

STAFF REPORT
PLANNING COMMISSION MEETING
March 25, 2026
Lot Line Adjustment (LLA) #00309

Applicant: **Faustino Ramirez**
787 W Worthington Rd
Imperial, CA 92251

Agent: **BJ Engineering & Surveying, Inc.**
341 West Crown Court, Suite 100
Imperial, CA 92251

Project Location:

The proposed project is located at 787 W Worthington Rd., Imperial, CA 92251; further identified as Assessor's Parcel Number(s) 062-040-083-000 (Parcel "A") and 062-040-084 (Parcel "B"), on property legally described as PAR A COC LLA#174 POR TR 51 15-13 (Parcel "A") and PAR B COC LLA#174 POR TR 51 15-13 (Parcel "B"), in an unincorporated area of Imperial County. These parcels are formally known as Assessor's Parcel Number 062-040-033 and 034.

Project Summary:

The applicant has submitted Lot Line Adjustment #00309 proposing to move the existing east property line of Assessor's Parcel Number 062-040-083 (Parcel "A"), 190 feet east to follow the existing outer boundary of the existing residence. This will subtract approximately 1.13 acres from Parcel Number 062-040-084 (Parcel "B"). The applicant's intent is to readjust the overlapping uses on the lots.

Existing Parcels

- Parcel "A" 062-040-083-000 (0.62 Acres)
- Parcel "B" 062-040-084-000 (2.47 Acres)

Proposed Parcels:

The proposed adjusted parcel size will be:

- Parcel "A" 062-040-083-000 (1.74 Acres)
- Parcel "B" 062-040-084-000 (1.34 Acres)

County Ordinance:

Lot Line Adjustment #00309 is consistent with the Imperial County Land Use Ordinance (Title 9, Division 8), Subdivision Ordinance, Section 90807.00, et seq. LLA #00309 will

not create any new lots and it does not eliminate any parcels. The proposed project is also consistent with State Law Subdivision Map Act Section 66412 (d) since the land is taken from one parcel and it is added to an adjoining parcel.

Land Use Analysis:

Lot Line Adjustment #00309 will not increase the residential density in the area, and it does not create additional parcels. The General Plan Land Use designation for the project is "Agriculture"; the project site is currently zoned "A-2" (General Agriculture) per Imperial County Land Use Ordinance, Section 90508.00.

Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agricultural	A-2	Agriculture
North	Agriculture	A-2	Agriculture
South	Agriculture	A-2	Agriculture
East	Agriculture	A-2	Agriculture
West	Agricultural	A-2	Agriculture

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA #00309) is categorically exempt from CEQA (per Article 19, Section 15305 (a), Class 5, because it is a minor alteration in land use limitations and will not create any new parcel. In addition, there will be no change in land use or density. Therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

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

1. Find that Lot Line Adjustment #00309 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 #00309 is consistent with applicable Zoning and Building Ordinances; and,

3. Approve Lot Line Adjustment #00309, subject to the attached conditions.

Prepared By: Luis Valenzuela, Planner II
Planning & Development Services



Reviewed By: Michael Abraham, AICP, Assistant Director
Planning & Development Services



