

PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE: April 23, 2025

FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA TIME: 9:00am/ No. 3

PROJECT TYPE: Esther Martinez Maston-Burdick & Hunter J. Toten
Lot Line Adjustment #00340 SUPERVISOR DIST #5

LOCATION: 1935, 1945 & 1947 Orchard Road APNS: 055-041-037, -002 & -014

Holtville, CA 92250 PARCEL SIZE: +/- 10.98.28 AC

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

ZONE (existing) A-1-L-1-U (Limited Agriculture)(Lot 1 acre min)(Urban Area) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: April 23, 2025

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 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>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 #00340 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 #00340 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00340, SUBJECT TO THE ATTACHED CONDITIONS.

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

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STAFF REPORT
Planning Commission Meeting
April 23, 2025
Lot Line Adjustment (LLA) #00340

Applicant: **Esther Martinez Maston-Burdick & Hunter J. Toten**
1935, 1945 & 1947, Orchard Road
Holtville, CA 92250

Project Location:

The proposed project site consists of three (3) lots located at 1935, 1945 and 1947 Orchard Rd, Holtville, CA 92250; and further identified as Assessor's Parcel Number(s) 055-041-037-000 (Lot A) and 055-041-002-000 (Lot B) and 055-041-014-000 (Lot C); "Lot A" is legally described as LOTS 2 & 3 BLK 2, LOTS 1,2 & 3 BLK 3 HOLTVILLE ORCHARDS CO TR 2; "Lot B" is legally described as LOT 1 BLK 2 HOLTVILLE ORCHARDS CO TR 2; "Lot C" is legally described as EAST 180 FEET OF LOT 3, BLOCK 2, HOLTVILLE ORCHARDS COMPANY TRACT NO.2 of the San Bernardino Base Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California.

Project Summary:

The applicants are proposing lot lines to be adjusted to create one large Lot (A) and two similar sized Lots (B) and (C). The reason behind the proposed lot line adjustment is to change the sizes of the lots to better fit what corresponds to each lot. By adjusting the lot line, the applicants seek to ensure that all three parcels conform to legal boundaries and zoning requirements.

All three lots receive raw water from the South Alamo Canal, and wastewater will be treated by on-site septic systems.

All three Lots (A, B & C) will maintain their existing physical access via Orchard Road.

Existing Parcels:

- "Lot A" (055-041-037-000) – ±8.28 Acres
- "Lot B" (055-041-002-000) – ±2.10 Acres
- "Lot C" (055-041-014-000) – ±0.60 Acres

Proposed Parcels:

- "Lot A" (055-041-037-000) – ±1.32 Acres
- "Lot B" (055-041-002-000) – ±8.37 Acres
- "Lot C" (055-041-014-000) – ±1.30 Acres

County Ordinance:

Lot Line Adjustment (LLA) #00340 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcel is being 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, both parcels belong to the Urban Area Plan, and the zoning is A-1-L-1-U (Limited Agriculture) per Zoning Map #04 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:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential	A-1-L-1-U	Urban
North	Farmland	A-1-L-1-U	Urban
South	Residential	A-1-L-1-U	Urban
East	Residential	A-1-L-1-U	Urban
West	Farmland	A-2-U	Urban

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00340 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

It is recommended that 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) #00340 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) #00340 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment (LLA) #00340, subject to the attached conditions.

