



**STAFF REPORT**  
**Planning Commission**  
**January 10, 2024**  
**Lot Line Adjustment (LLA) #00333**

**Applicant:**           **Andres Joel Carmona**  
**2714 James Road,**  
**Imperial CA. 92251**

**Osterkamp Farms**  
**802 E. Keystone Rd.**  
**Brawley, 92227**

**Agent:**               **Precision Engineering & Surveying, Inc.**  
**Taylor Preece, P.L.S.**  
**PO Box 2216**  
**El Centro, CA 92243**

**Project Location:**

The proposed project site is located at 2714 James Road Imperial, CA 92251; and further identified as Assessor Parcel Number(s) 045-010-035-000 (Parcel 1) and 045-010-063-000 (Parcel 2). "Parcel 1" is legally described as Portion of Tract 60, Township 15 South., Range 15 East, S.B.M.; "Parcel 2" is legally described as PARCEL 2: Tract 60, Township 15 South, Range 15 East, S.B.B.M. except the above-mentioned property, in an unincorporated area of the County of Imperial, State of California.

**Project Summary:**

The applicants propose Lot Line Adjustment (LLA) #00333 to adjust the boundary line between "Parcel 1" (045-010-035-000) and "Parcel 2" (045-010-063-000) to correct an encroachment of the residential home onto the agriculture field parcel. The east, west, and north property lines of Parcel 1 will be moved to follow the existing used area of the home. The east and north property lines of Parcel 1 will be contiguous with the west and south property lines of Parcel 2.

"Parcel 1" is approximately 1 acre and will be increased approximately 0.44 acres.  
"Parcel 2" is approximately 318.78 acres and will be reduced approximately 0.44 acres.

"Parcel 1" and "Parcel 2" will continue to receive water from Rubber Lateral 1, Delivery 1 and Redwood Canal, Delivery 15, and will continue to Drain to the Mesquite Drain Number Seven and McKim Drain. There is no proposed development on Parcel B or

any changes in water delivery or drainage. Both Parcels 1 and 2 will maintain their existing agricultural uses and will remain under the same ownership.

**Existing Parcels:**

- “Parcel 1” (045-010-035-000) – ≈±1.00 acre
- “Parcel 2” (045-010-063-000) – ≈±318.78 acres

**Proposed Parcels:**

The proposed adjusted parcel size would be:

- “Parcel 1” (045-010-035-000) – ≈±1.44 acres
- “Parcel 2” (045-010-063-000) – ≈±318.34 acres

**County Ordinance:**

Lot Line Adjustment (LLA) #00333 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcels are 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” (Heavy Agriculture) per Zoning Map #16 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
<b>Project Site</b>	Agriculture/Homesite	A-3	Agriculture
<b>North</b>	Agriculture	A-3	Agriculture
<b>South</b>	Agriculture	A-3	Agriculture
<b>East</b>	Agriculture	A-3	Agriculture
<b>West</b>	Agriculture	A-3	Agriculture

**Environmental Determination:**

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00333 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 (LLA) #00333 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) #00333 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment (LLA) #00333, subject to the attached conditions.

**PREPARED BY:** Rocio Yee, Planner I



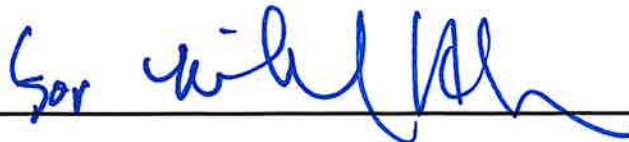
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**REVIEWED BY:** Michael Abraham, AICP, Assistant Director of  
Planning & Development Services Department



