'	M
10	N 62° 14' 52" E	104.58'	M
11	N 62° 14' 52" E	104.58'	M
12	N 62° 14' 52" E	55.13'	M
13	N 62° 14' 52" E	102.72'	M
14	N 62° 14' 52" E	102.72'	M
15	N 62° 14' 52" E	86.35'	M
16	N 62° 14' 52" E	86.35'	M
17	N 62° 14' 52" E	77.25'	M
18	N 62° 14' 52" E	77.25'	M
19	N 62° 14' 52" E	58.65'	M
20	N 62° 14' 52" E	86.66'	M
21	N 62° 14' 52" E	76.77'	M
22	N 62° 14' 52" E	76.77'	M
23	N 62° 14' 52" E	38.83'	M
24	N 62° 14' 52" E	38.83'	M
25	N 62° 14' 52" E	43.23'	M
26	N 62° 14' 52" E	43.23'	M
27	N 62° 14' 52" E	44.31'	M

LEGAL DESCRIPTIONS

PART OF SECTION 36, 37 AND 38, T13S R14E S36-38, RANGE 14 EAST, SECTION 36, 37 AND 38, T13S R14E S36-38, TOWNSHIP 13 SOUTH, RANGE 14 EAST, SECTION 36, 37 AND 38, T13S R14E S36-38, COUNTY OF BRADLEY, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL PATENT GRANT TO THE COUNTY OF BRADLEY, MADE BY ACT OF PARLIAMENT, 27 GEORGE III, CHAP. 39, 1793, AS AMENDED BY ACT OF PARLIAMENT, 12 & 13 VICTORIA, CHAP. 24, 1869, AND BY ACT OF PARLIAMENT, 25 & 26 VICTORIA, CHAP. 13, 1861, AND BY ACT OF PARLIAMENT, 30 & 31 VICTORIA, CHAP. 13, 1866, AND BY ACT OF PARLIAMENT, 36 & 37 VICTORIA, CHAP. 13, 1872, AND BY ACT OF PARLIAMENT, 43 & 44 VICTORIA, CHAP. 13, 1879, AND BY ACT OF PARLIAMENT, 49 & 50 VICTORIA, CHAP. 13, 1885, AND BY ACT OF PARLIAMENT, 55 & 56 VICTORIA, CHAP. 13, 1891, AND BY ACT OF PARLIAMENT, 61 & 62 VICTORIA, CHAP. 13, 1897, AND BY ACT OF PARLIAMENT, 67 & 68 VICTORIA, CHAP. 13, 1903, AND BY ACT OF PARLIAMENT, 73 & 74 VICTORIA, CHAP. 13, 1909, AND BY ACT OF PARLIAMENT, 79 & 80 VICTORIA, CHAP. 13, 1915, AND BY ACT OF PARLIAMENT, 85 & 86 VICTORIA, CHAP. 13, 1921, AND BY ACT OF PARLIAMENT, 91 & 92 VICTORIA, CHAP. 13, 1927, AND BY ACT OF PARLIAMENT, 97 & 98 VICTORIA, CHAP. 13, 1933, AND BY ACT OF PARLIAMENT, 103 & 104 VICTORIA, CHAP. 13, 1939, AND BY ACT OF PARLIAMENT, 109 & 110 VICTORIA, CHAP. 13, 1945, AND BY ACT OF PARLIAMENT, 115 & 116 VICTORIA, CHAP. 13, 1951, AND BY ACT OF PARLIAMENT, 121 & 122 VICTORIA, CHAP. 13, 1957, AND BY ACT OF PARLIAMENT, 127 & 128 VICTORIA, CHAP. 13, 1963, AND BY ACT OF PARLIAMENT, 133 & 134 VICTORIA, CHAP. 13, 1969, AND BY ACT OF PARLIAMENT, 139 & 140 VICTORIA, CHAP. 13, 1975, AND BY ACT OF PARLIAMENT, 145 & 146 VICTORIA, CHAP. 13, 1981, AND BY ACT OF PARLIAMENT, 151 & 152 VICTORIA, CHAP. 13, 1987, AND BY ACT OF PARLIAMENT, 157 & 158 VICTORIA, CHAP. 13, 1993, AND BY ACT OF PARLIAMENT, 163 & 164 VICTORIA, CHAP. 13, 1999, AND BY ACT OF PARLIAMENT, 169 & 170 VICTORIA, CHAP. 13, 2005, AND BY ACT OF PARLIAMENT, 175 & 176 VICTORIA, CHAP. 13, 2011, AND BY ACT OF PARLIAMENT, 181 & 182 VICTORIA, CHAP. 13, 2017, AND BY ACT OF PARLIAMENT, 187 & 188 VICTORIA, CHAP. 13, 2023.

GENERAL NOTES

1. TOTAL DRAINING AREA: 12.5 ACRES.
2. FLOOD ZONE: ZONE 1.
3. TOTAL NUMBER OF PARCELS: 27.
4. DISTRICT: 130.
5. COUNTY: BRADLEY.



PREPARED BY: [Firm Name]

DATE: [Date]

TITLE: LOT LINE ADJUSTMENT SITE PLAN

SCALE: 1" = 250'

PROJECT NO.: [Number]

DATE OF ISSUE: [Date]

LOCATION: [Address]

Attachment C
Resolution & Findings

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00324” FOR ORITA PROPERTIES, LLC.

WHEREAS, Orita Properties, LLC have submitted an application for Lot Line Adjustment #00324 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 March 9, 2022;

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 #00324 has been made as follows:

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

Lot Line adjustment (LLA) #00324 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 #00324 is zoned A-2-R (General Agriculture Zone with Rural Overlay) in an Urban Area) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00324 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 #00324 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 #00324 will not create or delete any new lots or parcels. The proposed project will transfer +/- 79.99 acres from Parcel A (APN 049-250-004-000) to Parcel B (APN 049-250-005).

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

LLA #00324 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 #00324, 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.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00324, subject to the attached Conditions of Approval.

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 **March 9, 2022** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

**LOT LINE ADJUSTMENT #00324
FINDINGS**

Owner/Applicant: Orita Properties, LLC
Address: 604 Mead Road, Brawley, CA 92227
APN(s): 049-250-004-000 and 049-250-005-000

County Ordinance 90807.00(a) FINDINGS:

Ordinance Finding 1: No new parcels are created, and no existing parcels are deleted.

Staff Analysis: The lot line adjustment is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Section 90807.00.

Ordinance Finding 2: No parcel is reduced below the minimum lot area or minimum setback and minimum distances between structures required by the zoning designation set forth in Imperial County Zoning Ordinance.

Staff Analysis: No parcel would be reduced below the minimum acreage per the A-2 (General Agriculture) zone. The lot line adjustment would not reduce minimum distances between structures.

Ordinance Finding 3: The proposed adjustment is exempt from the Subdivision Map Act, and no tentative map, final map or parcel map, shall be required as a condition to the approval of a lot line adjustment.

Staff Analysis: The project is consistent with the Subdivision Map Act Section 66412 (d) and the Imperial County Land Use Ordinance Division 8 "Subdivisions".

