

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: August 23, 2023
AGENDA TIME: 9:00AM / No. 2

PROJECT TYPE: William Dubois
Lot Line Adjustment (LLA) #00330 SUPERVISOR DIST. #2

LOCATION: 801 West Ross Road APN(s): 052-240-060 & 052-240-061
El Centro, CA 92243 PARCEL SIZE: ±1.264-AC. & ±1.20-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: 08/23/2023

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A
INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input 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		<u>Quechan Indian Tribe</u>		

REQUESTED ACTION:

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

1. FIND THAT LOT LINE ADJUSTMENT #00330 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT LINE ADJUSTMENT #00330 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00330, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission
August 23, 2023
Lot Line Adjustment (LLA) #00330

Applicant: **William Dubois**
 801 West Ross Road
 El Centro, CA 92243

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 801 West Ross Road and at 1791 Nichols Road, El Centro, CA 92243; and further identified as Assessor Parcel Number(s) 052-240-060-000 (Parcel A) and 052-240-061-000 (Parcel B). "Parcel A" is legally described as Parcel 1 of Parcel Map #610 of Tract #119; "Parcel B" is legally described as Parcel 2 of Parcel Map #610 of Tract #119, Township 16 South, Range 14 East, of the San Bernardino Base & Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California.

Project Summary:

The applicant proposes Lot Line Adjustment (LLA) #00330 to adjust the boundary line between "Parcel A" (052-240-060-000) and "Parcel B" (052-240-061-000) to correct an encroachment of "Parcel A" driveway on "Parcel B" property. The adjustment will consist of adjusting the South property line of "Parcel A" farther South onto "Parcel B" to accommodate both homes' driveways. "Parcel A" is approximately 1.264 Acres and will be increased to approximately 1.732 Acres. "Parcel B" is approximately 1.20 Acres and will be reduced to approximately 0.732 Acres.

"Parcel A" and "Parcel B" will remain receiving potable water via existing Point of Entry systems connected through existing water lines to the Eucalyptus Canal; sewer will continue to be provided via existing septic systems on each parcel, and physical to both parcels will remain via Nichols Road. Both Parcels A & B will maintain their existing residential uses, single-family residences, and will remain under the ownership of William Dubois.

Existing Parcels:

- “Parcel A” (052-240-060-000) – ≈±1.264 Acres
- “Parcel B” (052-240-061-000) – ≈±1.20 Acres

Proposed Parcels:

The proposed adjusted parcel size would be:

- “Parcel A” (052-240-060-000) – ≈±1.732 Acres
- “Parcel B” (052-240-061-000) – ≈±0.732 Acres

County Ordinance:

Lot Line Adjustment (LLA) #00330 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 #10 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
Project Site	Residential	A-2	Agriculture
North	Agriculture	A-2	Agriculture
South	Agriculture	A-2	Agriculture
East	Agriculture	A-2	Agriculture
West	Agriculture	A-2	Agriculture

Environmental Determination:

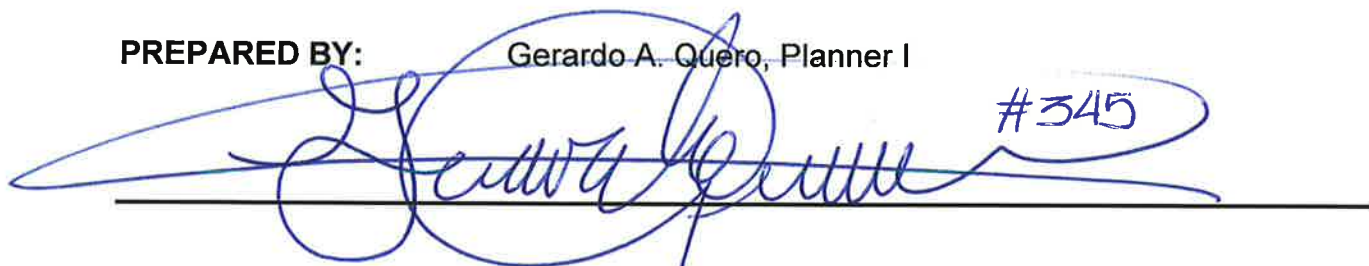
After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00330 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

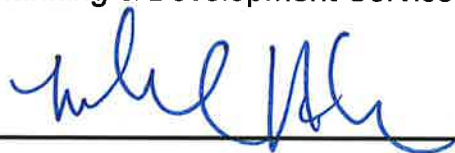
It is recommended that you conduct a public hearing and hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following actions:

1. Find that Lot Line Adjustment (LLA) #00330 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;
2. Find that Lot Line Adjustment (LLA) #00330 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment (LLA) #00330, subject to the attached conditions.