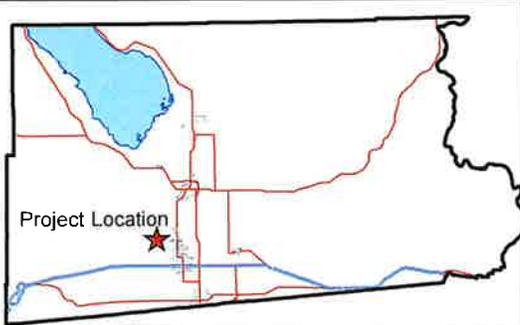
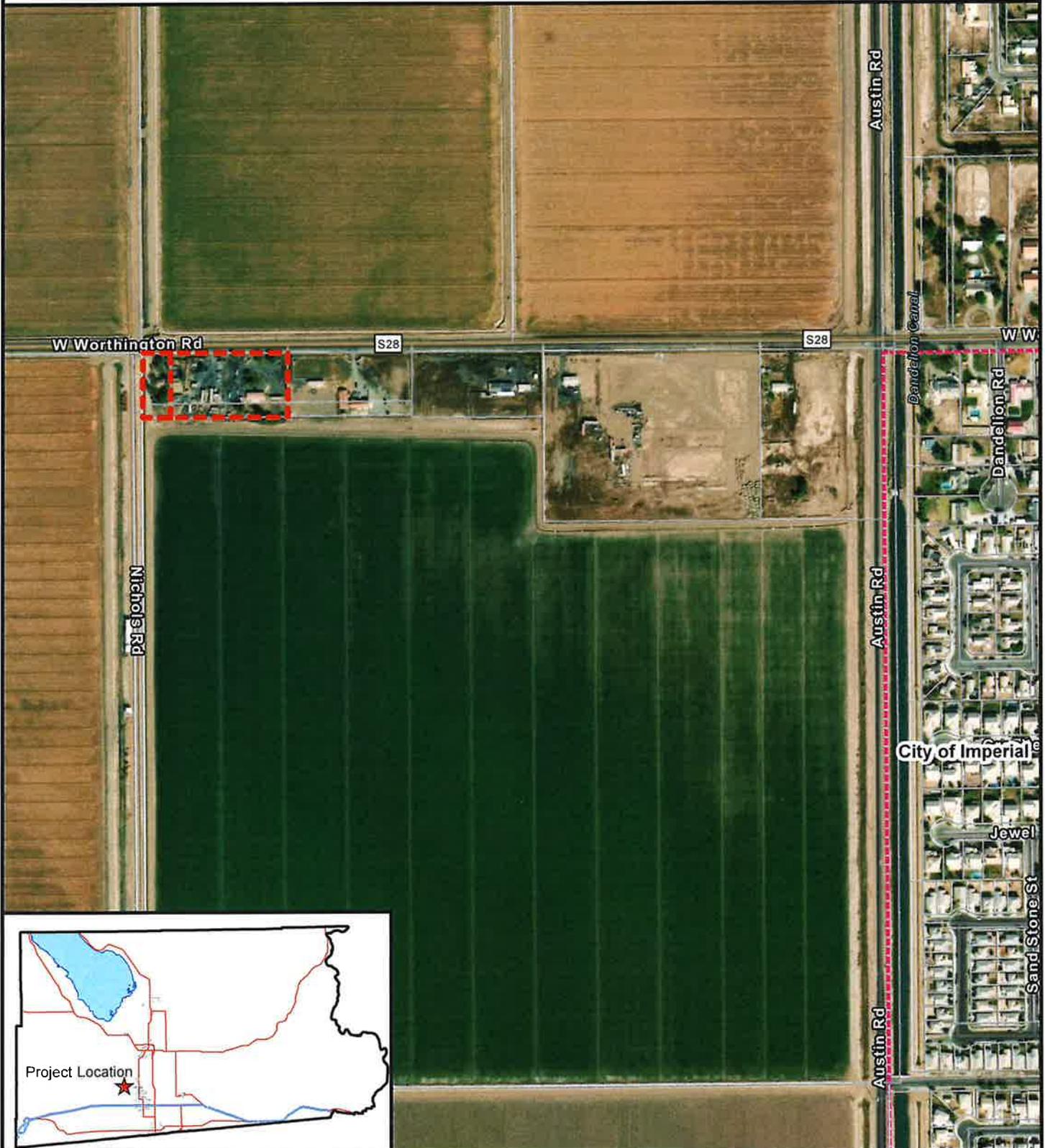
Approved By: Jim Minnick, Director
Planning & Development Services



- Attachments:
- A. Vicinity Map
 - B. Site Plan
 - B. PC Resolutions
 - C. Conditions of Approval
 - D. Applicant's Submittal
 - E. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP

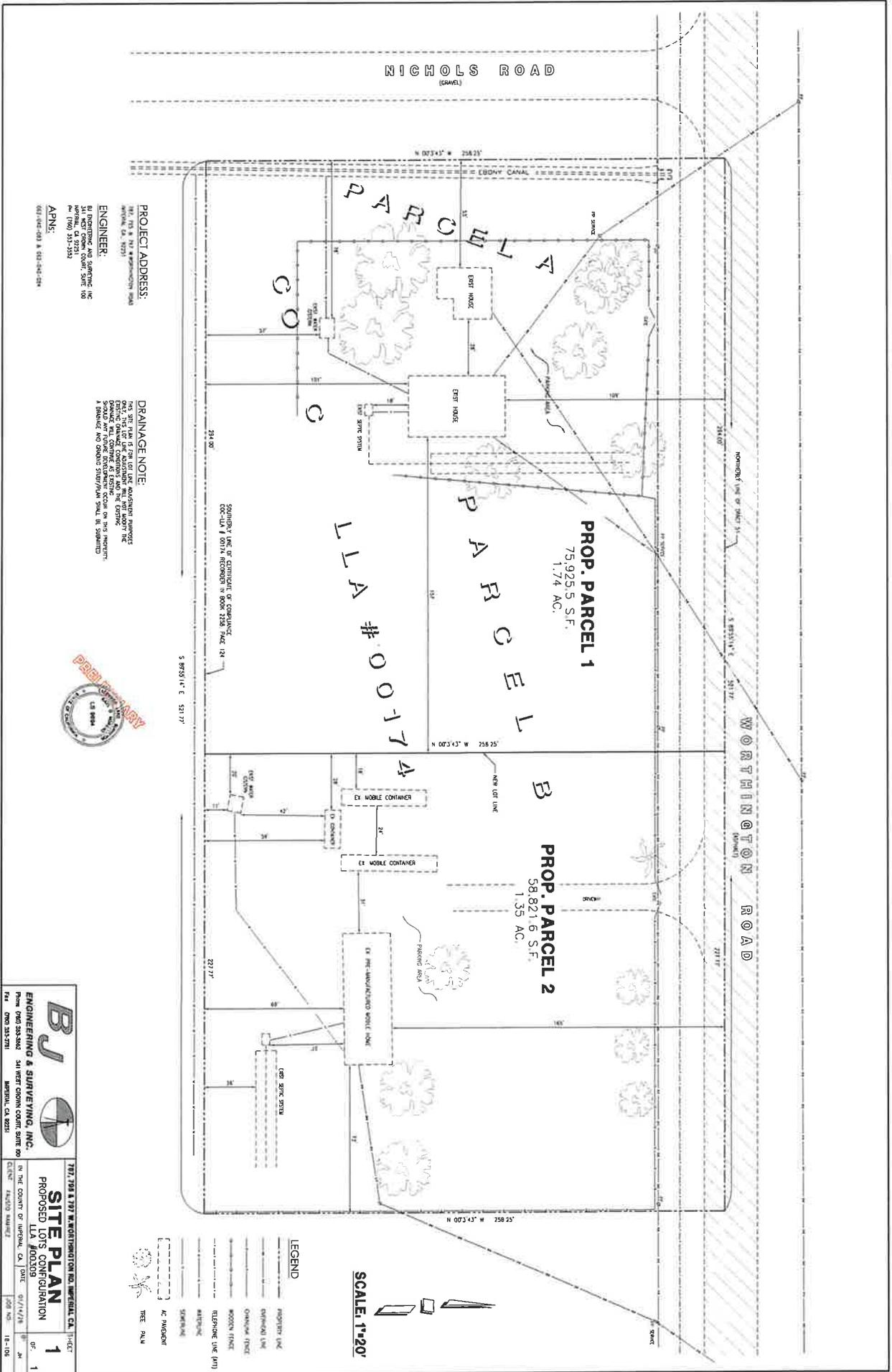


FAUSTINO RAMIREZ
LLA #00309
APN: 062-040-084-000 &
062-040-083-000

-  Project Location
-  Parcels
-  Centerline
-  City of Imperial



**ATTACHMENT “B”
SITE PLAN**



PROJECT ADDRESS:
 1871, 1791 & 1797 WORTHINGTON ROAD
 MERRILL, CA 92033

ENGINEER:
 B.J. ENGINEERING & SURVEYING, INC.
 341 WEST CROWN COURT, SUITE 100
 MERRILL, CA 92033
 TEL: (408) 253-2781
 FAX: (408) 253-2781

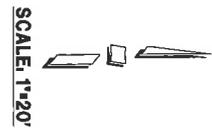
DRAINAGE NOTE:
 THIS SITE PLAN IS FOR USE OF THE PROPOSED PROJECTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND THE EXISTING RECORD DRAWINGS FOR THE PROJECTS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND THE EXISTING RECORD DRAWINGS FOR THE PROJECTS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND THE EXISTING RECORD DRAWINGS FOR THE PROJECTS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND THE EXISTING RECORD DRAWINGS FOR THE PROJECTS.