Ordinance Finding 4: Public rights-of-way are not altered in any way unless approved by Director of Public Works.

Staff Analysis: No potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts have been identified.

Attachment D
Conditions

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00324

APN(s) 049-250-004-000 and 049-250-005-000

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.

GENERAL CONDITIONS:

[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 acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description 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 1/2" 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 and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

1. When new parcels, lots line adjustments, or mergers are proposed, the 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.

Attachment E
Application & Supporting
Documentation

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 Orita Properties, LLC	EMAIL ADDRESS paul@mesquitcattle.com	
2. MAILING ADDRESS P.O. Box 62 Brawley, CA	ZIP CODE 92227	PHONE NUMBER 760-344-8771

3. PROPERTY OWNER'S "B" NAME Border Valley Trading, Ltd.	EMAIL ADDRESS jared@bordervalley.com	
4. MAILING ADDRESS P.O. Box 62 Brawley, CA	ZIP CODE 92227	PHONE NUMBER 760-344-6700

5. PROPERTY "A" (site) ADDRESS 604 Mead Road Brawley, CA 92227	LOCATION Moorhead Canal Delivery 180
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 049-250-004	SIZE OF PROPERTY (in acres or square foot) 201.98 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Parcel 1 of Parcel Map No. 02394 recorded in Bk. 13 at Pg. 1 of Parcel Maps, T.14S.,R.14E., S.B.M.	

8. PROPERTY "B" (site) ADDRESS 604 Mead Road Brawley, CA 92227	LOCATION Rockwood Canal Delivery 100
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 049-250-005	SIZE OF PROPERTY (in acres or square foot) 107.88 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) Parcel 2 of Parcel Map No. 02394 recorded in Bk. 13 at Pg. 1 of Parcel Maps, T.14S.,R.14E., S.B.M.	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	121.99 Acres	Agriculture	Agriculture
	B	187.87 Acres	Hay compress/ storage	Hay compress/ storage / agriculture

12. EXPLAIN PROPOSED ADJUSTEMENT To move the property line lying west of Wores Drain to match the north fence of Border Valley Trading and to move the property line lying east of Wores Drain to the center of Wores Drain.

13. EXPLAIN REASON FOR REQUEST To correct an encroachment through the existing stack pads of Border Valley Trading.

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

Paul Cameron, Member Orita Properties 11/18/21
Print Name (owner "A") Date

[Signature]
Signature (owner "A")

Jared Brady, COO Border Valley Trading 11/10/2021
Print Name (owner "B") Date

[Signature]
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: <u>D.R.</u>	DATE <u>11/22/21</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

LLA#
00324

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL B OF LOT LINE ADJUSTMENT No. _____

THAT PORTION OF TRACT 128 AND 129, IN TOWNSHIPS 13 AND 14 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING EASTERLY OF THE EASTERLY LINE OF LAND DESCRIBED IN GRANT DEED FOR McCONNELL ROAD, WHICH WAS RECORDED AUGUST 10, 1970 IN BOOK 1296, PAGE 874 OF OFFICIAL RECORDS AS DOCUMENT No. 71, IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 74, IN TOWNSHIPS 14 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, THENCE NORTH 89°47'38" EAST, ALONG THE SOUTH LINE OF SAID TRACT 128, A DISTANCE OF 75.03 FEET TO THE EAST LINE OF SAID GRANT DEED AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 11°08'52" EAST, ALONG SAID EAST LINE OF DEED A DISTANCE OF 469.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED TO THE WEST, HAVING A RADIUS OF 2030.35 FEET AND A CENTRAL ANGLE OF 11°26'15"; THENCE ALONG SAID CURVE NORTHEASTERLY, A DISTANCE OF 405.30 FEET; THENCE NORTH 0°23'47" WEST A DISTANCE OF 945.02; THENCE NORTH 0°24'30" WEST A DISTANCE OF 753.44 FEET; THENCE, DEPARTING EAST LINE OF SAID GRANT DEED, NORTH 89°42'23" EAST A DISTANCE OF 1378.08 FEET TO THE CENTERLINE OF WORES DRAIN; THENCE NORTH 6°05'17" EAST, ALONG THE CENTERLINE OF SAID WORES DRAIN, A DISTANCE OF 353.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED TO THE SOUTHEAST HAVING A RADIUS OF 350.01 FEET AND A CENTRAL ANGLE OF 18°49'24"; THENCE ALONG SAID CURVE A DISTANCE OF 114.99 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID WORES DRAIN, NORTH 24°54'40" EAST A DISTANCE OF 479.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED TO THE SOUTHEAST HAVING A RADIUS OF 400.01 FEET AND A CENTRAL ANGLE OF 15°32'11"; THENCE ALONG SAID CURVE A DISTANCE OF 108.47 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID WORES DRAIN, NORTH 40°26'52" EAST A DISTANCE OF 1182.17 FEET; THENCE NORTH 54°11'46" EAST, ALONG THE CENTERLINE OF SAID WORES DRAIN, A DISTANCE OF 125.79 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TRACT 129; THENCE SOUTH 0°17'19" EAST, ALONG THE EAST LINE OF SAID TRACT 129, A DISTANCE OF 2723.85 FEET; THENCE SOUTH 0°16'04" EAST, ALONG THE EAST LINE OF SAID TRACT 129, A DISTANCE OF 1796.46 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 129; THENCE SOUTH 89°46'25" WEST, ALONG THE SOUTH LINE OF SAID TRACT 129, A DISTANCE OF 2.94 FEET; THENCE SOUTH 89°47'38" WEST, ALONG THE SOUTH LINE OF TRACT 129, A DISTANCE OF 2711.94 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 187.87 ACRES, MORE OR LESS.