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



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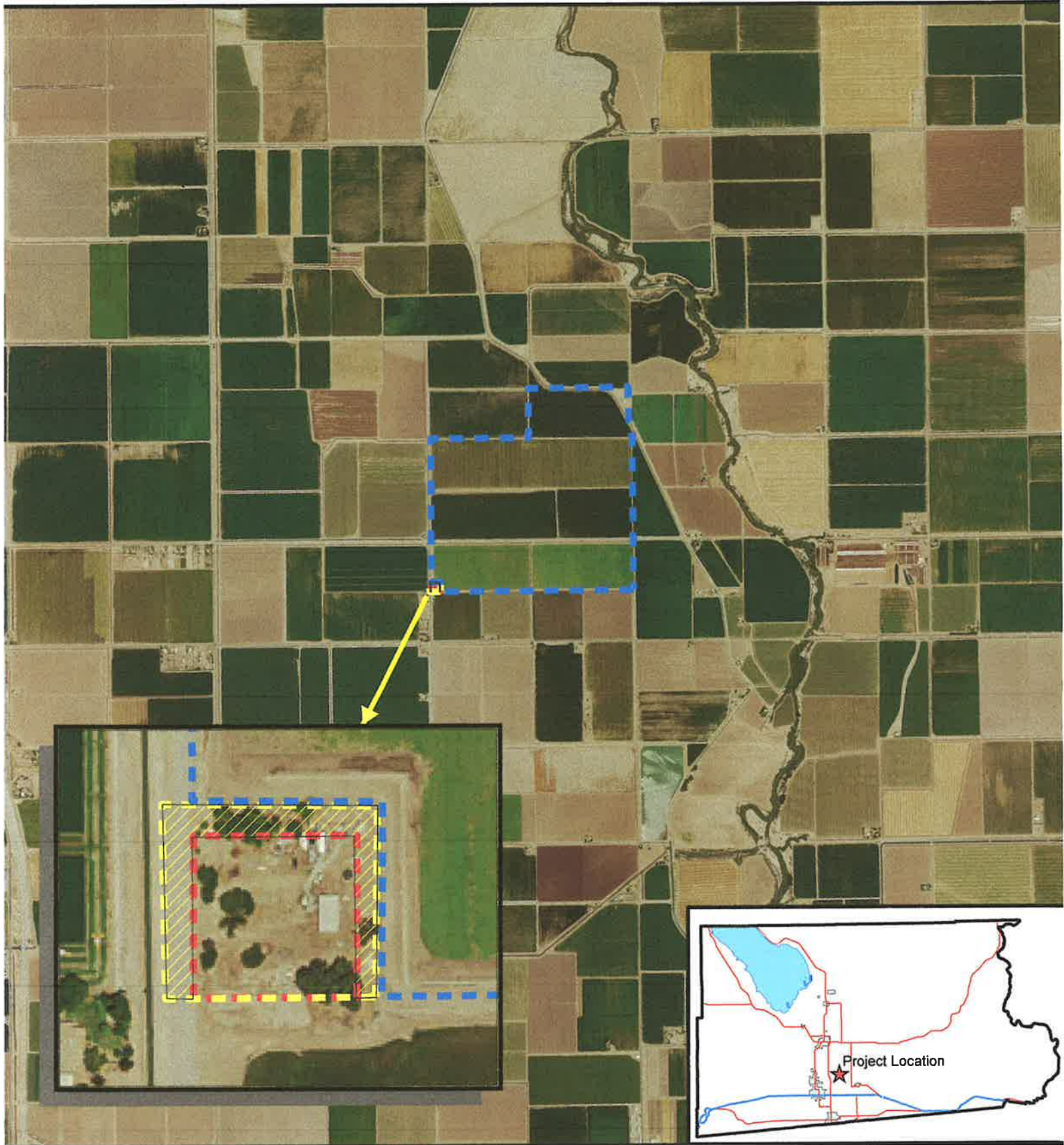
**ATTACHMENTS:**

- A. Vicinity Map
- B. Site Plan
- C. PC Resolutions & Findings
- D. Lot Line Adjustment (LLA) #00333 Conditions of Approval
- E. Application & Supporting Documents
- F. Comment Letters