PREPARED BY: Gerardo A. Quero, Planner I

 #345

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



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

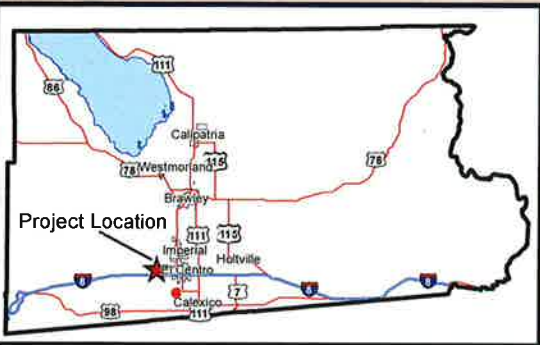
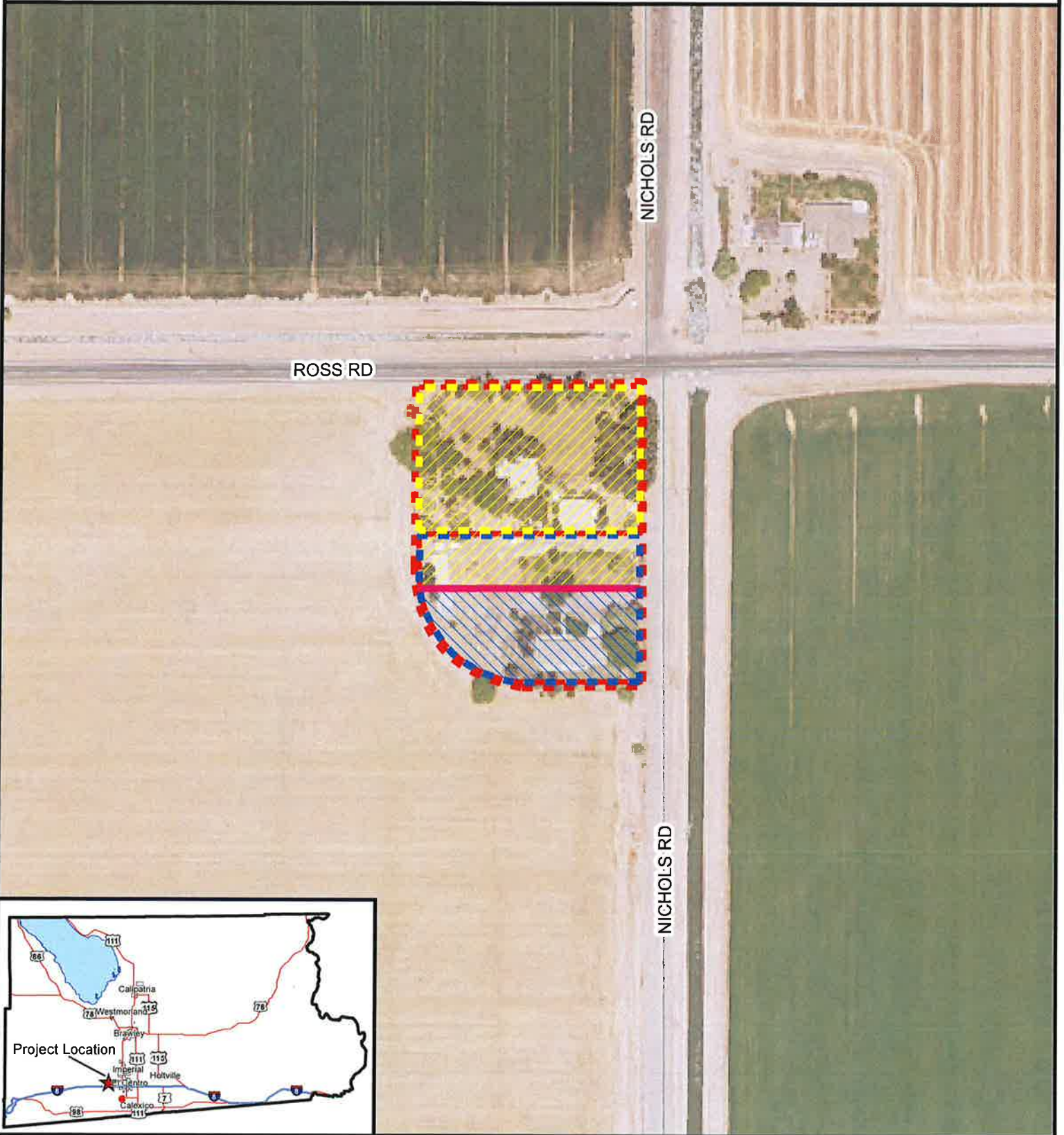
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ATTACHMENTS:





- A. Vicinity Map
- B. Site Plan
- C. PC Resolutions & Findings
- D. Lot Line Adjustment (LLA) #00330 Conditions of Approval
- E. Application & Supporting Documents
- F. Comment Letters

ATTACHMENT "A" – VICINITY MAP

PROJECT LOCATION MAP



WILLIAM DUBOIS
LLA #00330
APN 052-240-060 & 052-240-061-000

-  Parcel A: APN 052-240-060
-  Parcel B: APN 052-240-061
-  Proposed New Boundary After LLA
-  Project Location