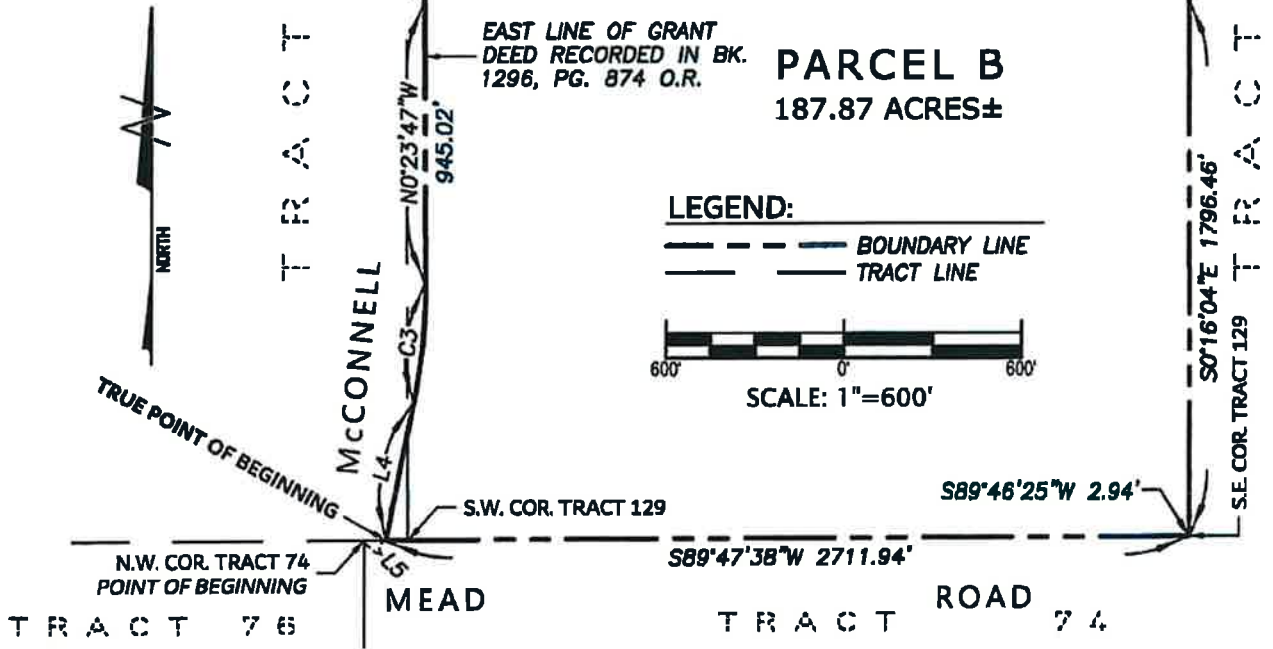


EXHIBIT B



CURVE TABLE			
#	DELTA	LENGTH	RADIUS
C1	15°32'11"	108.47'	400.01'
C2	18°49'24"	114.99'	350.01'
C3	11°26'15"	405.30'	2030.35'

LINE TABLE		
#	BEARING	LENGTH
L1	N54°11'46"E	125.79'
L2	N24°54'40"E	479.88'
L3	N6°05'17"E	353.14'
L4	N11°08'52"E	469.68'
L5	N89°47'38"E	75.03'



Precision Engineering & Surveying, Inc.

P.O. Box 2216 Telephone: (760) 353-2884
 El Centro, CA 92244

799 E. Hill Avenue Fax: (760) 353-2886
 El Centro, CA 92243

PARCEL B OF LOT LINE ADJUSTMENT No. _____

DRAWN BY: A.D. CHECKED BY: T.P.

CLIENT: BORDER VALLEY TRADING, LTD JOB No. 21-158
 LOCATION: 604 MEAD RD, BRAWLEY, CA Date: November 18, 2021

SHEET 1 OF 1

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL A OF LOT LINE ADJUSTMENT No. _____

THAT PORTION OF TRACT 129, IN TOWNSHIPS 13 AND 14 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING EASTERLY OF THE EASTERLY LINE OF LAND DESCRIBED IN GRANT DEED FOR McCONNELL ROAD, WHICH WAS RECORDED AUGUST 10, 1970 IN BOOK 1296, PAGE 874 OF OFFICIAL RECORDS AS DOCUMENT No. 71, IS DESCRIBED AS FOLLOWS:

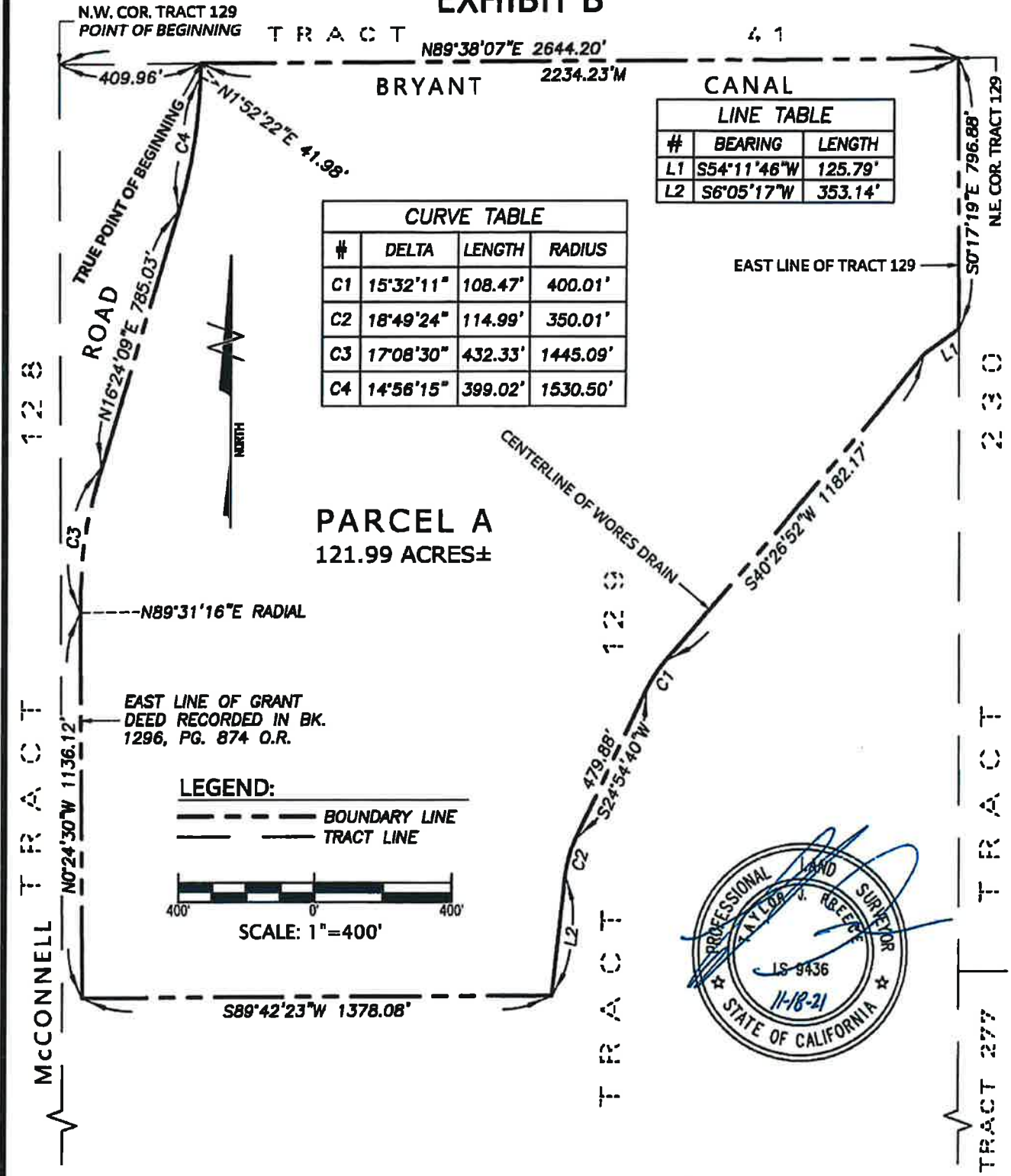
BEGINNING AT THE NORWEST CORNER OF SAID TRACT 129, THENCE NORTH 89°38'07" EAST, ALONG THE NORTH LINE OF SAID TRACT 129, A DISTANCE OF 409.96 FEET TO THE EAST LINE OF SAID GRANT DEED AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT 129, NORTH 89°38'07" EAST A DISTANCE OF 2234.23 FEET TO THE NORTHEAST CORNER OF SAID TRACT 129; THENCE SOUTH 0°17'19" EAST, ALONG THE EAST LINE OF SAID TRACT 129, A DISTANCE OF 796.88 FEET TO THE CENTERLINE OF THE WORES DRAIN; THENCE SOUTH 54°11'46" WEST, ALONG THE CENTERLINE OF SAID DRAIN, A DISTANCE OF 125.79 FEET; THENCE SOUTH 40°26'52" WEST A DISTANCE OF 1182.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED TO THE SOUTHEAST WITH A RADIUS OF 400.01 FEET AND A CENTRAL ANGLE OF 15°32'11"; THENCE ALONG SAID CURVE SOUTHWESTERLY, A DISTANCE OF 108.47 FEET; THENCE SOUTH 24°54'40" WEST, ALONG THE CENTERLINE OF SAID DRAIN, A DISTANCE OF 479.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED TO THE SOUTHEAST WITH A RADIUS OF 350.01 FEET AND A CENTRAL ANGLE OF 18°49'24"; THENCE ALONG SAID CURVE SOUTHWESTERLY, A DISTANCE OF 114.99 FEET; THENCE SOUTH 6°05'17" WEST, ALONG THE CENTERLINE OF WORES DRAIN, A DISTANCE OF 353.14 FEET; THENCE DEPARTING THE CENTERLINE OF SAID WORES DRAIN, SOUTH 89°42'23" WEST A DISTANCE OF 1378.08 FEET TO THE EAST LINE OF SAID GRANT DEED; THENCE NORTH 0°24'30" WEST, ALONG EAST LINE OF SAID GRANT DEED, A DISTANCE OF 1136.12 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVED TO THE SOUTHEAST WITH A RADIUS OF 1445.09 FEET AND A CENTRAL ANGLE OF 17°08'30"; SAID CURVE HAS A RADIAL BEARING NORTH 89°31'16" EAST; THENCE ALONG SAID CURVE NORTHEASTERLY, A DISTANCE OF 432.33 FEET; THENCE NORTH 16°24'09" EAST, ALONG THE EAST LINE OF SAID GRANT DEED, A DISTANCE OF 785.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED TO THE NORTHWEST WITH A RADIUS OF 1530.50 FEET AND A CENTRAL ANGLE OF 14°56'15"; THENCE ALONG SAID CURVE NORTHWESTERLY, A DISTANCE OF 432.33 FEET; THENCE NORTH 1°52'22" EAST, ALONG THE EAST LINE OF SAID GRANT DEED, A DISTANCE OF 41.98 FEET TO THE NORTH LINE OF SAID TRACT 129 AND THE TRUE POINT OF BEGINNING.

