

PROJECT REPORT

TO: Planning Commission (PC)

AGENDA DATE: February 23, 2022

FROM: Planning & Developments Services Dept.

AGENDA TIME: 9:00 AM/No. 3

PROJECT TYPE: Mark McBroom, Tori McBroom, Javier Rubio, & Esperanza Rubio Lot Line Adjustment #00323 SUPERVISOR DIST. 4
LOCATION: 6523 Riley Road, Calipatria, CA 92233 APN: 023-050-021-000
023-050-028-000

PARCEL SIZE: 2.90 & 2.63 Acres

GENERAL PLAN (existing) Urban Area GENERAL PLAN (proposed) N/A

ZONE (existing) A-1-G-U (Limited Agriculture-Geothermal Overlay-Urban Area) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 02/23/2022

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 type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
OTHER		<u>Quechan Historic Preservation & IID</u>		

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE LOT LINE ADJUSTMENT #00323 BY TAKING THE FOLLOWING ACTIONS:

1. MAKE THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER GOVERNMENT CODE 15305 AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT LINE ADJUSTMENT #00323 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
3. MAKE THE ATTACHED FINDINGS AND APPROVE LOT LINE ADJUSTMENT #00323, SUBJECT TO THE CONDITIONS.

Imperial County Planning & Development Services Department

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

Jim Minnick, Director of ICPDS

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STAFF REPORT
Planning Commission
February 23, 2022
Lot Line Adjustment (LLA) #00323

Applicant: **Mark & Tori McBroom**
 P.O. Box 960
 Calipatria, CA 92233

Javier & Esperanza Rubio
 6515 Riley Road
 Calipatria, CA 92233

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

Project Location:

The project is located at 6523 Riley Road, Calipatria, CA 92233; and is further identified as Assessor Parcel Number (s) 023-050-021-000 and 023-050-028-000 on property legally described as a portion of Section 17, Township 12 South, Range 14 East, S.B.B.M., in an unincorporated area of the County of Imperial, State of California according to the official Plat thereof.

Project Summary:

The applicant has submitted Lot Line Adjustment #00323 to adjust the boundary line between Parcel A (023-050-021-000) and Parcel B (023-050-028-000). The adjustment will correct an encroachment through an existing water cistern by moving the boundary line by a distance of 5 feet south of the cistern. Specifically, the property line will be adjusted 12.13 feet south on the east side of the property and 6.92 feet south on the west side of the property. Both parcels will maintain their legal and physical access from Riley Road, and no new development is being proposed at this time. Parcel A is approximately 2.90 Acres and would increase to approximately 2.97 Acres. Parcel B is approximately 2.63 Acres and would decrease to approximately 2.56 Acres.

Existing Parcels:

- 023-050-021-000 Parcel A – 2.90 Acres approximately
- 023-050-028-000 Parcel B – 2.63 Acres approximately

Proposed Parcels:

The proposed adjusted parcel size will be:

- 023-050-021-000 Parcel A – 2.97 Acres approximately
- 023-050-028-000 Parcel B – 2.56 Acres approximately

County Ordinance:

Lot Line Adjustment #00323 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 State Law Subdivision Map Act Section 66412(d) since the land is taken from one parcel and it is added to an adjoining parcel.

Land Use Analysis:

Lot Line Adjustment #00323 will not increase the residential density in the area and it does not create additional parcels. The General Plan Land Use designation for the project is "Urban Area"; and the project site is currently zoned "A-1-G-U" (Limited Agriculture Zone in a Geothermal Overlay Zone in an Urban Area) per Imperial County Land Use Ordinance, Division 25, Section 92506.00, Map 6.

Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Single Family Residence	A-1-G-U	Urban Area
North	Vacant	A-1-G-U	Urban Area
South	Single Family Residence	A-1-G-U	Urban Area
East	Single Family Residence	A-1-G-U	Urban Area
West	Single Family Residence	A-1-G-U	Urban Area

Environmental Determination:

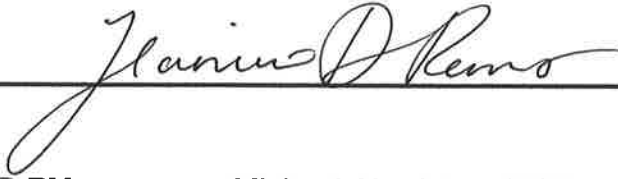
After review of the CEQA Guidelines, it has been determined that the Lot Line Adjustment (LLA# 00323) is categorically exempt from CEQA (per Article 19, Section 15305 (a), Class 5) because it is a minor alteration in land use limitations and will not create any new parcel. In addition, there will be no change in land use or density. Therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

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

1. Make the finding that the project is categorically exempt from CEQA under Government Code 15305 and that no further Environmental documentation is necessary;
2. Find that Lot Line Adjustment #00323 is consistent with applicable zoning, State Laws, and County Building Ordinances; and
3. Make the findings and approve Lot Line Adjustment #00323, subject to the conditions.

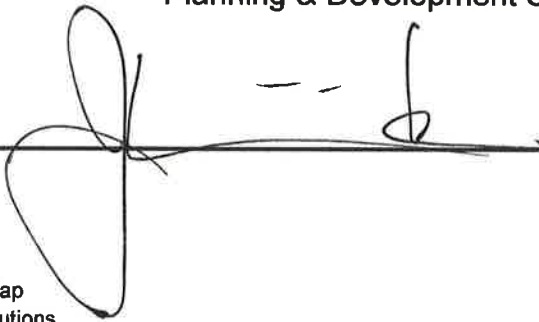
PREPARED BY: Jeanine Ramos, Planner II



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

ATTACHMENT A: VICINITY MAP

PROJECT LOCATION MAP



LLA00323 MARK MCBROOM, TORI
MCBROOM, JAVIER RUBIO, AND
ESPERANZA RUBIO
APN 023-050-021-000 & 023-050-028-000

 PROJECT LOCATION



ATTACHMENT B: PC RESOLUTIONS

RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00323” FOR MARK MCBROOM, TORI MCBROOM, JAVIER RUBIO, AND ESPERANZA RUBIO.

WHEREAS, Mark McBroom, Tori McBroom, Javier Rubio, and Esperanza Rubio, have submitted an application for Lot Line Adjustment #00323 to modify the boundary line of two existing adjoining parcels.

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

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on February 23, 2022;

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

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

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00323 has been made as follows:

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

Lot Line adjustment (LLA) #00323 conforms to California State law through Section 66412(D) (Map Act Exclusions) of the Subdivision Map Act (Map Act) and Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA); additionally, the LLA conforms with the Imperial County Land

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

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

LLA #00323 is zoned A-1-G-U (Limited Agriculture Zone in a Geothermal Overlay Zone in an Urban Area) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. by correcting the encroachment of the existing water cistern. In addition, LLA #00323 is consistent with Building laws because no improvements to the land are being proposed.

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

LLA #00323 is not a re-subdivision pursuant to Government Code 66499.20.

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

LLA #00323 will not create or delete any new lots or parcels. The proposed project will transfer +/- 0.07 acres from Parcel A (APN 023-050-021-000) to Parcel B (APN 023-050-028).

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

LLA #00323 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 #00323, 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 #00323 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements (see attachment C).

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00323, 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 **February 23, 2022** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

**ATTACHMENT C: CONDITIONS OF
APPROVAL**

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00323

APN(s) 023-050-021-000 and 023-050-028-000

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 and exhibit acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description and exhibit shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 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, Legal Description(s) and the Tax Certificate(s)**.
 11. The lot line adjustment becomes effective only after compliance with all conditions and the recordation of the Deed(s) reflecting the new legal descriptions.
-

SITE SPECIFIC CONDITIONS:

1. When new parcels, lots line adjustments, or mergers are proposed, Imperial County Public Works Department normally requires a Drainage and Grading Study/Plan be provided to prevent sedimentation or damage to off-site properties. In this case, it's the owner's responsibility to ensure any storm run-off does not impact County facilities or adjacent properties. Should any future development occur in any of the properties, a Drainage and Grading Study/Plan shall be provided to the County of Imperial Department of Public Works.
2. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads.
3. The applicant for encroachment permits in the County Roads and Right of Way responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771(b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
4. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
5. Any future activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 – Excavations on or near a public road of the Imperial County Ordinance. Any future activity and/or work may include, but not limited to, access driveways, sidewalks, curb and gutter, temporary traffic control devices for construction activities, etc.
6. The applicant shall provide a legal description of the merger, signed sealed, and dated by a person authorized to practice land surveying to the Department of Public Works for review. Once approved, the County surveyor will transmit a letter of approval to
7. In accordance with Section 66412(d) of the Subdivision Map Act, the lot line adjustment shall be reflected in a deed, which shall be recorded.¹