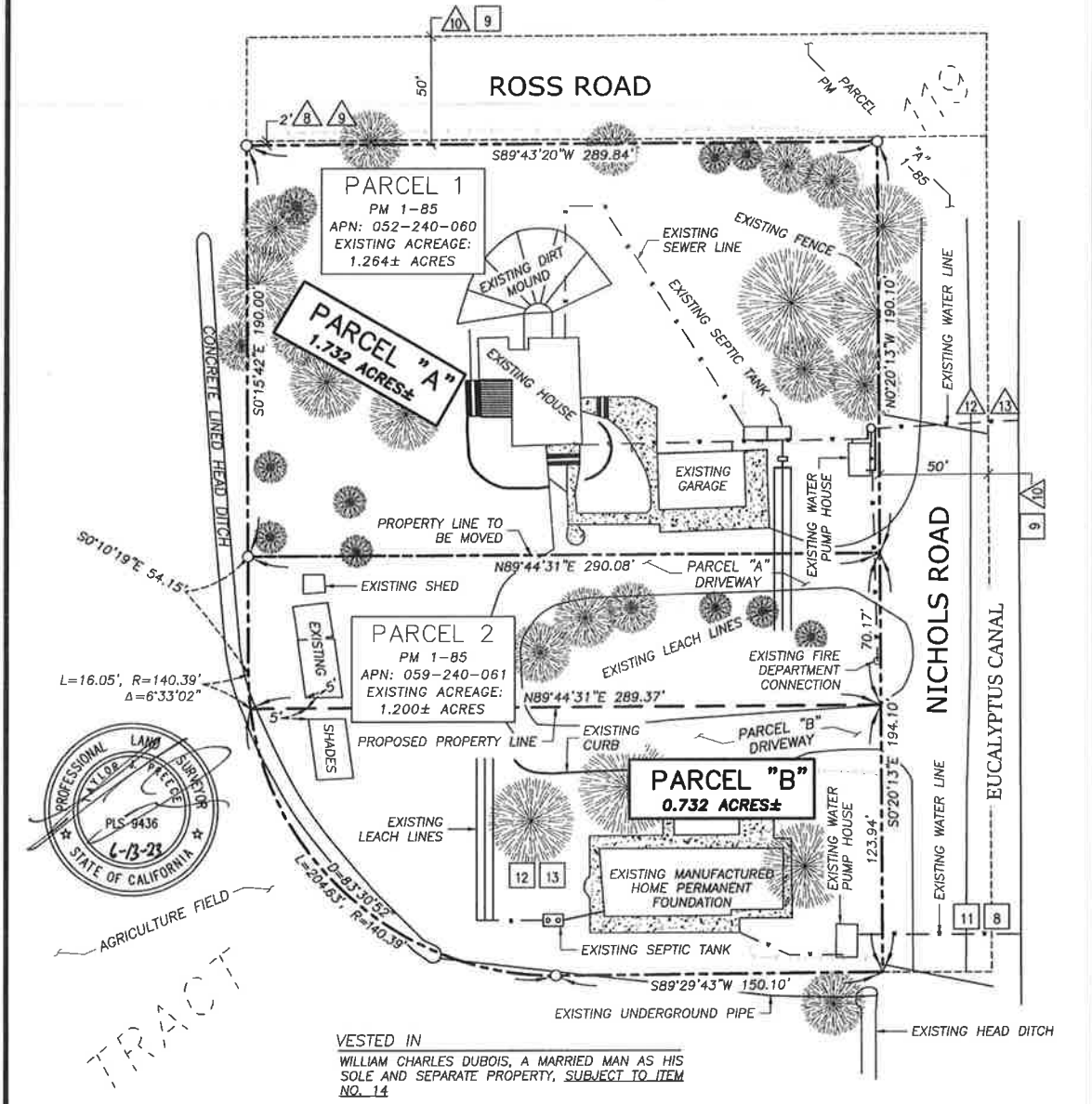
ATTACHMENT "B" – SITE PLAN

LOT LINE ADJUSTMENT SITE PLAN

PARCEL 1 AND PARCEL 2 AS SHOWN ON PM 1-85 A DIVISION OF A PORTION OF TRACT 119, TOWNSHIP 16 SOUTH RANGE 13 EAST S.B.M. IN THE COUNTY OF IMPERIAL

GENERAL NOTES

- 1.a. EXISTING PARCEL 1: 1.264±
- 1.b. EXISTING PARCEL 2: 1.200±
- 2.a. PROPOSED PARCEL "A": 1.732±
- 2.b. PROPOSED PARCEL "B": 0.732±
1. TOTAL NUMBER OF PARCELS: TWO
2. COMMON OWNERSHIP
3. EXISTING ZONING: A2 (GENERAL AGRICULTURE ZONE)



VESTED IN
WILLIAM CHARLES DUBOIS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, SUBJECT TO ITEM NO. 14

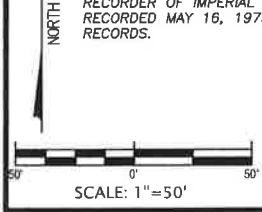
LEGAL DESCRIPTIONS

PARCEL 1
THAT PORTION OF TRACT 119, TOWNSHIP 16 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 1 OF PARCEL MAP NO. M-610 ON FILE IN BOOK 1, PAGE 85 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 16, 1973 AS DOCUMENT NO. 66 IN BOOK 1347, PAGE 21 OF OFFICIAL RECORDS.

PARCEL 2
THAT PORTION OF TRACT 119, TOWNSHIP 16 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 2 OF PARCEL MAP NO. M-610 ON FILE IN BOOK 1, PAGE 85 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 16, 1973 AS DOCUMENT NO. 66 IN BOOK 1347, PAGE 21 OF OFFICIAL RECORDS.

LEGEND

- EXISTING CONCRETE
- EXISTING BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- FOUND MONUMENT AS NOTED
- ITEM IN EXCEPTIONS OF PRELIMINARY TITLE REPORT No. 7102215861-SB
- ITEM IN EXCEPTIONS OF PRELIMINARY TITLE REPORT No. 7102215864-SB



Precision Engineering & Surveying, Inc.
 P.O. Box 2216 Telephone: (760) 353-2684
 El Centro, CA 92244
 799 E. Hill Avenue Fax: (760) 353-2686
 El Centro, CA 92243

BILL DUBOIS LOT LINE ADJUSTMENT SITE PLAN		SHEET 1
DRAWN BY: M.E.	CHECKED BY: T.P. & A.D.	OF 1
CLIENT: BILL DUBOIS	JOB No. 22-193	Date: June 13, 2023

**ATTACHMENT "C" – PC RESOLUTIONS &
FINDINGS**

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00330” WILLIAM DUBOIS

WHEREAS, William Dubois submitted an application for Lot Line Adjustment #00330 to adjust the boundary line between “Parcel A” (052-240-060-000) and “Parcel B” (052-240-061-000) to correct an encroachment of “Parcel A” driveway on “Parcel B” property; 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 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 August 23, 2023; 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 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 #00330 have been made as follows:

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

Lot Line Adjustment (LLA) #00330 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).

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

Lot Line Adjustment (LLA) #00330 is zoned A-2 (General Agricultural) and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90508.00 et. seq. In addition, Lot Line Adjustment (LLA) #00330 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) #00330 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) #00330 will not create nor delete any new lots or parcels. The proposed project will transfer approximately $\approx \pm 0.468$ acres from Parcel B (APN 052-240-061-000) to Parcel A (APN 052-240-060-000).

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

Lot Line Adjustment (LLA) #00330 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.

The planning staff has established conditions for Lot Line Adjustment (LLA) #00330 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 #00330, 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 August 23, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

**ATTACHMENT "D" – LLA#00330
CONDITIONS OF APPROVAL**

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00330

APN(s) # 052-240-060-000 & 052-240-061-000

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,

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 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. Provide a Lot Line Adjustment prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Lot Line Adjustment.

