

# PROJECT REPORT

**TO: PLANNING DIRECTOR ACTION (PDA)**  
**FROM: PLANNING & DEVELOPMENT SERVICES**

**AGENDA DATE: June 25, 2025**  
**AGENDA TIME: 3:30PM / No. 1**

Daniel & Kelli Hawk and Norberto & Patricia Irungaray  
PROJECT TYPE: Lot Line Adjustment (LLA) #00341 SUPERVISOR DIST. #5  
LOCATION: 2095 Snyder Road, Holtville, CA 92250 & APN(s): 050-230-019 & 050-230-018  
2346 East Hoyt Road, Holtville, CA 92250 PARCEL SIZE: ±2.07-AC. & ±80.63-AC  
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: N/A

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: 06/25/2025

☐ 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 checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		Quechan Indian Tribe		

## **REQUESTED ACTION:**

STAFF RECOMMENDS THAT THE PLANNING DIRECTOR HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. FIND THAT LOT LINE ADJUSTMENT #00341 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND,
2. FIND THAT LOT LINE ADJUSTMENT #00341 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00341, SUBJECT TO THE ATTACHED CONDITIONS.

Imperial County Planning & Development Services Department

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1735

Jim Minnick, Director of ICPDS

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**STAFF REPORT**  
**Planning Director Action**  
**June 25, 2025**  
**Lot Line Adjustment (LLA) #00341**

**Applicants:**           **Daniel & Kelli Hawk**  
                                  **1798 Townsend Road**  
                                  **Holtville, CA 92250**

**Norberto & Patricia Irungaray**  
                                  **2001 Verde School Road**  
                                  **Holtville, CA 92250**

**Agent:**                   **Precision Engineering & Surveying, Inc.**  
                                  **Taylor Preece, P.L.S.**  
                                  **PO Box 2216**  
                                  **El Centro, CA 92243**

**Project Location:**

The proposed project site is located at 2095 Snyder Road, and 2346 East Hoyt Road, Holtville, CA 92250; and further identified as Assessor's Parcel Number(s) 050-230-019-000 (Parcel A) and 050-230-018-000 (Parcel B), and is legally described as a portion of Tract 94, T15S, R16E, S.B.B.M, and unincorporated area of the County of Imperial, State of California.

**Project Summary:**

The Applicants are proposing a Lot Line Adjustment (LLA) #00341 to adjust the boundary lines around "Parcel A" to correct an encroachment of the existing residential home on such onto the adjacent agriculture field of "Parcel B", while both maintaining their existing acreages.

"Parcel A" will continue to receive potable water via an existing Point of Entry system connected through an existing underground water service line from Pear Side Main Canal, while sewer will continue to be provided via an existing septic system. "Parcel B" will continue to receive water from the East Highline Lateral 11, Delivery No. 275 and will continue to drain to the East Highline 12 Drain and the Holtville Main Drain No. 4.

"Parcel A" will maintain its existing physical access via Snyder Road. "Parcel B" will maintain its existing physical access via Hoyt Road.

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“Parcel A” will maintain its existing residential use and remain under the ownership of Daniel and Kelli Hawk. “Parcel B” will maintain its existing agriculture use and remain under the ownership of Norberto and Patricia Irungaray. No new construction or structural improvements are proposed for either parcel.

**Existing Parcels:**

- “Parcel A” (050-230-019-000) –  $\approx \pm 2.07$  Acres
- “Parcel B” (050-230-018-000) –  $\approx \pm 80.63$  Acres

**Proposed Parcels:**

The proposed adjusted parcel size would be:

- “Parcel A” (050-230-019-000) –  $\approx \pm 2.07$  Acres
- “Parcel B” (050-230-018-000) –  $\approx \pm 80.63$  Acres

**County Ordinance:**

Lot Line Adjustment (LLA) #00341 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcels are created or eliminated. The proposed project is also consistent with the Subdivision Map Act, Section 66412 (d), since the land taken from one parcel is added to an adjoining parcel.

**Land Use Analysis:**

Per Imperial County General Plan, the land use designation for both parcels is Agriculture and zoned “A-2” (General Agricultural) per Zoning Map #22 of the Imperial County Title 9 Land Use Ordinance. The proposed project is consistent with the County’s General Plan and zoning ordinances.

**Surrounding Land Use Ordinance:**

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
<b>Project Site</b>	Residential/Agriculture	A-2	Agriculture
<b>North</b>	Agriculture	A-2	Agriculture
<b>South</b>	Agriculture	A-3	Agriculture
<b>East</b>	Agriculture	A-2	Agriculture
<b>West</b>	Vacant	A-2	Agriculture

**Environmental Determination:**

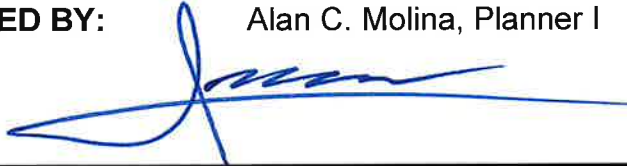
After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00341 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (Minor Alterations in Land Use Limitations); therefore, no further environmental documentation is required by State Law.

**Staff Recommendation:**

It is recommended that the Planning Director hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Line Adjustment (LLA) #00341 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Line Adjustment (LLA) #00341 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment (LLA) #00341, subject to the attached conditions.