BJ ENGINEERING & SURVEYING, INC.
 341 WEST CROWN COURT, SUITE 100
 MERRILL, CA 92033
 TEL: (408) 253-2781
 FAX: (408) 253-2781

1871, 1791 & 1797 WORTHINGTON ROAD, MERRILL, CA
PROPOSED LOTS CONFIGURATION
 SHEET NO. 1 OF 1
 DATE: 01/14/18
 SCALE: AS SHOWN

- LEGEND**
- PROPERTY LINE
 - EXISTING LOT LINE
 - EXISTING FENCE
 - WOODEN FENCE
 - TELURONIC LINE (100)
 - SEWER LINE
 - AS PAVED
 - TREE PALM



BOUNDARY LINE OF RECORD OR COMPLIANCE
 COO-114 & 00174 RECORDS IN BOOK 2330 PAGE 124

5 89'51.14" E 52'17"

222'17"

222'17"

5 89'51.14" E 52'17"

PROP. PARCEL 1
 75,925.5 S.F.
 1.74 AC.

PROP. PARCEL 2
 58,821.6 S.F.
 1.35 AC.

LLA # 00-174

WORTHINGTON ROAD
 (MUNICIPAL)

NICHOLS ROAD
 (GRAVEL)

N 02°34'37" W 258.21'

S 89°51'14" E 52'17"

ATTACHMENT "C"
PC RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00309”.

WHEREAS, Faustino Ramirez submitted an application for Lot Line Adjustment #00309 to adjust the existing property lines between APNs 062-040-084 & 062-040-083; and,

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

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility for approval of the Lot Line Adjustment #00309; 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 March 25, 2026; 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 laws and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00309 has been made as follows:

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

Lot Line Adjustment (LLA) #00309 conforms to California State law through Section 66412 (Map Act Exclusions) of the Subdivision Map Act (Map Act) and Section 15305 (Minor Alterations in Land Use Limitation) 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 #00309 is zoned A-2 (General Agricultural Zone) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00309 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.

Lot Line Adjustment #00309 is not a re-subdivision pursuant to Government Code 66499.20.

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

Lot Line Adjustment #00309 will not create or delete any lots or parcels. The proposed project will transfer +/- 1.13 acres from Assessor's Parcel Number 062-040-084 to Assessor's Parcel Number 062-040-083.

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

Lot Line Adjustment #00309 is exempt from CEQA pursuant to Article 19, Section 15305 (a) Minor Alterations to Land Use Limitations. Therefore, no further CEQA documentation is required. Nevertheless, a Notice of Exemption will be filed with Imperial County Recorder's Office for thirty (30) days.

F. Determine what conditions are necessary for compliance with Zoning and Building Ordinances, and to facilitate the relocation of existing utilities, infrastructure, easements or improvements.

In approving Lot Line Adjustment #00309, planning staff shall adopt conditions only as necessary to bring the LLA's affected parcels into compliance with the requirement of the County's Zoning and Building Ordinances or facilitate the relocation of existing utilities, infrastructure, easements or improvements, as allowed by the County's Subdivision Ordinance. The planning staff has established conditions for LLA #00309 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements (see attachment C).

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00309, 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 **March 25, 2026**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

S:\APN\055\190\077\LLA00306\PC Package\LLA00306 RESOLUTION.docx

ATTACHMENT "D"
CONDITIONS OF APPROVAL

**CONDITIONS
OF APPROVAL**

LOT LINE ADJUSTMENT (LLA) #00309

(Faustino Ramirez)
[APN 062-040-084-000 & 062-040-083-000]

NOTICE TO APPLICANT!

The above-referenced Lot Line Adjustment, upon approval by the County shall be subject to all 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/SUBDIVIDER or any subsequent owner(s), shall comply with all 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 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 parcel maps 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 or 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 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 limited to, damages, costs, expenses, attorney 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. The 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 agencies.
 8. The 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 (8½" x11"). Letterhead is not acceptable.
 9. The applicant shall obtain a **Tax Certificate** from the Tax Collector.
 10. The applicant Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance, Legal Description(s)** and the **Tax Certificate(s)**.
 11. The lot line adjustment becomes effective only after compliance with all conditions and the recordation of the Deed(s) reflecting the new legal descriptions.
-

SITE SPECIFIC CONDITIONS:

1. 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.
6. Prior to recordation of the lot line adjustment, the applicant shall conduct a septic system evaluation and certification for all unpermitted septic systems in accordance with EHD Policy. The evaluation and certification shall be performed by a California licensed contractor holding a C-36, C-42, or Class A General Contractor license, or by another qualified professional or service provider approved by EHD.
7. Prior to recordation of the lot line adjustment, the applicant shall submit a plan review application to EHD that includes the results of the evaluation and certification. The submittal shall include a site plan identifying the locations of existing septic systems and proposed suitable replacement areas.