3. The applicant shall remove, modify or relocate any existing structures (shades) at least five (5) feet and ten (10) feet away from the side and rear property lines to comply with the minimum side and rear yard setback requirements as specified on section 90508.02 of the A-2 zone.
4. As the Road Commissioner, the Director of Public Works has the authority to request the removal of road hazards that can impede the driving public. It is therefore requested that the owner remove or trim the salt cedar trees on the Nichols Road near Ross Road to remove the hazard they are creating.¹
5. The Preliminary Title Report calls out a 15-foot private road easement across the west side of the parcels. Please show this easement per Book 1341, Page 375 of official records.¹

1 - Imperial County Department of Public Works comment letter dated July 20, 2023.

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

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 William Dubois	EMAIL ADDRESS billdubois@me.com	
2. MAILING ADDRESS 801 W. Ross Road El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-554-5286

3. PROPERTY OWNER'S "B" NAME William Dubois	EMAIL ADDRESS billdubois@me.com	
4. MAILING ADDRESS 801 W. Ross Road El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-554-5286

5. PROPERTY "A" (site) ADDRESS 801 W. Ross Road El Centro, CA	LOCATION SW quadrant of Ross & Nichols Road
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 052-240-060	SIZE OF PROPERTY (in acres or square foot) 1.264 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Parcel 1 of PM No. M-610 in Book 1 Page 85	

8. PROPERTY "B" (site) ADDRESS 1791 Nichols Road El Centro, CA	LOCATION SW quadrant of Ross & Nichols Road
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 052-240-061	SIZE OF PROPERTY (in acres or square foot) 1.20 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) Parcel 2 of PM No. M-610 in Book 1 Page 85	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	1.732 Acres	Residential	Residential
	B	0.732 Acres	Residential	Residential

12. EXPLAIN PROPOSED ADJUSTMENT To correct an encroachment of Parcel "A" Driveway on Parcel "B" property by adjusting the south line of Parcel "A" farther south to accomodate both homes driveways.

13. EXPLAIN REASON FOR REQUEST To correct an encroachment of Parcel "A" Driveway on Parcel "B" property.

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

William Dubois 5-8-23
Print Name (owner "A") Date
[Signature]
Signature (owner "A")
William Dubois 5-8-23
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>[Signature]</u>	DATE <u>5/9/23</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.
	_____	DATE _____	<input type="checkbox"/> _____
	_____	DATE _____	<input type="checkbox"/> _____

LLA#
00330

EXHIBIT "A"

LOT LINE ADJUSTMENT No. _____ LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF TRACT 119, TOWNSHIP 16 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 1 OF PARCEL MAP No. M-610 ON FILE IN BOOK 1, PAGE 85 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 16, 1973 AS DOCUMENT NO. 66 IN BOOK 1347, PAGE 21 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF PARCEL 2 OF SAID PARCEL MAP No. M-610 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE SOUTH 0°15'42" EAST, ALONG THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP, A DISTANCE OF 190.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PM 1-85, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 0°10'19" EAST, ALONG THE WEST LINE OF PARCEL 2 OF SAID PARCEL MAP, A DISTANCE OF 54.15 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVED NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 140.39 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 16.05 FEET, TO A POINT ON THE WEST LINE OF PARCEL 2 OF SAID PARCEL MAP; THENCE NORTH 89°44'31" EAST, A DISTANCE OF 289.37 FEET, TO THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP; THENCE NORTH 0°20'13" WEST, ALONG THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP, A DISTANCE OF 70.17 FEET, TO THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE SOUTH 89°44'31" WEST, ALONG THE SOUTH LINE OF PARCEL 1 OF SAID PARCEL MAP, A DISTANCE OF 290.08 FEET, TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 1.732 ACRES, MORE OR LESS.

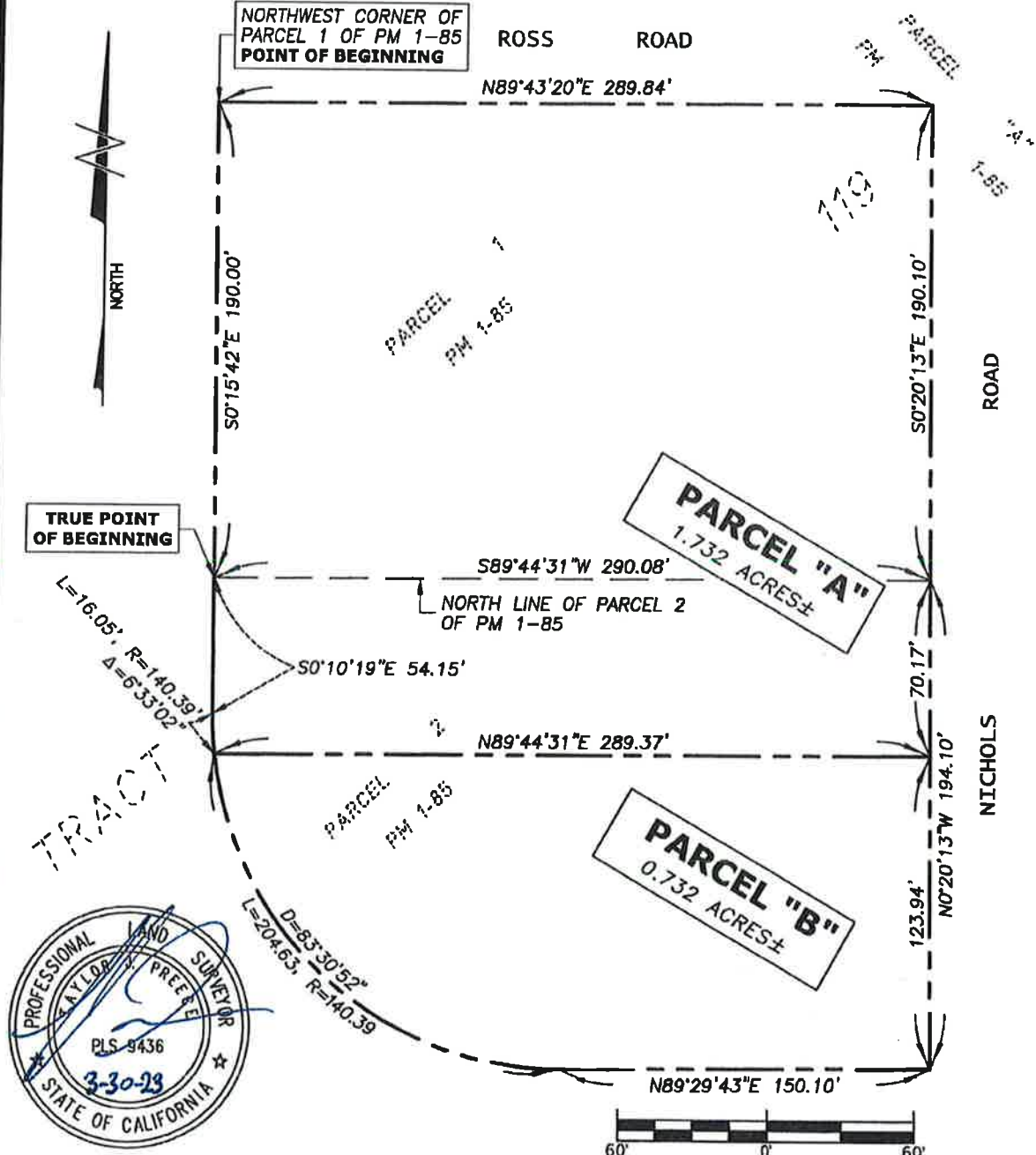
SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.

