

PROJECT REPORT

TO: PLANNING COMMISSION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: December 13, 2023
AGENDA TIME: 9:00AM / No. 4

PROJECT TYPE: Lyons Road, LLC.
Lot Line Adjustment (LLA) #00332 SUPERVISOR DIST. #2

LOCATION: 1790 W. Hwy 98 Parcel A - 052-170-073
El Centro, CA 92243 APN(s): Parcel B - 052-170-043
Parcel A - 052-170-073 ±113.16-AC.
PARCEL SIZE: Parcel B - 052-170-043 ±140.90-AC

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 12/13/2023

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		IID		

REQUESTED ACTION:

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 #00332 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 #00332 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND,
3. APPROVE LOT LINE ADJUSTMENT #00332, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission
December 13, 2023
Lot Line Adjustment (LLA) #00332

Applicant: Lyons Road, LLC.
1790 W. Hwy 98
El Centro, CA 92243

Agent: Dubose Design Group
Tom DuBose
1065 State Street
El Centro, CA 92243

Project Location:

The proposed project site is located at 1790 W. Hwy 98, El Centro, CA 92243; and further identified as Assessor Parcel Number(s) 052-170-073-000 (Parcel A) and 052-170-043-000 (Parcel B). "Parcel A" is legally described as POR NW4 SEC 7 LY W OF WSTSD MAIN CANAL 17-13 EXC POR NW4 SEC 7; "Parcel B" is legally described as LOTS 3 & 4 & E1/2 OF SW1/4 SEC 7 T17S R13E 161.29 AC, in an unincorporated area of the County of Imperial, State of California.

Project Summary:

The applicant proposes Lot Line Adjustment (LLA) #00332 to adjust the boundary line between "Parcel A" (052-170-073-000) and "Parcel B" (052-170-043-000) to formally correct what has been shown as the lot line per Assessor's Parcel Maps to be corrected to the County Quarter (1/4) Section line of Parcel "A" and parcel "B". "Parcel A" is approximately 113.167 acres and will be reduced to approximately 93.535 acres. "Parcel B" is approximately 140.905 acres and will be increased to approximately 160.537 acres.

"Parcel A" and "Parcel B" will continue receiving raw water via existing water gate service connected through to the Westside Main Canal; drainage will continue to be provided via IID inlet structures on each parcel, and physical access to both parcels will remain via State Hwy 98 for Parcel B and a 24-foot easement from State Hwy 98 for Parcel A. Both Parcels A & B will maintain their existing agricultural uses.

Existing Parcels:

- "Parcel A" (052-170-073-000) ±113.167 acres
- "Parcel B" (052-170-043-000) ±140.905 acres

Proposed Parcels:

The proposed adjusted parcel size would be:

- “Parcel A” (052-170-073-000) ±93.535 acres
- “Parcel B” (052-170-043-000) ±160.537 acres

County Ordinance:

Lot Line Adjustment (LLA) #00332 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcels will be created or eliminated. The proposed project is also consistent with the Subdivision Map Act, Section 66412 (d), since the land taken from one parcel is added to an adjoining parcel.

Land Use Analysis:

Per Imperial County General Plan, the land use designation for both parcels is Agriculture and zoned “A-3” (General Agricultural) per Zoning Map #27 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 Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agriculture	A-3	Agriculture
North	Agriculture	A-3	Agriculture
South	Agriculture	A-2	Agriculture
East	Agriculture	A-3	Agriculture
West	Recreation	S-2	Recreation

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00332 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 you conduct a public hearing and 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 #00332 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 #00332 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment #00332, subject to the attached conditions.

PREPARED BY: Luis Valenzuela, Planner I
Planning & Development Services Department