PREPARED BY: Luis Valenzuela, Planner II
Planning & Development Services



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



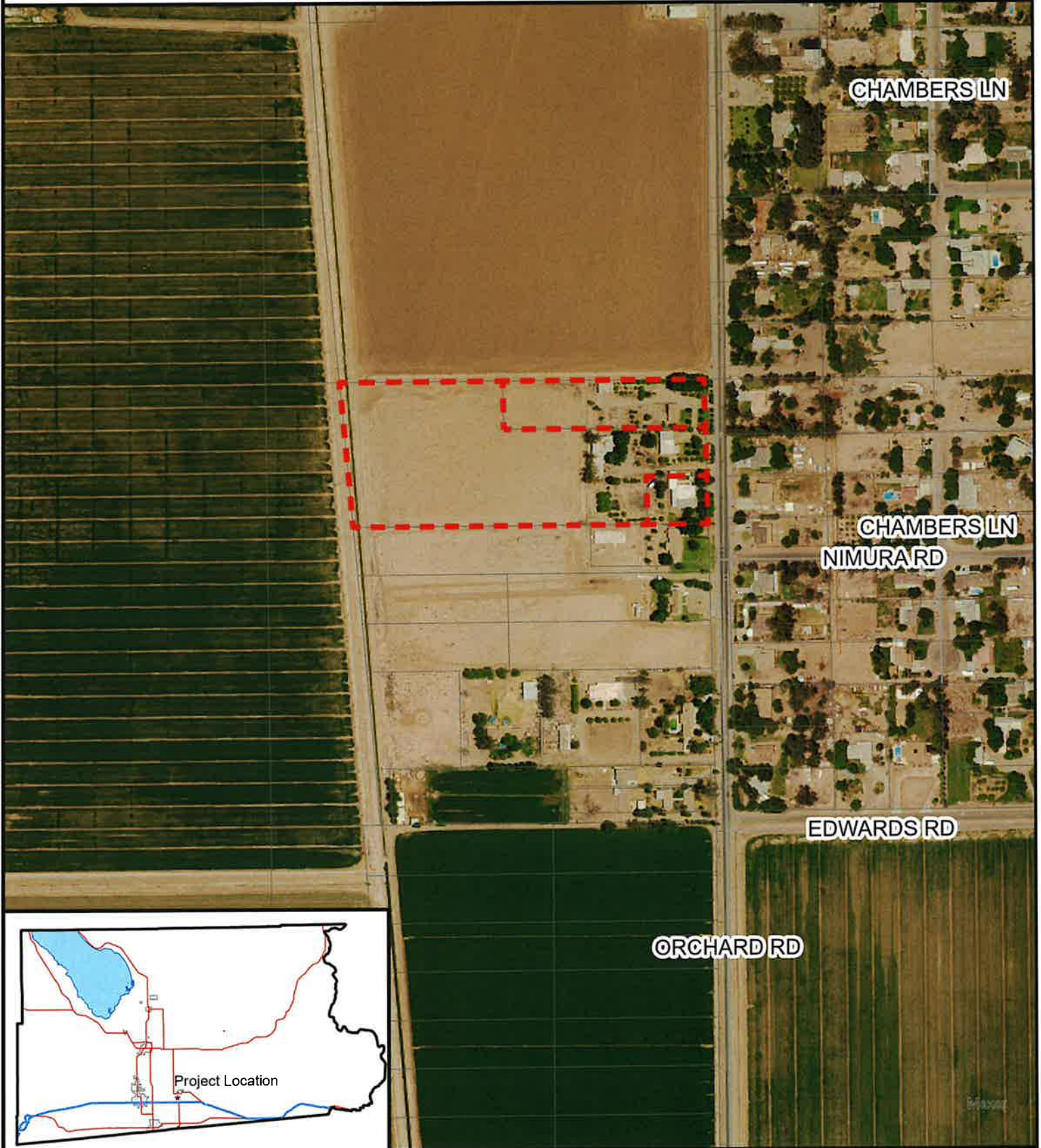
APPROVED BY: Jim Minnick, Director of
Planning & Development Services



