

# PROJECT REPORT

TO: **Planning Commission**

AGENDA DATE: December 11, 2024

FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA TIME: 9:00am/ No.3

PROJECT TYPE: Anthony R. Edmondson & Vincent H. Wavra  
Lot Line Adjustment #00338 SUPERVISOR DIST #4

LOCATION: 4524 & 4550 Brandt Rd, APNS: & 046-280-004 & 028  
Brawley, CA, 92227 PARCEL SIZE: +/- 5.33 AC & +/- 1.91 AC

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

ZONE (existing) A-1-U (Limited/Light Agricultural with Urban Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS     CONSISTENT     INCONSISTENT     MAY BE/FINDINGS

PLANNING COMMISSION DECISION:    HEARING DATE: December 11, 2024

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 type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" 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>IMPERIAL IRRIGATION DISTRICT (IID), FT. YUMA QUECHAN INDIAN TRIBE</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 #00338 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; AND,**
2. **FIND THAT LOT LINE ADJUSTMENT #00338 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND**
3. **APPROVE LOT LINE ADJUSTMENT #00338, SUBJECT TO THE ATTACHED CONDITIONS.**

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

**STAFF REPORT**  
**Planning Commission Meeting**  
**December 11, 2024**  
**Lot Line Adjustment (LLA) #00338**

**Applicant:**           **Anthony R. Edmondson & Vincent H. Wavra**  
**4524 & 4550 Brandt Road,**  
**Brawley, CA 92227**

**Project Location:**

The proposed project site consists of two (2) lots located at 4524 and 4550 Brandt Road, Brawley, CA 92227; and further identified as Assessor's Parcel Number(s) 046-280-004-000 (Parcel A) and 046-280-028-000 (Parcel B); "Parcel A" is legally described as PAR 1 PM 586 IN TR 197 13-14 5.33 AC; "Parcel B" is legally described as S 110FT OF N 770FT OF W 759.09FT TR 197 13-14 1.91AC; both being a portion of Township 13 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.

The proposed project area is bounded by Brandt Road on the Western side of both properties. It is approximately 900 feet from Highway 86 (CA-SR 86) towards North, and 31 miles South of the Riverside-Imperial County Line.

**Project Summary:**

The applicants propose a lot line adjustment between two lots to achieve identical configuration in depth on both lots. This involves shifting the eastern property line of "Parcel B" (Assessor's Parcel Number 046-280-004-000) and incorporating a 1,628 ft<sup>2</sup> unoccupied portion of the southern neighboring "Parcel A" (Assessor's Parcel Number 046-280-004-000), which currently borders the southern and eastern sides of "Parcel B".

Both Parcels A & B will maintain their existing residential uses, single family residences and physical access to the properties will continue to be via Brandt Road.

**Existing Parcels:**

- "Parcel A" (046-280-004-000) – ±5.33 Acres
- "Parcel B" (046-280-028-000) – ±1.91 Acres

**Proposed Parcels:**

- "Parcel A" (046-280-004-000) – ±5.30 Acres
- "Parcel B" (046-280-028-000) – ±1.94 Acres

**County Ordinance:**

Lot Line Adjustment (LLA) #00338 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcels is 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:**

Under the Imperial County General Plan, the land use designation for both parcels are Urban, and the zoning is A-1-U (Limited/Light Agricultural with an Urban Overlay) per Zoning Map #2 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 Uses, Zoning and General Plan Designations:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Residential	A-1-U	Urban
<b>North</b>	Agricultural	A-2-U	Urban
<b>South</b>	Residential	A-1-U	Urban
<b>East</b>	Vacant/Agricultural	A-1-U	Urban
<b>West</b>	Agricultural	A-2-U	Urban

**Environmental Determination:**

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00338 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:**

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 (LLA) #00338 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,
2. Find that Lot Line Adjustment (LLA) #00338 is consistent with applicable Zoning and Building Ordinances; and