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



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

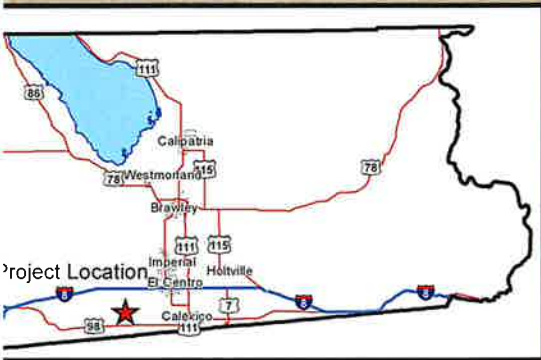
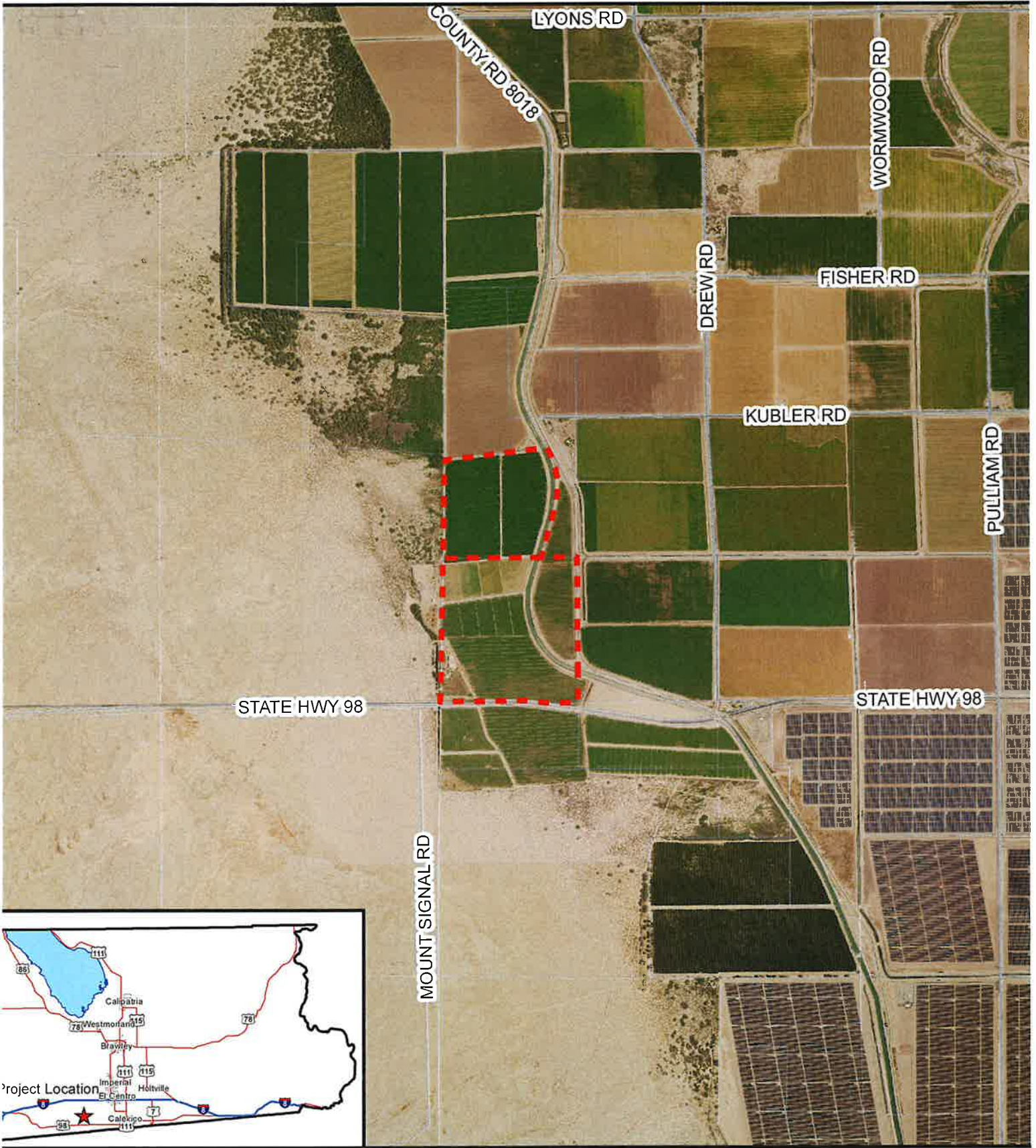


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. PC Resolutions & Findings
- D. Lot Line Adjustment (LLA) #00332 Conditions of Approval
- E. Application & Supporting Documents
- F. Comment Letters