CONTAINING 121.99 ACRES, MORE OR LESS.



EXHIBIT B



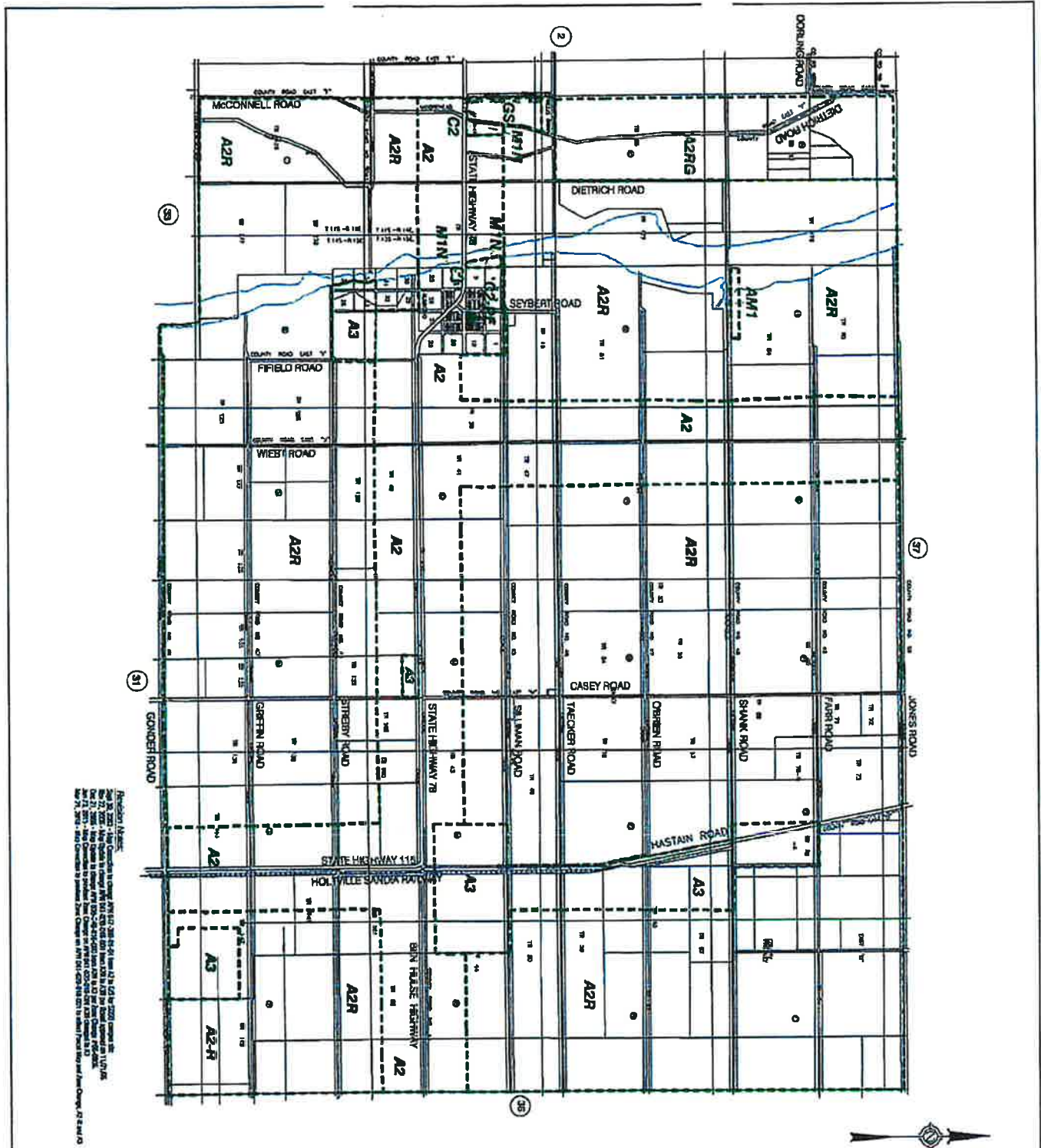
Precision Engineering & Surveying, Inc.
 P.O. Box 2216 Telephone: (760) 363-2884
 El Centro, CA 92244
 799 E. Hill Avenue Fax: (760) 353-2886
 El Centro, CA 92243

PARCEL A OF LOT LINE ADJUSTMENT No. _____

SHEET 1 OF 1

DRAWN BY: A.D. **CHECKED BY:** T.P.