3. Approve Lot Line Adjustment (LLA) #00338, subject to the attached conditions.

**PREPARED BY:** Luis Bejarano, Planner I  
Planning & Development Services



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



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



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**ATTACHMENTS:**

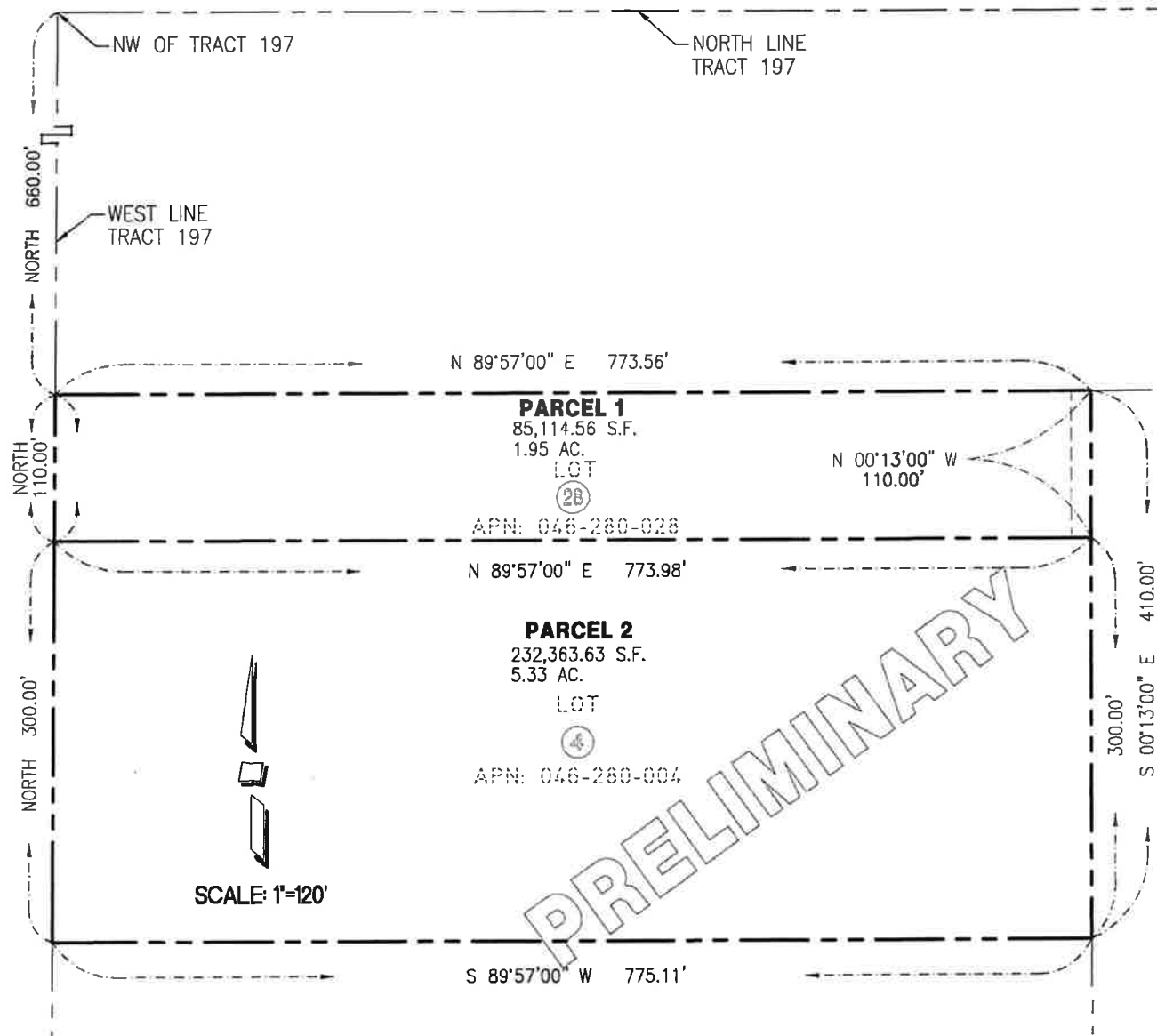
- A. Vicinity Map
- B. Site Plan
- C. PC Resolution & Findings
- D. Conditions of Approval
- E. Application & Supporting Documentation
- F. Comment Letters