**PREPARED BY:** Alan C. Molina, Planner I



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



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



**ATTACHMENTS:**

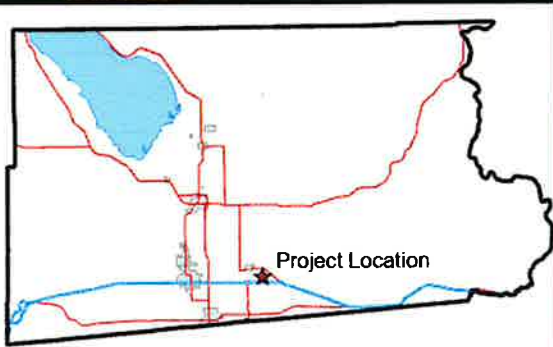
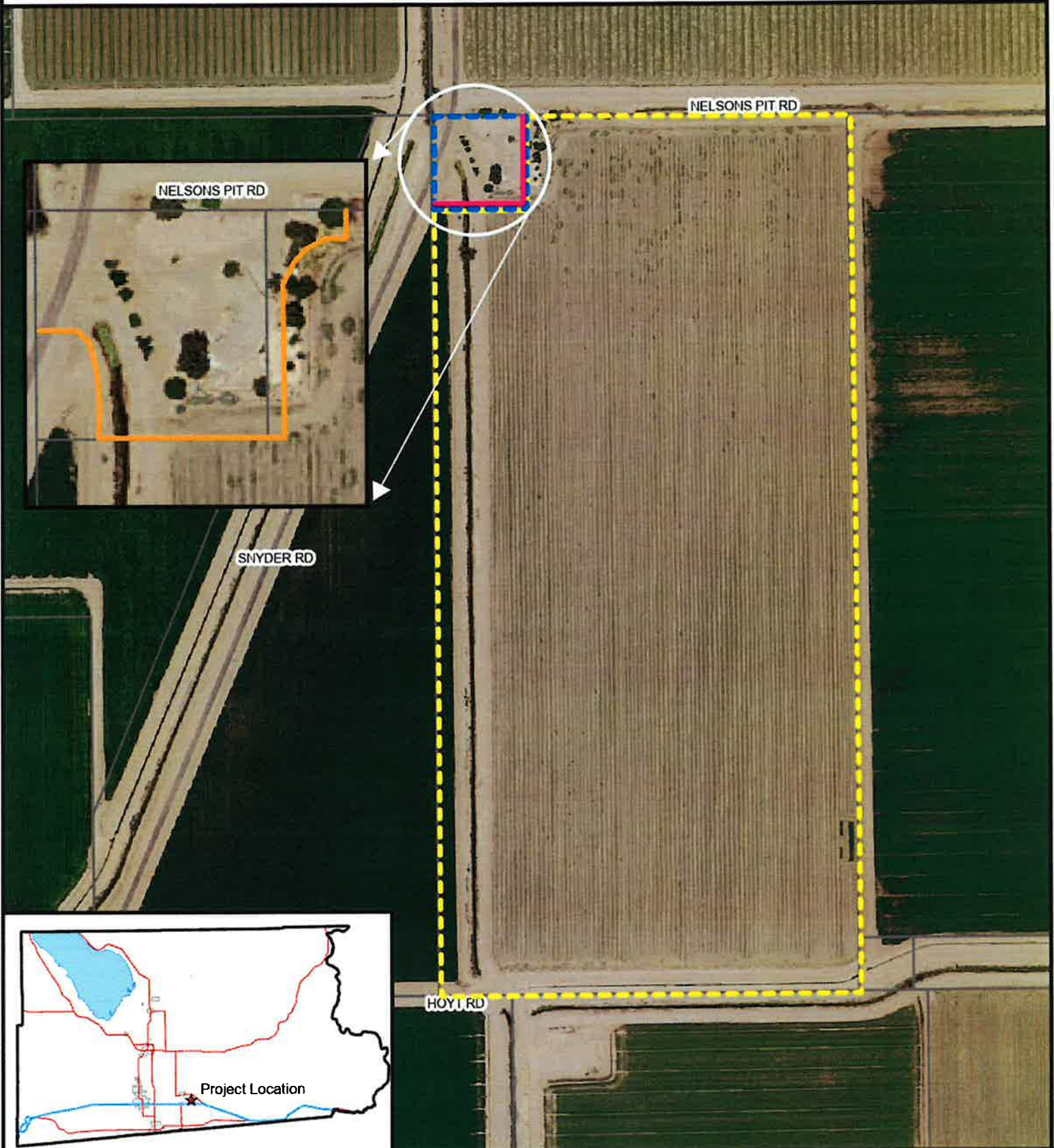
- A. Vicinity Map
- B. Site Plan
- C. PC Resolutions & Findings
- D. Lot Line Adjustment (LLA) #00341 Conditions of Approval
- E. Application & Supporting Documents
- F. Comment Letters

**ATTACHMENT “A”**  
**VICINITY MAP**

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# PROJECT LOCATION MAP



**DANIEL & KELLI HAWK**  
**LLA #00341**  
**APN #050-230-018 & 050-230-019**

- Parcel A: APN 050-230-019
- Parcel B: APN 050-230-018
- Proposed New Property Boundary
- Existing Shared Property Boundary
- Parcels