**ATTACHMENT A.
VICINITY MAP**

PROJECT LOCATION MAP



LYONS ROAD LLC
LLA #00332
APN 052-170-043 AND
052-170-073-000

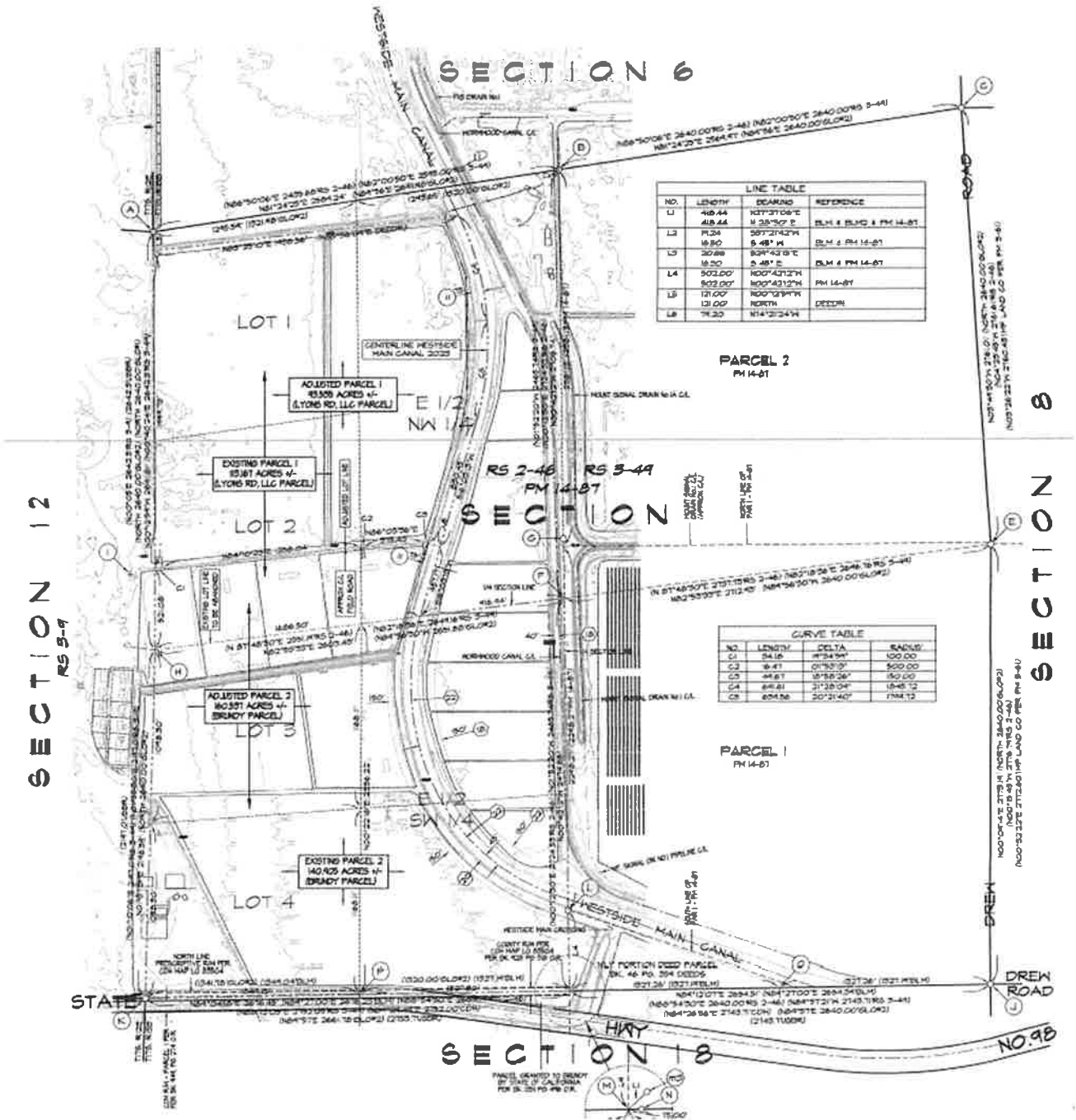
-  Project Location
-  Centerline
-  Parcels



ATTACHMENT B.
SITE PLAN

LOT LINE ADJUSTMENT PLAT NO. _____

PORTIONS OF SECTION 7, T1TS, R1SE, S8M
IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



ATTACHMENT C.
RESOLUTIONS & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00332” Lyons Road, LLC.

WHEREAS, Lyons Road, LLC., submitted an application for Lot Line Adjustment #00332 to adjust the boundary between Parcel A (052-170-073-000) and Parcel B (052-170-043-000) to formally correct what has been shown as the lot line per Assessor’s Parcel Maps to be corrected to the County Quarter (1/4) Section line of Parcel “A” and parcel “B”; and,

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

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on December 13, 2023; and,

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

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

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00332 have been made as follows:

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

Lot Line Adjustment (LLA) #00332 conforms to California State law through Section 66412(d) (Map Act Exclusions) of the Subdivision Map Act (Map Act) and Section 15305(a) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA); additionally, the LLA conforms with the Imperial County Land Use Ordinance’s (Title 9) Subdivision Ordinance, particularly section 90807.00 et. seq. (Lot Line Adjustments).