**ATTACHMENT "A" - VICINITY MAP**



**ATTACHMENT “B” – SITE PLAN**

**EXHIBIT "B"**  
**LOT LINE ADJUSTMENT NO. \_\_\_\_\_**  
**(PLAT)**



PRELIMINARY



RAUL O. MORENO  
 PLS 9694

DATE



24-052



**ATTACHMENT “C” – PC RESOLUTIONS**

## RESOLUTION NO. \_\_\_\_

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00338” ANTHONY R. EDMONDSON & VINCENT H. WAVRA.**

**WHEREAS**, Anthony R. Edmondson & Vincent H. Wavra, submitted an application for Lot Line Adjustment #00338 to adjust the eastern property line of “Parcel B” (APN 046-280-028-000) and incorporate an unoccupied portion of 1,628 ft<sup>2</sup> of the southern neighboring “Parcel A” (APN 046-280-004-000), which currently borders the southern and eastern sides of “Parcel B”, to achieve identical configuration in depth on both lots; 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 December 11, 2024; 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 #00338 have been made as follows:

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

Lot Line Adjustment (LLA) #00338 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) #00338 is zoned A-1-U (Limited/Light Agricultural Zone with an Urban Overlay) and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90508.00 et. seq. In addition, Lot Line Adjustment (LLA) #00338 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) #00338 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) #00338 will not create nor delete any new lots or parcels. The proposed project will transfer approximately  $\approx \pm 0.03$  acres from Parcel A (APN 046-280-004-000) to Parcel B (APN 046-280-028-000).

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

Lot Line Adjustment (LLA) #00338 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) #00338 to assure that the affected parcels comply with the County's Zoning and Building Ordinances (see attachment D).

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Line Adjustment #00338, subject to the attached Conditions of Approval.

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**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 **December 11, 2024** by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

**ATTACHMENT “D” – CONDITIONS OF APPROVAL**

# CONDITIONS OF APPROVAL

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## LOT LINE ADJUSTMENT (LLA) #00338

APN(s) # 046-280-004-000 & 046-280-028-000

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### **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.*

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### **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 ½" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

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

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1. 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 legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval. <sup>1</sup>
4. The Lot Line Adjustment Shall be reflected in a deed, which shall be recorded. <sup>1</sup>
5. A copy of the finalized map shall be shared with the Air District for their records after approval by Public Works. <sup>2</sup>

1 - Imperial County Department of Public Works comment letter dated November 14, 2024

2 - Air Pollution Control District comment letter dated October 31, 2024



**ATTACHMENT “E” – APPLICATION AND  
SUPPORTING DOCUMENTATION**

# LOT LINE ADJUSTMENT

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

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

1. PROPERTY OWNER'S "A" NAME VELMA EDMONSON/ TONY EDMONSON (TRUSTEE)	EMAIL ADDRESS ar.edmonson@yahoo.com	
2. MAILING ADDRESS 4524 BRANDT ROAD, BRAWLEY, CA.	ZIP CODE 92227	PHONE NUMBER (760) 427-4630

3. PROPERTY OWNER'S "B" NAME VINCENT H. WAVRA	EMAIL ADDRESS vwavra@yahoo.com	
4. MAILING ADDRESS 4550 BRANDT ROAD, BRAWLEY, CA.	ZIP CODE 92227	PHONE NUMBER (760) 455-7132

5. PROPERTY "A" (site) ADDRESS	LOCATION BRANDT ROAD
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(a) 046-280-004-000	SIZE OF PROPERTY (in acres or square foot) 83,487 S.F.
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LEGAL DESCRIPTION ATTACHED TO THIS APPLICATION	