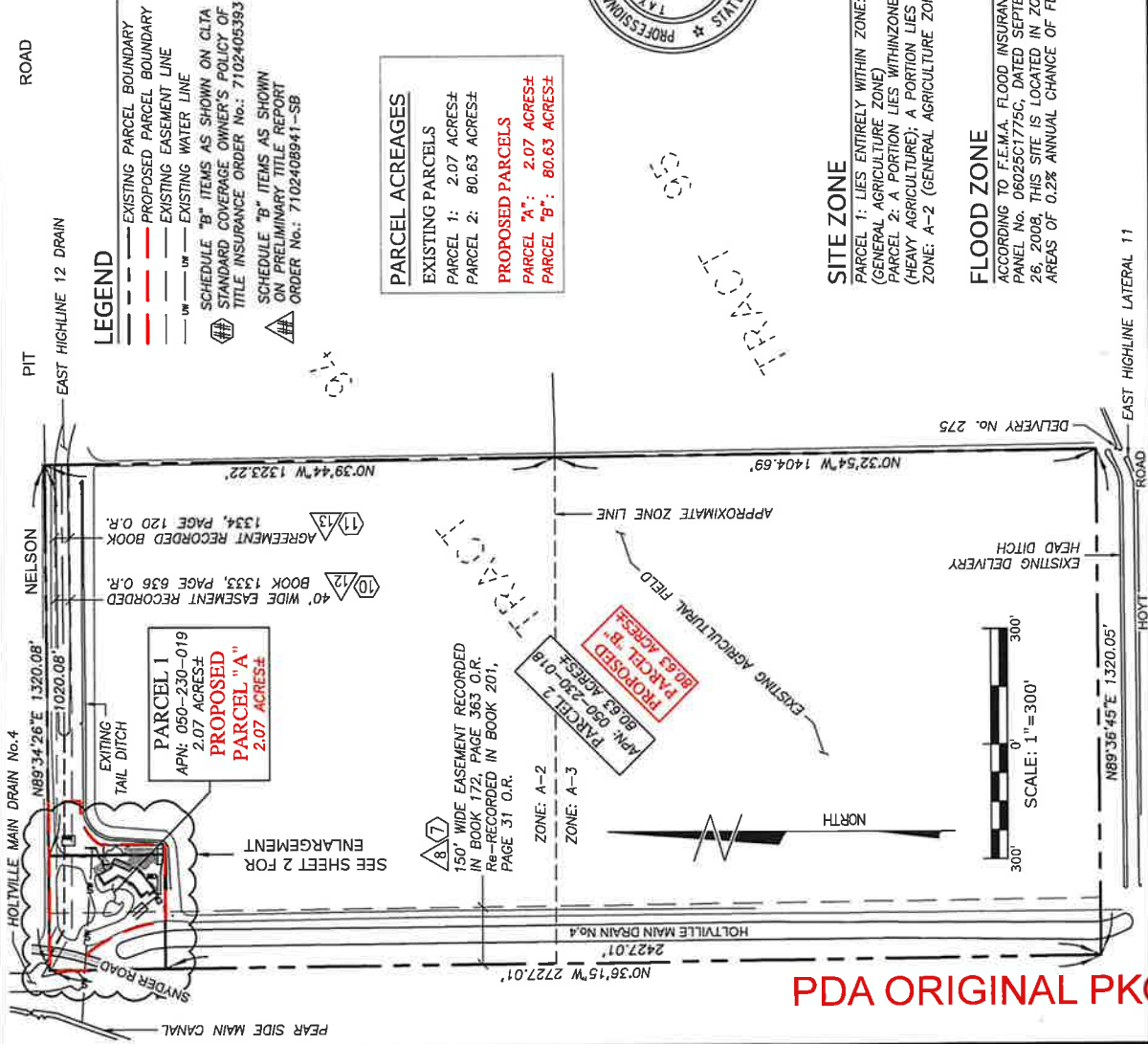


**ATTACHMENT “B”**  
**SITE PLAN**

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# LOT LINE ADJUSTMENT SITE PLAN

BEING A PORTION OF TRACT 94 IN TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.



## LEGEND

- EXISTING PARCEL BOUNDARY
- PROPOSED PARCEL BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING WATER LINE
- SCHEDULE "B" ITEMS AS SHOWN ON CLTA STANDARD COVERAGE OWNER'S POLICY OF TITLE INSURANCE ORDER No.: 7102405393
- SCHEDULE "B" ITEMS AS SHOWN ON PRELIMINARY TITLE REPORT ORDER No.: 7102408941-SB

## PARCEL ACREAGES

- EXISTING PARCELS
- PARCEL 1: 2.07 ACRES±
- PARCEL 2: 80.63 ACRES±
- PROPOSED PARCELS
- PARCEL "A": 2.07 ACRES±
- PARCEL "B": 80.63 ACRES±



## SITE ZONE

- PARCEL 1: LIES ENTIRELY WITHIN ZONE: A-2 (GENERAL AGRICULTURE ZONE)
- PARCEL 2: A PORTION LIES WITHIN ZONE: A-2 (GENERAL AGRICULTURE ZONE)

## FLOOD ZONE

ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 06025C1775C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

## VESTED IN:

- PARCEL 1 APN: 050-230-019
- VESTED IN: DANIEL AND KELLI HAWK
- PARCEL 2 APN: 050-230-018
- VESTED IN: NORBERTO IRUNGARAY AND PATRICIA IRUNGARAY, HUSBAND AND WIFE AS COMMUNITY PROPERTY

## LEGAL DESCRIPTIONS

PARCEL 1  
THAT PART OF TRACT 94, TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, 300 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT, 300 FEET TO A POINT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID TRACT, 300 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 300 FEET TO THE POINT OF BEGINNING.

PARCEL 2  
THAT PART OF TRACT 94, IN TOWNSHIP 15 SOUTH, RANGE 16 EAST, S.B.M., IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT;  
THENCE EAST ALONG THE NORTH LINE THEREOF, 1320 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO CECIL F. BROWN, BY DEED DATED SEPTEMBER 7, 1915, AND RECORDED IN BOOK 112, PAGE 187 OF DEEDS, THENCE SOUTH ALONG THE WEST LINE OF TRACT SO CONVEYED TO BROWN AND THE EAST TRACT LINE OF SAID TRACT 94, 2725.3 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT 94;  
THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 94, 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 94, 2725.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND  
EXCEPTING THEREFROM THAT PORTION CONVEYED TO WILLIAM H. DANIELL ET UX., BY DEED RECORDED DECEMBER 5, 1972 IN BOOK 133B, PAGE 879 OF OFFICIAL RECORDS.