CLIENT: BORDER VALLEY TRADING, LTD **JOB No.:** 21-158
LOCATION: 604 MEAD RD, BRAWLEY, CA **Date:** November 18, 2021



Revision History:
 Map 35, 2003 - Map Correction to change AM1 to A2-R from A2 to A2-R to 2003 County Ord. 1117/03
 Map 35, 2006 - Map Update to change AM1 to A2-R from A2 to A2-R to 2006 County Ord. 1062/06
 Map 35, 2008 - Map Update to change AM1 to A2-R from A2 to A2-R to 2008 County Ord. 1062/08
 Map 35, 2018 - Map Correction to change AM1 to A2-R from A2 to A2-R to 2018 County Ord. 1062/18

NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.
 Adopted by M. O. # 18 (c) on June 8, 1998 effective July 1, 1998.

Director _____

K:\DRAFTS\ZONES\JMS

MAP 35

ALAMORIO AREA

Title 9 Division 26 Section 92335.00

Imperial County Planning/Building Department

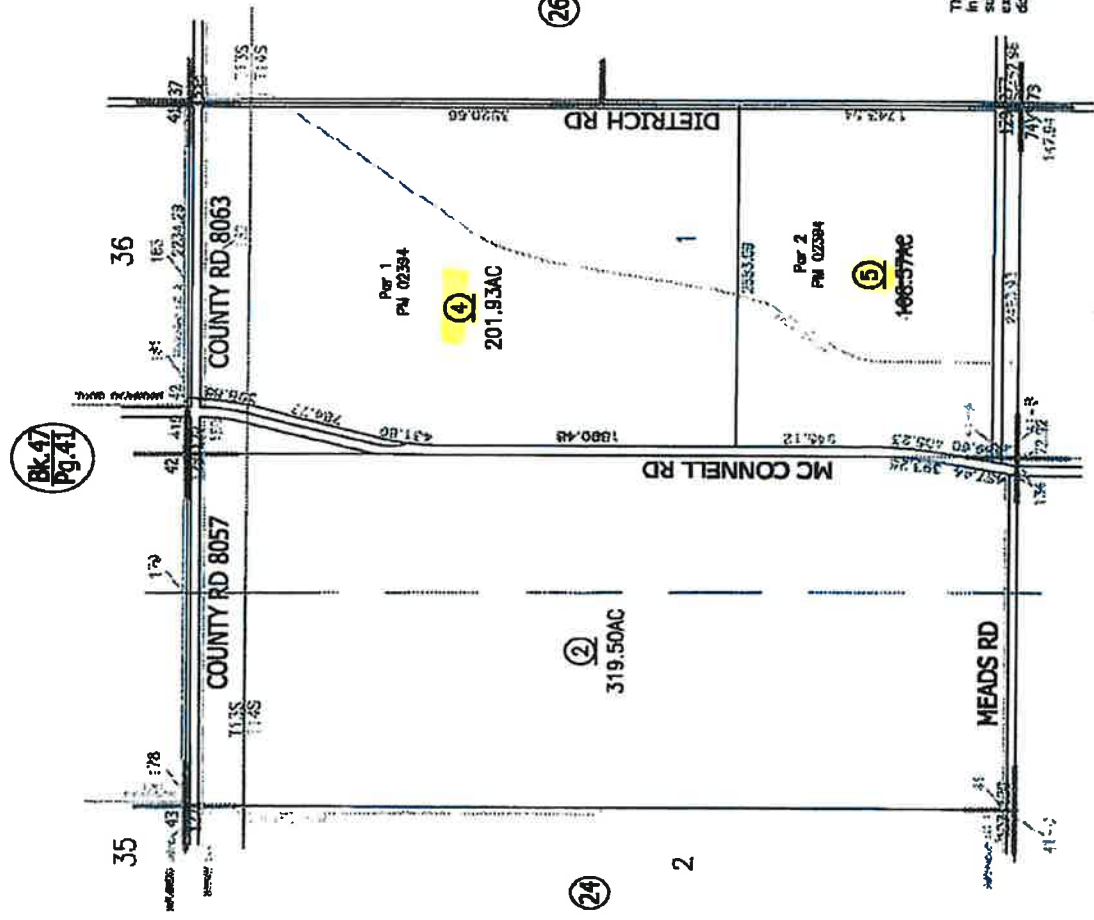
Revision Dates:

Sept. 30, 2003 - Map Correction
Nov 22, 2006 - Map Update
Dec 31, 2008 - Map Update
Jun 23, 2018 - Map Correction
Jan 30, 2019 - Map Correction

TRACT 128 T13/14S, R13/14E &
TRACT 129 T13/14S, R14E

Tax Area Code
56-000

49-25



This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly issued by endorsement, if any, the Company does not locate boundaries, distances, location of easements, acreage or other matters shown thereon.

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC. 327)

1-22-13 ME
7-3-07 ME
8-31-91 BM
3-30-78 LS

Assessor's Map Bk. 49-Pg. 25
County of Imperial, Calif.

Bk. 47
Pg. 41

Bk. 49
Pg. 15

PARCEL MAP NO. 02394

BEING A SUBDIVISION OF A PORTION OF TRACTS 128 AND 129, TOWNSHIP 13 AND 14 SOUTH, RANGE 14 EAST, S.B.L. IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

COUNTY RECORDER'S STATEMENT:
 FILED THIS 22 DAY OF MAY, 2007, AT 3:07 PM IN BOOK 13, OF PARCEL MAPS AT PAGE 1, AT THE REQUEST OF Paul T. Cameron and Deborah S. Hanmon Cameron

DOCUMENT: 2003-021198
 FEE: \$ 92
 DEBORAH S. HANMON
 COUNTY RECORDER

SIGNATURE/COUSION STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OBTAINED PURSUANT TO SECTION 66438 (9) OF THE SUBDIVISION MAP ACT IN THAT THEIR INTERESTS CAN NOT BE OPEN INTO A FEE:

- △ AN EASEMENT FOR THE PURPOSE OF ROAD IN FAVOR OF IMPERIAL COUNTY, RECORDED AS FILE BOOK 85, PAGE 473, OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE IN FAVOR OF IMPERIAL COUNTY, RECORDED SEPTEMBER 27, 1935 IN BOOK 407, PAGE 521 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR LATERAL DRAIN, TELEPHONE AND/OR ELECTRIC POWER LINE IN FAVOR OF IMPERIAL COUNTY, RECORDED JANUARY 23, 1938 IN BOOK 417, PAGE 305 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR PURPOSE OF ROAD IN FAVOR OF IMPERIAL COUNTY, RECORDED AS FILE BOOK 85, PAGE 473, OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND/OR USE OF A CANAL, TELEPHONE AND/OR ELECTRIC POWER LINE IN FAVOR OF IMPERIAL COUNTY, RECORDED JANUARY 23, 1938 IN BOOK 417, PAGE 305 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR THE BRYANT CANAL, RECORDED JUNE 9, 1942 IN BOOK 589, PAGE 71 OF OFFICIAL RECORDS.
- △ AN EASEMENT TO CONSTRUCT, MAINTAIN AND OPERATE A TILE DRAIN IN FAVOR OF ORTA LAND AND CATTLE COMPANY, RECORDED AUGUST 31, 1954 IN BOOK 892, PAGE 375 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR THE WORKS DRAIN, RECORDED AUGUST 31, 1954 IN BOOK 892, PAGE 375 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR THE PUMPER LINE, RECORDED AUGUST 31, 1954 IN BOOK 892, PAGE 375 OF OFFICIAL RECORDS.
- △ AN EASEMENT FOR THE CONSTRUCTION OF A STORM DRAIN IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED AUGUST 22, 1968 IN BOOK 1268, PAGE 880 OF OFFICIAL RECORDS.
- △ AN EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN A POWER LINE IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED OCTOBER 2, 1969 IN BOOK 1284, PAGE 340 OF OFFICIAL RECORDS.
- △ A NON-EXCLUSIVE EASEMENT IN THE TILE DRAINAGE SYSTEM IN FAVOR OF C. RUTHERFORD AND BARBARA J. RUTHERFORD AS TRUSTEES UNDER FILE NO. 9002268, IN BOOK 1689, PAGE 258 OF OFFICIAL RECORDS.
- △ A NON-EXCLUSIVE EASEMENT IN THE TILE DRAINAGE SYSTEM IN FAVOR OF MICHAEL LEE RUTHERFORD AS TRUSTEE FOR THE VESTED ERM RUTHERFORD TRUST ET AL., RECORDED FEBRUARY 5, 1991 AS FILE NO. 91002268, IN BOOK 1686, PAGE 257 OF OFFICIAL RECORDS.

CERTIFICATES RECORDED:
 THE Subdivision Guarantee
 DOCUMENT NO. 2003-021199
 BOOK PAGE
 THE Beneficiaries Certificate
 DOCUMENT NO. 2003-021202
 BOOK PAGE

CERTIFICATES RECORDED:
 THE Tax Certificate
 DOCUMENT NO. 2001-021200
 BOOK PAGE
 THE Owner's Certificate
 DOCUMENT NO. 2001-021201
 BOOK PAGE

CERTIFICATES RECORDED:
 THE Lessee's Certificate
 DOCUMENT NO. 2003-021203
 BOOK PAGE
 THE Right of Way Deed
 DOCUMENT NO. 2001-021204
 BOOK PAGE

LEGAL DESCRIPTION:

TRACT 128 AND 129, IN TOWNSHIP 13 AND 14 SOUTH, RANGE 14 EAST, S.B.L. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LINGE EASTERN OF THE EASTERN LINE OF TRACT 128 AND 129, TOWNSHIP 13 AND 14 SOUTH, RANGE 14 EAST, S.B.L., WHICH WAS RECORDED AUGUST 10, 1935 IN BOOK 128, PAGE 128 OF OFFICIAL RECORDS AS DOCUMENT NO. 11 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 128, THENCE WESTERLY ALONG THE WESTERLY LINE OF SAID TRACT 128 TO THE BEGINNING OF A TANGENT CURVE CONVEX WESTERLY WITH A CENTRAL ANGLE OF 112°51'15" AND A RADIUS OF 1870 FEET; THENCE ALONG SAID CURVE 393.22 FEET TO THE END OF SAID CURVE; THENCE TANGENT NORTH 00°24'15" WEST TO THE BEGINNING OF A TANGENT CURVE CONVEX WESTERLY WITH A CENTRAL ANGLE OF 128°50'00" AND A RADIUS OF 419 FEET; THENCE ALONG SAID CURVE 128.50' WEST 42 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX WESTERLY WITH A CENTRAL ANGLE OF 149°13'15" AND A RADIUS OF 1430 FEET; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT 128 TO THE BEGINNING OF A TANGENT CURVE CONVEX WESTERLY WITH A CENTRAL ANGLE OF 149°13'15" AND A RADIUS OF 1430 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 431.59 FEET TO THE END OF SAID CURVE; THENCE TANGENT SOUTH 00°24'15" EAST, 288.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONVEX WESTERLY WITH A CENTRAL ANGLE OF 112°51'15" AND A RADIUS OF 1870 FEET; THENCE ALONG SAID CURVE 405.14 FEET TO THE POINT OF BEGINNING OF THE ABOVE LEGAL DESCRIPTION IS THE EAST LINE OF TRACT 76, TOWNSHIP 14 SOUTH, RANGE 14 EAST, S.B.L.

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION AND CONTROL. I HEREBY CERTIFY THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR RECORDED TENTATIVE MAP IF ANY ON THIS MAP ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITION INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATE: 9-27-06
 TERRY L. BARRETT
 EXP. DATE: 03/31/2008

COUNTY SURVEYOR'S STATEMENT:

I, TIMOTHY B. JONES, COUNTY SURVEYOR FOR IMPERIAL COUNTY, STATE THAT I HAVE EXAMINED THE TENTATIVE MAP, AND THEREUPON I HAVE SUBMITTED TO THE COUNTY CLERK A CERTIFICATE OF APPROVAL ON THE TENTATIVE MAP AS SHOWN AND AS SUBMITTED TO THE COUNTY CLERK AND THAT ALL REQUIREMENTS OF CHAPTER 2, DIVISION 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND CHAPTER 5, TITLE 9 OF THE CODED ORDINANCE OF IMPERIAL COUNTY HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