**ATTACHMENT "A"**  
**VICINITY MAP**



# PROJECT LOCATION MAP



**OSTERKAMP FARMS**  
**LLA #00333**  
**APN 045-010-035, -063-000**

-  APN 045-010-035
-  APN 045-010-063
-  Lot Line Adjustment

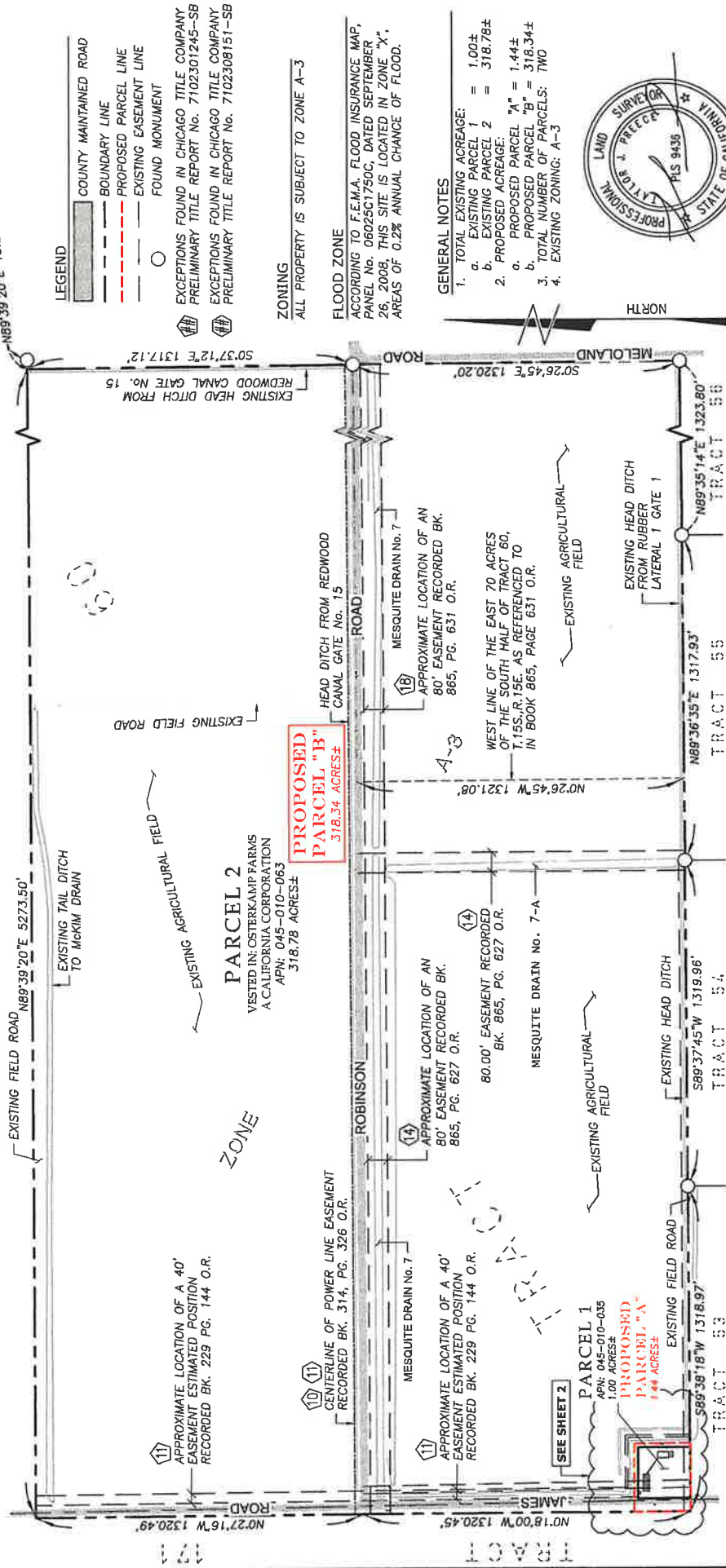


**ATTACHMENT "B"**  
**SITE PLAN**



# LOT LINE ADJUSTMENT SITE PLAN

PORTIONS OF TRACT 60, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



- LEGEND**
- COUNTY MAINTAINED ROAD
  - BOUNDARY LINE
  - PROPOSED PARCEL LINE
  - EXISTING EASEMENT LINE
  - FOUND MONUMENT

EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102301245-SB  
 EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102308151-SB

**ZONING**  
 ALL PROPERTY IS SUBJECT TO ZONE A-3

**FLOOD ZONE**  
 ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 08025C1750C, DATED SEPTEMBER 26, 2008, THIS SITE IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.

- GENERAL NOTES**
1. TOTAL EXISTING ACREAGE:
    - a. EXISTING PARCEL 1 = 1.00±
    - b. EXISTING PARCEL 2 = 318.78±
  2. PROPOSED ACREAGE:
    - a. PROPOSED PARCEL "A" = 1.44±
    - b. PROPOSED PARCEL "B" = 318.34±
  3. TOTAL NUMBER OF PARCELS: TWO
  4. EXISTING ZONING: A-3



**Precision Engineering & Surveying, Inc.**  
 P.O. Box 2216  
 El Centro, CA 92244  
 Telephone: (760) 353-2884  
 789 E. Heil Avenue  
 El Centro, CA 92243  
 Email: taylor@presurvinc.com

**SHEET 1**  
**LOT LINE ADJUSTMENT**  
**SITE PLAN:**  
**OSTERKAMP - CARMONA**  
**OF 2**  
**JOB No. 23154**  
 DRAWN BY: A.D. [CHECKED BY: T.P.]