SITE PLAN: LOT LINE  
ADJUSTMENT  
HAWK — IRUNGARAY

799 E. HEIL AVENUE  
EL CENTRO, CA 92243  
P.O. Box 2216  
EL CENTRO, CA 92244  
Telephone:  
(760) 353-2884  
Email:  
taylor@presurvc.com



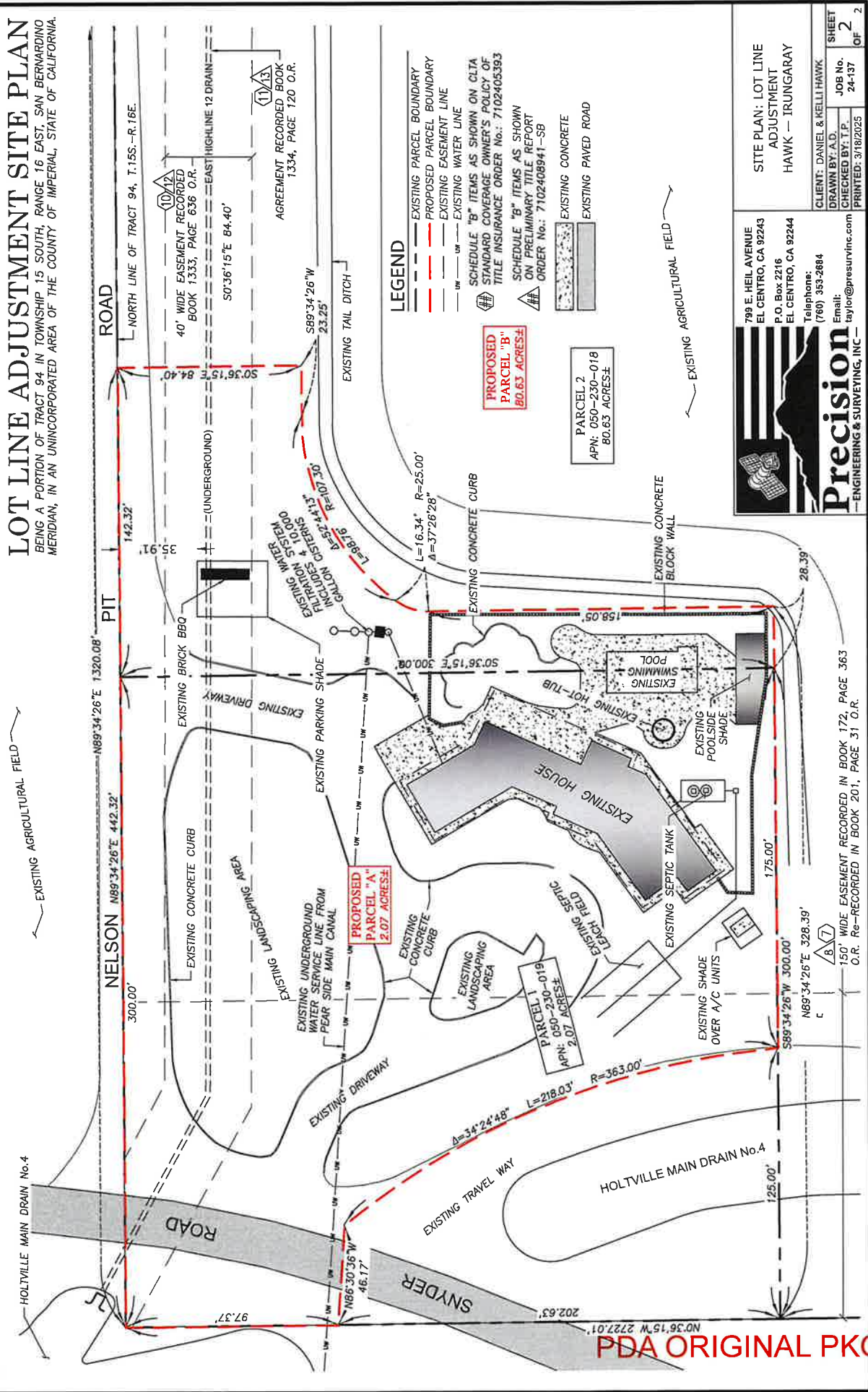
CLIENT: DANIEL & KELLI HAWK  
DRAWN BY: A.D.  
CHECKED BY: T.P.  
PRINTED: 3/18/2025  
JOB No.  
24-137  
SHEET  
1  
OF  
2

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# LOT LINE ADJUSTMENT SITE PLAN

BEING A PORTION OF TRACT 94 IN TOWNSHIP 15 SOUTH, RANGE 16 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.



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**ATTACHMENT “C”**  
**PDA RESOLUTION & FINDINGS**

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## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING DIRECTOR OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00341” DANIEL & KELLI HAWK AND NORBERTO & PATRICIA IRANGURAY**

**WHEREAS**, Daniel & Kelli Hawk and Norberto & Patricia Iranguray, submitted an application for Lot Line Adjustment #00341 to adjust the boundary lines around “Parcel A” (050-230-019-000) to correct an encroachment of the existing residential home on “Parcel A” onto the adjacent agriculture field of “Parcel B” (APN 050-230-0018-000) while both maintaining their existing acreage; and,

**WHEREAS**, the project is exempt from the California Environmental Quality Act (CEQA), per Government Code 15305; and,

**WHEREAS**, public notice of said application has been given, and the Planning Director 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 June 25, 2025; and,

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

**SECTION 1.** The Planning Director has considered the proposed Lot Line Adjustment prior to approval. The Planning Director finds and determines that the Lot Line Adjustment is adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (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 #00341 have been made as follows:

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

Lot Line Adjustment (LLA) #00341 conforms to California State Law through Section 66412(d) (Map Act Exclusions) of the Subdivision Map Act and Section 15305(a) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA); additionally, the Lot Line Adjustment conforms with the Imperial County Land Use Ordinance, Title 9, Division 8, Subdivision Ordinance, particularly section 90807.00 et. seq. (Lot Line Adjustments).

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

Lot Line Adjustment (LLA) #00341 is zoned A-2 (General Agriculture Zone) and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90508.00 et. seq. In addition, Lot Line Adjustment (LLA) #00341 is consistent with Building laws since 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 et. seq.**

Lot Line Adjustment (LLA) #00341 is not a re-subdivision pursuant to Government Code 66499.20 et. seq.

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

Lot Line Adjustment (LLA) #00341 will not create nor delete any new lots or parcels. The proposed project will not create a change in acreage size. Therefore, Parcel A will maintain its existing size of  $\approx \pm 2.07$  acres and Parcel B will maintain its existing size of  $\approx \pm 80.63$  acres.

