

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: September 14, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/No. 10

PROJECT TYPE: John Kuhn
Lot Line Adjustment #00326 SUPERVISOR DIST #2
LOCATION: 1625 Drew Road APNS: Parcel A 051-280-053
El Centro, CA, 92243 Parcel B 051-280-062
PARCEL SIZE: Parcel A +/- 11.28 acres
Parcel B +/- 36.08 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: September 14, 2022

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

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>N/A</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 LOT LINE ADJUSTMENT #00326 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (A) (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT LINE ADJUSTMENT #00326 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00326, SUBJECT TO THE ATTACHED CONDITIONS.

Planning & Development Services Department
801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736
(Jim Minnick, Director)

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STAFF REPORT
Planning Commission
September 14, 2022
Lot Line Adjustment #00326

Applicant: **John Kuhn**
 1625 Drew Road
 El Centro, CA 92243

Project Location:

The proposed project site consists of two (2) parcels located at 1625 Drew Road, El Centro (South of the Townsite of Seeley) and can be further identified as Assessor Parcel Numbers 051-280-053 and 051-280-053; legally described as the Southwest ¼, of the Southwest ¼, of Section 13, T16S, R12E, S.B.B.M.

Project Summary:

The applicant John Kuhn is proposing to adjust the boundary between Parcel A (051-280-053) and Parcel B (051-280-062) to correct for the encroachment of the agricultural facility on Parcel A. The proposed adjustment would move the west boundary of Parcel A 185 feet west and would transfer +/- 6.12 acres.

Existing Parcels Size:

Parcel A (051-280-053) – +/- 11.28 acres
Parcel B (051-280-063) – +/- 36.08 acres

Proposed Parcels:

Parcel A – +/- 17.4 acres
Parcel B – +/- 28.95 acres

County Ordinance:

Lot Line Adjustment #00326 is consistent with the Imperial County Land Use Ordinance (Title 9, Division 8), Subdivision Ordinance, Section 90807.00 Lot Line Adjustments since no new parcels will be created or eliminated. The proposed project is also consistent with the Subdivision Map Act Section 66412 (d) since the land is taken from one parcel and added to an adjoining parcel.

Land Use Analysis:

According to the Imperial County General Plan, the land use designation for all parcels is "Agriculture" and the zoning is A-2 (General Agriculture) pursuant to Zone Map #09.

Surrounding Land Uses, Zoning and General Plan Designations:

| DIRECTION | CURRENT LAND USE | ZONING | GENERAL PLAN |
|---------------------|--------------------------|-----------------------------|---------------------|
| Project Site | Agricultural Facility | A-2 (General Ag) | Agriculture |
| North | Agriculture | A-2 (General Ag) | Agriculture |
| South | Mobile Home/RV Park | Rio Bend Specific Plan Area | Specific Plan Area |
| East | Agriculture | A-2 (General Ag) | Agriculture |
| West | Agriculture/River Bottom | A-2 (General Ag) | Agriculture |

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment #00326 is categorically exempt from CEQA per Article 19, Section 15305 (a), Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State law.

Staff Recommendation:

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 #00326 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;
2. Find that Lot Line Adjustment #00326 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment #00326, subject to the attached conditions.

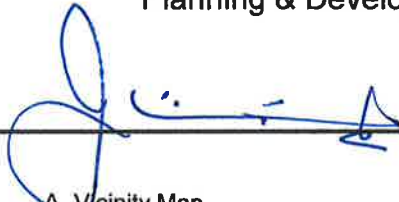
PREPARED BY: Derek Newland, Planner II
Planning & Development Services



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



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



ATTACHMENTS:





- A. Vicinity Map
- B. Site Plan
- C. Resolution & Findings
- D. Conditions of Approval
- E. Application & Supporting Documentation
- F. Comment letters

ATTACHMENT "A"
Vicinity Map

PROJECT LOCATION MAP



JOHN KUHN
LLA #00326
APN 051-280-053, 062

-  Project Location
-  Parcel "A"
-  Parcel "B"
-  Centerline



ATTACHMENT "B"
Site Plan

EXHIBIT "B"