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

LLA #00332 is zoned A-3 (Heavy Agricultural Zone) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00332 is consistent with Building laws because no improvements to the land are being proposed.

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

LLA #00332 is not a re-subdivision pursuant to Government Code 66499.20 et. seq.

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

LLA #00332 will not create or delete any new lots or parcels. The proposed project will transfer +/- 19.632 acres from Parcel "A" (APN 052-170-073-000) to Parcel "B" (APN 052-170-043-000).

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

LLA #00332 is exempt from CEQA pursuant to Article 19, Section 15305 (a), Minor Alterations to Land Use Limitations. Therefore, no further CEQA documentation is required. Nevertheless, a Notice of Exemption will be filed with Imperial County Recorder's Office for thirty (30) days.

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

Planning staff has established conditions for LLA #00332 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00332, 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 December 13, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT D.
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00332

APN(s) # 052-170-073-000 & 052-170-043-000

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 certificated from the Tax Collector's Office prior to recordation of the Lot Line Adjustment.

3. Project shall comply with IID's requirements pursuant to IID's comment letter dated November 14, 2023.

1 - Imperial County Department of Public Works comment letter dated November 22, 2023.

S:\AllUsers\APN\052\170\043\LLA00332\PC\LLA00332 CONDITIONS.docx

ATTACHMENT E.
APPLICATIONS & 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 Lyons Road, LLC	EMAIL ADDRESS	
2. MAILING ADDRESS 12540 Jackson Heights Dr, El Cajon, CA	ZIP CODE 92021	PHONE NUMBER

3. PROPERTY OWNER'S "B" NAME Thomas David Brundy	EMAIL ADDRESS	
4. MAILING ADDRESS 1790 West Highway 98, El Centro, CA	ZIP CODE 92243	PHONE NUMBER

5. PROPERTY "A" (site) ADDRESS See APN Number below.	LOCATION See Exhibit B
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 052-170-073	SIZE OF PROPERTY (in acres or square foot) 113.167 +/- acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) See Exhibit B	

8. PROPERTY "B" (site) ADDRESS 1790 West Highway 98, El Centro, CA	LOCATION See Exhibit B
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 052-170-043	SIZE OF PROPERTY (in acres or square foot) 140.905 +/- acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) See Exhibit B	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	93.535 acres	A-3 Agricultural	A-3 Agricultural
	B	160.537 acres	A-3 Agricultural	A-3 Agricultural

12. EXPLAIN PROPOSED ADJUSTEMENT

To correct the existing lots described in the exhibit, that has been represented in the assessor's parcel maps in the past and adjust it to the exhibit A and B.

13. EXPLAIN REASON FOR REQUEST

To formally correct what has been shown as the lot line per APN maps to be corrected to the county 1/4 section line.

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

Robert R. Thomas, Managing Member
 Print Name (owner "A") _____ Date 8/7/23
 Signature (owner "A") [Signature]
 Print Name (owner "B") _____ Date 8/7/23
 Signature (owner "B") [Signature]

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: [Signature]
 APPLICATION DEEMED COMPLETE BY: _____
 APPLICATION REJECTED BY: _____
 TENTATIVE HEARING BY: _____
 FINAL ACTION: APPROVED DENIED

DATE 8/10/23 REVIEW / APPROVAL BY
 OTHER DEPT'S required.
 P. W.
 E. H. S.
 A. P. C. D.
 O. E. S.

LLA#
00332

**EXHIBIT "B"
EXISTING LOTS
LEGAL DESCRIPTIONS**

PARCEL 1: (LYONS ROAD, LLC PARCEL)

LOTS 1 AND 2 AND THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 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, LYING WEST OF THE CENTER LINE OF THE WESTSIDE MAIN CANAL AS SAID CANAL EXISTED ON JANUARY 13, 1956.

EXCEPTING THEREFROM THAT PORTION LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 7, 121 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 83° 38' 09" EAST TO A POINT ON THE CENTER LINE OF THE WESTSIDE MAIN CANAL.

PARCEL 2: (BRUNDY PARCEL)

LOTS 3 AND 4, AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 13 EAST, S.B.M., COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY ORDER OF CONDEMNATION DATED AUGUST 1, 1956, AND RECORDED AUGUST 2, 1956 IN BOOK 949, PAGE 274 OF OFFICIAL RECORDS, AND AS MODIFIED BY DEED RECORDED AUGUST 8, 1973 IN BOOK 1351, PAGE 496 OF OFFICIAL RECORDS..