¹ Department of Public Works Comment Letter 02/02/2022

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

EXHIBIT "A"

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

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 17, THENCE NORTH 0°20'12" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 648.32 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°34'35" WEST A DISTANCE OF 330.28 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 0°20'44" WEST, ALONG SAID WEST LINE, A DISTANCE OF 6.92 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 89°23'07" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 330.29 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 0°20'58" WEST, ALONG SAID WEST LINE, A DISTANCE OF 191.00 FEET; THENCE NORTH 89°23'07" EAST A DISTANCE OF 660.59 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 0°20'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 203.91 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.97 ACRES, MORE OR LESS.



EXHIBIT "A"

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

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 14 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTH 314.00 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

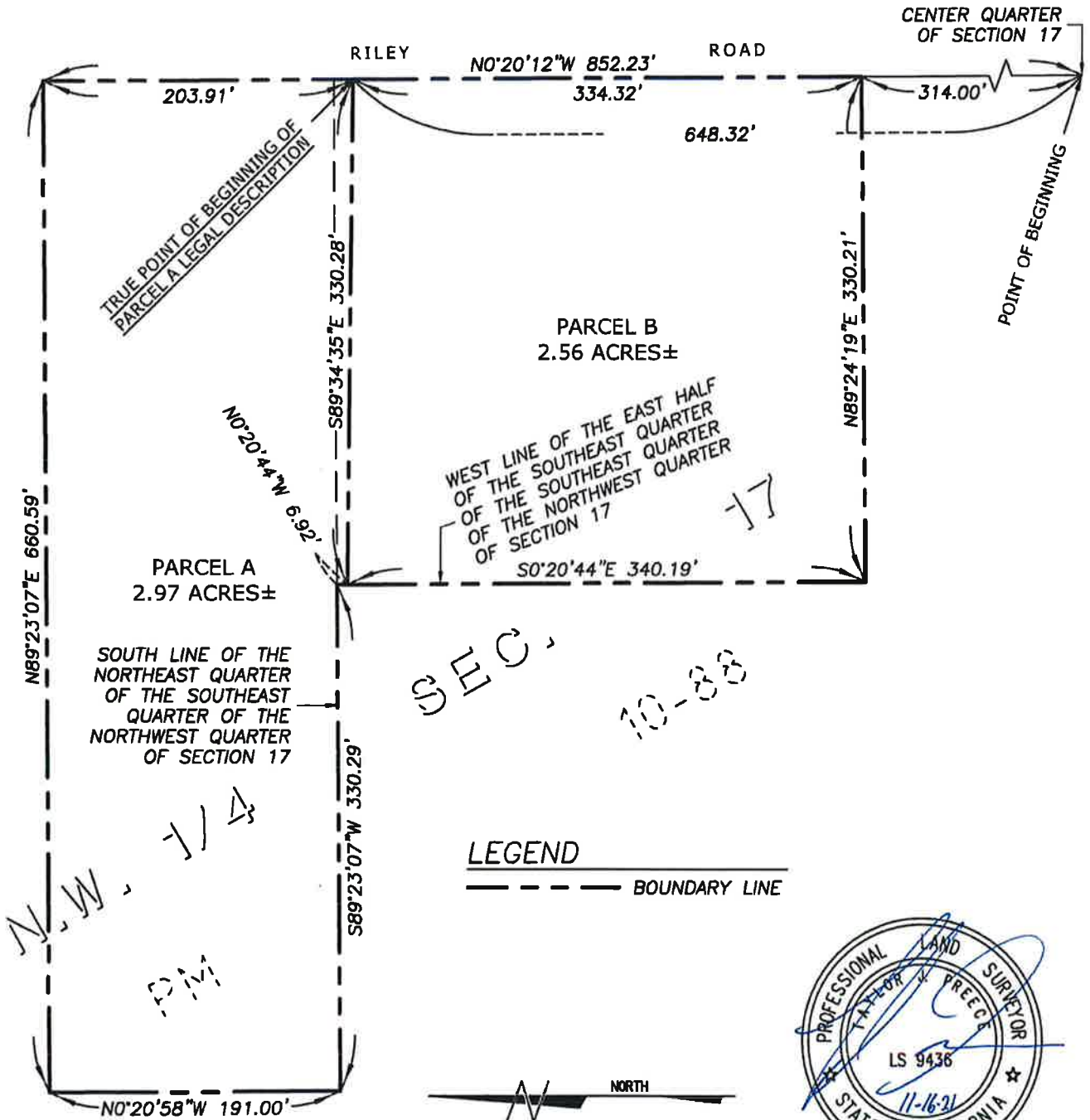
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, SAID POINT LYING NORTH $0^{\circ}20'12''$ WEST, A DISTANCE OF 648.32 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE NORTH $89^{\circ}34'35''$ WEST A DISTANCE OF 330.28 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17.