TR 61

TR 60

LOT LINE
ADJUSTMENT
NO. _____



TR 71

TR 57-A

LINES DATA TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | N 88°03'00" E | 178.41' |
| L-2 | N 54°28'41" W | 28.45' |
| L-3 | N 22°12'48" E | 63.52' |
| L-4 | N 00°57'44" W | 201.80' |
| L-5 | N 05°48'20" W | 230.78' |
| L-6 | N 31°01'50" W | 143.21' |
| L-7 | N 04°59'10" E | 106.07' |
| L-8 | N 12°01'52" W | 328.03' |
| L-9 | N 22°55'20" W | 96.63' |
| L-10 | N 16°04'49" W | 121.00' |
| L-11 | N 09°58'41" E | 98.19' |

LOT 2

A=28.95 AC. ±

LOT 1

A=17.40 AC.

TR 59

LOT "D"
OF LS 10-30

NOT A PART

PAR 3 OF PM 9-53
051-280-056

PAR 1 OF PM 9-53
051-280-057

SCALE:
1"=300'

BJ



INTERSTATE FREEWAY 8

XI-IMP-8-29.4

SOUTH RIGHT
OF WAY LINE

P.O.B. OF LOT 1
(STA 324+00)

N 83°57'26" W 704.01'

(IN 84°04'59" V 531.06')

N 1°21'45" W

394.86'

N 09°08'30" W

616.60'

N 01°02'00" W

345.00'

N 89°54'00" W

359.44'

N 00°15'37" W

191.74'

N 00°11'00" W

912.65'

N 00°15'37" W

42.20'

N 01°15'37" W

495.96'

N 01°40'49" W

431.89'

N 08°59'17" W

112.51'

N 09°08'30" W

616.60'

N 01°02'00" W

345.00'

N 89°54'00" W

359.44'

N 00°15'37" W

191.74'

N 00°11'00" W

912.65'

N 00°15'37" W

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495.96'

N 01°40'49" W

431.89'

N 08°59'17" W

112.51'

N 09°08'30" W

616.60'

N 01°02'00" W

345.00'

N 89°54'00" W

359.44'

N 00°15'37" W

191.74'

N 00°11'00" W

912.65'

WEST LINE OF
TRACT 59

CROWN

CROWN

CROWN

CROWN

CROWN

CROWN

CROWN

CROWN

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CROWN

CROWN

NORTH LINE OF
TRACT 59

SE COR. TR 59

SW COR. TR 59

ATTACHMENT "C"
Resolution & Findings

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00326” John Kuhn

WHEREAS, John Kuhn, submitted an application for Lot Line Adjustment #00326 to adjust the boundary between Parcel A (051-280-053) and Parcel B (051-280-062) to correct the encroachment from Parcel A on to Parcel B; and,

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

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 September 14, 2022; and,

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 #00326 have been made as follows:

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

Lot Line Adjustment (LLA) #00326 conforms to California State law through Section 66412(d) (Map Act Exclusions) of the Subdivision Map Act (Map Act) and Section 15305(a) (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 #00326 is zoned A-2 (General Agricultural Zone) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00326 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 et. seq.

LLA #00326 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.

LLA #00326 will not create or delete any new lots or parcels. The proposed project will transfer +/- 6.12 acres from Parcel B (APN 051-280-062) to Parcel A (APN 051-280-053).

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

LLA #00326 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 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.

In approving LLA #00326, 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 #00326 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements (see attachment D).