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

Lot Line Adjustment (LLA) #00341 is exempt from CEQA pursuant to Article 19, Section 15305 (a) - Minor Alterations in Land Use Limitations. Therefore, no further CEQA documentation is required. Nevertheless, a Notice of Exemption will be filed 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.**

The planning staff has established conditions for Lot Line Adjustment (LLA) #00341 to assure that the affected parcels comply with the County's Zoning and Building Ordinances (see attachment D).



**NOW, THEREFORE,** based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Line Adjustment #00341, subject to the attached Conditions of Approval.

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**Jim Minnick**

Imperial County Planning & Development  
Services Director

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**ATTACHMENT “D”**  
**LOT LINE ADJUSTMENT (LLA)**  
**#00341 CONDITIONS OF**  
**APPROVAL**

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# CONDITIONS OF APPROVAL

## LOT LINE ADJUSTMENT (LLA) #00341

APN(s) # 050-230-019-000 & 050-230-018-000

### **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 DIRECTOR, 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 Director 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,

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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 lot line 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 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 and the Tax Certificate**.

#### **SITE SPECIFIC CONDITIONS:**

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1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval. <sup>1</sup>
2. The Lot Line Adjustment shall be reflected in a deed, which shall be recorded. <sup>1</sup>



3. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.<sup>1</sup>
4. Because of the lot line adjustment, the existing electrical service drop line for Parcel 1 would have to be mitigated to not cross the proposed parcel boundary.<sup>1</sup>

1 - Imperial County Department of Public Works comment letter dated May 22, 2025

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**ATTACHMENT “E”**  
**APPLICATION & SUPPORTING**  
**DOCUMENTS**

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# LOT LINE ADJUSTMENT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (442) 265-1736

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

1. PROPERTY OWNER'S "A" NAME Daniel & Kelli Hawk	EMAIL ADDRESS danielhawk44@gmail.com	
2. MAILING ADDRESS 1798 Townsend Road Holtville, CA 92250	ZIP CODE	PHONE NUMBER 760-460-1183

3. PROPERTY OWNER'S "B" NAME Norberto & Patricia Irungaray	EMAIL ADDRESS	
4. MAILING ADDRESS 2001 Verde School Road Holtville, CA 92250	ZIP CODE	PHONE NUMBER

5. PROPERTY "A" (site) ADDRESS 2095 Snyder Road Holtville, CA 92250	LOCATION Southeast Quadrant Snyder & Nelson Pit Road
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 050-230-019	SIZE OF PROPERTY (in acres or square foot) 2.07 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) See attached PTR	

8. PROPERTY "B" (site) ADDRESS East Highline Lateral 11, Delivery 275	LOCATION Northeast Quadrant Hoyt & Snyder Road
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 050-230-018	SIZE OF PROPERTY (in acres or square foot) 80.63 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) See attached PTR	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	2.07 Acres	Residential	Residential
	B	80.63 Acres	Agriculture	Agriculture

12. EXPLAIN PROPOSED ADJUSTMENT	Adjust the boundary lines around Parcel 1 to correct an encroachment of the residential home on Parcel 1 onto the agriculture field of Parcel 2 while maintaining their current acreage
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13. EXPLAIN REASON FOR REQUEST
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I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT

Daniel & Kelli Hawk

Print Name (owner "A")

*Daniel Hawk* *Kelli Hawk*

Signature (owner "A")

Norberto & Patricia Irungaray

Print Name (owner "B")

*Norberto Irungaray* *Patricia Irungaray*

Signature (owner "B")

3/25/25  
Date

3/25/25  
Date

## 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>AM</u>
APPLICATION DEEMED COMPLETE BY:	_____
APPLICATION REJECTED BY:	_____
TENTATIVE HEARING BY:	_____
FINAL ACTION:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED

DATE	<u>04/03/25</u>
DATE	_____
DATE	_____
DATE	_____
DATE	_____

REVIEW / APPROVAL BY  
OTHER DEPT'S required.

- ☐ P. W.
- ☐ E. H. S.
- ☐ A. P. C. D.
- ☐ O. E. S.
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

LLA#

00341

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# EXHIBIT "A"

## LEGAL DESCRIPTION

### PARCEL "A"

A PORTION OF TRACT 94 TOWNSHIP 15 SOUTH, RANGE 16 EAST, S.B.M., AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID TRACT 94, THENCE NORTH  $89^{\circ}34'26''$  EAST, ALONG THE NORTH LINE OF SAID TRACT 94, A DISTANCE OF 442.32 FEET;

THENCE SOUTH  $00^{\circ}36'15''$  EAST, PARALLEL WITH THE WEST LINE OF SAID TRACT 94, A DISTANCE OF 84.40 FEET;

THENCE SOUTH  $89^{\circ}34'26''$  WEST, PARALLEL WITH NORTH LINE OF SAID TRACT 94, A DISTANCE OF 23.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED TO THE SOUTHEAST AND HAVING A RADIUS OF 107.30 FEET; A RADIAL BEARING FROM SAID POINT, BEARS SOUTH  $00^{\circ}25'34''$  EAST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $52^{\circ}44'13''$ , AN ARC DISTANCE OF 98.76 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVED TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE THROUGH A CENTRAL ANGLE OF  $37^{\circ}26'28''$ , AN ARC DISTANCE OF 16.34 FEET;

THENCE SOUTH  $00^{\circ}36'15''$  EAST, PARALLEL WITH THE WEST LINE OF SAID TRACT 94, A DISTANCE OF 158.05 FEET;

THENCE SOUTH  $89^{\circ}34'26''$  WEST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 94, A DISTANCE OF 203.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED TO THE WEST AND HAVING A RADIUS OF 363.00 FEET; A RADIAL BEARING FROM SAID POINT, BEARS SOUTH  $85^{\circ}02'02''$  WEST,

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $34^{\circ}24'48''$ , AN ARC DISTANCE OF 218.03 FEET;

THENCE NORTH  $86^{\circ}30'36''$  WEST, A DISTANCE OF 46.17 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 94;

THENCE NORTH  $00^{\circ}36'15''$  WEST, ALONG THE WEST LINE OF SAID TRACT 94, A DISTANCE OF 97.37 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED AREA CONTAINS 2.07 ACRES, MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.