CONTAINING 2.56 ACRES, MORE OR LESS.



EXHIBIT "B"

PARCEL "A" AND "B" OF LOT LINE ADJUSTMENT NO. ____



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

EXHIBIT "B" LOT LINE ADJUSTMENT NO. ____

SHEET

1

DRAWN BY: A.D.

CHECKED BY: T.P.

OF 1

CLIENT: MARSHALL MCBROOM

JOB No. 20-137

LOCATION:

Date: NOVEMBER 16, 2021

**ATTACHMENT E: APPLICANT'S
SUBMITTAL**

LOT LINE ADJUSTMENT

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

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

1. PROPERTY OWNER'S "A" NAME Mark & Tori McBroom	EMAIL ADDRESS desertcitrus@aol.com	
2. MAILING ADDRESS P.O. Box 960 Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-348-9670

3. PROPERTY OWNER'S "B" NAME Javier C. Rubio & Esperanza V. Rubio	EMAIL ADDRESS	
4. MAILING ADDRESS 6515 Riley Road Calipatria, CA	ZIP CODE 92233	PHONE NUMBER

5. PROPERTY "A" (site) ADDRESS 6523 Riley Road Calipatria, CA 92233	LOCATION
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 023-050-021	SIZE OF PROPERTY (in acres or square foot) 2.90 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) The South 191 feet of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 17, T.12S.,R.14E., S.B.M.	

8. PROPERTY "B" (site) ADDRESS 6515 Riley Road Calipatria, CA 92233	LOCATION
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 023-050-028	SIZE OF PROPERTY (in acres or square foot) 2.63 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) East 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 17, T.12S.,R.14E.,S.B.M. excepting therefrom the south 314 feet	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	2.97 Acres	Residential	Residential
	B	2.56 Acres	Residential	Residential

12. EXPLAIN PROPOSED ADJUSTMENT To move the property line 5 feet south of an existing water cistern and water pump shed.

13. EXPLAIN REASON FOR REQUEST To correct an encroachment through an existing water cistern.

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

Mark & Tori McBroom 11/9/21
Print Name (owner "A") Date

Mark & Tori McBroom
Signature (owner "A")

Javier C. Rubio & Esperanza V. Rubio 11/9/21
Print Name (owner "B") Date

Javier C. Rubio & Esperanza V. Rubio
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: JRC

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: APPROVED DENIED

DATE 11/17/21

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required

P. W

E H S

A P C D

O E S

LLA#
00323

Lot Line Adjustment #00323
6523 Riley Road, Calipatria, CA

Project Description

The project is located on Riley Road between Eddins Road and Young Road in the County of Imperial, California. The subject properties are described as being the South 191 feet of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 17, T.12S.,R.14E.,S.B.M. and The East Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 17, T.12S.,R.14E.,S.B.M.

The reasoning behind the proposed lot line adjustment is to correct an encroachment through an existing water cistern. The property line will be moved to a distance of 5 feet south of the water cistern to be consistent with the zoning set backs. The adjusted property line will run parallel and 1 foot south of the existing power lines. The property will be adjusted 12.13 feet south on the East side of the property and 6.92 feet south on the West side of the property.