NOW, THEREFORE, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Line Adjustment #00326, 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 **September 14, 2022** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT “D”
Conditions of Approval

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00326

APN(s) 051-280-053-000 and 051-280-062-000

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" x 11"). 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”
Applications & 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 <u>John Kuhn</u> | EMAIL ADDRESS <u>jr@kuhnanndkuhn.com</u> | |
| 2. MAILING ADDRESS <u>473 Savannah Hwy., Charleston, SC</u> | ZIP CODE <u>29407</u> | PHONE NUMBER <u>843-708-2188</u> |

| | | |
|---|---|-------------------------------------|
| 3. PROPERTY OWNER'S "B" NAME <u>Imperial Irrigation District (Real Estate)</u> | EMAIL ADDRESS <u>ljcervantes@iid.com</u> | |
| 4. MAILING ADDRESS <u>P.O. Box 937, Imperial, CA</u> | ZIP CODE <u>92251</u> | PHONE NUMBER <u>760-339-9381</u> |

| | |
|---|--|
| 5. PROPERTY "A" (site) ADDRESS <u>1625 Drew Rd.</u> | LOCATION <u>Seeley</u> |
| 6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <u>051-280-053</u> | SIZE OF PROPERTY (in acres or square foot) <u>11.28 AC.</u> |
| 7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <u>See Title Report</u> | |

| | |
|--|---|
| 8. PROPERTY "B" (site) ADDRESS <u>1625 Drew Rd.</u> | LOCATION <u>Seeley</u> |
| 9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <u>051-280-062</u> | SIZE OF PROPERTY (in acres or square foot) <u>36.08 AC</u> |
| 10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <u>See Title Report</u> | |

| 11. PARCEL | PROPOSED SIZE | EXISTING USE | PROPOSED USE |
|------------|---------------|------------------------|------------------------|
| A | 17.40 | Agriculture Production | Agriculture Production |
| B | 28.95 | Vacant | Vacant |

12. EXPLAIN PROPOSED ADJUSTEMENT move property line westerly to encompass entire agriculture facility

13. EXPLAIN REASON FOR REQUEST Owner request

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

John Kuhn 3/31/22
Print Name (owner "A") Date
Laura Cervantes 4/20/2022
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: _____ | DATE _____ | 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"/> D.E.S. |
| | | <input type="checkbox"/> _____ |

LLA#
00324

EXISTING LOTS CONFIGURATION

TR 61

TR 60

INTERSTATE FREEWAY 8
XI-IMP-8-29.4

SCALE:
1"=300'