7-7-23

EXHIBIT "A"
ADJUSTED LOTS
LEGAL DESCRIPTIONS

PARCEL 1: (LYONS ROAD, LLC PARCEL)

LOTS 1 AND 2 AND THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 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, LYING WEST OF THE CENTER LINE OF THE WESTSIDE MAIN CANAL.

EXCEPTING THEREFROM THAT PORTION LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 7, 121 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 83° 38' 09" EAST TO A POINT ON THE CENTER LINE OF THE WESTSIDE MAIN CANAL.

ALSO EXCEPTING FROM SAID NORTHWEST QUARTER OF SECTION 7 THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 01°37'31" EAST A DISTANCE OF 2196.59 FEET TO THE TRUE POINT OF BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 00°12'59" WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 521.08 FEET TO THE BEGINNING OF A 150.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 13°08'49" WEST; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'26" AN ARC DISTANCE OF 49.67 FEET; THENCE TANGENT TO SAID CURVE, NORTH 84°10'23" EAST A DISTANCE OF 1258.03 FEET TO THE BEGINNING OF A 500.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°53'13" AN ARC DISTANCE OF 16.47 FEET; THENCE TANGENT TO SAID CURVE, NORTH 86°03'36" EAST A DISTANCE OF 375.43 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°34'59" AN ARC DISTANCE OF 34.18 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 74°21'24" EAST A DISTANCE OF 79.20 FEET TO A POINT ON THE CENTERLINE OF THE WESTSIDE MAIN CANAL; THENCE SOUTH 16°03'13" WEST, ALONG SAID CENTERLINE OF WESTSIDE MAIN CANAL, A DISTANCE OF 457.17 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 7; THENCE SOUTH 82°53'33" WEST A DISTANCE OF 1686.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID AREA CONTAINING 93.535 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RIGHT OF WAY OF RECORD.



7-7-23

EXHIBIT "A"
ADJUSTED LOTS
LEGAL DESCRIPTIONS

PARCEL 2: (BRUNDY PARCEL)

LOTS 3 AND 4, AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 13 EAST, S.B.M., COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS PER OFFICIAL PLAT THEREOF.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 7 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 01°37'31" EAST A DISTANCE OF 2198.59 FEET TO THE TRUE POINT OF BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 00°12'59" WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 521.08 FEET TO THE BEGINNING OF A 150.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 13°08'49" WEST; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'28" AN ARC DISTANCE OF 49.67 FEET; THENCE TANGENT TO SAID CURVE, NORTH 84°10'23" EAST A DISTANCE OF 1258.03 FEET TO THE BEGINNING OF A 500.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°53'13" AN ARC DISTANCE OF 16.47 FEET; THENCE TANGENT TO SAID CURVE, NORTH 86°03'36" EAST A DISTANCE OF 375.43 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°34'59" AN ARC DISTANCE OF 34.18 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 74°21'24" EAST A DISTANCE OF 79.20 FEET TO A POINT ON THE CENTERLINE OF THE WESTSIDE MAIN CANAL; THENCE SOUTH 16°03'13" WEST, ALONG SAID CENTERLINE OF WESTSIDE MAIN CANAL, A DISTANCE OF 457.17 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 7; THENCE SOUTH 82°53'33" WEST A DISTANCE OF 1686.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID AREA CONTAINING 160.537 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RIGHT OF WAY OF RECORD.