Proposed Parcel A will have legal and physical access from Riley Road, will continue to receive water from an IID service pipe from the "D" West Lateral, and will not need to drain any runoff water as the parcel is self-contained with berms. There is no proposed development on Parcel A or any changes in water delivery.

Proposed Parcel B will have legal and physical access from Riley Road, will continue to receive water from an IID service pipe from the "D" West Lateral, and will not need to drain any runoff water as the parcel is self-contained with berms. There is no proposed development on Parcel B or any changes in water delivery.

RECEIVED

DEC 13 2021

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES

RECEIVED

DEC 13 2021

IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES

LOT LINE ADJUSTMENT SITE PLAN

IN TOWNSHIP 12 SOUTH, RANGE 14 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL

- LEGEND**
- BOUNDARY LINE
 - - - PROPOSED BOUNDARY LINE
 - - - EXISTING EASEMENT LINE
 - - - EXISTING CHAIN LINK FENCE
 - - - ITEM IN SCHEDULE "B" OF PRELIMINARY TITLE REPORT
 - M MEASURED DATA
 - U UTILITY POLE
 - o STANDPIPE

- GENERAL NOTES:**
- TOTAL EXISTING ACREAGE: 5.53±
1a. PARCEL A: 2.90±
1b. PARCEL B: 2.63±
 - EXISTING LAND USE: RESIDENTIAL
 - PROPOSED LAND USE: RESIDENTIAL
 - TOTAL NUMBER OF PARCELS: TWO
 - EXISTING ZONING: A1GU

FLOOD ZONE
 ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL 060500725C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD.

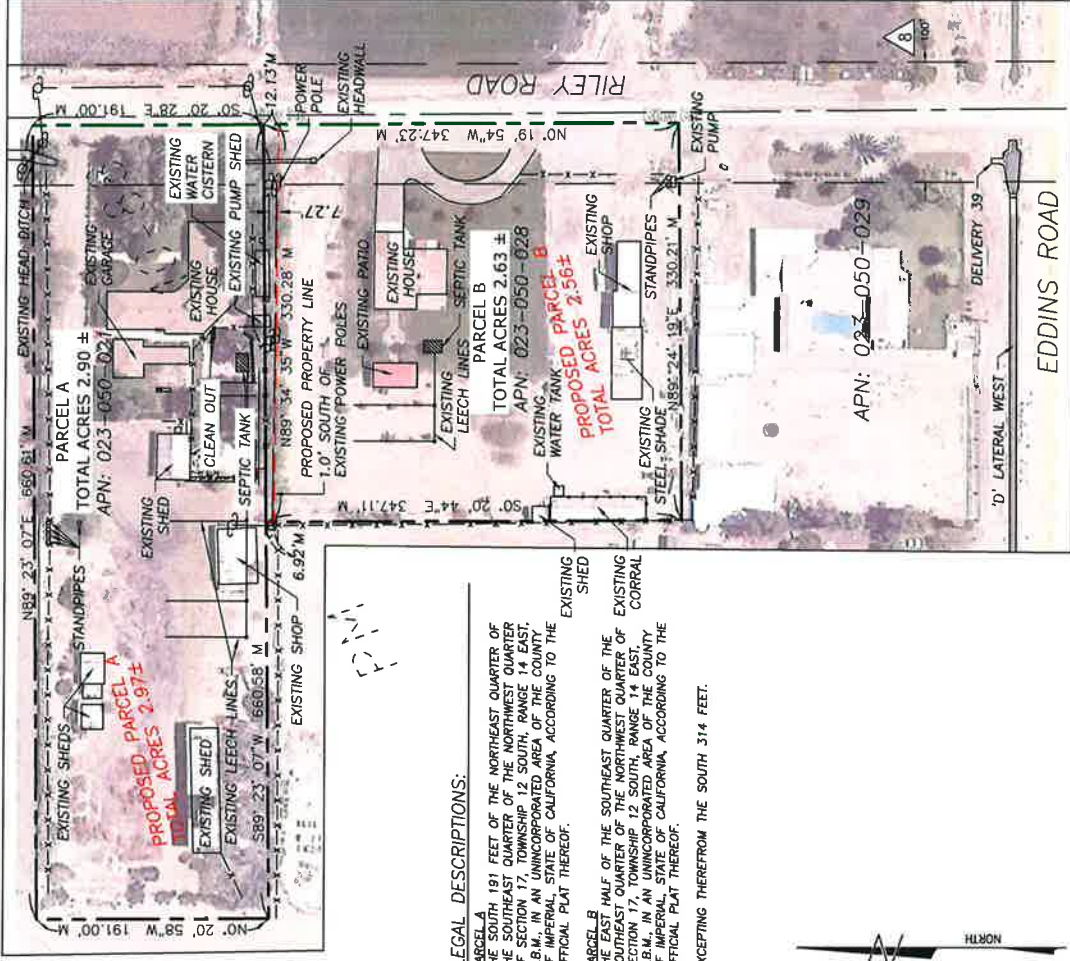
VESTED IN:
 APN 023-050-021
 MARK MCBROOM AND TORI MCBROOM, HUSBAND AND WIFE AS JOIN TENANTS.