TR 71

TR 59

TR 57-A

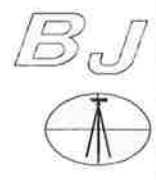
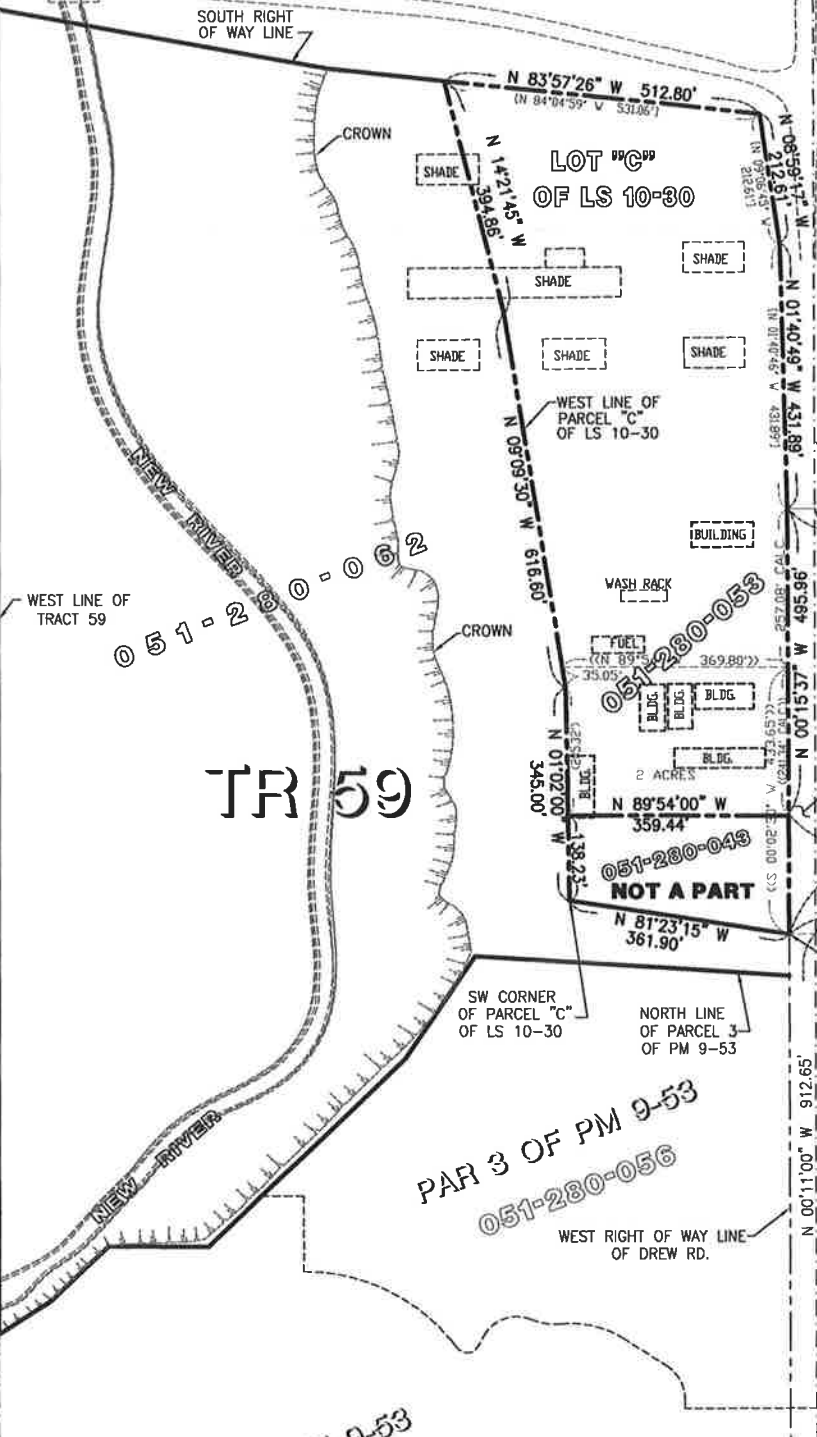


EXHIBIT "B"

TR 61
TR 60

LOT LINE
ADJUSTMENT
NO. _____



LOT 1
A=17.40 AC.