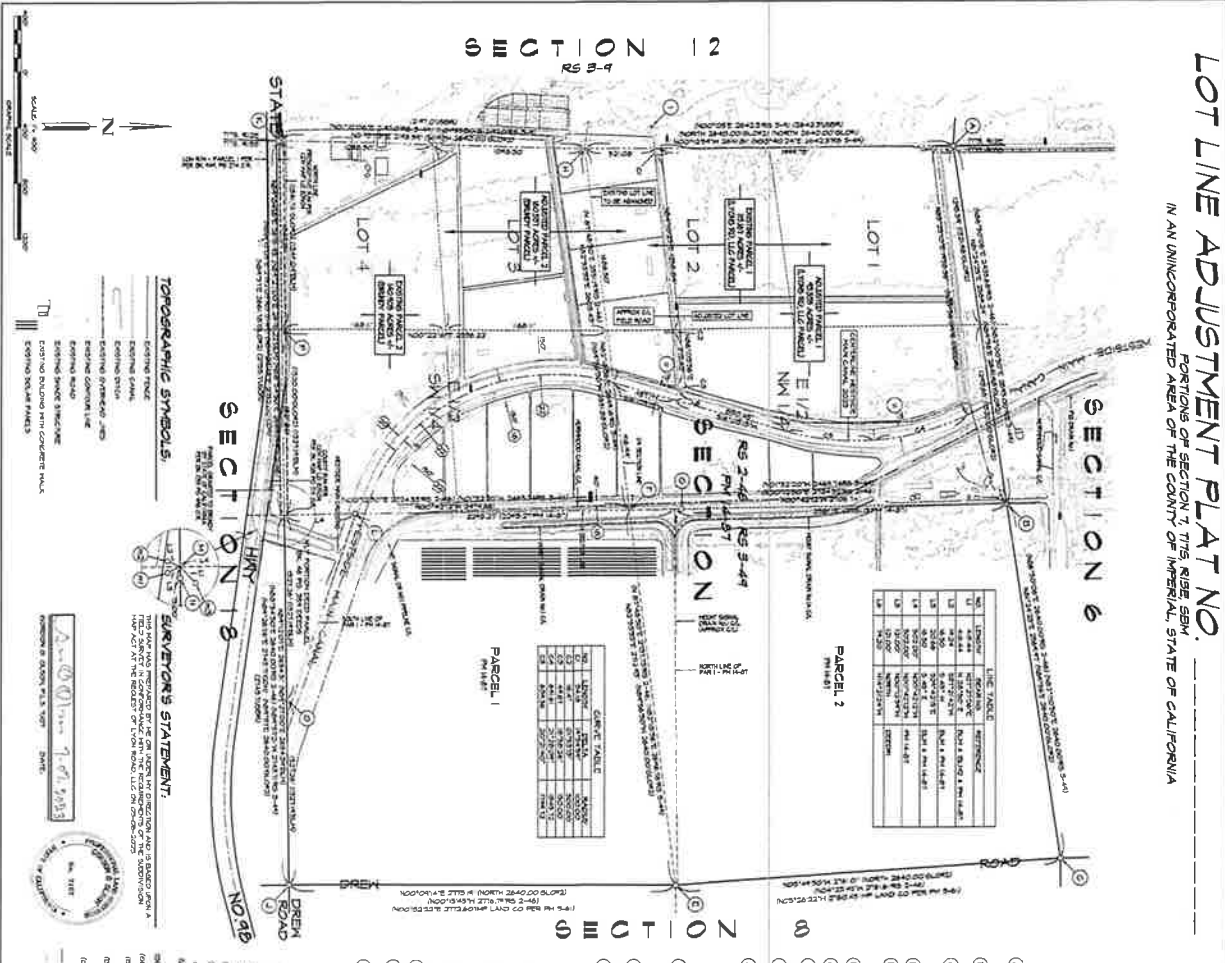
7-7-83

LOT LINE ADJUSTMENT PLAT NO. _____

PORTIONS OF SECTION 1, T15S, R35E, SBM
IN AN UNINCORPORATED AREA OF THE COUNTY OF CALIFORNIA

SECTION 12

RS 3-9



TOPOGRAPHIC SYMBOLS

- Existing FENCE
- Existing DRAIN
- Existing DITCH
- Existing DRAINAGE
- Existing ROAD
- Existing DRAINAGE
- Existing SHADE STRUCTURE
- Existing SHADE STRUCTURE
- Existing SHADE STRUCTURE
- Existing SHADE STRUCTURE
- Existing SHADE STRUCTURE
- Existing SHADE STRUCTURE

SAVEREN'S STATEMENT

STATE OF CALIFORNIA
COUNTY OF CALIFORNIA

I, the undersigned, being a duly qualified Surveyor and a member in good standing of the State Bar of California, do hereby certify that I am a duly qualified Surveyor under the laws of the State of California, and that I am duly sworn to perform my duties faithfully and to the best of my ability and knowledge, and that I am not aware of any facts which would render my testimony in this matter unreliable.

Dated this _____ day of _____, 2025.

Surveyor

TRACT	ACREAGE	SECTION	PARCEL	OWNER
1	10.00	12	1	Travis J. ...
2	10.00	12	2	Travis J. ...
3	10.00	12	3	Travis J. ...
4	10.00	12	4	Travis J. ...
5	10.00	12	5	Travis J. ...
6	10.00	12	6	Travis J. ...
7	10.00	12	7	Travis J. ...
8	10.00	12	8	Travis J. ...
9	10.00	12	9	Travis J. ...
10	10.00	12	10	Travis J. ...
11	10.00	12	11	Travis J. ...
12	10.00	12	12	Travis J. ...