EHS Comment letter dated on February 05, 2026.

ATTACHMENT "E"
APPLICANT'S SUBMITTAL

LOT LINE ADJUSTMENT

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

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

1. PROPERTY OWNER'S "A" NAME <i>Faustino Ramirez</i>	EMAIL ADDRESS	
2. MAILING ADDRESS <i>787 W. Worthington Rd</i>	ZIP CODE <i>92251</i>	PHONE NUMBER <i>760 990-1169</i>

3. PROPERTY OWNER'S "B" NAME <i>Faustino Ramirez</i>	EMAIL ADDRESS	
4. MAILING ADDRESS <i>787 W. Worthington Rd</i>	ZIP CODE <i>92251</i>	PHONE NUMBER <i>760-990-1169</i>

5. PROPERTY "A" (site) ADDRESS <i>787 W. Worthington Rd</i>	LOCATION <i>Imperial</i>
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <i>043-070-033 & 043-070-80</i>	SIZE OF PROPERTY (in acres or square foot) <i>2.48 acres</i>
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <i>note attached</i> → <i>002-040-033, 034, & 080</i>	

8. PROPERTY "B" (site) ADDRESS <i>787 W. Worthington Rd</i>	LOCATION <i>Imperial</i>
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <i>043-070-034 & 043-070-079</i>	SIZE OF PROPERTY (in acres or square foot) <i>0.62 acres</i>
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <i>note attached</i>	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	<i># 1</i>	<i>1.74 AC</i>	<i>Residential</i>	<i>Residential</i>
	<i># 2</i>	<i>1.35 AC</i>	<i>Residential</i>	<i>Residential</i>

12. EXPLAIN PROPOSED ADJUSTEMENT
Adjusting Lots. 1 Lot was over lapping other.

13. EXPLAIN REASON FOR REQUEST
Re adjusting Lots. 1 Lot was over lapping the other.

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.

Faustino Ramirez *12-11-19*
Print Name (owner "A") Date

[Signature]
Signature (owner "A")

Print Name (owner "B") Date

Signature (owner "B")

APPLICATION RECEIVED BY: _____ *JH* DATE *1/7/2020*

APPLICATION DEEMED COMPLETE BY: _____ DATE _____

APPLICATION REJECTED BY: _____ DATE _____

TENTATIVE HEARING BY: _____ DATE _____

FINAL ACTION: APPROVED DENIED

REVIEW / APPROVAL BY OTHER DEPT'S required.

P. W.

E. H. S.

A. P. C. D.

O. E. S.

LLA#
00309

EXHIBIT "A"

PARCEL 1

THAT PORTION OF TRACT 51, TOWNSHIP 15 SOUTH, RANGE 13 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, AS SET OUT IN THE CERTIFICATE OF COMPLIANCE RECORDER NOVEMBER 24, 2003 AS FILE NO. 2003-036421, IN BOOK 2258, PAGE 124 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. M-926 RECORDED IN BOOK 3 , PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER'S OF IMPERIAL COUNTY, ALSO BEING A POINT ON THE NORTH LINE OF SAID TRACT 51, AND ALSO BEING THE NORTH EAST CORNER OF PARCEL "C" OF SAID CERTIFICATE OF COMPLIANCE;

THENCE NORTH 89°55'14" WEST ALONG THE NORTH LINE OF SAID TRACT 51 A DISTANCE OF 667.77 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE NORTH 89°55'14" WEST CONTINUING ALONG THE SAID NORTH LINE OF TRACT 51 A DISTANCE OF 294.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 51, ALSO BEING THE NORTHWEST CORNER OF PARCEL "A" OF SAID CERTIFICATE OF COMPLIANCE;

THENCE SOUTH 00°03'43" EAST ALONG THE WEST LINE OF SAID TRACT 51 A DISTANCE OF 258.25 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", SOUTH 89°55'14" EAST A DISTANCE OF 294.00 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°03'43" WEST A DISTANCE OF 258.25 FEET TO **THE TRUE POINT OF BEGINNING**.

SAID AREA CONTAINING 1.74 ACRES MORE OR LESS.