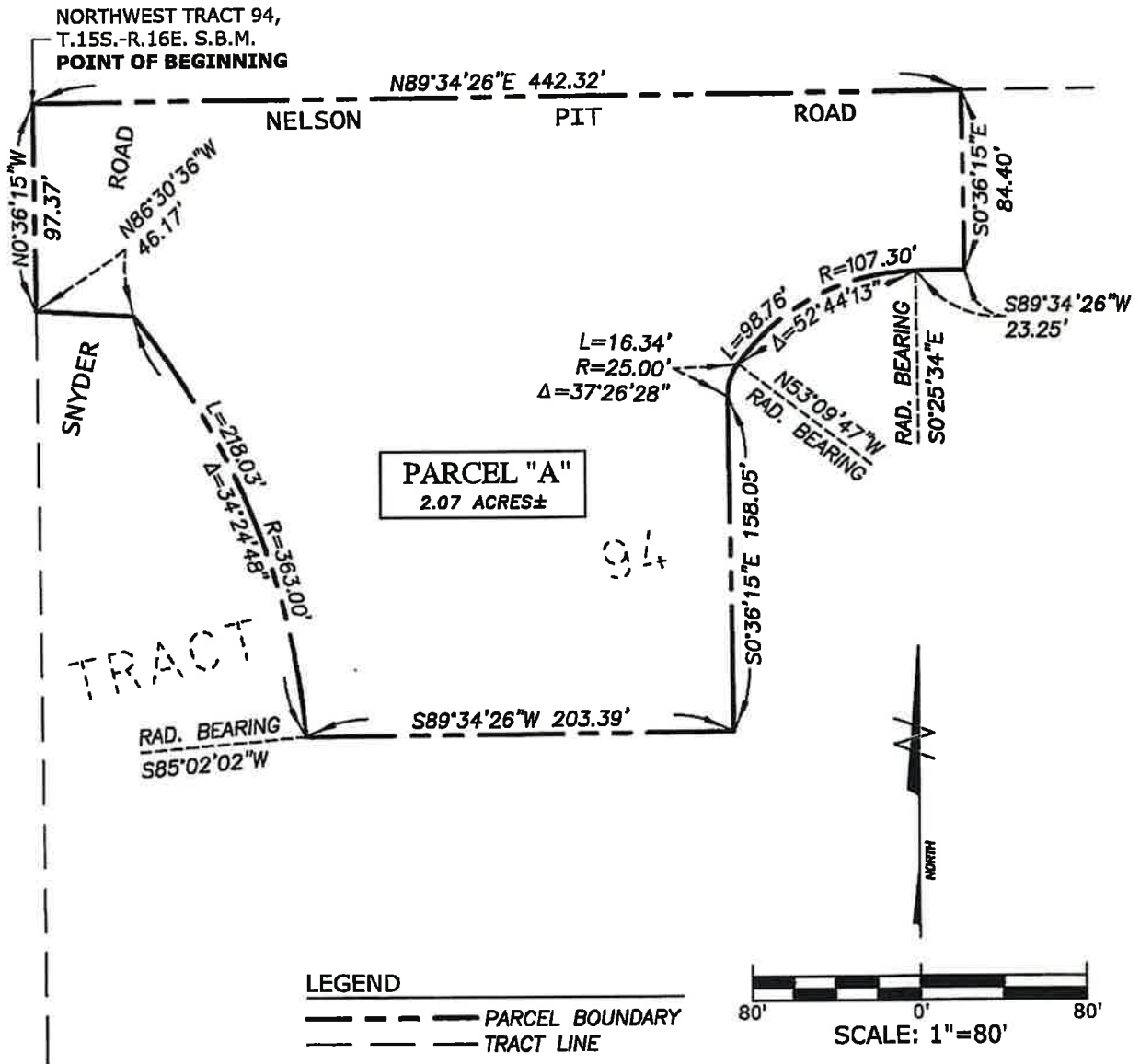
AS SHOWN ON EXHIBIT "B", ATTACHED HERETO, AND BY THIS REFERENCE, MADE A PART HEREOF.





# EXHIBIT "B"

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



Address:  
799 E. Hell Avenue  
El Centro, CA 92243  
P.O. Box 2216  
EL CENTRO, CA 92244  
Telephone:  
(760) 353-2684  
Email:  
taylor@presurvinc.com

SHEET  
1  
OF 1  
JOB No.  
24-137  
PRINTED:  
3/18/2025

PRINTED: 3/18/2025

PDA ORIGINAL PKG

# EXHIBIT "A"

## LEGAL DESCRIPTION

### PARCEL "B"

THE WEST 82.56 ACRES OF TRACT 94 TOWNSHIP 15 SOUTH, RANGE 16 EAST, S.B.M., AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 94, THENCE NORTH 89°34'26" EAST, ALONG THE NORTH LINE OF SAID TRACT 94, A DISTANCE OF 442.32 FEET;**

**THENCE SOUTH 00°36'15" EAST, PARALLEL WITH THE WEST LINE OF SAID TRACT 94, A DISTANCE OF 84.40 FEET;**

**THENCE SOUTH 89°34'26" WEST, PARALLEL WITH NORTH LINE OF SAID TRACT 94, A DISTANCE OF 23.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED TO THE SOUTHEAST AND HAVING A RADIUS OF 107.30 FEET; A RADIAL BEARING FROM SAID POINT, BEARS SOUTH 00°25'34" EAST;**

**THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°44'13", AN ARC DISTANCE OF 98.76 FEET TO THE POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVED TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE THROUGH A CENTRAL ANGLE OF 37°26'28", AN ARC DISTANCE OF 16.34 FEET;**