OWNERS

The following have been proposed to have an estate in fee simple in Parcel 1, located in the Section 1, T15S, R35E, SBM, in an unincorporated area of the County of California, as shown on the attached map, and to have the same divided into 12 parcels of approximately 10.00 acres each, as shown on the attached map, and to have the same divided into 12 parcels of approximately 10.00 acres each, as shown on the attached map.

MONUMENTATION NOTES

1. Corner Section 1, T15S, R35E, SBM, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.

2. Corner Section 1, T15S, R35E, SBM, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.

- 1. The boundary line between Parcel 1 and Parcel 2, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 2. The boundary line between Parcel 2 and Parcel 3, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 3. The boundary line between Parcel 3 and Parcel 4, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 4. The boundary line between Parcel 4 and Parcel 5, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 5. The boundary line between Parcel 5 and Parcel 6, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 6. The boundary line between Parcel 6 and Parcel 7, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 7. The boundary line between Parcel 7 and Parcel 8, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 8. The boundary line between Parcel 8 and Parcel 9, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 9. The boundary line between Parcel 9 and Parcel 10, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 10. The boundary line between Parcel 10 and Parcel 11, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 11. The boundary line between Parcel 11 and Parcel 12, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 12. The boundary line between Parcel 12 and Parcel 1, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.

EXISTING LEGAL DESCRIPTIONS

Parcel 1, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 2, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 3, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 4, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 5, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 6, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 7, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 8, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 9, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 10, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 11, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 12, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

ADJUSTED LEGAL DESCRIPTIONS

Parcel 1, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 2, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 3, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 4, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 5, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 6, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 7, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 8, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 9, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 10, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 11, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

Parcel 12, Section 1, T15S, R35E, SBM, as shown on the attached map, is a portion of the Section 1, T15S, R35E, SBM, as shown on the attached map, and is described as follows:

- 1. The boundary line between Parcel 1 and Parcel 2, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 2. The boundary line between Parcel 2 and Parcel 3, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 3. The boundary line between Parcel 3 and Parcel 4, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 4. The boundary line between Parcel 4 and Parcel 5, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 5. The boundary line between Parcel 5 and Parcel 6, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 6. The boundary line between Parcel 6 and Parcel 7, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 7. The boundary line between Parcel 7 and Parcel 8, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 8. The boundary line between Parcel 8 and Parcel 9, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 9. The boundary line between Parcel 9 and Parcel 10, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 10. The boundary line between Parcel 10 and Parcel 11, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 11. The boundary line between Parcel 11 and Parcel 12, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.
- 12. The boundary line between Parcel 12 and Parcel 1, as shown on the attached map, is monumented by a 4" x 4" iron nail, set in concrete, at the intersection of the section line and the section line.

RECORDED EASEMENTS

There are no recorded easements affecting the parcels shown on this plat.

DESERT SURVEYING & ENGINEERING LLP
PROJECT NO. 2202202
SHEET 1 OF 1

**ATTACHMENT F.
COMMENT LETTERS**



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

November 13, 2023
REQUEST FOR REVIEW
AND COMMENTS

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

- | To: County Agencies | State Agencies/Other | Cities/Other |
|--|---|--|
| <input checked="" type="checkbox"/> County Executive Office – Rosa Lopez/
Miguel Figueroa | <input checked="" type="checkbox"/> IC Sheriff's Office – Fred
Miramontes/Ryan Kelley | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/
Sal Flores |
| <input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay | <input checked="" type="checkbox"/> Board of Supervisors – Luis
Plancarte District #2 | <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/
Alphonso Andrade/Jorge Perez/Vanessa
R Ramirez |
| <input checked="" type="checkbox"/> IID – Donald Vargas | <input checked="" type="checkbox"/> Ag. Commissioner – Margo
Sanchez/Antonio Venegas/ Ashley
Jauregui/ Jolene Dessert | <input checked="" type="checkbox"/> APCD – Monica Soucier/Belen
Leon/Jesus Ramirez |
| | <input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe –
Jordan D. Joaquin/ H. Jill McCormick | <input checked="" type="checkbox"/> Campo Band Of Mission Indians -
Marcus Cuero/Jonathan Mesa |

From: Luis Valenzuela Planner I - (442) 265-1736 or luisvalenzuela@co.imperial.ca.us
 Project ID: Lot line Adjustment #00332
 Project Location: 1790 W. Hwy 98, El Centro, CA 92243 APN 052-170-043 & 052-170-073
 Project Description: Applicant is proposing lot line adjustment to formally correct what has been shown as the lot line per Assessor's Parcel Maps to be corrected to the county ¼ section line of Parcel "A" (052-170-073) and parcel "B" (052-170-043).