APN 023-050-028
 JAVIER C. RUBIO AND ESPERANZA V. RUBIO, HUSBAND AND WIFE AS JOIN TENANTS.

ASSESSOR'S PARCEL NUMBERS:
 023-050-021
 023-050-028



TAYLOR PREECE P.L.S. 9436 DATE

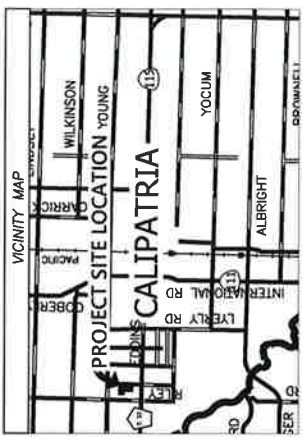


LEGAL DESCRIPTIONS:

PARCEL A
 THE SOUTH 191 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 14 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL B
 THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 14 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTH 314 FEET.



Precision Engineering & Surveying, Inc.
 P.O. Box 2216 Telephone: (760) 352-2684
 El Centro, CA 92244 (760) 352-2684
 799 E. Heil Avenue Fax: (760) 352-2686
 El Centro, CA 92243



LOT LINE ADJUSTMENT SITE PLAN		SHEET	1
DRAWN BY: J.G.		CHECKED BY: T.P.	OF 1
CLIENT: MARK MCBROOM		JOB No. 21-137	
LOCATION: 6523 Riley Road, Calipatria, CA		Date: OCTOBER 11, 2021	

**ATTACHMENT F: COMMENT
LETTERS**

Jeanine Ramos

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Thursday, December 16, 2021 11:06 AM
To: Shannon Lizarraga; Jeanine Ramos
Cc: ICPDSComentLetters
Subject: RE: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

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

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

From: Shannon Lizarraga [mailto:ShannonLizarraga@co.imperial.ca.us]
Sent: Thursday, December 16, 2021 11:52 AM
To: Carlos Ortiz; Sandra Mendivil; Margo Sanchez; Matt Dessert; Monica Soucier; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; Scott Sheppeard; tgarcia@icso.org; Donald Vargas - IID; rzleal@iid.com; historicpreservation@quechantribe.com; Quechan Indian Tribe ; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Ryan Kelley; Tony Rouhotas; Rosa Lopez; Esperanza Colio; Romualdo Medina - City of Calipatria; jgalvan@theholtgroup.net; frankbrown6928@gmail.com
Cc: Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb; Jeanine Ramos
Subject: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

Good afternoon,

Please see attached Request for Comments packet for LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment.

Comments are due by **December 29, 2021 at 5:00PM.**

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

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

Thank you,

Shannon Lizarraga

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

 Virus-free. www.avast.com

Jeanine Ramos

From: Vargas, Donald A <DVargas@IID.com>
Sent: Thursday, January 13, 2022 9:57 AM
To: Jeanine Ramos
Subject: RE: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

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

Good day Jeanine,

The IID had no comments on this item.