**THENCE SOUTH 00°36'15" EAST, PARALLEL WITH THE WEST LINE OF SAID TRACT 94, A DISTANCE OF 158.05 FEET;**

**THENCE SOUTH 89°34'26" WEST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 94, A DISTANCE OF 203.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED TO THE WEST AND HAVING A RADIUS OF 363.00 FEET; A RADIAL BEARING FROM SAID POINT, BEARS SOUTH 85°02'02" WEST,**

**THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°24'48", AN ARC DISTANCE OF 218.03 FEET;**

**THENCE NORTH 86°30'36" WEST, A DISTANCE OF 46.17 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 94;**

**THENCE NORTH 00°36'15" WEST, ALONG THE WEST LINE OF SAID TRACT 94, A DISTANCE OF 97.37 FEET TO THE POINT OF BEGINNING.**

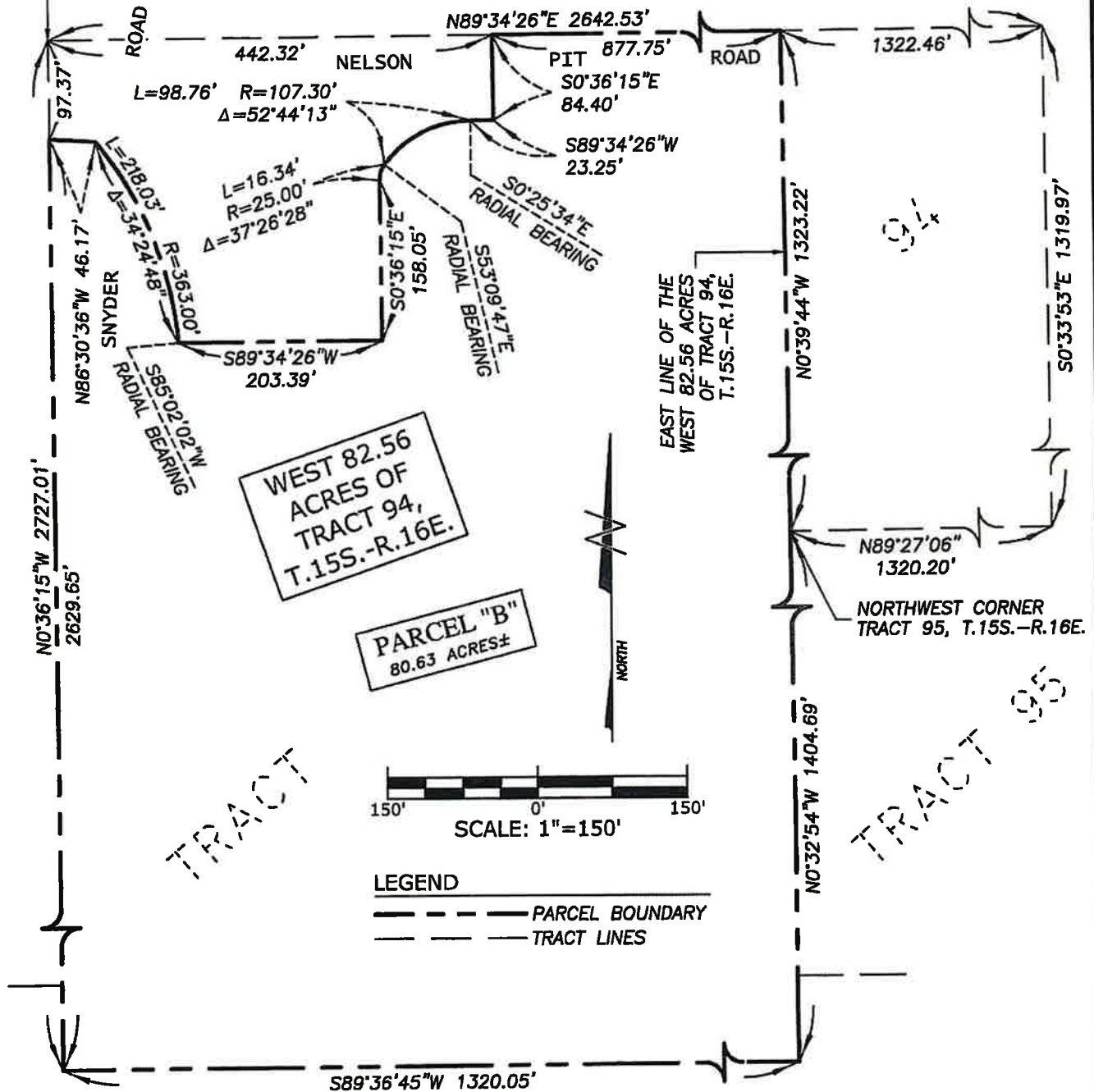
THE ABOVE-DESCRIBED AREA CONTAINS 80.63 ACRES, MORE OR LESS.  
SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.  
AS SHOWN ON EXHIBIT "B", ATTACHED HERETO, AND BY THIS REFERENCE,  
MADE A PART HEREOF.



# EXHIBIT "B"

NORTHWEST TRACT 94  
POINT OF BEGINNING

PARCEL "B" LOT LINE ADJUSTMENT No. \_\_\_\_\_



PRINTED: 3/18/2025



Address:  
799 E. Heil Avenue  
El Centro, CA 92243  
P.O. Box 2216  
EL CENTRO, CA 92244  
Telephone:  
(760) 353-2684  
Email:  
taylor@presurvinc.com

SHEET  
1  
OF 1  
JOB No.  
24-137  
PRINTED:  
3/18/2025

IDA ORIGINAL PKG





## Alan Molina

---

**From:** Taylor Preece <taylor@presurvinc.com>  
**Sent:** Tuesday, April 15, 2025 12:23 PM  
**To:** Alan Molina  
**Cc:** Michael Abraham; Diana Robinson; Gerardo Quero  
**Subject:** Re: Lot Line Adjustment APNs 050-230-018 & -019

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

Alan,

Parcel 2 will continue to receive water from the East Highline Lateral 11, Delivery 275 and will continue to drain water to the East Highline 12 Drain and the Holtville Main Drain No. 4.