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

ATTACHMENT "A" VICINITY MAP

PROJECT LOCATION MAP



**Esther Martinez Maston-Burdick
& Hunter J. Toten
LLA #00340
APN: 055-041-002, -014, -037**

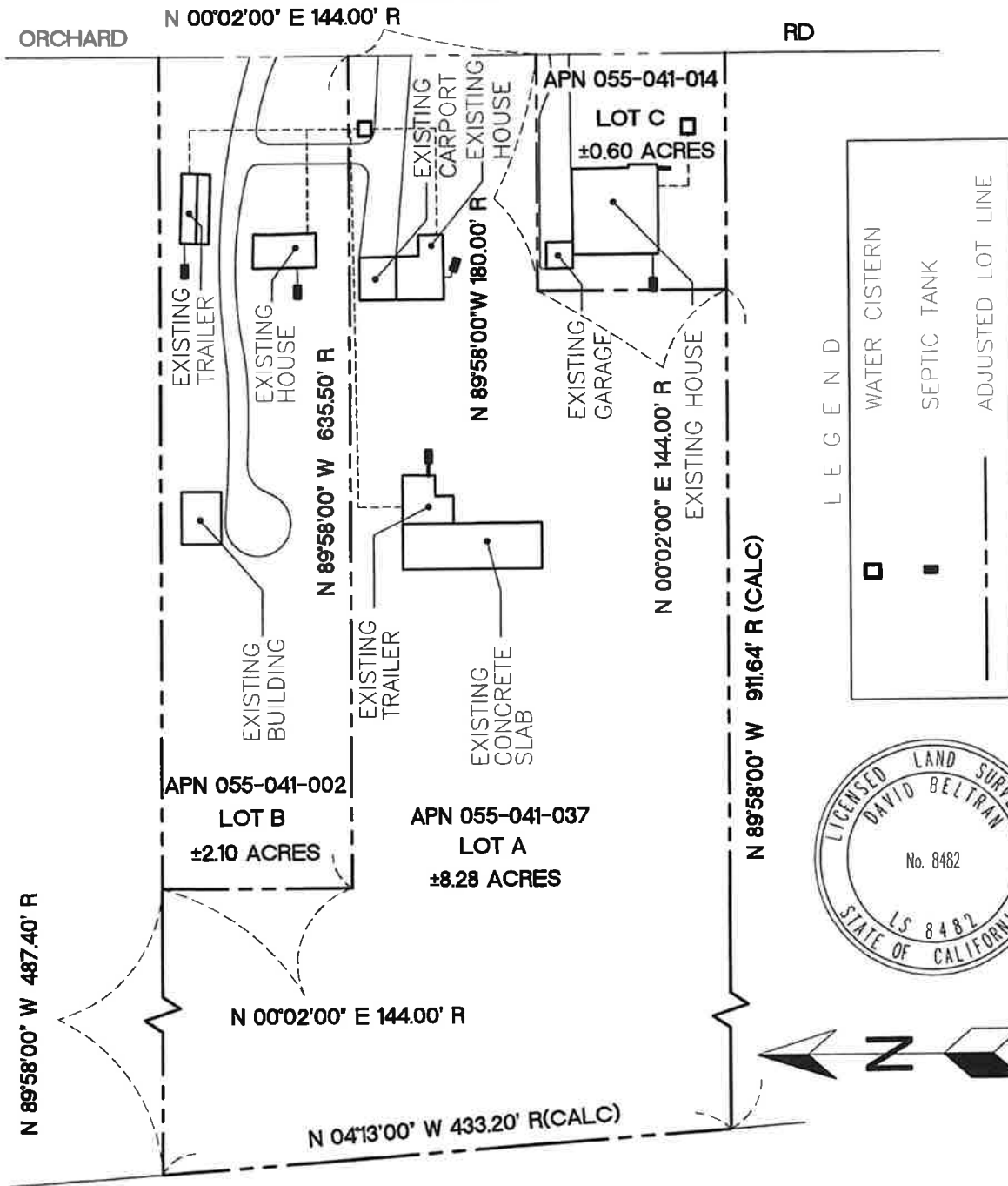
- Centerline
- Parcels
- ⋮ Project Location



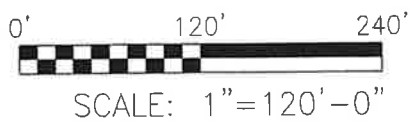
ATTACHMENT "B" SITE PLAN

EXHIBIT "B" - EXISTING LOT LINE ADJUSTMENT NO. _____

BEING THE MERGER OF A PORTION OF LOT 3, BLOCK 2 AND ALL OF LOT 1, LOT 2 AND LOT 3,
BLOCK 3 AND ALL OF LOT 2, BLOCK 2 OF HOLTVILLE ORCHARD CO. TRACT NO. 2, MAP NO. 301
RECORDED AS BOOK 5, PAGE 21 OF OFFICIAL RECORDS (OM 5-21) ON FILE IN THE OFFICE OF THE
IMPERIAL COUNTY RECORDER.