Regards,

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



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

From: Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Sent: Thursday, January 13, 2022 9:37 AM
To: Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Sheppard <scottsheppard@icso.org>; tgarcia@icso.org; Vargas, Donald A <DVargas@IID.com>; Leal, Rudy Z <rzleal@IID.com>; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; Joseph Mirelez <Joseph.Mirelez@torresmartinez-nsn.gov>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas Jr <TonyRouhotas@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Romualdo Medina <rj_medina@calipatria.com>; jgalvan@theholtgroup.net; frankbrown6928@gmail.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>
Subject: RE: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

Thank you,

Shannon Lizarraga

Imperial County Planning and Development Services

801 Main Street, El Centro, CA 92243

Tel. (442) 265-1736

Fax: (442) 265-1735

Valerie Grijalva

From: Andrew Loper
Sent: Friday, January 14, 2022 8:05 AM
To: Jeanine Ramos
Cc: Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb; Robert Malek
Subject: RE: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

Good Morning
Imperial County Fire Department has no comments.

Thank you
Andrew Loper
Fire Prevention Specialist
Imperial County Fire Department
442-265-3021

RECEIVED

JAN 14 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Sent: Thursday, January 13, 2022 9:37 AM
To: Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Shepheard <scottshepheard@icso.org>; tgarcia@icso.org; Donald Vargas - IID <DVargas@IID.com>; rzleal@iid.com; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Romualdo Medina - City of Calipatria <rj_molina@calipatria.com>; jgalvan@theholtgroup.net; frankbrown6928@gmail.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>
Subject: RE: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

Good morning,

This is just a friendly reminder that comments for LLA#00323 were due December 29th. However, since I have been out of the office, I wanted to check in and see if there are any further comments your department would like to provide?

Thank you,

Jeanine Ramos
Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

(442) 265-1736
(442) 265-1735 (Fax)
jeanineramos@co.imperial.ca.us

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

Sent: Thursday, December 16, 2021 10:52 AM

To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Sheppard <scottsheppard@icso.org>; tgarcia@icso.org; Donald Vargas - IID <DVargas@IID.com>; rzleal@iid.com; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Romualdo Medina - City of Calipatria <rj_medina@calipatria.com>; jgalvan@theholtgroup.net; frankbrown6928@gmail.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>

Subject: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

Good afternoon,

Please see attached Request for Comments packet for LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment.

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

Thank you,

Shannon Lizarraga

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



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

IMPERIAL COUNTY
AIR POLLUTION CONTROL DISTRICT
RECEIVED VIA EMAIL
December 16, 2021

December 16, 2021
REQUEST FOR REVIEW
AND COMMENTS

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

- | To: County Agencies | State Agencies/Other | Cities/Other |
|---|--|--|
| <input checked="" type="checkbox"/> County Executive Office – Tony Rouhotas/Rosa Lopez/Esperanza Collo Warren | <input checked="" type="checkbox"/> EHS Office – Vanessa R Martinez/Jorge Perez/Jeff Lamoure/Mario Salinas | <input checked="" type="checkbox"/> IID – Donald Vargas/Rudy Leal |
| <input checked="" type="checkbox"/> Ag. Commissioner – Carlos Ortiz/Sandra Mendivil/Margo Sanchez | | <input checked="" type="checkbox"/> City of Calpatria – Romualdo Medina/Jorge Galvan |
| <input checked="" type="checkbox"/> APCD – Matt Dessert/Monica Soucier | | <input checked="" type="checkbox"/> Fort Yuma-Quechan Indian Tribe – Jordan D Joaquin/Jill McCormick |
| <input checked="" type="checkbox"/> Assessor's – Robert Menvielle | | <input checked="" type="checkbox"/> Torres-Martinez Desert Cahulla Indians – Thomas Tortez |
| <input checked="" type="checkbox"/> Public Works – John Gay/Guillermo Mendoza | | <input checked="" type="checkbox"/> Torres-Martinez Indian Tribe – Joseph Mirelez |
| <input checked="" type="checkbox"/> IC Sheriff's Office – Scott Sheppard/Thomas Garcia | | <input checked="" type="checkbox"/> Inter-Tribal Cultural Resource Protection Council – Frank Brown |
| <input checked="" type="checkbox"/> IC Fire/OES Office – Robert Malek/Andrew Loper | | |
| <input checked="" type="checkbox"/> Board of Supervisors – Ryan Kelley | | |

