

PROJECT REPORT

TO: **Planning Commission**

AGENDA DATE: August 23, 2023

FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA TIME: 9:00am/ No.3

PROJECT TYPE: Carson Kalin Lot Line Adjustment #00331 SUPERVISOR DIST #4
 LOCATION: 5300 Kalin Road, APNS: Parcel 2 - 035-210-011-000
Brawley, CA 92227 PARCEL SIZE: Parcel - 2 035-210-011-000 +/- 77.29 ac

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

ZONE (existing) A-3 (Heavy Agriculture) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

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 #00331 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 #00331 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00331, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission
August 23, 2023
Lot Line Adjustment #00331

Applicant: **Carson Kalin**
 P.O. Box 1234
 Brawley, CA 92227

Project Location:

The proposed project site consists of two (2) parcels located at 5300 Kalin Road, Brawley, CA 92227 and can be further identified as Assessor Parcel Numbers 035-210-010-000 and 035-210-011-000; legally described as the West Half of Tract 78 and the East Half of the North Half of Tract 78, T13S, R13E, S.B.B.M. (035-210-010-000) and The South Half of the East Half of Tract 78, T13S, R13E, S.B.B.M. (035-210-011-000).

Project Summary:

The applicant Carson Kalin is proposing to adjust the boundary between Parcel 1 (035-210-010-000) and Parcel 2 (035-210-011-000) to separate the existing actively farmed agriculture land from the existing feedlot and grain silos on Parcel 2. The proposed adjustment would move the western boundary of Parcel 2 +/- 1,000 feet east and would transfer +/- 29.59 acres to Parcel 1. The result of the adjustment would create one (1) parcel of agricultural fields (proposed Parcel A) and 1 parcel of only developed land containing the feedlot and grain silos (proposed Parcel B).

Existing Parcels Size:

Parcel 1 (035-210-010-000) – +/- 237.11 acres
Parcel 2 (035-210-011-000) – +/- 77.29 acres

Proposed Parcels:

Parcel A – +/- 266.69 acres
Parcel B – +/- 47.71 acres

County Ordinance:

Lot Line Adjustment #00331 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-3 (General Agriculture) pursuant to Zone Map #07.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Feedlot, Grain Silos, and Agricultural Fields	A-3 (Heavy Ag)	Agriculture
North	Agriculture/Homestead	A-2/A3 (General Ag and Heavy Ag)	Agriculture
South	Agriculture and Packing Facility	A-3 (Heavy Ag)	Agriculture
East	Agriculture	A-2 (General Ag) and A-2-G (General Ag with Geothermal Overlay)	Agriculture
West	Agriculture	A-2 (General Ag)	Agriculture

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment #00331 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 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 #00331 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 #00331 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment #00331, subject to the attached conditions.