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



EXHIBIT "B"

LOT LINE ADJUSTMENT No. _____



LEGEND

--- BOUNDARY LINE

--- EXISTING PARCEL LINE OF PM 1-85

Precision Engineering & Surveying, Inc.

P.O. Box 2216 Telephone: (760) 353-2684
 El Centro, CA 92244

799 E. Heil Avenue Fax: (760) 353-2686
 El Centro, CA 92243

SHEET

1

OF 1

JOB No.

22-193

3/30/2023

EXHIBIT "A"

LOT LINE ADJUSTMENT No. _____ LEGAL DESCRIPTION

PARCEL B

THAT PORTION OF TRACT 119, TOWNSHIP 16 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 2 OF PARCEL MAP NO. M-610 ON FILE IN BOOK 1, PAGE 85 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 16, 1973 AS DOCUMENT NO. 66 IN BOOK 1347, PAGE 21 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 2 OF SAID PM 1-85 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE SOUTH 0°15'42" EAST, ALONG THE WEST LINE OF PARCEL 1 OF SAID PARCEL MAP, A DISTANCE OF 190.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PM 1-85, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°10'19" EAST, ALONG THE WEST LINE OF PARCEL 2 OF SAID PARCEL MAP, A DISTANCE OF 54.15 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVED NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 140.39 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 16.05 FEET, TO A POINT ON THE WEST LINE OF PARCEL 2 OF SAID PARCEL MAP; THENCE NORTH 89°44'31" EAST, A DISTANCE OF 289.37 FEET, TO THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP; THENCE NORTH 0°20'13" WEST, ALONG THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP, A DISTANCE OF 70.17 FEET, TO THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP; THENCE SOUTH 89°44'31" WEST, ALONG THE SOUTH LINE OF PARCEL 1 OF SAID PARCEL MAP, A DISTANCE OF 290.08 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 0.732 ACRES, MORE OR LESS.

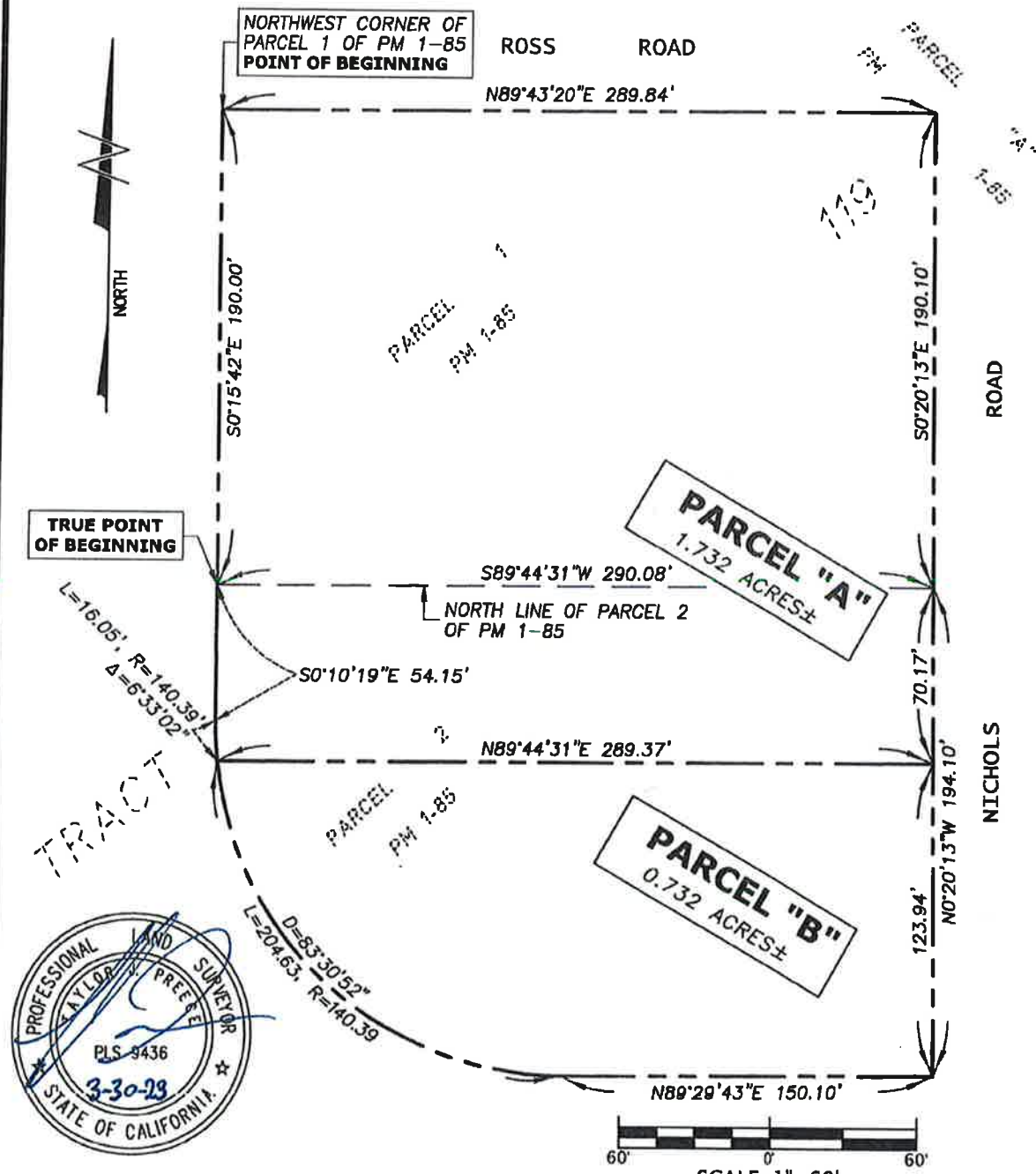
SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.