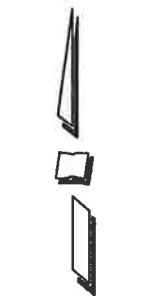
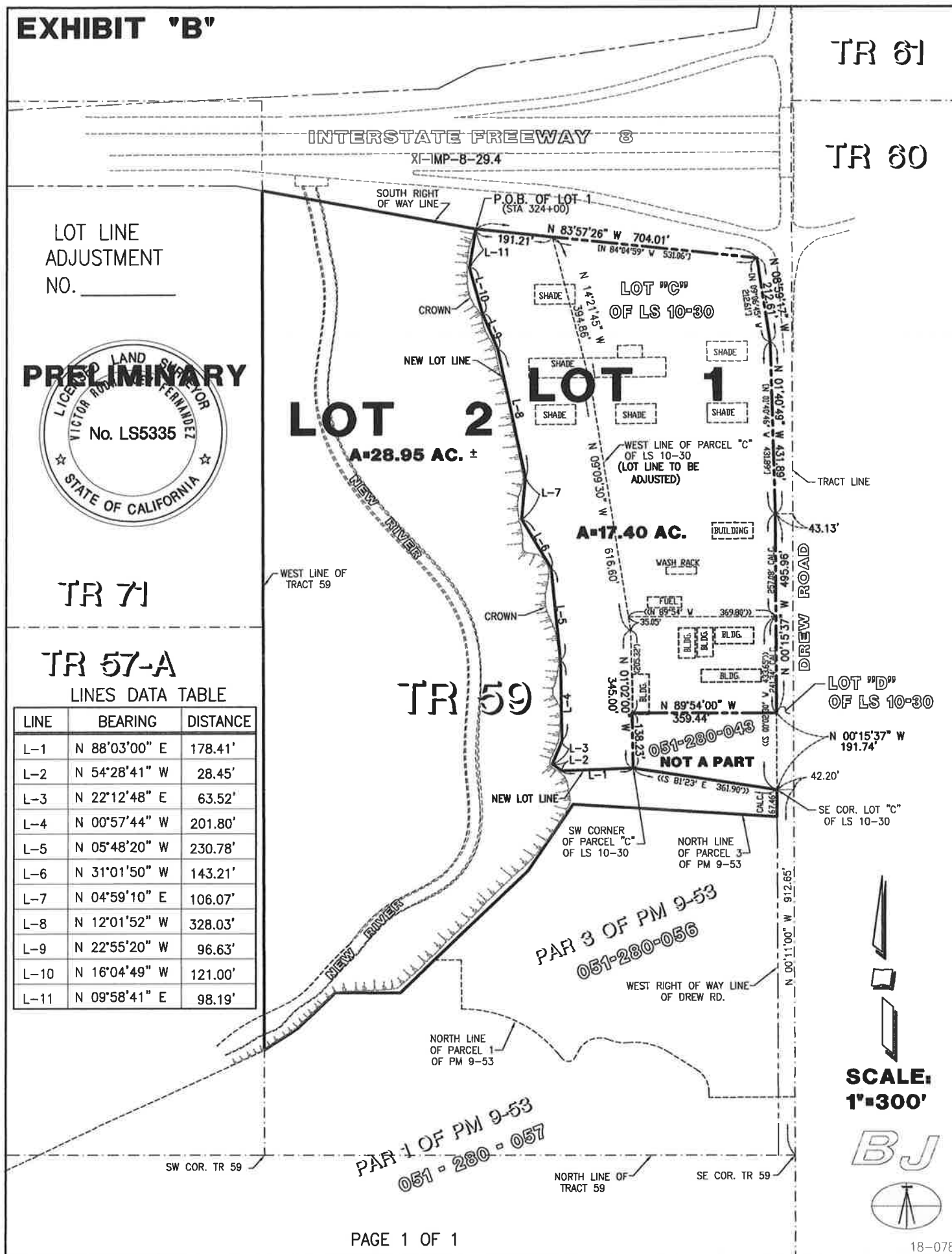
LOT 2
A=28.95 AC. ±

TR 71
TR 57-A

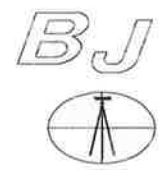
LINES DATA TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | N 88°03'00" E | 178.41' |
| L-2 | N 54°28'41" W | 28.45' |
| L-3 | N 22°12'48" E | 63.52' |
| L-4 | N 00°57'44" W | 201.80' |
| L-5 | N 05°48'20" W | 230.78' |
| L-6 | N 31°01'50" W | 143.21' |
| L-7 | N 04°59'10" E | 106.07' |
| L-8 | N 12°01'52" W | 328.03' |
| L-9 | N 22°55'20" W | 96.63' |
| L-10 | N 16°04'49" W | 121.00' |
| L-11 | N 09°58'41" E | 98.19' |

TR 59



**SCALE:
1"=300'**



**LOT LINE ADJUSTMENT LEGAL DESCRIPTION
AREA TO BE GRANTED**

BEING A PORTION OF TRACT 59, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF **LYING SOUTH** OF THE SOUTH RIGHT OF WAY LINE OF INTERSTATE FREEWAY 8 AS PER RIGHT-OF-WAY MAP XI-IMP-8-29.4 AND **LYING WEST** OF THE WEST BOUNDARY LINE OF PARCEL "C" OF LICENCED SURVEY MAP RECORDED IN BOOK 10, PAGE 30, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID SOUTH RIGHT-OF- WAY LINE, BEING STATION 324+00 SHOWN ON SAID CALTRANS RIGHT OF WAY MAP [];

THENCE SOUTH 83°57'26" EAST [S 84°04'59" E], ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 191.21 FEET TO THE INTERSECTION POINT WITH THE WEST BOUNDARY LINE OF SAID PARCEL "C";

THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING COURSES:

SOUTH 14°21'45 EAST, A DISTANCE OF 394.86 FEET;
THENCE SOUTH 09°09'30" EAST, A DISTANCE OF 616.60 FEET;
THENCE SOUTH 01°02'00" EAST, A DISTANCE OF 345.00 FEET;

THENCE LEAVING SAID WEST BOUNDARY LINE ALONG THE FOLLOWING COURSES:

SOUTH 88°03'00" WEST, A DISTANCE OF 178.41 FEET;
THENCE NORTH 54° 28'41" WEST, A DISTANCE OF 28.45 FEET;
THENCE NORTH 22°12'48" EAST, A DISTANCE OF 63.52 FEET;
THENCE NORTH 00°57'44" WEST, A DISTANCE OF 201.80 FEET;
THENCE NORTH 05°48'20" WEST, A DISTANCE OF 230.78 FEET;
THENCE NORTH 31°01'50" WEST, A DISTANCE OF 143.21 FEET;
THENCE NORTH 04°59'10" EAST, A DISTANCE OF 106.07 FEET;
THENCE NORTH 12°01'52" WEST, A DISTANCE OF 328.03 FEET;
THENCE NORTH 22°55'20" WEST, A DISTANCE OF 96.63 FEET;
THENCE NORTH 16°04'49" WEST, A DISTANCE OF 121.00 FEET;
THENCE NORTH 09°58'41" EAST, A DISTANCE OF 98.19 FEET; TO THE POINT OF **BEGINNING**.

THE ABOVE DESCRIBED PROPERTY CONTAINS 6.13 ACRES MORE OR LESS.

VICTOR RODRIGUEZ-FERNANDEZ
PLS 5335



LOT LINE ADJUSTMENT LEGAL DESCRIPTION

LOT 1

BEING A PORTION OF TRACT 59, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF SHOWN AND DESIGNATED AS PARCEL "C" ON LICENSED SURVEY MAP RECORDED IN BOOK 10, PAGE 30 OF LICENSED SURVEY MAPS, **LYING SOUTH** OF THE SOUTH RIGHT OF WAY LINE OF INTERSTATE FREEWAY 8, MAP XI-IMP-8-29.4, AND **LYING WEST** OF THE WEST RIGHT OF WAY LINE OF DREW ROAD SHOWN AS PARCEL "D" ON SAID LICENSED SURVEY MAP.

TOGETHER WITH A PORTION OF SAID TRACT 59 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "C";

THENCE NORTH 81°23'15" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "C", A DISTANCE OF 361.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "C", BEING THIS POINT **THE TRUE POINT OF BEGINNING**;

THENCE SOUTH 88°03'00" WEST, A DISTANCE OF 178.41 FEET TO A POINT;

THENCE NORTH 54°28'41" WEST, A DISTANCE OF 28.45 FEET TO A POINT;

THENCE NORTH 22°12'48" EAST, A DISTANCE OF 63.52 FEET TO A POINT;

THENCE NORTH 00°57'44" WEST, A DISTANCE OF 201.80 FEET TO A POINT;

THENCE NORTH 05°48'20" WEST, A DISTANCE OF 230.78 FEET TO A POINT;

THENCE NORTH 31°01'50" WEST, A DISTANCE OF 143.21 FEET TO A POINT;

THENCE NORTH 04°59'10" EAST, A DISTANCE OF 106.07 FEET TO A POINT;

THENCE NORTH 12°01'52" WEST, A DISTANCE OF 328.03 FEET TO A POINT;

THENCE NORTH 22°55'20" WEST, A DISTANCE OF 96.63 FEET TO A POINT;

THENCE NORTH 16°04'49" WEST, A DISTANCE OF 121.00 FEET TO A POINT;

THENCE NORTH 09°58'41" EAST, A DISTANCE OF 98.19 FEET TO AN ANGLE POINT AT STATION 324+00 ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE FREEWAY 8;

THENCE SOUTH 83°57'26" EAST [S 84°04'59" E], ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 191.21 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "C";

THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES :