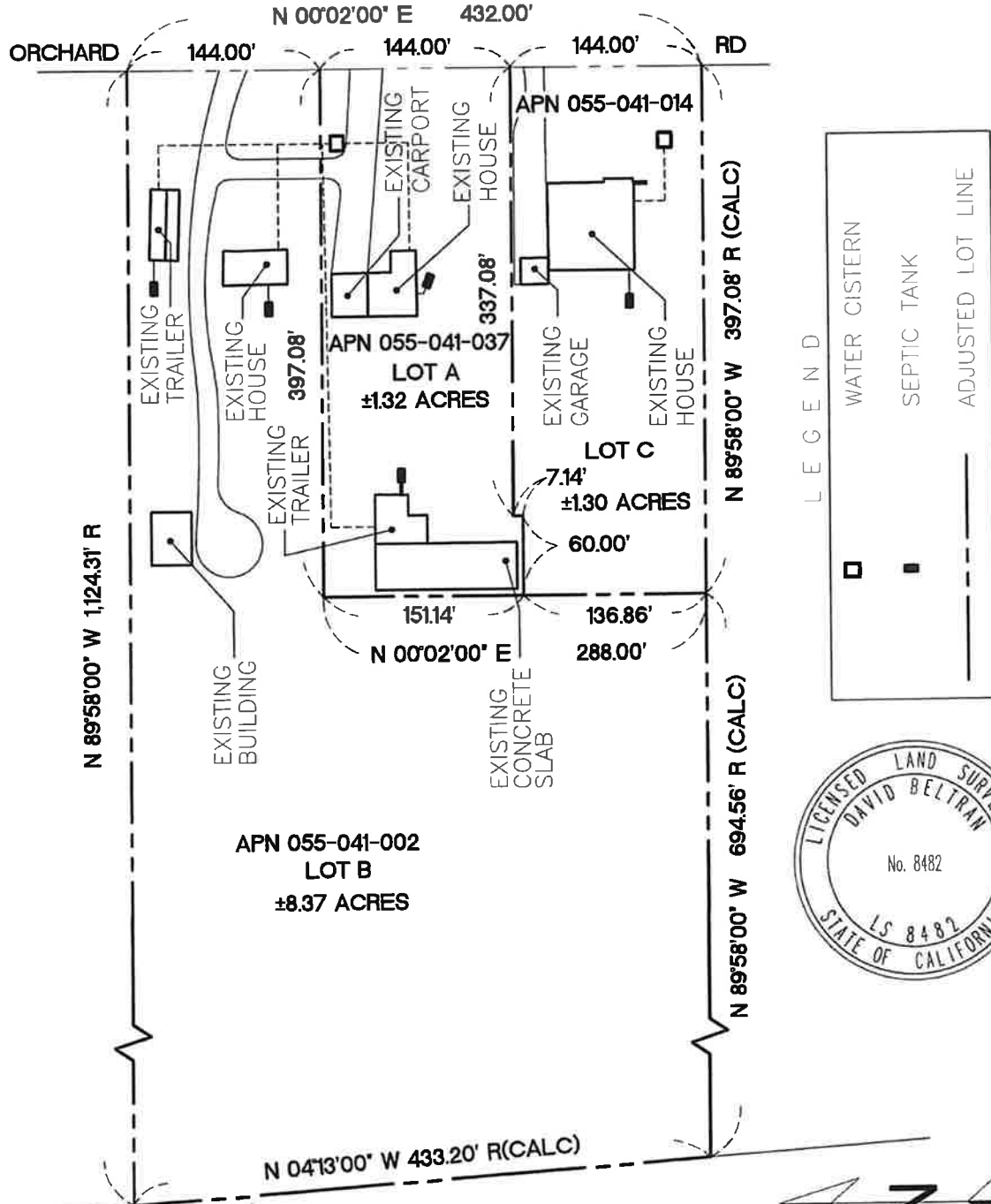
Sanders, INC.
Architecture/Engineering
 1102 INDUSTRY WAY, SUITE A
 EL CENTRO, CA 92243
 760 353 5440 FAX 760 353 5442



01-21-25

EXHIBIT "C" – PROPOSED LOT LINE ADJUSTMENT NO. _____

BEING THE MERGER OF A PORTION OF LOT 3, BLOCK 2 AND ALL OF LOT 1, LOT 2 AND LOT 3,
BLOCK 3 AND ALL OF LOT 2, BLOCK 2 OF HOLTVILLE ORCHARD CO. TRACT NO. 2, MAP NO. 301
RECORDED AS BOOK 5, PAGE 21 OF OFFICIAL RECORDS (OM 5-21) ON FILE IN THE OFFICE OF THE
IMPERIAL COUNTY RECORDER.

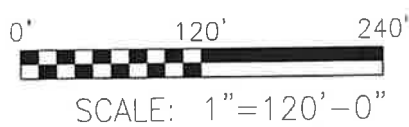


L E G E N D

- WATER CISTERN
- SEPTIC TANK
- ADJUSTED LOT LINE



Sanders, INC.
Architecture/Engineering
 1102 INDUSTRY WAY, SUITE A
 EL CENTRO, CA 92243
 760 353 5440 FAX 760 353 5442



01-21-2025

ATTACHMENT "C" PC RESOLUTIONS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00340” ESTHER MARTINEZ MASTON-BURDICK & HUNTER J. TOTEN.

WHEREAS, Esther Martinez Maston-Burdick & Hunter J. Toten, submitted an application for Lot Line Adjustment #00340 to adjust the and create one large lot “Lot A” (APN 055-041-037-000) and two similar sized lots “Lot B” (APN 055-041-002-000) and “Lot C” (APN 055-041-014-000) to better fit what corresponds to each lot; 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 April 23, 2025; 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 #00340 have been made as follows:

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

Lot Line Adjustment (LLA) #00340 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) #00340 is zoned A-1-L-1-U (Limited Agriculture)(Lot 1 acre min) (Urban Area) and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90508.00 et. seq. In addition, Lot Line Adjustment (LLA) #00340 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) #00340 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) #00340 will not create nor delete any new lots or parcels. The proposed project will adjust lot lines to create one large lot (A) (APN 055-041-037-000) and two similar sized lots (B) (APN 055-041-002-000) and (C) (APN 055-041-014-000) to better fit what corresponds to each lot.

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

Lot Line Adjustment (LLA) #00340 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) #00340 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 #00340, 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 **April 23, 2025**, 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) #00340

APN(s) # 055-041-002-000, 055-041-037-000 & 055-041-014-000

NOTICE TO APPLICANT!