Thank you,

**Taylor Preece, P.L.S.**

**Survey Manager**



Office 760.353.2684  
Cell 760.587.6572

---

**From:** Alan Molina  
**Sent:** Tuesday, April 15, 2025 11:52 AM  
**To:** taylor@presurvinc.com  
**Cc:** Michael Abraham; Diana Robinson; Gerardo Quero  
**Subject:** Lot Line Adjustment APNs 050-230-018 & -019

Good morning Taylor,

The Planning and Development Services received your proposed lot line adjustment application to adjust the boundary lines around "Parcel 1" (APN 050-230-019) and "Parcel 2" (APN 050-230-018) to correct an encroachment of the residential home on Parcel 1 onto the agriculture field of Parcel 2 while maintaining their current acreage.

**PDA ORIGINAL PKG**

Per the submitted Lot Line Adjustment Site Plan, Parcel 1 will continue to receive water via existing Point of Entry systems connected through an existing underground water service line from Pear Side Main Canal and sewer will continue to be provided via an existing septic system.

At your earliest convenience, would you please clarify from where Parcel 2 will receive water (canal name and delivery gate number) and to where will the water drain to?

Best regards,

**Alan Molina**  
**Planner I**

Imperial County Planning & Development Services

801 W. Main St

El Centro, CA 92243

☎ (442) 265-1736

[alanmolina@co.imperial.ca.us](mailto:alanmolina@co.imperial.ca.us)

**PDA ORIGINAL PKG**

**ATTACHMENT “F”**  
**COMMENT LETTERS**

PDA ORIGINAL PKG

## Alan Molina

---

**From:** Jill McCormick <historicpreservation@quechantribe.com>  
**Sent:** Tuesday, May 6, 2025 3:26 PM  
**To:** Olivia Lopez; Alan Molina  
**Subject:** Re: [EXTERNAL]:LLA00341 - Request for Comments

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

Good afternoon,  
This email is to inform you that the Historic Preservation Office does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.  
Historic Preservation Office  
Ft. Yuma Quechan Indian Tribe  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-919-3631  
Cell: 928-920-6521



---

**From:** Olivia Lopez <olivialopez@co.imperial.ca.us>  
**Sent:** Tuesday, May 6, 2025 2:54 PM  
**To:** Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelley@icso.org <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com <dvargas@iid.com>; marcuscuerdo@campo-nsn.gov <marcuscuerdo@campo-nsn.gov>; dtosie@campo-nsn.gov <dtosie@campo-nsn.gov>; Jill McCormick <historicpreservation@quechantribe.com>; Tribal Secretary <tribalsecretary@quechantribe.com>  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana

PDA ORIGINAL PKG

AIR POLLUTION CONTROL DISTRICT



May 15, 2025

**RECEIVED**

By Imperial County Planning & Development Services at 4:25 pm, May 15, 2025

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

SUBJECT: Lot Line Adjustment 00341 – Hawk & Irungaray

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Lot Line Adjustment (LLA) 00341 that proposes to adjust the boundary lines around Parcel A (APN 050-230-019) to correct an encroachment of the existing residential home on Parcel A onto the adjacent Parcel B (PN 050-230-018). Both properties will retain their existing acreages.

The Air District has no comment.

The Air District's rule book can be accessed via the internet at <https://apcd.imperialcounty.org/rules-and-regulations/>. The Air District offices can be reached at (442) 265-1800.

Sincerely,

Curtis Blondell  
APC Environmental Coordinator

Reviewed by,

Monica N. Soucier  
APC Division Manager



## Alan Molina

---

**From:** Margo Sanchez  
**Sent:** Friday, May 16, 2025 2:46 PM  
**To:** Olivia Lopez; ICPDSCCommentLetters  
**Cc:** Jaciel Lainez  
**Subject:** RE: LLA00341 - No Comment  
**Attachments:** LLA00341 Request for Comments 05-06-25.pdf

Good afternoon,

The Ag Commissioner's Office has No Comment on this project.

Best regards,  
Margo

***Margo Sanchez***

Deputy Agricultural Commissioner  
Deputy Sealer of Weights & Measures  
**Special Projects / Weights & Measures Division**  
Imperial County  
442.265.1500  
7-4:30pm / Off rotating Fridays  
agcom.imperialcounty.org



**From:** Olivia Lopez <olivialopez@co.imperial.ca.us>  
**Sent:** Tuesday, May 6, 2025 2:55 PM  
**To:** Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Alan Molina <alanmolina@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>  
**Subject:** LLA00341 - Request for Comments

Good afternoon,

**PDA ORIGINAL PKG**



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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[https://twitter.com/  
CountyDpw/](https://twitter.com/CountyDpw/)



*Public Works works for the Public*

May 22, 2025

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

**RECEIVED**

By Imperial County Planning & Development Services at 3:53 pm, May 22, 2025

Attention: Alan Molina, Planner I

**SUBJECT: LLA 341 Daniel & Kelli Hawk and Norberto & Patricia Irungaray.**  
Located on 2095 Snyder Rd & 2346 East Hoyt Rd, Holtville, CA 92250  
APN050-230-019 & 050-230-018

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on May 21, 2025. The applicant is proposing a lot line adjustment to adjust the boundary lines around "Parcel A" (APN 050-230-019) to correct an encroachment of the existing residential home on "Parcel A" onto the adjacent agriculture field of "Parcel B" (APN 050-230-018) while both maintaining their existing acreages.

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

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot line adjustment shall be reflected in a deed, which shall be recorded.
3. Each parcel affected by this lot line adjustment shall have a maintained road and/or have legal and physical access to a public road.
4. Because of the lot line adjustment, the existing electrical service drop line for Parcel 1 would have to be mitigated to not cross the proposed parcel boundary.

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

By:

*Atondo V.*

Veronica Atondo, PE, PLS  
Deputy Director of Public Works - Engineering