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

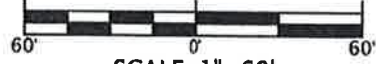


EXHIBIT "B"

LOT LINE ADJUSTMENT No. _____



TRUE POINT OF BEGINNING



SCALE: 1"=60'

LEGEND

- BOUNDARY LINE
- EXISTING PARCEL LINE OF PM 1-85

Precision Engineering & Surveying, Inc.



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

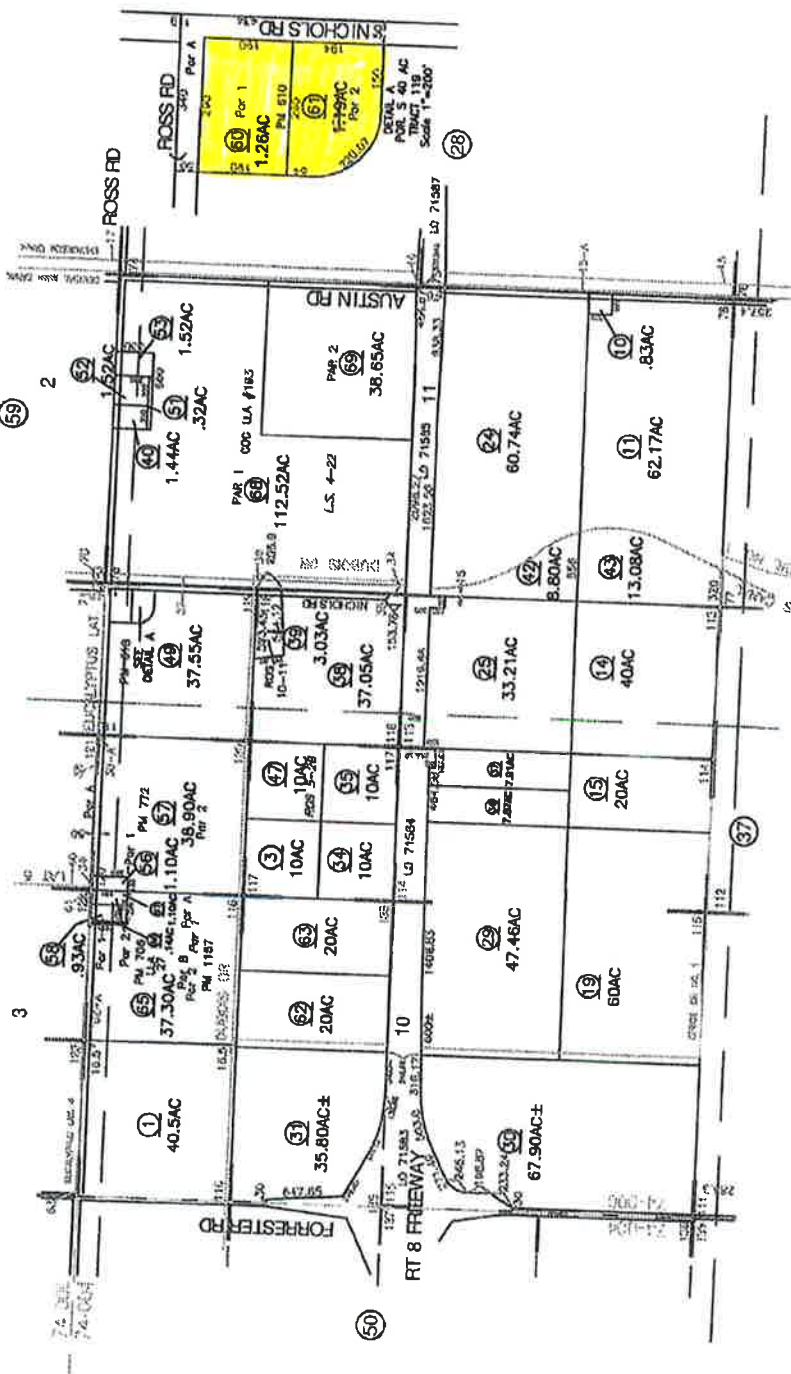
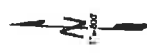
SHEET
 1
 OF 1
 JOB No.
 22-193

3/30/2023

52-24

Tax Area Code
74-000

TRACT 76, 113, 114, 115, 117, 118 & 120 & POR TRACT 116, 119 & 135
T.16 S., R.13 E



DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR FOR THE SOLE PURPOSE OF AIDING IN
THE IDENTIFICATION OF THE OUTLINES OF THE ASSESSOR'S
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY ASSESSOR
OR THE ASSESSOR (REV. 5, 1982, CODE 22.23)

Assessor's Map BK. 52-Pg. 24
County of Imperial, Calif.