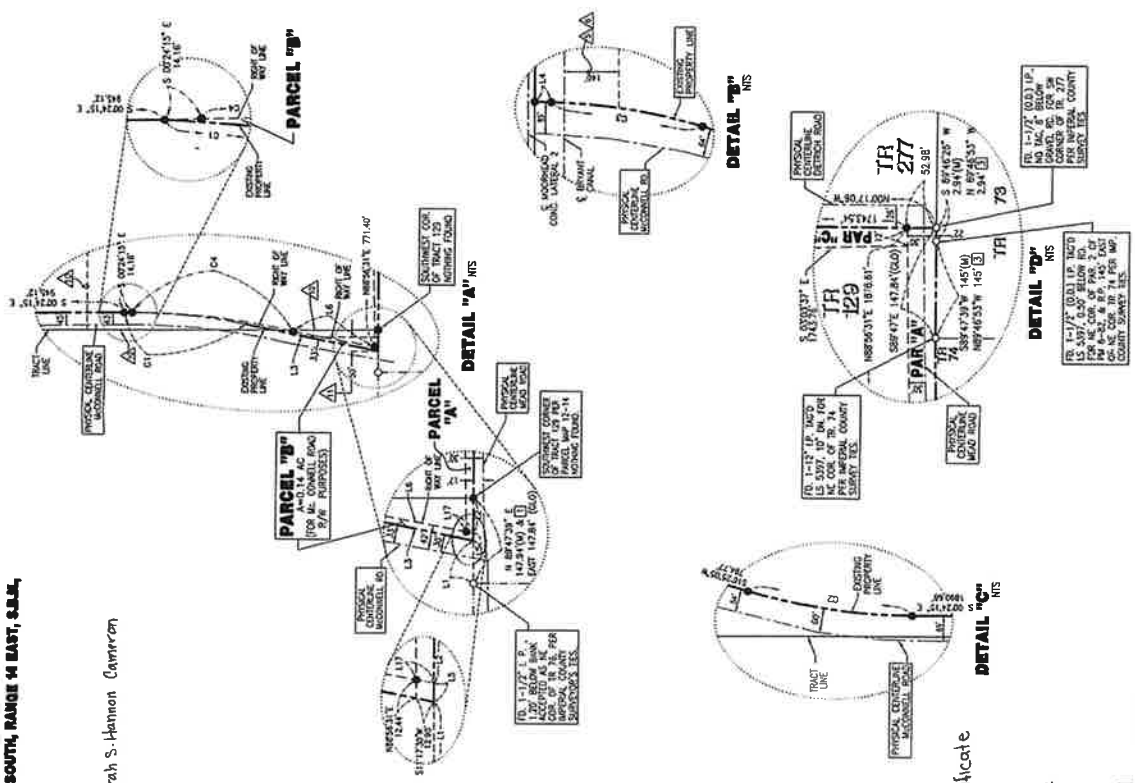


DATE: April 17, 2007
 TIMOTHY B. JONES
 12/31/2008

PLANNING DIRECTOR'S STATEMENT:

PURSUANT TO SECTION 66000.18 OF THE CODED ORDINANCES OF IMPERIAL COUNTY, I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE APPROVED TENTATIVE MAP.

DATE: 4/17/07
 T. B. JONES
 PLANNING DIRECTOR



BEING A SUBDIVISION OF A PORTION OF TRACTS 12B AND 12C, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M. IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

BASES OF BEARINGS:
 N 89°31'54" E WHICH IS THE BEARING OF THE SOUTH LINE OF TRACT 86 AS SHOWN ON PARCEL MAP NO. 02394, FILE IN BOOK 12, PAGE 14, IN THE RECORDER'S OFFICE OF COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

LEGEND

- PARCEL MAP BOUNDARY
- - - - - PARCEL LINE
- FOUND MONUMENT AS NOTED
- SET 1-1/2" IRON PIPE INACED RCE 28,447
- (M) MEASURED DATA
- (D) RECORD DATA PER DEED IN BOOK 1296, PAGE 814/825
- (L) RECORD DATA PER PARCEL MAP BOOK 14, PAGE 77
- (Z) RECORD DATA PER RECORD OF SURVEY BOOK 6, PAGE 82
- (S) RECORD DATA PER PARCEL MAP BOOK 5, PAGE 82
- (G) RECORD DATA PER U.S.G.L.O. PLAT, PWB 14, R. 14, S.B.M. APPROVED DEC. 22, 1988.

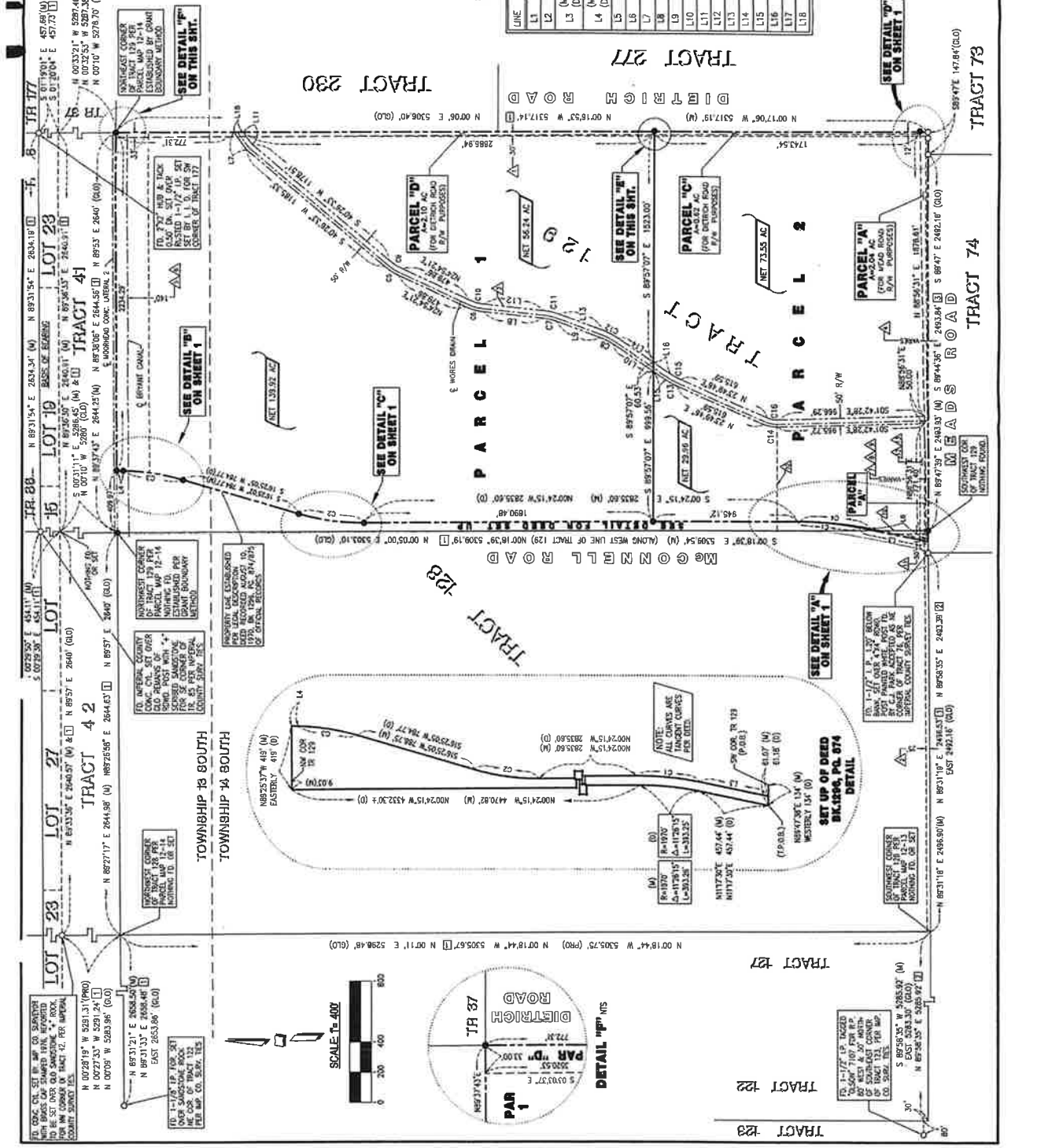
PARCELS "A", "B", "C" AND "D" ARE FOR ROAD RIGHT OF WAY ONLY