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

GENERAL CONDITIONS:

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

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

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

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

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

SITE SPECIFIC CONDITIONS:

1. Provide a Lot Line Adjustment prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificate from the Tax Collector's Office prior to recordation of the Certificate of Compliance 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.
4. The lot line adjustment shall be reflected in a deed, which shall be recorded.
5. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.

1 - Imperial County Department of Public Works comment letter dated April 08, 2025

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**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 Esther Martinez Maston-Burdick	EMAIL ADDRESS em.4sons57@gmail.com	
2. MAILING ADDRESS PO BOX 25226 PRESCOTT VALLEY, AZ	ZIP CODE 86312	PHONE NUMBER (760) 427-9688

3. PROPERTY OWNER'S "B" NAME Hunter J. Toten	EMAIL ADDRESS	
4. MAILING ADDRESS 1935 Orchard RD	ZIP CODE 92250	PHONE NUMBER

5. PROPERTY "A" (site) ADDRESS 1945 Orchard Rd (LOT A) / 1947 Orchard Rd (LOT B)	LOCATION Holtville, CA 92250
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 055-041-037 (Lot A) / 055-041-002 (Lot B)	SIZE OF PROPERTY (in acres or square foot) 8.28 acres (LOT A) / 2.10 acres (LOT B)
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) LOTS 2 & 3 BLK 2, LOTS 1,2 & 3 BLK 3 HOLTVILLE ORCHARDS CO TR 2 / Lot 1 BLK 2 HOLTVILLE ORCHARDS CO TR 2	

8. PROPERTY "B" (site) ADDRESS 1935 Orchard Rd (LOT C)	LOCATION Holtville, CA 92250
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 055-041-014 (Lot C)	SIZE OF PROPERTY (in acres or square foot) .60 acres (LOT C)
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) EAST 180 FEET OF LOT 3, BLOCK 2, HOLTVILLE ORCHARDS COMPANY TRACT NO. 2	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	8.37 ACRES / 1.32 ACRES	RESIDENTIAL / RESIDENTIAL	RESIDENTIAL / RESIDENTIAL
	B	1.30 ACRES	RESIDENTIAL	RESIDENTIAL

12. EXPLAIN PROPOSED ADJUSTEMENT LOT LINES WILL BE ADJUSTED TO CREATE ONE LARGE LOT(A) AND TWO SIMILAR SIZED LOTS (B) AND (C).

13. EXPLAIN REASON FOR REQUEST NEED TO CHANGE SIZES TO BETTER FIT WHAT CORRESPONDS TO EACH LOT.

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 _____

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

Esther Martinez Maston-Burdick 11-11-2024
 Print Name (owner "A") Date
Esther Martinez Maston-Burdick
 Signature (owner "A")
 Hunter J. Toten 01/10/2025
 Print Name (owner "B") Date
Hunter J. Toten
 Signature (owner "B")

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"/> _____
		<input type="checkbox"/> _____

LLA#
LLA00340

EXHIBIT "A"
LOT LINE ADJUSTMENT
LEGAL DESCRIPTION

LOT A:

A PARCEL OF LAND BEING A PORTION OF LOT A, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO LOT MERGER NO. 154 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT A, LM 154, SAID POINT ASLBO BEING THE SOUTHEAST CORNER OF LOT B, LM 154, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

TEHNCE NORTH 89°58'00" WEST A DISTANCE OF 397.08 FEET;

THENCE SOUTH 00°02'00" WEST A DISTANCE OF 151.14 FEET;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 60.00 FEET;

THENCE NORTH 00°02'00" EAST A DISTANCE OF 7.14 FEET;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 337.08 FEET TO A POINT IN THE EAST LINE OF SAID LOT A, LM 154;

THENCE NORTH 00°02'00" EAST A DISTANCE OF 144.00 FEET TO THE NORTHEAST CORNER OF SAID LOT A, LM 154, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT B, LM 154, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 1.32 ACRES, MORE OR LESS.

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

THE BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM RECORDED LOT MERGER 154 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER AND DOES NOT REPRESENT A FIELD SURVEY.

THE ABOVE-DESCRIBED REAL PROPERTY SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

LOT B:

A PARCEL OF LAND BEING LOT B AND A PORTION OF LOT A, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO LOT MERGER NO. 154 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

EXCEPTING THEREFROM THE EAST 397.08 FEET OF SAID LOT A, LM 154, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT B, LM 154, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°58'00" WEST ALONG THE NORTH LINES OF SAID LOT A AND SAID LOT B, LM 154, A DISTANCE OF 1,124.31 FEET TO THE NORTHWEST CORNER OF LOT B;

THENCE SOUTH 04°13'00" EAST A DISTANCE OF 433.20 FEET TO THE SOUTHWEST CORNER OF LOT B;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 694.56 FEET TO A POINT IN THE SOUTH LINE OF LOT B;

THENCE NORTH 00°02'00" EAST A DISTANCE OF 288.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT B, LM 154;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 397.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT B, LM 154, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 8.37 ACRES, MORE OR LESS.