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

for 

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



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

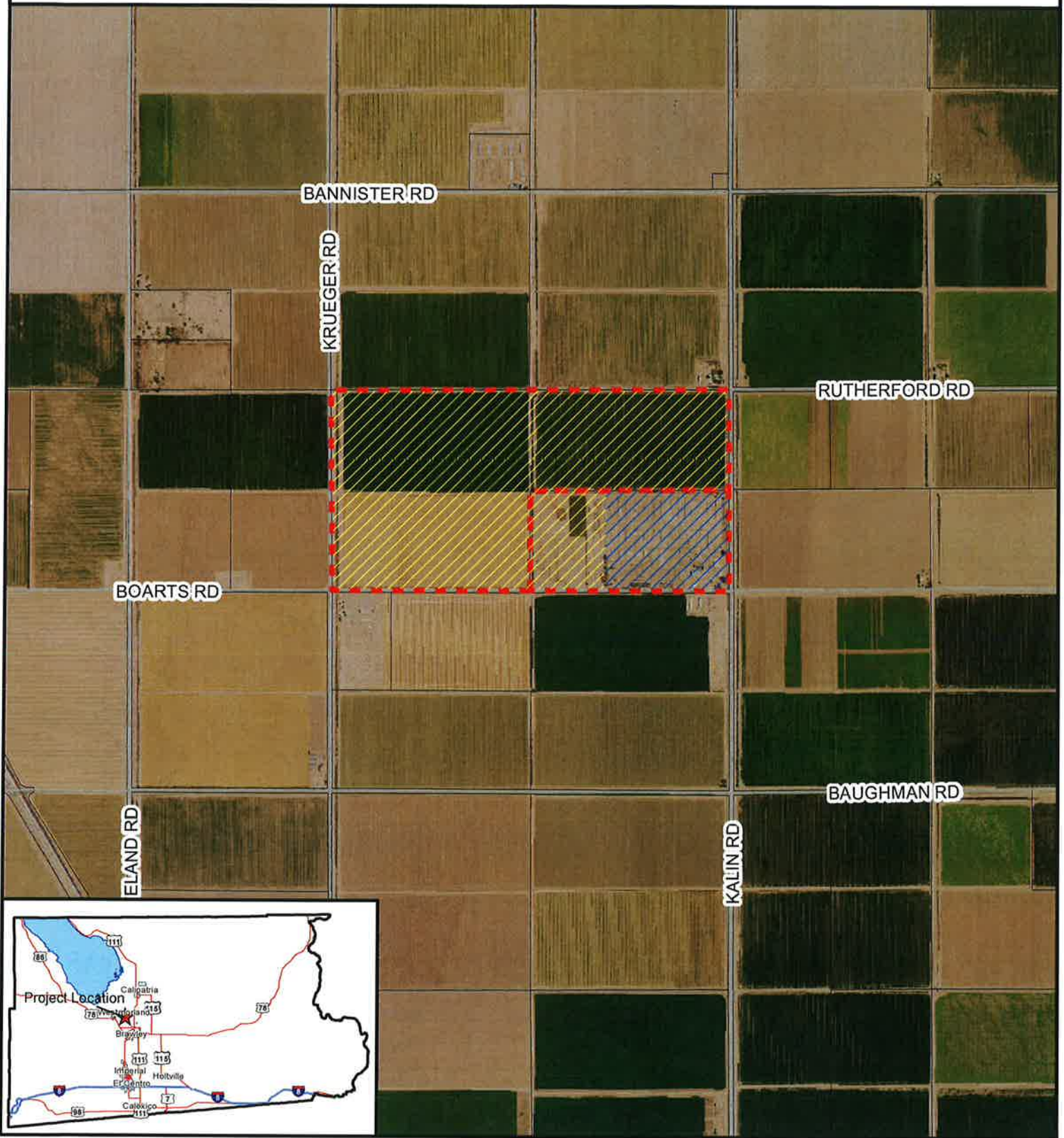
for 

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



CARSON KALIN
LLA #00331
APN 035-210-010 & 011-000

-  Project Location
-  Centerline
-  Proposed Parcel A
-  Proposed Parcel B



ATTACHMENT "B"
Site Plan

ATTACHMENT "C"
Resolution & Findings

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00331” Carson Kalin

WHEREAS, Carson Kalin, submitted an application for Lot Line Adjustment #00331 to adjust the boundary between Parcel 1 (035-210-010-000) and Parcel 2 (035-210-011-000) to separate the existing agriculture field from the existing feedlot and grain silos on Parcel 2; 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 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 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 #00331 have been made as follows:

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

Lot Line Adjustment (LLA) #00331 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 #00331 is zoned A-3 (Heavy Agricultural Zone) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00331 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 #00331 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 #00331 will not create or delete any new lots or parcels. The proposed project will transfer +/- 29.59 acres from Parcel 2 (APN 035-210-011-000) to Parcel 1 (APN 035-210-010-000).

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

LLA #00331 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.

Planning staff has established conditions for LLA #00331 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 Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00331, 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"
Conditions of Approval

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00331

APN(s) 035-210-010-000 and 035-210-011-000

NOTICE TO APPLICANT!

The above-referenced Lot Line Adjustment, upon approval by the County, shall be subject to all of the following conditions, which may include modification or rescission, in whole or in part, by the PLANNING COMMISSION and/or BOARD OF SUPERVISORS from the conditions recommended by staff. In the event any conditions are deferred the APPLICANT or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map/Legal Descriptions or prior to any development permits. It is the obligation of the property owner (current or future) to comply with these conditions; hereinafter the term "applicant" shall mean the current and future owners. If approved, this project having been reviewed for compliance with the General Plan, the Subdivision Map Act and County Land Use Ordinance, the applicant shall comply with all of the requirements of said documents whether specified herein or not.