LINE DATA TABLE

LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N 89°47'39" E	75.01'	(M)	1726'15"	2030'	405.23'
L2	N 89°47'39" E	60.44'	(D)	1726'15"	2030'	405.14'
L3	S 117°30' W	469.60'	(M)	16°49'20"	1470'	431.60'
L4	S 117°30' W	452'	(D)	16°49'20"	1470'	431.60'
L5	S 01°28'50" W	42.00'	(M)	14°56'15"	1530'	398.86'
L6	S 01°28'50" W	42.00'	(D)	14°56'15"	1530'	398.86'
L7	N 89°47'39" E	12.48'	(M)	1726'15"	2370'	466.55'
L8	N 89°47'39" E	376.34'	(D)	1726'15"	2370'	466.55'
L9	N 5°16'32" E	141.70'	(M)	18°49'24"	370'	121.55'
L10	N 5°16'32" E	141.70'	(D)	18°49'24"	370'	121.55'
L11	S 20°02'28" W	309.42'	(M)	14°27'12"	300'	95.15'
L12	S 20°02'28" W	309.42'	(D)	14°27'12"	300'	95.15'
L13	N 34°21'40" E	316.78'	(M)	15°32'11"	370'	100.33'
L14	N 34°21'40" E	316.78'	(D)	15°32'11"	370'	100.33'
L15	S 20°02'28" W	309.42'	(M)	14°27'12"	300'	95.15'
L16	S 20°02'28" W	309.42'	(D)	14°27'12"	300'	95.15'
L17	N 34°21'40" E	316.78'	(M)	15°32'11"	370'	100.33'
L18	N 34°21'40" E	316.78'	(D)	15°32'11"	370'	100.33'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	(M)	1726'15"	2030'
C2	(M)	16°49'20"	1470'
C3	(M)	14°56'15"	1530'
C4	(M)	14°56'15"	1530'
C5	(M)	1726'15"	2370'
C6	(M)	18°49'24"	370'
C7	(M)	15°32'11"	370'
C8	(M)	14°27'12"	300'
C9	(M)	15°32'11"	370'
C10	(M)	18°49'24"	370'
C11	(M)	15°32'11"	370'
C12	(M)	14°27'12"	300'
C13	(M)	10°31'54"	470'
C14	(M)	25°32'14"	220'
C15	(M)	10°31'54"	470'
C16	(M)	25°32'14"	220'



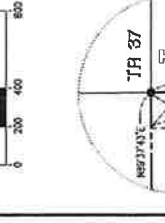
SCALE 1" = 400'



DETAIL "A" MIS



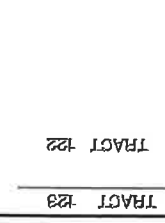
DETAIL "B" MIS



DETAIL "C" MIS



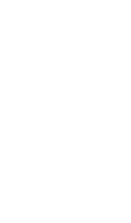
DETAIL "D" MIS



DETAIL "E" MIS



DETAIL "F" MIS



PARCEL "A" (FOR DETROIT ROAD R/W PURPOSES) NET 56.24 AC
 PARCEL "B" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "C" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "D" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "E" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "F" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "G" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "H" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "I" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "J" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "K" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "L" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "M" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "N" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "O" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "P" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "Q" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "R" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "S" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "T" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "U" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "V" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "W" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "X" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "Y" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC
 PARCEL "Z" (FOR DETROIT ROAD R/W PURPOSES) NET 29.66 AC

Attachment F
Comment Letters

Mariela Moran

From: Vargas, Donald A <DVargas@IID.com>
Sent: Thursday, January 6, 2022 1:19 PM
To: Mariela Moran
Subject: RE: Request for Comments LLA00324 / APN 049-250-004-000/APN 049-250-005-000 Lot Line Adjustment

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

Good afternoon Mariela,

The IID has no comments on this item.

Regards,

Imperial Irrigation District
333 E. Barioni Blvd.
Imperial CA 92251



Donald Vargas
Compliance Administrator II
Regulatory & Environmental
Compliance Section
General Services Department
Tel: (760) 482-3609
Cel: (760) 427-8099
E-mail: dvargas@iid.com

From: Mariela Moran <MarielaMoran@co.imperial.ca.us>
Sent: Thursday, January 6, 2022 11:52 AM
To: Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@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>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@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>; Scott Sheppard <scottsheppard@icso.org>; tgarcia@icso.org; Vargas, Donald A <DVargas@IID.com>; Leal, Rudy Z <rzleal@IID.com>; Gordon Gaste - City of Brawley <ggaste@brawley-ca.gov>; Maurice.Eaton@dot.ca.gov; Roger Sanchez <roger.sanchez-rangel@dot.ca.gov>; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; Joseph Mirelez <Joseph.Mirelez@torresmartinez-nsn.gov>; katy.sanchez@nahc.ca.gov
Cc: 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: RE: Request for Comments LLA00324 / APN 049-250-004-000/APN 049-250-005-000 Lot Line Adjustment

[CAUTION] This email originated from **outside** of the IID. Do not reply, click on any links or open any attachments unless you trust the sender and know the content is safe.

Good morning,

I am writing to follow up in LLA00324. We have only received comments from the Quechan Indian Tribe.

Should you have any comments for this project or may have any questions please let us know.

Thank you,

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

Sent: Friday, December 10, 2021 2:46 PM

To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@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>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@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>; Scott Sheppard <scottsheppard@icso.org>; tgarcia@icso.org; Donald Vargas - IID <DVargas@IID.com>; rzleal@iid.com; Gordon Gaste - City of Brawley <ggaste@brawley-ca.gov>; Maurice.Eaton@dot.ca.gov; Roger Sanchez <roger.sanchez-rangel@dot.ca.gov>; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov

Cc: 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>; Mariela Moran <MarielaMoran@co.imperial.ca.us>

Subject: Request for Comments LLA00324 / APN 049-250-004-000/APN 049-250-005-000 Lot Line Adjustment

Good afternoon,

Please see attached Request for Comments packet for LLA00324 / APN 049-250-004-000/APN 049-250-005-000 Lot Line Adjustment.

Comments are due by **December 27, 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 Mariela Moran at (442) 265-1736, or submit your comment letters to 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

From: [Quechan Historic Preservation Officer](#)
To: [Shannon Lizarraga](#); [Mariela Moran](#)
Cc: [ICPDSCommentLetters](#)
Subject: RE: AB52 Letter for LLA00324
Date: Monday, December 13, 2021 8:12:40 AM
Attachments: [image001.png](#)

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, December 10, 2021 2:21 PM
To: historicpreservation@quechantribe.com
Cc: Mariela Moran; Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb
Subject: AB52 Letter for LLA00324

Good afternoon,

Attached please find the AB52 letter for LLA00324.

Should you have any questions, please feel free to contact planner Mariela Moran at 442-265-1736, or by email at marielamorán@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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