8. PROPERTY "B" (site) ADDRESS	LOCATION BRANDT ROAD
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(a) 046-280-028-000	SIZE OF PROPERTY (in acres or square foot) 233,992 S.F.
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) LEGAL DESCRIPTION ATTACHED TO THIS APPLICATION	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	85,115 S.F.	LIGHT AGRICULTURAL URBAN ZONING (A-1-U)	LIGHT AGRICULTURAL URBAN ZONING (A-1-U)
	B	232,364 S.F.	LIGHT AGRICULTURAL URBAN ZONING (A-1-U)	LIGHT AGRICULTURAL URBAN ZONING (A-1-U)

12. EXPLAIN PROPOSED ADJUSTMENT  
To have same lot configuration

13. EXPLAIN REASON FOR REQUEST  
Selling 1 lot - making both lots same configuration

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

Anthony R. Edmondson 9-20-24  
Print Name (owner "A") Date  
A.R. Edmondson  
Signature (owner "A")  
VINCENT H. WAVRA 9-20-24  
Print Name (owner "B") Date  
Vincent H. Wavra  
Signature (owner "B")

### REQUIRED SUPPORT DOCUMENTS

- A. MAP (20 copies - see instructions on back)
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. NEW LEGAL DESCRIPTIONS - ONE TO DESCRIBE PARCEL "A" AND ONE FOR PARCEL "B"
- D. FEE \_\_\_\_\_
- E. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____