GENERAL CONDITIONS:

[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot line adjustments as generic conditions; however they are as important as the Site Specific Conditions. The Planning Commission established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

Unless expressly deferred in these conditions, all conditions are to be satisfied prior to recordation of the lot line adjustment.

1. The applicant shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field investigations, or other activities related to compliance with this permit/approval, County Ordinances, and/or any other laws that apply to this Lot Line Adjustment.
2. The applicant shall comply with all local, state and/or federal laws, rules, regulations, and/or standards as they may pertain to this project, whether specified herein or not.
3. As a condition of this Lot Line Adjustment, the applicant agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the lot line adjustment or adoption of the environmental document which accompanies it. This

indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this Lot Line Adjustment, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

4. Each parcel created or affected by this adjustment shall abut a maintained road and/or have legal and physical access to a public road before this Lot Line Adjustment is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 1/2" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

SITE SPECIFIC CONDITIONS:

1. When new parcels, lots line adjustments, or mergers are proposed, the Imperial County Public Works Department normally requires a Drainage and Grading Study/Plan be provided to prevent sedimentation or damage to off-site properties. In this case, it's the owner's responsibility to ensure any storm run-off does not impact

County facilities or adjacent properties. Should any future development occur in any of the properties, a Drainage and Grading Letter/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. Project shall comply with IID's requirements pursuant to IID's comment letter dated July 26, 2023.

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 Carson Kalin 1/2 interest, Al Kalin & Patricia Kalin 1/2	EMAIL ADDRESS ckalin@sbcglobal.net	
2. MAILING ADDRESS P.O. Box 1234 Brawley, CA	ZIP CODE 92227	PHONE NUMBER 760-4551397

3. PROPERTY OWNER'S "B" NAME San Pasqual Land & Cattle Co.	EMAIL ADDRESS ckalin@sbcglobal.net	
4. MAILING ADDRESS P.O. Box 1234 Brawley, CA	ZIP CODE 92227	PHONE NUMBER

5. PROPERTY "A" (site) ADDRESS NA	LOCATION Tamarack Canal Delivery 202-A
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 035-210-010	SIZE OF PROPERTY (in acres or square foot) 237.11 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) West 1/2 of Tract 78 & East 1/2 of North 1/2 Tract 78, T.13S., R.13E., S.B.M.	

8. PROPERTY "B" (site) ADDRESS 5300 Kalin Road, Brawley, CA 92227	LOCATION NW Quadrant of Kalin & Boarts Road
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 035-210-011	SIZE OF PROPERTY (in acres or square foot) 77.29 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) South 1/2 of East 1/2 of Tract 78, T.13S., R.13E., S.B.M.	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	266.69 Acres	Agriculture fields	Agriculture fields
	B	47.71 Acres	Agriculture field / Feed Lot	Feed Lot

12. EXPLAIN PROPOSED ADJUSTEMENT **To separate the existing field west of the existing feedlot from the feedlot and make the agriculture fields a separate parcel from the feedlot.**

13. EXPLAIN REASON FOR REQUEST **See explanation above.**

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

Carson Kalin, San Pasqual 7/5/23
Print Name (owner "A") Date
Carson Kalin
Signature (owner "A")
Carson Kalin, Trustee Family Trust 7/5/23
Print Name (owner "B") Date
Carson Kalin
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: _____
APPLICATION DEEMED COMPLETE BY: _____	DATE: _____	OTHER DEPT'S required: <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

LLA#
4400331

Lot Line Adjustment San Pasqual-Kalin

5~~3~~00 Kalin Road, Brawley, CA 92227

30W

Project Description

The project is located at the Northwest Quadrant of Kalin and Boarts Road in the County of Imperial, California. The subject properties are described as being the West Half of Tract 78 and the East Half of the North Half of Tract 78, T.13S., R.13E., S.B.M. and The South Half of the East Half of Tract 78, T.13S., R.13E., S.B.M.

The reasoning behind the proposed lot line adjustment is to separate the existing agriculture land from the existing feed lot and grain silos. The west property line of Parcel 2 will be moved approximately 1000 feet to the east and will follow the existing west fence of the feedlot. Both properties are zoned A-3 and do have contiguous boundaries.