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

THE BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM RECORDED LOT MERGER 154 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER AND DOES NOT REPRESENT A FIELD SURVEY.

THE ABOVE-DESCRIBED REAL PROPERTY SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

LOT C:

A PARCEL OF LAND BEING LOT C AND A PORTION OF LOT A, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO LOT MERGER NO. 154 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT C, LM 154, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

TEHNCE NORTH 89°58'00" WEST A DISTANCE OF 337.08 FEET;

THENCE SOUTH 00°02'00" WEST A DISTANCE OF 7.14 FEET;

THENCE NORTH 89°58'00" WEST A DISTANCE OF 60.00 FEET;

THENCE SOUTH 00°02'00" WEST A DISTANCE OF 136.86 FEET;

THENCE SOUTH 89°58'00" EAST A DISTANCE OF 397.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT C, LM 154;

THENCE NORTH 00°02'00" EAST A DISTANCE OF 144.00 FEET TO THE NORTHEAST CORNER OF SAID LOT C, LM 154, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 1.30 ACRES, MORE OR LESS.

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

THE BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM RECORDED LOT MERGER 154 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER AND DOES NOT REPRESENT A FIELD SURVEY.

THE ABOVE-DESCRIBED REAL PROPERTY SHALL BE HELD AS ONE PARCEL AND NO PORTION THEREOF SHALL BE SOLD SEPARATELY.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