02-08-07 LC
12-28-05 RM
03-29-05 AR
10-31-84 FM
11-28-80 LS
11-28-80 RM
5-12-83 PM

BLOW-UP of Tracts 76, 113, 114, 115, 116, 117,
118, 119, 120 & 135 - From BK. 52-Pg. 02
5/18/83

This map/plot 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 modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

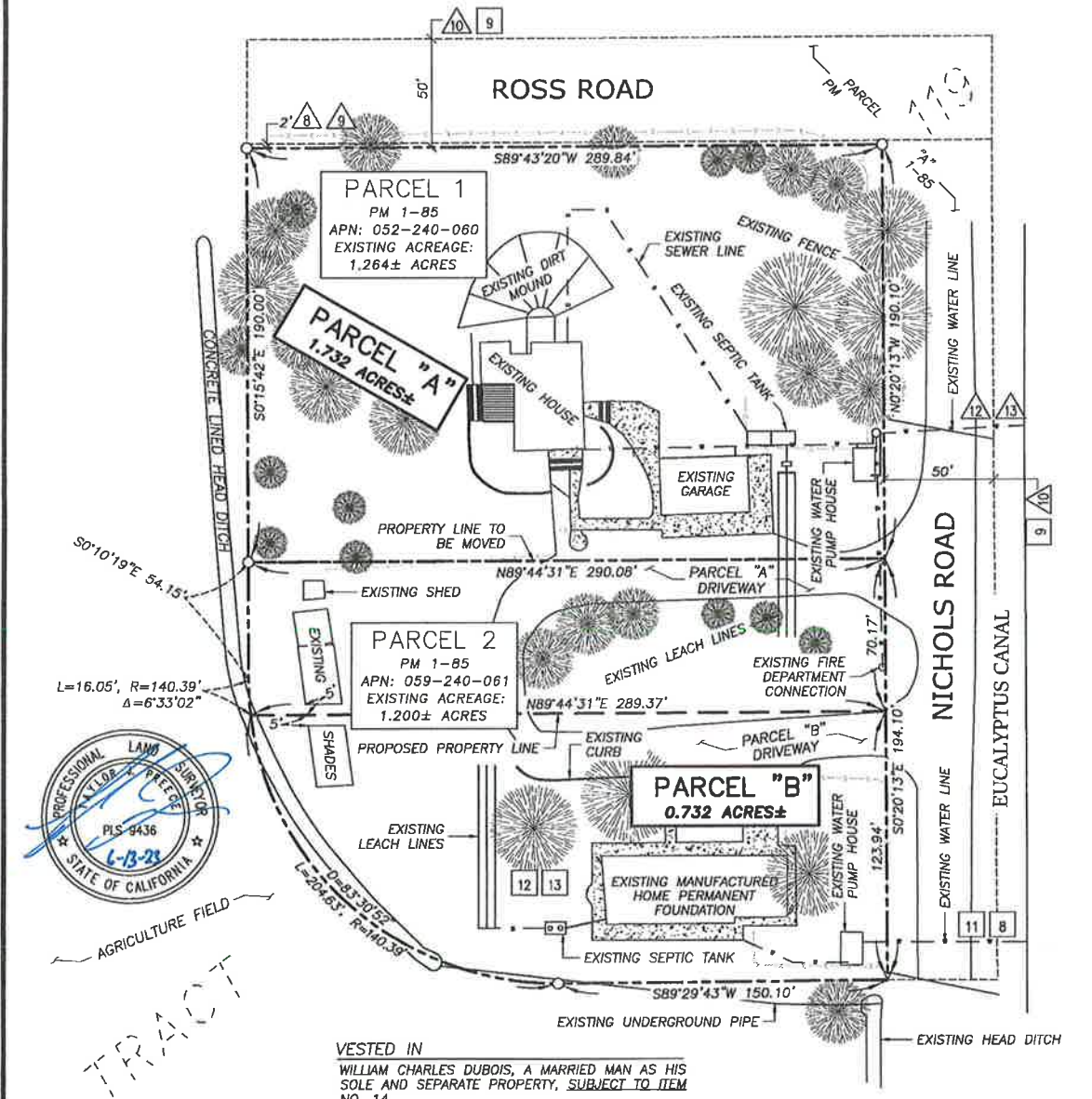
Non-Order Search
Doc: IM:A 52-24

LOT LINE ADJUSTMENT SITE PLAN

PARCEL 1 AND PARCEL 2 AS SHOWN ON PM 1-85 A DIVISION OF A PORTION OF TRACT 119, TOWNSHIP 16 SOUTH RANGE 13 EAST S.B.M. IN THE COUNTY OF IMPERIAL

GENERAL NOTES

- 1.a. EXISTING PARCEL 1: 1.264±
- 1.b. EXISTING PARCEL 2: 1.200±
- 2.a. PROPOSED PARCEL "A": 1.732±
- 2.b. PROPOSED PARCEL "B": 0.732±
1. TOTAL NUMBER OF PARCELS: TWO
2. COMMON OWNERSHIP
3. EXISTING ZONING: A2 (GENERAL AGRICULTURE ZONE)



VESTED IN
WILLIAM CHARLES DUBOIS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, SUBJECT TO ITEM NO. 14

LEGAL DESCRIPTIONS

PARCEL 1
THAT PORTION OF TRACT 119, TOWNSHIP 16 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 1 OF PARCEL MAP NO. M-610 ON FILE IN BOOK 1, PAGE 85 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 16, 1973 AS DOCUMENT NO. 66 IN BOOK 1347, PAGE 21 OF OFFICIAL RECORDS.

PARCEL 2
THAT PORTION OF TRACT 119, TOWNSHIP 16 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS PARCEL 2 OF PARCEL MAP NO. M-610 ON FILE IN BOOK 1, PAGE 85 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 16, 1973 AS DOCUMENT NO. 66 IN BOOK 1347, PAGE 21 OF OFFICIAL RECORDS.