Proposed Parcel A will have legal and physical access from Kalin Road and Boarts Road, will continue to receive water from IID Deliveries 202 and 202-A of the Tamarack Canal , and will continue to drain to the Timothy 1 and Timothy 2 drains. There is no proposed development on Parcel A or any changes in water delivery.

Proposed Parcel B will have legal and physical access from Kalin Road, will continue to receive water from an IID service pipe from the Tamarack Canal, 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.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A

TRACT 78 IN TOWNSHIP 13 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICE PLAT THEREOF.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF THE SOUTH HALF OF THE EAST HALF OF SAID TRACT 78;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 78, THENCE SOUTH 89°41'16" WEST, ALONG THE NORTH LINE OF SAID TRACT 78, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF A RIGHT-OF-WAY, RECORDED IN BOOK 468, PAGE 461 OF OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL;

THENCE SOUTH 00°20'02" EAST, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, BEING PARALLEL WITH AND LYING 30.00 FEET WEST OF THE EAST LINE OF SAID TRACT 78, A DISTANCE OF 1320.43 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 78 AND THE WEST LINE OF SAID RIGHT-OF-WAY, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, SOUTH 00°20'02" EAST, A DISTANCE OF 1290.45 FEET TO THE NORTH LINE OF A 30.00-FOOT RIGHT-OF-WAY RECORDED IN BOOK 48, PAGE 299 OF OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL;

THENCE SOUTH 89°43'33" WEST, ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, BEING 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 78, A DISTANCE OF 1616.61 FEET;

THENCE NORTH 05°22'39" WEST, A DISTANCE OF 115.28 FEET;

THENCE NORTH 00°47'06" WEST, A DISTANCE OF 268.03 FEET;

THENCE NORTH 89°47'25" EAST, A DISTANCE OF 25.11 FEET;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 907.52 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 78;

THENCE NORTH 89°43'19" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 78, A DISTANCE OF 1604.38 FEET TO THE **TRUE POINT OF BEGINNING**.