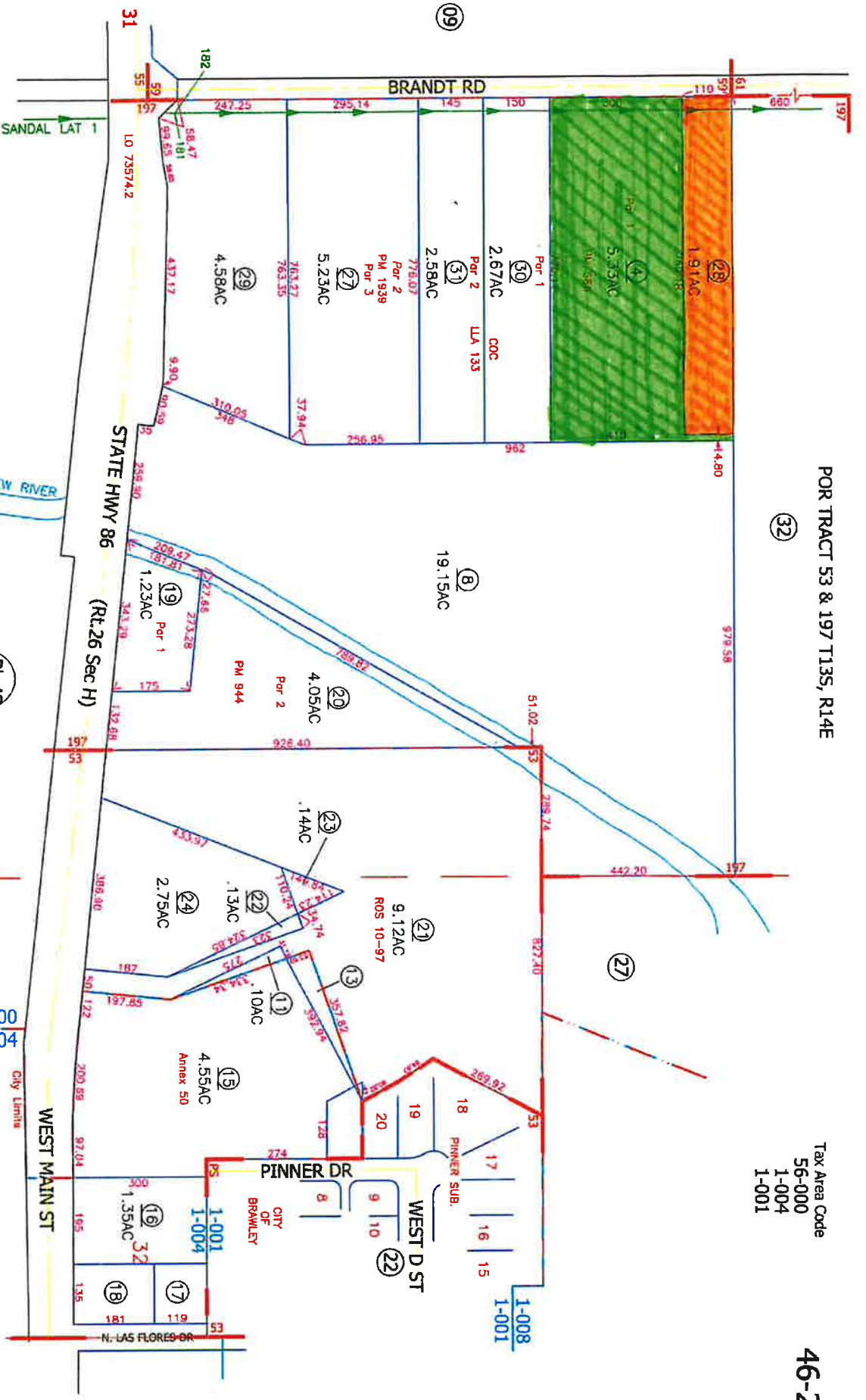
LLA#  
00338

POR TRACT 53 & 197 T135, R14E

(32)

Tax Area Code  
 56-000  
 1-004  
 1-001

46-28



FROM 46-10  
 7-17-90 LS 9-1-99 LS  
 4-26-91 DP  
 2-5-96 RM

DISCLAIMER:  
 THIS IS NOT AN OFFICIAL MAP.  
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
 ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
 THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
 ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
 OR THE ASSESSOR. (REV. 8/1X, CODE SEC. 327)

Bk 48  
 Pg 02

56-000  
 1-004

Assessor's Map Bk 46-Pg. 28  
 County of Imperial, Calif.

**EXHIBIT "A"**

**LOT LINE ADJUSTMENT NO. \_\_\_\_\_**

**LEGAL DESCRIPTION**

**PARCEL 1:**

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF IMPERIAL UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS:**

THAT PORTION OF TRACT 197, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 197, THENCE SOUTH ALONG THE WESTERLY LINE OF SAID TRACT 197, 660.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 89°57'00" EAST, 773.56 FEET ; THENCE SOUTH 00°13'00" EAST, 110.00 FEET; THENCE SOUTH 89°57'00 WEST, 773.98 FEET; THENCE NORTH, 110.00 FEET; TO THE TRUE POINT OF BEGINNING.

**THE ABOVE DESCRIBED PARCEL CONTAINS: 85,114.56 SQUARE FEET (1.95 ACRES), MORE OR LESS.**

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

**PARCEL 2:**

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF IMPERIAL UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS:**

THAT PORTION OF TRACT 197, TOWNSHIP 13 SOUTH, RANGE 14 EAST, S.B.M, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 197, THENCE SOUTH ALONG THE WESTERLY LINE OF SAID TRACT 197, 770.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 89°57'00" EAST, 773.98 FEET ; THENCE SOUTH 00°13'00 EAST, 300.00 FEET; THENCE SOUTH 89°57'00 WEST, 775.11 FEET, THENCE NORTH, 300.00 FEET TO THE TRUE POINT OF BEGINNING.