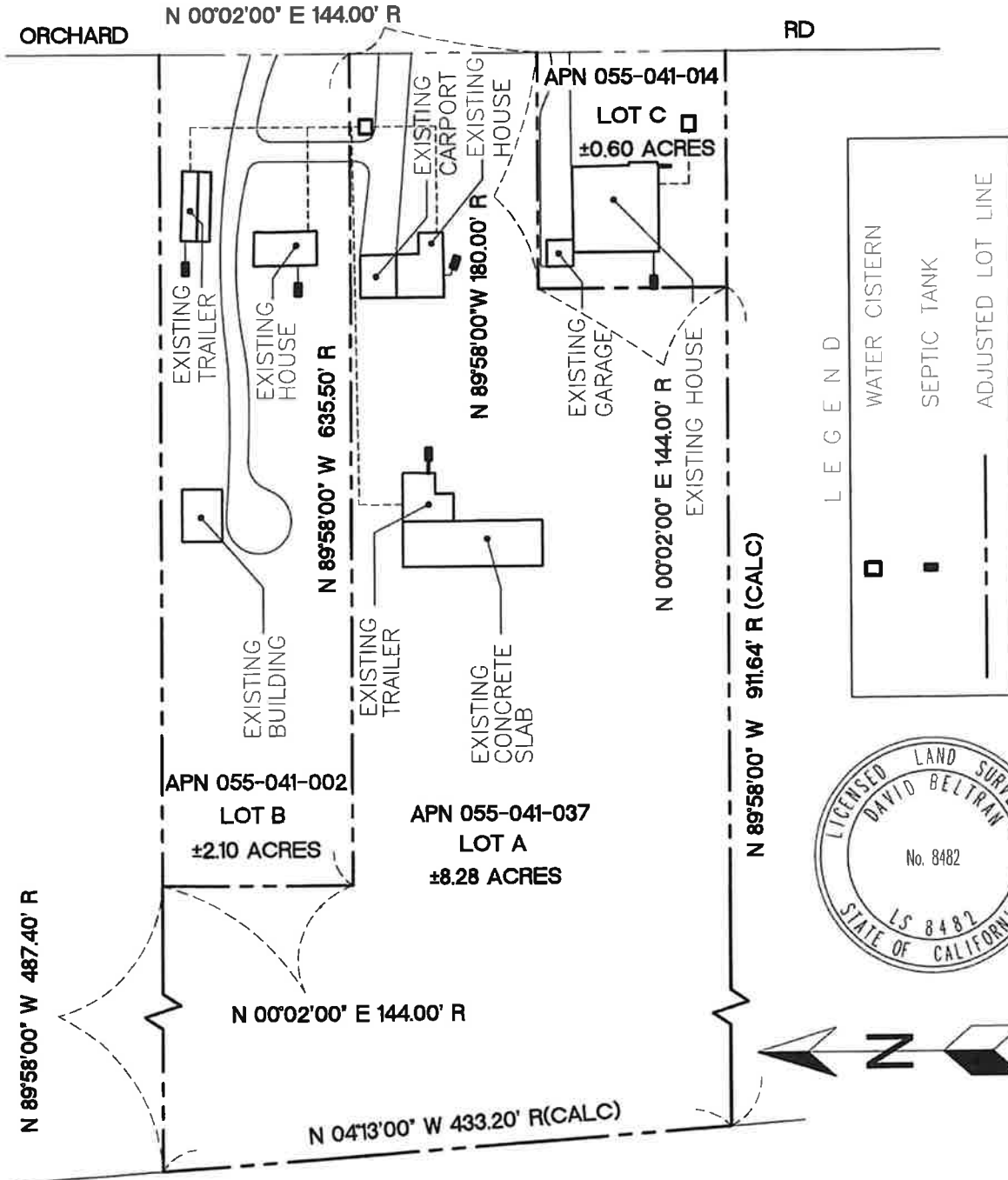
DAVID BELTRAN, PLS 8482

DATE

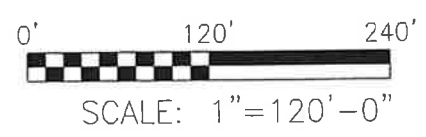


EXHIBIT "B" - EXISTING LOT LINE ADJUSTMENT NO. _____

BEING THE MERGER OF A PORTION OF LOT 3, BLOCK 2 AND ALL OF LOT 1, LOT 2 AND LOT 3,
BLOCK 3 AND ALL OF LOT 2, BLOCK 2 OF HOLTVILLE ORCHARD CO. TRACT NO. 2, MAP NO. 301
RECORDED AS BOOK 5, PAGE 21 OF OFFICIAL RECORDS (OM 5-21) ON FILE IN THE OFFICE OF THE
IMPERIAL COUNTY RECORDER.



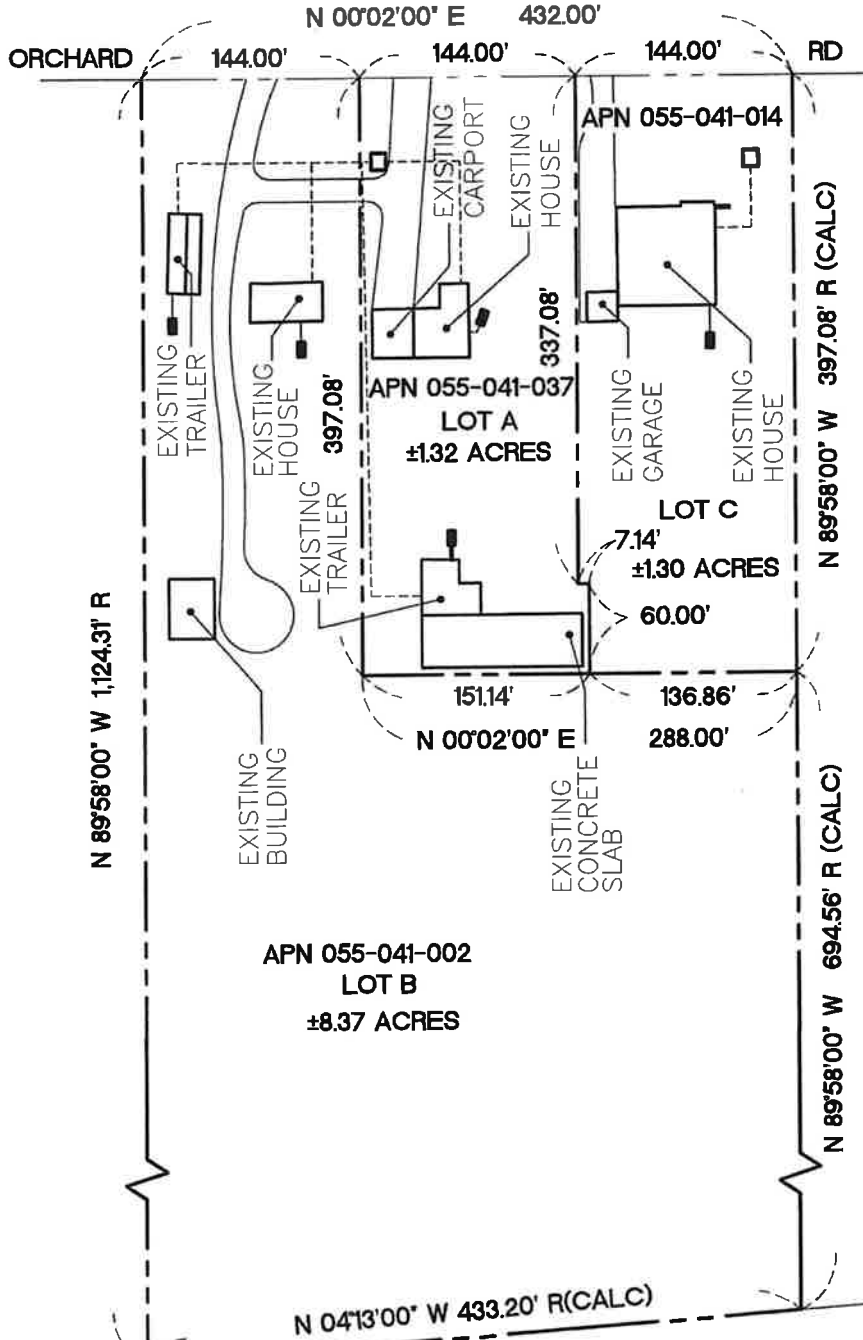
Sanders, INC.
Architecture/Engineering
 1102 INDUSTRY WAY, SUITE A
 EL CENTRO, CA 92243
 760 353 5440 FAX 760 353 5442