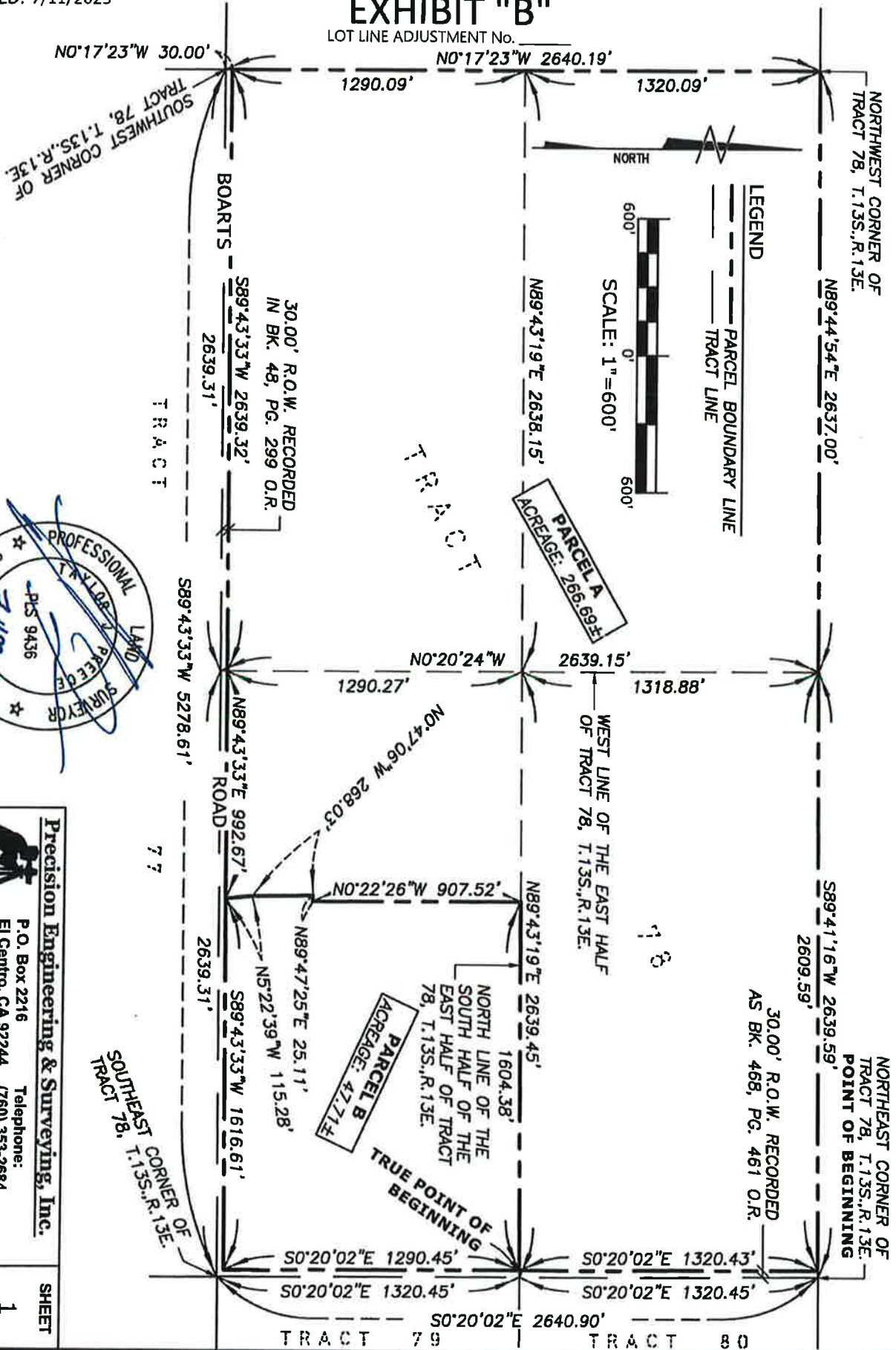
ALSO EXCEPTING THEREFROM THOSE PORTIONS GRANTED TO THE COUNTY OF IMPERIAL FOR ROAD RIGHT-OF-WAY PURPOSES AS RECORDED IN BOOK 48, PAGE 299, AND BOOK 468, PAGE 461 OF OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. CONTAINING 266.69 ACRES, MORE OR LESS.



EXHIBIT "B"

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
 Email: taylor@presurvinc.com

SHEET 1 OF 1
 JOB No. 23150

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL B

A PORTION OF THE SOUTH HALF OF THE EAST HALF OF TRACT 78 IN TOWNSHIP 13 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICE PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 78, THENCE SOUTH 89°41'16" WEST, ALONG THE NORTH LINE OF SAID TRACT 78, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF A RIGHT-OF-WAY, RECORDED IN BOOK 468, PAGE 461 OF OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL;

THENCE SOUTH 00°20'02" EAST, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, BEING PARALLEL WITH AND LYING 30.00 FEET WEST OF THE EAST LINE OF SAID TRACT 78, A DISTANCE OF 1320.43 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 78 AND THE WEST LINE OF SAID RIGHT-OF-WAY, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, SOUTH 00°20'02" EAST, A DISTANCE OF 1290.45 FEET TO THE NORTH LINE OF A 30.00-FOOT RIGHT-OF-WAY RECORDED IN BOOK 48, PAGE 299 OF OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL;

THENCE SOUTH 89°43'33" WEST, ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, BEING 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 78, A DISTANCE OF 1616.61 FEET;

THENCE NORTH 05°22'39" WEST, A DISTANCE OF 115.28 FEET;

THENCE NORTH 00°47'06" WEST, A DISTANCE OF 268.03 FEET;

THENCE NORTH 89°47'25" EAST, A DISTANCE OF 25.11 FEET;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 907.52 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 78;