PARCEL 1 LEGAL DESCRIPTION APN: 045-010-035  
 THAT PORTION OF TRACT 60, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 54 FEET EAST OF THE SOUTHWEST CORNER OF TRACT 60; THENCE EASTERLY 208.71 FEET; THENCE NORTHERLY 208.71 FEET; THENCE WESTERLY 208.71 FEET; THENCE SOUTHERLY 208.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2 LEGAL DESCRIPTION APN: 045-010-063  
 TRACT 60, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
 EXCEPTING ONE ACRE, CONVEYED TO THE ROSE SCHOOL DISTRICT BY DEED RECORDED IN BOOK 51, PAGE 71 OF DEEDS.  
 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FIFTY-FOUR (54) FEET EAST OF THE SOUTHWEST CORNER OF TRACT 60; THENCE EASTERLY 208.71 FEET; THENCE NORTHERLY 208.71 FEET; THENCE WESTERLY 208.71 FEET; THENCE SOUTHERLY 208.71 FEET TO THE POINT OF BEGINNING.

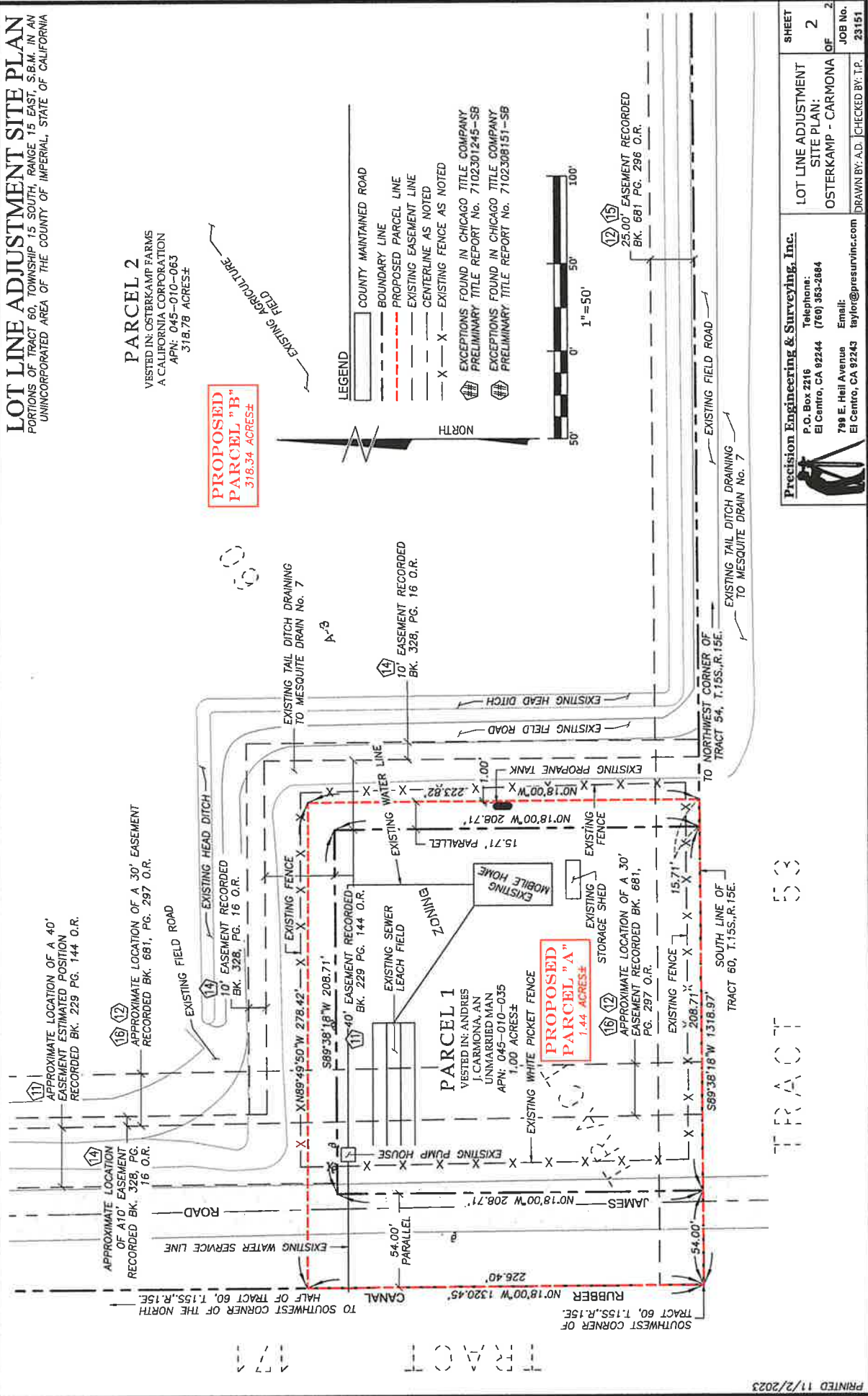


**LOT LINE ADJUSTMENT SITE PLAN**  
 PORTIONS OF TRACT 60, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.E. 1/4, S.E. 1/4, AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

**PARCEL 2**  
 VESTED IN: OSTERKAMP FARMS  
 A CALIFORNIA CORPORATION  
 APN: 045-010-063  
 318.78 ACRES±

**PROPOSED  
 PARCEL "B"**  
 318.34 ACRES±

- LEGEND**
- COUNTY MAINTAINED ROAD
  - BOUNDARY LINE
  - PROPOSED PARCEL LINE
  - EXISTING EASEMENT LINE
  - CENTERLINE AS NOTED
  - X - X - EXISTING FENCE AS NOTED
- EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102301245-SB  
 EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102308151-SB



**Precision Engineering & Surveying, Inc.**  
 Telephone:  
 P.O. Box 2216 El Centro, CA 92244 (760) 363-2864  
 Email:  
 799 E. Heil Avenue El Centro, CA 92243 taylor@presurvinc.com

SHEET	2
LOT LINE ADJUSTMENT	OSTERKAMP - CARMONA
SITE PLAN:	OF 2
JOB No.	23151
DRAWN BY: A.D.	CHECKED BY: T.P.

**ATTACHMENT "C"**  
**PC RESOLUTIONS & FINDINGS**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00333” OSTERKAMP-CARMONA**

**WHEREAS**, Andres Joel Carmona & Osterkamp Farms submitted an application for Lot Line Adjustment #00333 to correct an encroachment from “Parcel 1” (045-010-035-000) onto “Parcel 2” (045-010-063-000); 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 January 10, 2024; and,

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

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

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00333 have been made as follows:

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

Lot Line Adjustment (LLA) #00333 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) #00333 is zoned A-3 (Heavy Agricultural) and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90508.00 et. seq. In addition, Lot Line Adjustment (LLA) #00333 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) #00333 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) #00333 will not create nor delete any new lots or parcels. The proposed project will transfer approximately  $\approx \pm 0.44$  acres from Parcel 2 (APN 045-010-063-000) to Parcel 1 (APN 045-010-035-000).

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

Lot Line Adjustment (LLA) #00333 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) #00333 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements (see attachment D).



**NOW, THEREFORE,** based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00333, subject to the attached Conditions of Approval.

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**Rudy Schaffner, Chairperson**  
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on January 10, 2024, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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

**ATTACHMENT "D"**  
**LLA#00333 CONDITIONS OF**  
**APPROVAL**

# CONDITIONS OF APPROVAL

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## LOT LINE ADJUSTMENT (LLA) #00333

APN(s) # 045-010-035-000 & 045-010-063-000

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### **NOTICE TO APPLICANT!**

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

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### **GENERAL CONDITIONS:**

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[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:**

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1. Provide a Lot Line Adjustment prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Lot Line Adjustment.