Applicants: Lyons Road, LLC
 Comments due by: **November 27th, 2023, at 5:00PM**

COMMENTS: *(attach a separate sheet if necessary)* (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)
 No Comments

Name: Antonio Venegas Signature: *Antonio Venegas* Title: Agricultural Biologist/Standards Specialist IV
 Date: 11/13/2023 Telephone No.: (442) 265-1500 E-mail: AntonioVenegas@co.imperial.ca.us

LV\ATIS:\AllUsers\APN\052\170\043\LLA00332\LLA00332 Request for Comments\LLA00332 Request for Comments 11.13.23 .docx





November 22, 2023

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

RECEIVED

By Imperial County Planning & Development Services at 11:14 am, Nov 27, 2023

SUBJECT: Lot Line Adjustment #00332 – Lyons Road, LLC

Dear Mr. Minnick,

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Lot Line Adjustment (LL) 00332 (Project). The project proposes an adjustment of what has been shown as the lot line per Assessor's Parcel Maps to be corrected to the county ¼ section line. The project is located at 1790 W. Hwy 98 and involves two parcels A and B also identified with Assessor's Parcel Numbers 052-170-073 & 052-170-043 respectively. Parcel's A and B are currently approximately 113.167 acres and 140.905 acres and would result in being 93.535 acres and 160.537 acres as proposed.

The Air District reminds the applicant that the project must comply with all Air District rules and regulations and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity. Certain Regulation VIII rules, such as Rule 806 – Conservation Management Practices, have acreage thresholds for applicability, however, the changes proposed by the project should not affect the requirements for compliance since the same threshold levels will be applicable to the project.

The Air District also requests a copy of the finalized map for its records.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ismael Garcia', is written over a circular stamp.

Ismael Garcia
Environmental Coordinator I

A handwritten signature in blue ink, appearing to read 'Monica A. Soucier', is written over a circular stamp.

Reviewed by,
Monica A. Soucier
APC Division Manager



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

Follow Us:



[www.facebook.com/
ImperialCountyDPW/](http://www.facebook.com/ImperialCountyDPW/)



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



Public Works works for the Public

November 22, 2023

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

Attention: Luis Valenzuela, Planner I

SUBJECT: LLA 332 for Lyons Road, LLC;
located on 1790 W Highway 98, El Centro, CA 92243
APN's 052-170-043 & 073.

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on November 13, 2023 for the above-mentioned project. Applicant proposes a lot line adjustment to formally correct what has been shown as the lot line per Assessor's Parcel Maps to be corrected to the county 1/4 section line of Parcel "A" (052-170-073) and Parcel "B" (052-170-043).

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

- The applicant shall fill out and submit in PDF format the Imperial County Department of Public Works Survey Plan Check Application in order for our Department to review and approve the legal descriptions for this lot line adjustment.
- The lot line adjustment shall be reflected in a deed(s), 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,

David Dale, PE, PLS
Assistant Director of Public Works



IID

A century of service.

www.iid.com

Since 1911

November 14, 2023

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

RECEIVED

By Imperial County Planning & Development Services at 3:03 pm, Nov 14, 2023

SUBJECT: Lyons Road, LLC Lot Line Adjustment LLA00332 (Revised)

Dear Mr. Valenzuela:

On November 13, 2023 the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept., a request for agency comments on Lot Line Adjustment No. 00332. The applicant, Lyons Road, LLC; proposes to adjust the lot lines of two parcels to correct a ¼ section line of parcel A and parcel B. The parcels are located at 1790 W. Hwy 98, El Centro, CA (APNs 052-170-043 & -073).

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

1. The applicant is not proposing land-use changes from the existing agricultural use. However, if future non-agricultural development is being planned, the applicant should contact IID Water Department Engineering Services at (760) 339-9265 prior to the development's final design for review and coordination.
2. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel. For additional information on water service the applicant may call and coordinate with IID's South End Division at (760) 482-9800.
3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/department-directory/real-estate>. The district Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment.
4. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus,

IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities.

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

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

Respectfully,



Donald Vargas
Compliance Administrator II