WHR 1/31/2019



EXHIBIT "B"

PARCEL 2

THAT PORTION OF TRACT 51, TOWNSHIP 15 SOUTH, RANGE 13 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, AS SET OUT IN THE CERTIFICATE OF COMPLIANCE RECORDER NOVEMBER 24, 2003 AS FILE NO. 2003-036421, IN BOOK 2258, PAGE 124 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. M-926 RECORDED IN BOOK 3 , PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER'S OF IMPERIAL COUNTY, ALSO BEING A POINT ON THE NORTH LINE OF TRACT 51, ALSO BEING THE NORTH EAST CORNER OF PARCEL "C" OF SAID CERTIFICATE OF COMPLIANCE;

THENCE NORTH 89°55'14" WEST ALONG THE NORTH LINE OF TRACT 51 A DISTANCE OF 667.77 FEET TO **THE TRUE POINT OF BEGINNING;**

THENCE SOUTH 00°03'43" EAST A DISTANCE OF 258.25 FEET TO A POINT; ON THE SOUTHERLY LINE OF SAID CERTIFICATE OF COMPLIANCE, THAT IS DISTANT THEREON 294.00 FEET FROM THE SOUTHWEST CORNER OF SAID CERTIFICATE OF COMPLIANCE;

THENCE SOUTH 89°55'14" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 227.77 FEET TO THE SOUTHWEST CORNER OF PARCEL "C" OF SAID CERTIFICATE OF COMPLIANCE

THENCE NORTH 00°03'43" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "C" A DISTANCE OF 258.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "C", ALSO BEING THE NORTH LINE OF SAID TRACT 51;

THENCE NORTH 89°55'14" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 51 A DISTANCE OF 227.77 FEET TO **THE TRUE POINT OF BEGINNING ALSO.**

SAID AREA CONTAINING 1.35 ACRES MORE OR LESS.



ATTACHMENT "F"
COMMENT LETTERS



Imperial County

Public Health Department

Janette Angulo, M.P.A.
Director

Stephen Munday, M.D., M.P.H., M.S.
Health Officer

February 5, 2026

Luis Valenzuela, Planner II
I.C. Planning & Development Services
801 Main Street
El Centro, CA 92243
Sent Via Email: luisvalenzuela@co.imperial.ca.us

Subject: Environmental Health Division Comments for Proposed Lot Line Adjustment #00309

The Imperial County Environmental Health Division (EHD) is providing the comments below in response to the request for review and comments for Lot Line Adjustment #00309. The proposed project involves the consolidation of four existing parcels into two parcels through a lot line adjustment. The resulting parcels would be approximately 1.74 acres and 1.35 acres in size. The project site is located at 787 W. Worthington Road, west of Imperial, and includes Assessor's Parcel Numbers 062-040-033, 062-040-034, 062-040-079 and 062-040-080.

EHD records indicate that one permitted septic system serves the trailer located on the eastern portion of the property, within the boundaries of proposed Parcel 2. The two residences located on the western portion of the property, within the boundaries of proposed Parcel 1, are not served by a permitted septic system. Therefore, the applicant shall complete the following requirements:

1. Conduct a septic system evaluation and certification for all unpermitted septic systems in accordance with EHD Policy. The evaluation and certification shall be performed by a California licensed contractor holding a C-36, C-42, or Class A General Contractor license, or by another qualified professional or service provider approved by EHD.
2. Submit a plan review application to EHD that includes the results of the evaluation and certification. The submittal shall include a site plan identifying the locations of existing septic systems and proposed suitable replacement areas.

If you or the applicant has any questions or would like to discuss the project in more detail, please do not hesitate to contact our office.

Sincerely,
Jorge A. Perez
Perez
Jorge A. Perez
EHS Manager

Digitally signed by
Jorge A. Perez
Date: 2026.02.05
10:07:05 -08'00'



AIR POLLUTION CONTROL DISTRICT

January 29, 2020

RECEIVED

JAN 29 2020

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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

SUBJECT: Lot Line Adjustment 00309—Faustino Ramierz

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review proposed Lot Line Adjustment 00309 by applicant Faustino Ramirez. The purpose of the lot line adjustment is to adjust current overlapping lines. The project is located at 787 West Worthington Road in Imperial, California (APNs 062-040-033, -034, -080, -001).

Upon review, the Air District has no comment at this time.

The Air District's rule book can be accessed via the internet at <http://www.co.imperial.ca.us/AirPollution>. Click on "Rules & Regulations" under "Resources" on the left side of the page. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell
APC Environmental Coordinator

Reviewed by Monica Soucier
APC Division Manager