- 3.** The applicant shall fill out and submit in PDF format the Imperial County Department of Public Works Survey Plan Check Application review and approval of the legal descriptions.<sup>1</sup>
- 4.** Their lot line adjustment shall be reflected in a deed(s), which shall be recorded.<sup>1</sup>

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

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**ATTACHMENT "E"**  
**APPLICATION & SUPPORTING**  
**DOCUMENTS**

# 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 -


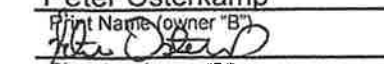
1. PROPERTY OWNER'S "A" NAME <b>Andres Joel Carmona</b>		EMAIL ADDRESS	
2. MAILING ADDRESS <b>2714 James Road Imperial, CA</b>		ZIP CODE <b>92251</b>	PHONE NUMBER
3. PROPERTY OWNER'S "B" NAME <b>Osterkamp Farms</b>		EMAIL ADDRESS <b>Peter @ osterkamp farms . com</b>	
4. MAILING ADDRESS <b>802 E. KEYSTONE RD. <del>327 Terrace Dr. Brawley, CA</del></b>		ZIP CODE <b>92227</b>	PHONE NUMBER <b>760-344-3361</b>
5. PROPERTY "A" (site) ADDRESS <b>2714 James Road Imperial, CA 92251</b>		LOCATION <b>1/4 Mile North of James &amp; Worthington Road Int.</b>	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <b>045-010-035</b>		SIZE OF PROPERTY (in acres or square foot) <b>1.00 Acres</b>	
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>Portion of Tract 60, T.15S.,R.15E., S.B.M. (See PTR for full Legal Description)</b>			
8. PROPERTY "B" (site) ADDRESS <b>NA</b>		LOCATION <b>Rubber Lat. 1, Gate 1 &amp; Redwood Canal G. 15</b>	
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <b>045-010-063</b>		SIZE OF PROPERTY (in acres or square foot) <b>318.78 Acres</b>	
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>Tract 60, T.15S.,R.15E., S.B.M. except the above mentioned property. See PTR for full Legal Description</b>			

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	1.44 Acres	Residential Home	Residential Home
	B	318.34 Acres	Agriculture Fields	Agriculture Fields

12. EXPLAIN PROPOSED ADJUSTMENT **To correct an encroachment of the residential home onto the agriculture field parcel.**

13. EXPLAIN REASON FOR REQUEST **See above proposed adjustment.**

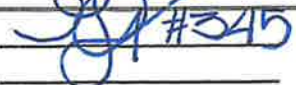
I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

**Andres Joel Carmona**  
Print Name (owner "A")  
  
Signature (owner "A")  
**Peter Osterkamp**  
Print Name (owner "B")  
  
Signature (owner "B")

**10/25/23**  
Date  
**10/25/23**  
Date

### REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY:		DATE	<b>11/01/23</b>	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.
		DATE	_____	<input type="checkbox"/> _____

**LLA#**  
\_\_\_\_\_

Lot Line Adjustment Osterkamp-Carmona  
2714 James Road Imperial, CA 92251

Project Description

The project is located one quarter mile north of James and Worthington Road intersection in the County of Imperial, California. The subject properties are described as follows:

Parcel 1: That portion of Tract 60, T.15S., R15E., S.B.M., described as follows: Beginning at a point fifty-four (54) feet east of the southwest corner of Tract 60, thence Easterly 208.71 feet; thence Northerly 208.71 feet; thence Westerly 208.71 feet; thence Southerly 208.71 feet to the point of beginning.

Parcel 2: Tract 60, T.15S., R15E., S.B.M., Excepting one acre, conveyed to the rose school district by deed recorded in book 51, page 71 of deeds.  
Also Excepting therefrom Parcel 1 as described above.

The reasoning behind the proposed lot line adjustment is to correct an encroachment of Parcel 1 onto Parcel 2 property. The east, west, and north property lines of Parcel 1 will be moved to follow the existing used area of the home. The east and north property lines of Parcel 1 will be contiguous with the west and south property lines of Parcel 2.

All properties are zoned A-3 and do have contiguous boundaries.

Proposed Parcel A will have legal and physical access from James Road, will continue to receive water from a service pipe from Rubber Canal, and will not need to drain any runoff water as the parcel is self-contained with berms. There is no proposed development on Parcel A or any changes in water delivery or septic systems.

Proposed Parcel B will have legal and physical access from James and Robinson Roads, will continue to receive water from Rubber Lateral 1, Delivery 1 and Redwood Canal, Delivery 15, and will continue to Drain to the Mesquite Drain Number Seven and McKim Drain. There is no proposed development on Parcel B or any changes in water delivery or drainage.