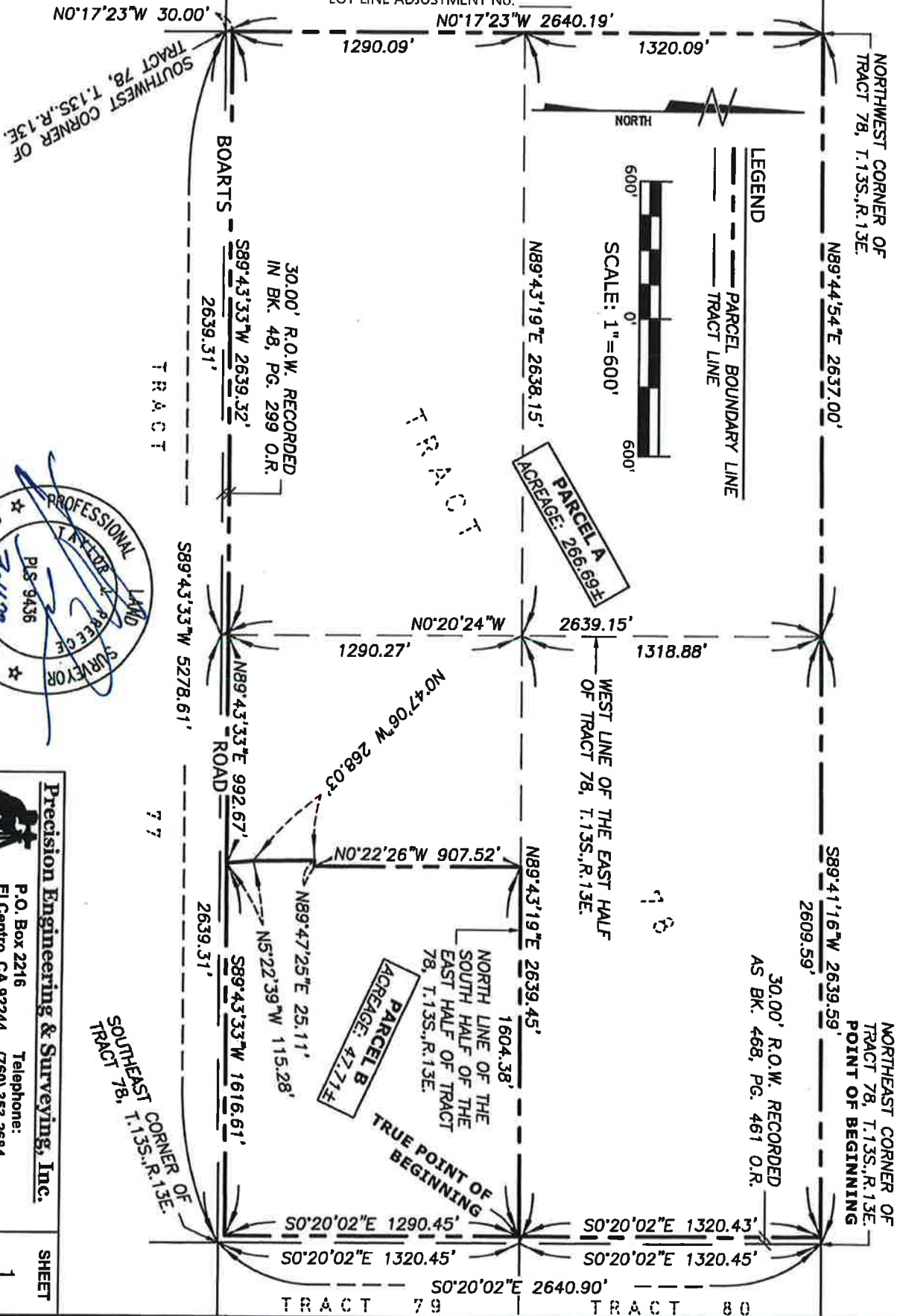
THENCE NORTH 89°43'19" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 78, A DISTANCE OF 1604.38 FEET TO THE **TRUE POINT OF BEGINNING**.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. CONTAINING 47.71 ACRES, MORE OR LESS.



EXHIBIT "B"

LOT LINE ADJUSTMENT No. _____



Precision Engineering & Surveying, Inc.

P.O. Box 2216
 El Centro, CA 92244
 Telephone: (760) 353-2664

799 E. Heil Avenue
 El Centro, CA 92243
 Email: taylor@presurvinc.com

SHEET	1
OF	1
JOB No.	23150

**ATTACHMENT “F”
Comment Letters**

Valerie Grijalva

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Thursday, July 13, 2023 3:01 PM
To: Valerie Grijalva; Derek Newland
Subject: RE: [EXTERNAL]:LLA#00331 AB 52 Letter to Quechan

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.