SOUTH 14°21'45" EAST, A DISTANCE OF 394.86 FEET TO A POINT;

THENCE SOUTH 09°09'30" EAST, A DISTANCE OF 616.60 FEET TO A POINT;

THENCE SOUTH 01°02'00" EAST, A DISTANCE OF 345.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "C", BEING **THE TRUE POINT OF BEGINNING** ;

EXCEPTING THEREFROM THAT PORTION OF SAID TRACT 59, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF WAY LINE OF DREW ROAD DISTANT THERON NORTH 00°11'00" WEST, 912.65 FEET FROM THE SOUTH LINE OF SAID TRACT, AND 42.20 FEET WEST OF THE SOUTHEAST CORNER THEROF,

THENCE NORTH 81°23'15" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "C", A DISTANCE OF 361.90 FEET TO SOUTHWEST CORNER OF SAID PARCEL "C";

THENCE NORTH 01°02'00" WEST ALONG THE WEST LINE OF SAID PARCEL "C", A DISTANCE OF 138.23 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AS "PARCEL 23" ON GRANT DEED RECORDED DECEMBER 19, 2018, AS DOCUMENT NUMBER 2018023458 OF OFFICIAL RECORDS OF IMPERIAL COUNTY;

THENCE SOUTH 89°54'00" EAST ALONG THE NORTH LINE OF SAID PROPERTY, A DISTANCE OF 359.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DREW ROAD, BEING ALSO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED AS "PARCEL 23" ON SAID GRANT DEED;

THENCE SOUTH 00°15'37" EAST ALONG SAID WEST RIGHT OF WAY LINE OF DREW ROAD, A DISTANCE OF 191.74 FEET TO THE POINT OF **BEGINNING**.

THE ABOVE DESCRIBED PROPERTY CONTAINS 17.40 ACRES MORE OR LESS.

VICTOR RODRIGUEZ-FERNANDEZ
PLS 5335



LOT LINE ADJUSTMENT LEGAL DESCRIPTION

LOT 2

PORTION OF TRACT 59, TOWNSHIP 16 SOUTH, RANGE 12 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, **LYING SOUTH** OF THE SOUTH RIGHT OF WAY LINE OF INTERSTATE FREEWAY 8, MAP XI-IMP-8-29.4.

EXCEPTING THEREFROM:

THAT PORTION OF SAID TRACT 59 SHOWN AND DESIGNATED AS PARCELS 1 AND 3 OF PARCEL MAP M-2110 ON FILE IN BOOK 9, PAGES 53 AND 54, IN THE IMPERIAL COUNTY RECORDER OFFICE;

ALSO EXCEPTING THEREFROM:

THAT PORTION OF SAID TRACT 59 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "C" OF LICENSED SURVEY MAP RECORDED IN BOOK 10, PAGE 30;

THENCE SOUTH 88°03'00" WEST, A DISTANCE OF 178.41 FEET TO A POINT;

THENCE NORTH 54°28'41" WEST, A DISTANCE OF 28.41 FEET TO A POINT;

THENCE NORTH 22°12'48" EAST, A DISTANCE OF 63.52 FEET TO A POINT;

THENCE NORTH 00°57'44" WEST, A DISTANCE OF 201.80 FEET TO A POINT;

THENCE NORTH 05°48'20" WEST, A DISTANCE OF 230.78 FEET TO A POINT;

THENCE NORTH 31°01'50" WEST, A DISTANCE OF 143.21 FEET TO A POINT;

THENCE NORTH 04°59'10" EAST, A DISTANCE OF 106.07 FEET TO A POINT;

THENCE NORTH 12°01'52" WEST, A DISTANCE OF 328.03 FEET TO A POINT;

THENCE NORTH 22°55'20" WEST, A DISTANCE OF 96.63 FEET TO A POINT;

THENCE NORTH 16°04'49" WEST, A DISTANCE OF 121.00 FEET TO A POINT;

THENCE NORTH 09°58'41" EAST, A DISTANCE OF 98.19 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE FREEWAY 8;

THENCE SOUTH 83°57'26" EAST [S 84°04'59" E], A DISTANCE OF 191.21 FEET TO A THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "C";

THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES:

SOUTH 14°21'45" EAST, A DISTANCE OF 394.86 FEET TO A POINT;

THENCE SOUTH 09°09'30" EAST, A DISTANCE OF 616.60 FEET TO A POINT;
THENCE SOUTH 01°02'00" EAST, A DISTANCE OF 345.00 FEET TO THE SOUTHWEST CORNER
OF SAID PARCEL "C".