**THE ABOVE DESCRIBED PARCEL CONTAINS: 232,363.63 SQUARE FEET (5.33 ACRES), MORE OR LESS.**

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

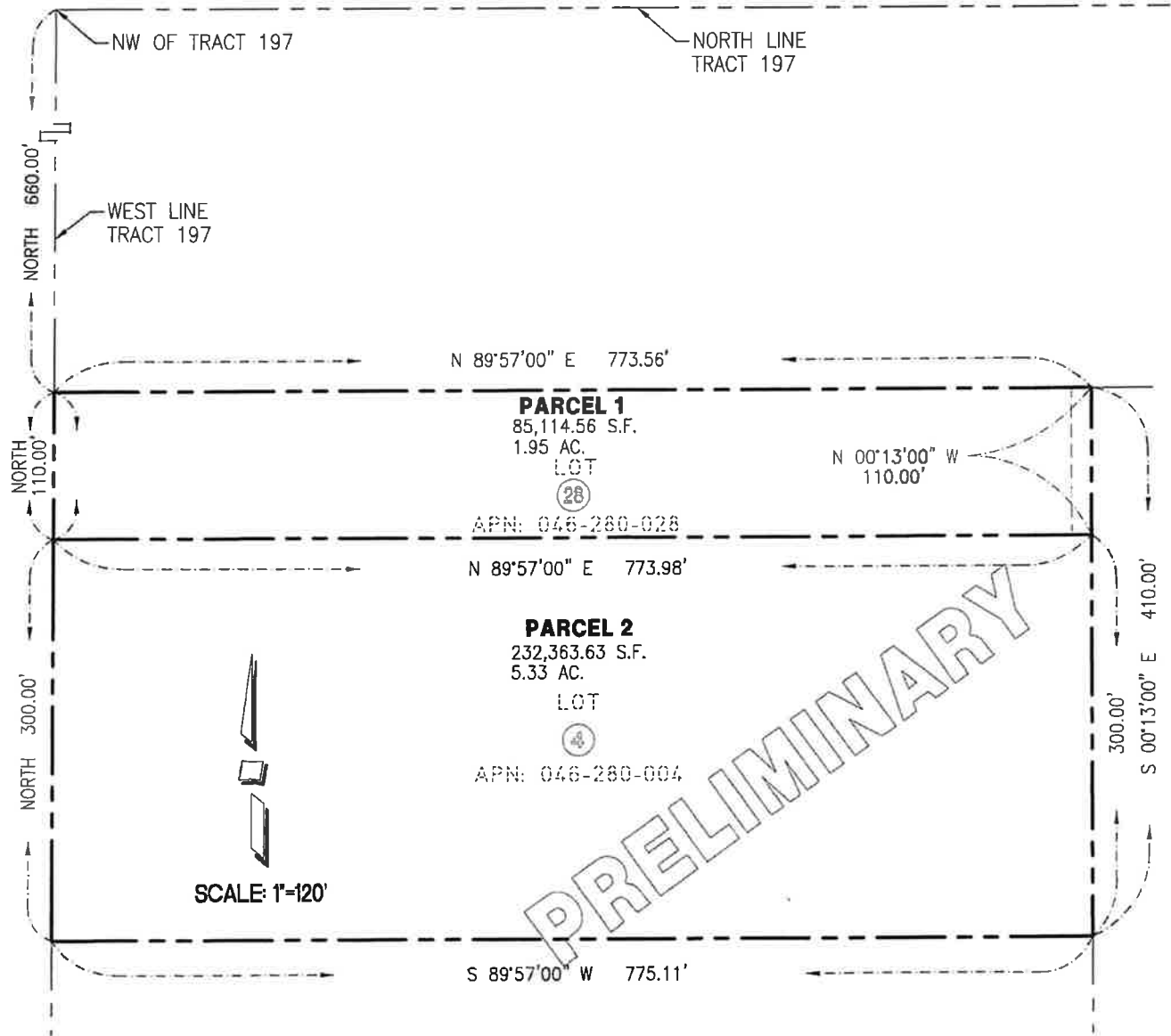
\_\_\_\_\_  
RAUL O. MORENO  
PLS 9694

DATE



**PRELIMINARY**

**EXHIBIT "B"**  
**LOT LINE ADJUSTMENT NO. \_\_\_\_\_**  
**(PLAT)**



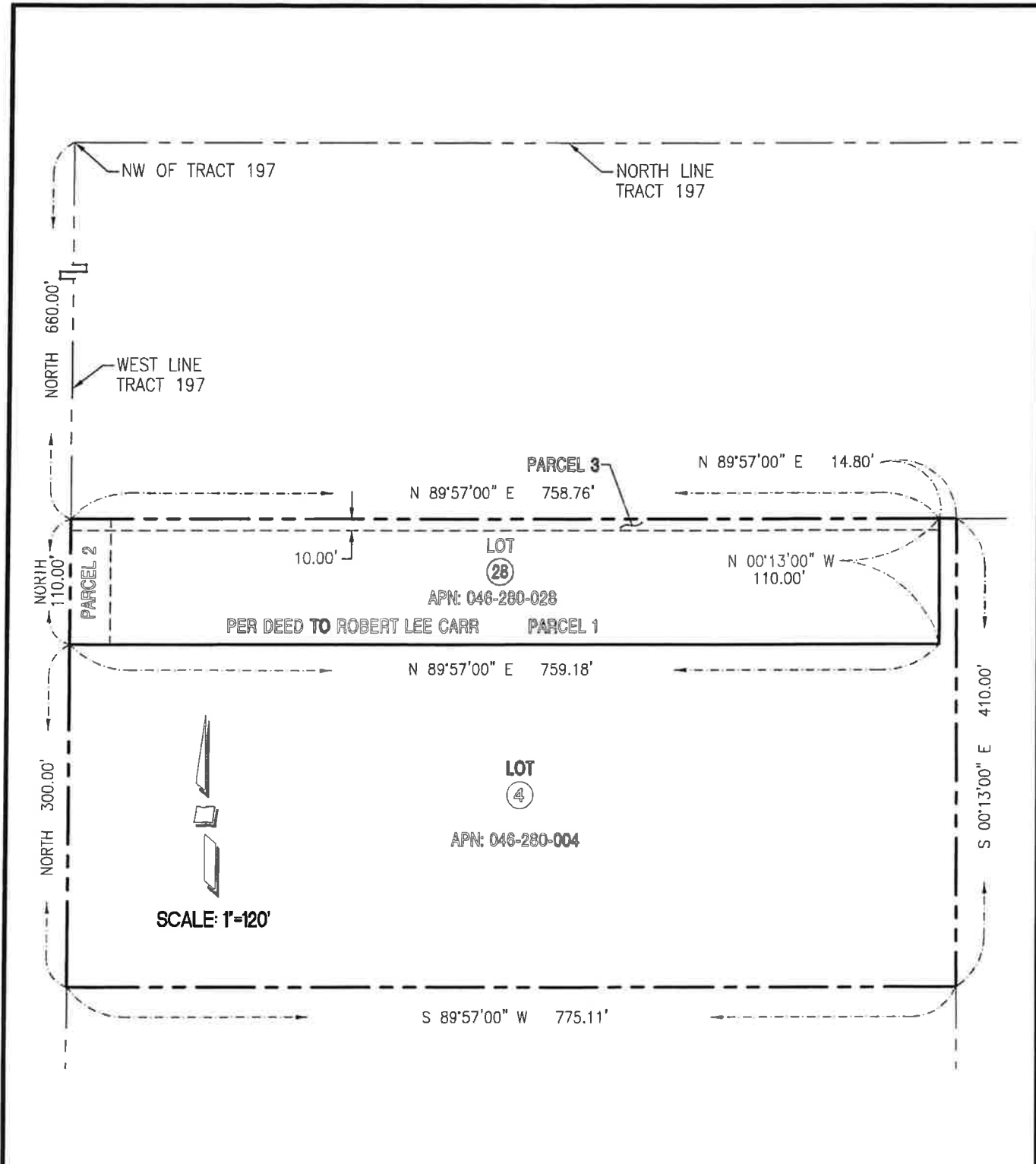
PRELIMINARY



RAUL O. MORENO  
 PLS 9694

DATE \_\_\_\_\_







  
**ENGINEERING & SURVEYING, INC.**  
 Phone (760) 353-3552 1850 W. MAIN ST., SUITE G.  
 Fax (760) 353-3751 EL CENTRO, CA. 92243

<b>APN: 046-280-028 AND APN: 046-280-004</b>		SHEET: <b>1</b>
<b>EXISTING LOT CONFIGURATION</b>		OF: <b>1</b>
IN THE COUNTY OF IMPERIAL, CA. DATE: 9-03-00		BY: R.W.
CLIENT: VINCENT WAVRA	JOB NO.: 24-052	

**ATTACHMENT “F” – COMMENT LETTERS**



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

*Public Works works for the Public*



November 14, 2024

RECEIVED

NOV 15 2024

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

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

Attention: Luis Bejarano, Planner I

**SUBJECT: LLA 338 Anthony R. Edmondson & Vincent H. Wavra.**  
Located on 4524 & 4550 Brandt Road, Brawley, CA 92227  
APN's 046-280-004 & 046-280-028

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on October 22, 2024, for the above-mentioned project. The applicant proposes a comprehensive lot line adjustment between two lots to achieve identical configurations in depth.