H. Jill McCormick M.A.
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254

RECEIVED
JUL 13 2023
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



From: Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Sent: Thursday, July 13, 2023 2:01 PM
To: Jill McCormick <historicpreservation@quechantribe.com>
Cc: Derek Newland <DerekNewland@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@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]:LLA#00331 AB 52 Letter to Quechan

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 afternoon,

Attached hereto please find copy of Quechan Indian Tribe AB52 letter for LLA#00331. Original letter has been sent via certified mail.



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

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

July 13th, 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"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley | <input checked="" type="checkbox"/> Ag. Commissioner – Rachel Garewal/Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendivil | <input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez |
| <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Ramirez | <input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John Gay | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek |
| <input checked="" type="checkbox"/> Board of Supervisors- Ryan E. Kelley | <input checked="" type="checkbox"/> CEO- Rosa Lopez | <input checked="" type="checkbox"/> Campo Band of Mission Indians- Jonathan Mesa/Marcus Cuero |
| <input checked="" type="checkbox"/> Fort Yuma-Quechan Indian Tribe- H.Jill McCormick/Jordan D. Joaquin | <input checked="" type="checkbox"/> IID – Donald Vargas | <input checked="" type="checkbox"/> Assessors – Robert Menvielle/Jack Dunnam |

From: Derek Newland, Planner II - (442) 265-1736 or dereknewland@co.imperial.ca.us
Project ID: Lot Line Adjustment #00331
Project Location: 5300 Kalin Rd., Brawley CA 92227; APN's 035-210-010 & 011

Project Description: Project proposed a lot line adjustment to separate the existing agriculture land on 035-210-011 from the existing feedlot and silos on the same parcel. Resulting LLA will created a single parcel that is all active agriculture and a single parcel of disturbed land containing a feed lot and grain silos.

Applicants: Carson Kalin

Comments due by: **July 28th 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:  Title: APC Division Manager

Date: 07/17/2023 Telephone No.: (442) 265-1800 E-mail: monicasoucier@co.imperial.ca.us

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July 26, 2023

Mr. Derek Newland
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Carson Kalin Lot Line Adjustment LLA00331

Dear Mr. Newland:

On July 13, 2023 the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept., a request for agency comments on Lot Line Adjustment No. 00331. The applicant, Carson Kalin, proposes to adjust the lot lines of two parcels to separate the existing agricultural land from the feedlot and create a parcel for active agriculture use and one that contains a feed lot and grain silos. The parcels to be resized (APNs 035-210-010 & -011) are located at 5300 Kalin Road, Brawley, CA.

The IID has reviewed the application and has the following comments:

1. IID water facilities that could be impacted include Tamarack Canal, Timothy Lateral 1, Timothy 2 Drain, and Timothy 1 Drain North. However, the lot line adjustment does not propose modifications to existing IID facilities or right of ways. If future modifications of right of ways, along IID facilities are proposed, please submit plans to IID for review. For more information, applicant should contact IID WDES Section at (760) 339-9265.
2. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant may call the IID North End Division Office at (760) 482-9900.
3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/departments-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.
4. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional

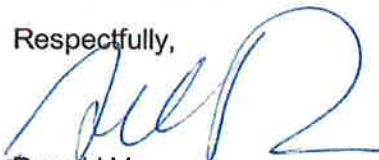
Derek Newland
July 26, 2023
Page 2

secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.

5. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act and/or National Environmental Policy Act documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Sergio Quiroz – Interim General Manager
Mike Pacheco – Manager, Water Dept.
Jamle Asbury – Manager, Energy Dept.
Matthew H Smelser – Deputy Mgr. Energy Dept.
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

John Robb

From: Ana L Gomez
Sent: Monday, July 17, 2023 10:48 AM
To: Derek Newland
Cc: ICPDSCCommentLetters; Margo Sanchez; Antonio Venegas
Subject: LLA00331 Carson Kalin No Comments
Attachments: LLA0331 No Comments.pdf

Good morning,

The Ag Dept. has no comments on this project.

Thank you,

Ana Gomez

Agricultural Biologist/Standards Specialist
Special Projects Division
Imperial County Agricultural Commissioner
Sealer of Weights and Measures
(442) 265-1500
analgomez@co.imperial.ca.us