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL "C" OF LICENSED
SURVEY MAP RECORDED IN BOOK 10, PAGE 30, LYING SOUTH OF THE SOUTH-RIGHT-OF
WAY LINE OF SAID INTERSTATE FREEWAY 8 AS PER STATE RIGHT-OF-WAY MAP XIIMP-8-
29.4.

ALSO EXCEPTING THERFROM ANY PORTION OF SAID TRACT 59, LYING WITHIN THE
RIGHT-OF-WAY OF DREW ROAD SHOWN AS PARCEL "D" ON SAID LAND SURVEY MAP.

THE ABOVE DESCRIBED PROPERTY CONTAINS 28.95 ACRES MORE OR LESS.



VICTOR RODRIGUEZ-FERNANDEZ
PLS 5335

POINT SHEET

TR 61

INTERSTATE FREEWAY 8
XI-IMP-8-29.4

TR 60

POINT SHEET



LOT 2
A=28.95 AC. ±

LOT ^{PPC}
OF LS 10-30

LOT 1
A=17.40 AC.

TR 71

TR 57-A

LINES DATA TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | N 88°03'00" E | 178.41' |
| L-2 | N 54°28'41" W | 28.45' |
| L-3 | N 22°12'48" E | 63.52' |
| L-4 | N 00°57'44" W | 201.80' |
| L-5 | N 05°48'20" W | 230.78' |
| L-6 | N 31°01'50" W | 143.21' |
| L-7 | N 04°59'10" E | 106.07' |
| L-8 | N 12°01'52" W | 328.03' |
| L-9 | N 22°55'20" W | 96.63' |
| L-10 | N 16°04'49" W | 121.00' |
| L-11 | N 09°58'41" E | 98.19' |

TR 59

LOT ^{PPD}
OF LS 10-30

NOT A PART

PAR 3 OF PM 9-53
051-280-056

SCALE:
1"=300'

BJ



POINT SHEET

ATTACHMENT "F"
Comment Letters

Rosa Soto

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Wednesday, May 25, 2022 3:58 PM
To: Rosa Soto
Subject: RE: LLA00326 Request for Comments

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

This email is to inform you that we do not wish to comment on this project.

From: Rosa Soto [mailto:RosaSoto@co.imperial.ca.us]
Sent: Monday, May 23, 2022 11:42 AM
To: Alfredo Estrada Jr; Alphonso Andrade; Ana L Gomez; Belen Leon; Carlos Ortiz; Chris Hamilton ; Donald Vargas ; Eric Havens; Esperanza Colio; Guillermo Mendoza; H. Jill McCormick; Jeff Lamoure; John Gay; Jolene Dessert; Jordan D. Joaquin; Jorge Perez; Jose Serrano ; Manuel Deleon; Marcus Cuero ; Margo Sanchez; Mario Salinas; Matt Dessert; Miguel Figueroa; Monica Soucier; Ray Loera ; Robert Benavidez ; Robert Malek; Robert Menvielle; Rosa Lopez; Sandra Mendivil; Scott Sheppard ; Vanessa Ramirez; Luis Plancarte; Cervantes, Laura
Subject: RE: LLA00326 Request for Comments

Good Morning ,

Sorry attached the wrong attachment on the first email.

Please see attached Request for Comments packet for **LLA#00326/APN 051-280-053-000**.

Comments are due by **June 8th 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 Michael Abraham at (442) 265-1736, or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Rosa A. Soto

I.C. Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736-P
(442) 265-1735-F
rosasoto@co.imperial.ca.us

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