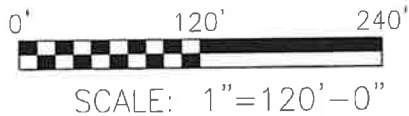
01-21-25

EXHIBIT "C" – PROPOSED LOT LINE ADJUSTMENT NO. _____

BEING THE MERGER OF A PORTION OF LOT 3, BLOCK 2 AND ALL OF LOT 1, LOT 2 AND LOT 3,
BLOCK 3 AND ALL OF LOT 2, BLOCK 2 OF HOLTVILLE ORCHARD CO. TRACT NO. 2, MAP NO. 301
RECORDED AS BOOK 5, PAGE 21 OF OFFICIAL RECORDS (OM 5-21) ON FILE IN THE OFFICE OF THE
IMPERIAL COUNTY RECORDER.



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 1102 INDUSTRY WAY, SUITE A
 EL CENTRO, CA 92243
 760 353 5440 FAX 760 353 5442



01-21-2025



Imperial County Planning & Development Services Planning / Building / Parks & Recreation

Jim Minnick
DIRECTOR

NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,

Jim Minnick, Director
Planning & Development Services

RECEIVED BY: _____

JUAN GALLEGOS

DATE: _____

03/04/25

OWNER'S AFFIDAVIT

In the event the applicant is not owner, the following shall be signed and acknowledge by the owner.

Permission is hereby granted to JUAN GALLEGOS (OWNER REPRESENTATIVE) to apply for this
(Lessee, Tenant, Contractor-Specify)

LOT LINE ADJUSTMENT on the described property located at address
(State permit type clearly i.e. building, land used)

1935 ORCHARD RD Further identified by Assessor's Parcel Number
(APN) 055-041-014 is hereby granted.

[Signature]
OWNER (SIGNATURE)

HUNTER J. TOTEN
OWNER (TYPED OR PRINT)
1935 ORCHARD RD, HOLTVILLE, CA 92250

OWNER'S ADDRESS
02-28-25
DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

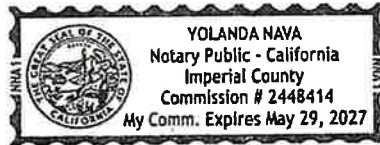
STATE OF California
COUNTY OF Imperial } S.S.

On FEB 28 2025 before me,
Yolanda Nava, Notary Public personally appeared
Hunter J. Toten who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

ATTACHMENT "F" COMMENT LETTERS

Luis Valenzuela

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Thursday, March 27, 2025 7:28 AM
To: Marsha Torres; Luis Bejarano
Subject: Re: [EXTERNAL]:LLA00340 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.

Jill

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: Marsha Torres <marshatorres@co.imperial.ca.us>

Sent: Wednesday, March 26, 2025 4:58 PM

To: Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@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>; rkelley@icso.org <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com <dvargas@iid.com>; roger.sanchez-rangel@dot.ca.gov <roger.sanchez-rangel@dot.ca.gov>; marcuscuero@campo-nsn.gov <marcuscuero@campo-nsn.gov>; dtsosie@campo-nsn.gov <dtsosie@campo-nsn.gov>; Jill McCormick <historicpreservation@quechantribe.com>; Tribal Secretary <tribalsecretary@quechantribe.com>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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



Public Works works for the Public

April 8, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 3:14 pm, Apr 08, 2025

Attention: Luis Valenzuela, Planner II

SUBJECT: LLA 340 Esther Martinez Maston-Burdick J. Toten.
Located on 1945 Orchard Rd, Holtville, CA 92250
APN 055-041-002

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on March 26, 2025. The applicant is proposing a lot line adjustment to change the lot sizes to better fit what corresponds to each lot.


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. The lot line adjustment shall be reflected in a deed, which shall be recorded.
3. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.

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