LEGEND

- EXISTING CONCRETE
- EXISTING BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- FOUND MONUMENT AS NOTED
- ITEM IN EXCEPTIONS OF PRELIMINARY TITLE REPORT No. 7102215861-5B
- ITEM IN EXCEPTIONS OF PRELIMINARY TITLE REPORT No. 7102215864-5B



SCALE: 1"=50'

Precision Engineering & Surveying, Inc.
 P.O. Box 2216 Telephone: (760) 353-2684
 El Centro, CA 92244
 799 E. Hill Avenue Fax: (760) 353-2686
 El Centro, CA 92243

BILL DUBOIS LOT LINE ADJUSTMENT SITE PLAN		SHEET 1
DRAWN BY: M.E.	CHECKED BY: T.P. & A.D.	OF 1
CLIENT: BILL DUBOIS	JOB No. 22-193	Date: June 13, 2023

ATTACHMENT "F" – COMMENT LETTERS

Gerardo Quero

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Tuesday, 13 June, 2023 2:52 PM
To: Aimee Trujillo; Gerardo Quero
Subject: RE: [EXTERNAL]:LLA00330 Request for Comments

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

You are welcome.

*Thank you,
H. Jill McCormick, M.A.*

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254
E-mail: historicpreservation@quechantribe.com



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Tuesday, June 13, 2023 2:46 PM
To: Jill McCormick <historicpreservation@quechantribe.com>; Gerardo Quero <gerardoquero@co.imperial.ca.us>
Subject: RE: [EXTERNAL]:LLA00330 Request for Comments

Good afternoon,

Thanks for your reply.

Aimee Trujillo

Office Assistant III
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
aimeetrujillo@co.imperial.ca.us



From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Tuesday, June 13, 2023 2:42 PM
To: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Gerardo Quero <gerardoquero@co.imperial.ca.us>
Subject: RE: [EXTERNAL]:LLA00330 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.

*Thank you,
Jill McCormick, M.A.*

Quechan Indian Tribe
Historic Preservation Officer
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254
E-mail: historicpreservation@quechantribe.com



From: Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>
Sent: Tuesday, June 13, 2023 11:53 AM
To: Rachel Garewal <RachelGarewal@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Ana L Gomez <analgomez@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Ana L Gomez <analgomez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Luis Plancarte <LuisPlancarte@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Salvador Flores <SalvadorFlores@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rbenavidez@icso.org; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Fred Miramontes <fmiramontes@icso.org>; holtvillenews@aol.com; Donald Vargas - IID <DVargas@IID.com>; Angel Hernandez <angel_hernandez@cityofelcentro.org>; mphillips@mycuhsd.org; Marcus Cuero <marcuscuero@campo-nsn.gov>; jimesa@campo-nsn.gov; Jill McCormick <historicpreservation@quechantribe.com>; Gabby Emerson <tribalsecretary@quechantribe.com>

Cc: Gerardo Quero <gerardoquero@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:LLA00330 Request for Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached Request for Comments packet for **LLA00330**, APN **052-240-060** { 801 W. Ross Road., El Centro CA 92243} **William Dubois**.

Comments are due by **June 27th 2023 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 Gerardo Quero at (442) 265-1736, or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Aimee Trujillo

Office Assistant III

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

aimeetrujillo@co.imperial.ca.us





Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

IMPERIAL COUNTY
AIR POLLUTION CONTROL DISTRICT
RECEIVED VIA EMAIL
June 13, 2023

June 13, 2023
REQUEST FOR REVIEW
AND COMMENTS

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

- | | | |
|---|---|---|
| To: County Agencies | State Agencies/Other | Cities/Other |
| <input checked="" type="checkbox"/> County Executive Office – Rosa Lopez | <input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley | <input checked="" type="checkbox"/> IID – Donald Vargas |
| <input checked="" type="checkbox"/> City Of El Centro – Angel Hernandez | | <input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez |
| <input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John Gay | <input checked="" type="checkbox"/> Board of Supervisors – Luis Plancarte - District #2 | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/Sal Flores/Robert Malek |
| <input checked="" type="checkbox"/> Holtville Tribune - Calexico Chronicle & Imperial Valley Weekly - Brenda Torres | <input checked="" type="checkbox"/> Ag. Commissioner – Rachel Garewal/Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendivil | <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/Alphonso Andrade/Jorge Perez/Vanessa R Ramirez |
| <input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe – Jordan D. Joaquin/ H. Jill McCormick | <input checked="" type="checkbox"/> Campo Band Of Mission Indians - Marcus Cuero/Jonathan Mesa | <input checked="" type="checkbox"/> Southwest High School – Matt Phillips |

From: Gerardo Quero, Planner I - (442) 265-1736 or gerardoquero@co.imperial.ca.us
Project ID: LLA#00330
Project Location: 801 W. Ross Rd., El Centro, CA 92243 APN 052-240-060

Project Description: Applicant proposes to correct an encroachment of Parcel "A" Driveway on Parcel "B" property by adjusting the south line of Parcel "A" farther south to accommodate both homes driveways.

Applicants: William Dubois

Comments due by: **June 27th 2023 at 5:00PM**

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

No Comment

Name: Monica N. Soucier Signature: Monica N. Soucier Title: APC Division Manager

Date: 06/23/2023 Telephone No.: (442) 265-1800 E-mail: monicasoucier@co.imperial.ca.us

GQIATIS:\AllUsers\APN\052\240\060\LLA00330\LLA0030 Request for Comments 06.13.23 .docx

RECEIVED

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES

RECEIVED

JUN 23 2023

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES



Public Works works for the Public

COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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

July 20, 2023

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

Attention: Gerardo Quero, Planner I

SUBJECT: LLA 330;
William Dubois;
located on 801 W Ross Rd., El Centro, CA 92243
APN 052-240-060

RECEIVED

JUL 20 2023

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on June 13, 2023 for the above-mentioned project. Applicant proposes to correct an encroachment of Parcel "A" driveway on Parcel "B" property by adjusting the south line of Parcel "A" farther south to accommodate both homes driveways.

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

- As the Road Commissioner, the Director of Public Works has the authority to request the removal of road hazards that can impede the driving public. It is therefore requested that the owner remove or trim the salt cedar trees on the Nichols Road near Ross Rd to remove the hazard they are creating.
- The Preliminary Title Report calls out a 15-foot private road easement across the west side of the parcels. Please show this easement per Book. 1341, Page 375 of official records.

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

Respectfully,

John A. Gay, PE
Director of Public Works

GM/gv