RECEIVED
JAN 19 2022
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Case Planner: Jeanine Ramos, Planner I - (442) 265-1736 or ICPDSCommentLetters@co.imperial.ca.us

Project ID: Lot Line Adjustment – LLA00323

Project Location: 6523 Riley Road, Calpatria, CA 92233 / APN 023-050-021-000 & 023-050-028-000

Project Description: Applicant is proposing to move the existing boundary line 5 feet south of an existing water cistern to correct an encroachment. In total the property will be adjusted approximately 12.13 feet south on the east side of the property and 6.92 feet south on the west side of the property.

Applicants: Mark McBroom, Tori McBroom, Javier Rubio, and Esperanza Rubio

Comments due by: **December 29th, 2021 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 Soucier Signature: Title: APC Division Manager

Date: 01/19/2022 Telephone No.: _____ E-mail: monicasoucier@co.imperial.ca.us

JRISLIS:\AllUsers\APN\023\050\021\LLA00323\LLA00324 Request for Comments 12102021.docx

Valerie Grijalva

From: Mario Salinas
Sent: Monday, January 24, 2022 4:07 PM
To: Jeanine Ramos; Shannon Lizarraga; Jorge Perez
Cc: Rosa Soto; Carina Gomez; Maria Scoville; Kimberly Noriega; Valerie Grijalva; John Robb
Subject: RE: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Ms. Ramos,

Pertaining to LLA00323, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA

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

RECEIVED
JAN 24 2022
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

From: Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Sent: January 13, 2022 9:37 AM
To: Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Sheppard <scottsheppard@icso.org>; tgarcia@icso.org; Donald Vargas - IID <DVargas@IID.com>; rzleal@iid.com; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Rosa Lopez

<RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Romualdo Medina - City of Calipatria <rj_medina@calipatria.com>; jgalvan@theholtgroup.net; frankbrown6928@gmail.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>
Subject: RE: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

Good morning,

This is just a friendly reminder that comments for LLA#00323 were due December 29th. However, since I have been out of the office, I wanted to check in and see if there are any further comments your department would like to provide?

Thank you,

Jeanine Ramos
Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
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jeanineramos@co.imperial.ca.us

From: Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>
Sent: Thursday, December 16, 2021 10:52 AM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Sheppard <scottsheppard@icso.org>; tgarcia@icso.org; Donald Vargas - IID <DVargas@IID.com>; rzleal@iid.com; historicpreservation@quechantribe.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Romualdo Medina - City of Calipatria <rj_medina@calipatria.com>; jgalvan@theholtgroup.net; frankbrown6928@gmail.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments LLA00323 / APN 023-050-021-000/APN 023-050-028-000 Lot Line Adjustment

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

Thank you,

Shannon Lizarraga

Imperial County Planning and Development Services

801 Main Street, El Centro, CA 92243

Tel. (442) 265-1736

Fax: (442) 265-1735



Public Works works for the Public

COUNTY OF IMPERIAL

January 01, 2022

DEPARTMENT OF PUBLIC WORKS

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

155 S. 11th Street
El Centro, CA 92243

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

Attention: Jeanine Ramos, Planner I

Follow Us:



www.facebook.com/ImperialCountyDPW/



https://twitter.com/CountyDpw/

SUBJECT: LLA 323 for Mark McBroom, Tori McBroom, Javier Rubio and Esperanza Rubio
Located on 6523 Riley Road, Calipatria, CA 92233
APN's 023-050-021-000 & 023-050-028-000

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on December 16, 2021 for the above-mentioned project. The applicant is proposing to move the existing boundary 5 feet south of an existing water cistern to correct an encroachment. In total the property will be adjusted approximately 12.13 feet south on the east side of the property and 6.92 feet south on the west side of the property.

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

- In accordance with Section 66412(d) of the Subdivision Map Act, the lot line adjustment shall be reflected in a deed, which shall be recorded.

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

RECEIVED

JAN 03 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

An Equal Opportunity / Affirmative Action Employer