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

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.
3. 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

By:

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

An Equal Opportunity / Affirmative Action Employer



AIR POLLUTION CONTROL DISTRICT



October 31, 2024

**RECEIVED**

By Imperial County Planning & Development Services at 1:28 pm, Oct 31, 2024

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

SUBJECT: Lot Line Adjustment 00338 – Anthony R. Edmonson & Vincent H. Wavra

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Lot Line Adjustment (LLA) 00338 (Project). The project proposes a comprehensive lot line adjustment between two lots to achieve identical configurations in depth. The project is located at 4524 Brandt Rd., Brawley and consists of the existing parcels identified with Assessor's Parcel Numbers 046-280-004 and 046-280-028. The existing parcels are approximately 83,487 sqft and 233,992 sqft respectively and are proposed to become approximately 85,115 sqft and 232,364 sqft respectively.

The Air District reminds the applicant that the project must comply with all Air District rules and regulations and would emphasize Regulation VIII, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity.

Finally, the Air District requests a copy of the finalized map for its records.

The Air District's rules and regulations can be found on our website for your convenience at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions please feel free to contact the Air District by calling our office at (442) 265-1800.

Respectfully,

Ismael Garcia  
Environmental Coordinator II

Reviewed by  
Monica N. Soucier  
APC Division Manager



# IID

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October 23, 2024

Mr. Luis Bejarano  
Planner I  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

**RECEIVED**

*By Imperial County Planning & Development Services at 11:57 am, Oct 23, 2024*

**SUBJECT:** Anthony R. Edmondson & Vincent H. Wavra Lot Line Adjustment No. 00338

Dear Mr. Bejarano:

On October 22, 2024, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Line Adjustment No. 00338. The applicants, Anthony R. Edmondson & Vincent H. Wavra, propose to adjust the property line between two (2) lots (APNs 046-280-028=000 and 046-280-004-000) to achieve identical configurations. The parcels are located at 4524 and 4550 Brandt Road, Brawley, California.

The Imperial Irrigation District has reviewed the information and has the following comments:


1. IID water facilities that may be impacted include the Sandal Lateral 1 located on APNs 046-280-004-000 and 046-280-028-000.
2. If future development is being considered on the parcels, applicant should contact IID Water Department Engineering Services section at (760) 339-9265 prior to the development's final design for review and coordination.
3. The applicant will be required to provide and bear all costs associated with acquisition of rights of way, easements, and infrastructure relocations deemed necessary to accommodate street or road improvements imposed by the local governing authority.
4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project as well as the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. 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 <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate

Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

6. 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 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
7. 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 CEQA and/or NEPA 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.**
8. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

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

Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Power Dept.  
Paul Rodriguez – Deputy Mgr. Power Dept.  
Geoffrey Holbrook – General Counsel  
Michael P. Kemp – Superintendent General, Fleet & Compliance Services  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

## Luis Bejarano

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**From:** Jill McCormick <historicpreservation@quechantribe.com>  
**Sent:** Wednesday, October 23, 2024 7:45 AM  
**To:** Aimee Trujillo; Luis Bejarano  
**Subject:** RE: [EXTERNAL]:LLA00338 - Request for Comments

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

Good morning,

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

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

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



**From:** Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>  
**Sent:** Tuesday, October 22, 2024 2:11 PM  
**To:** Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; dvargas@iid.com; marcuscuerdo@campo-nsn.gov; jmesa@campo-nsn.gov; Jill McCormick <historicpreservation@quechantribe.com>; Tribal Secretary <tribalsecretary@quechantribe.com>  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Aimee Trujillo