# EXHIBIT "A"

LEGAL DESCRIPTION LOT LINE ADJUSTMENT No. \_\_\_\_

## **PARCEL A:**

A PORTION OF TRACT 60, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 60, THENCE SOUTH 00°27'16" EAST, ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 1320.49 FEET TO THE NORTHEAST CORNER OF THE SOUTH 40 ACRES OF TRACT 171, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN;

THENCE SOUTH 00°18'00" EAST, ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 1094.05 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, DEPARTING THE WEST LINE OF SAID TRACT 60, SOUTH 89°49'50" EAST, A DISTANCE OF 278.42 FEET;

THENCE SOUTH 00°18'00" EAST, A DISTANCE OF 223.82 FEET, TO THE SOUTH LINE OF SAID TRACT 60;

THENCE SOUTH 89°38'18" WEST, ALONG THE SOUTH LINE OF SAID TRACT 60, A DISTANCE OF 278.42 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 60;

THENCE NORTH 00°18'00" WEST, ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 226.40 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1.44 ACRES, MORE OR LESS.

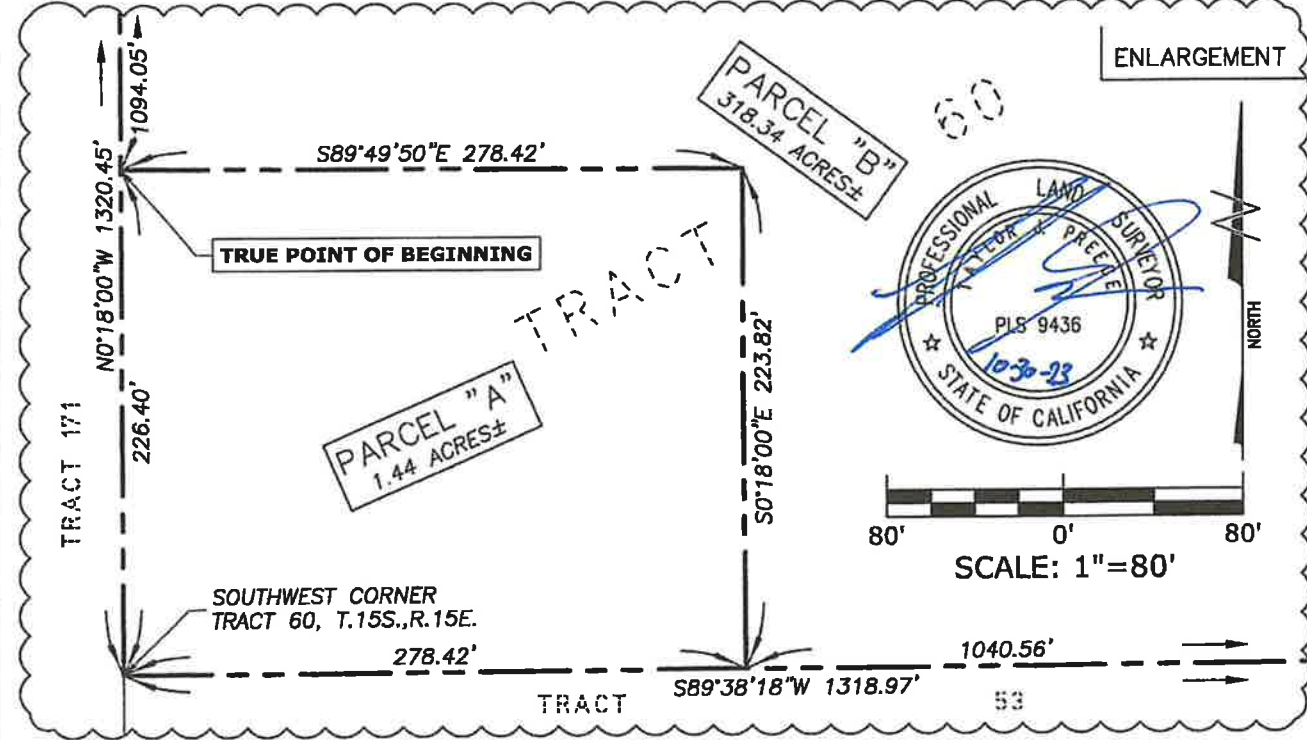
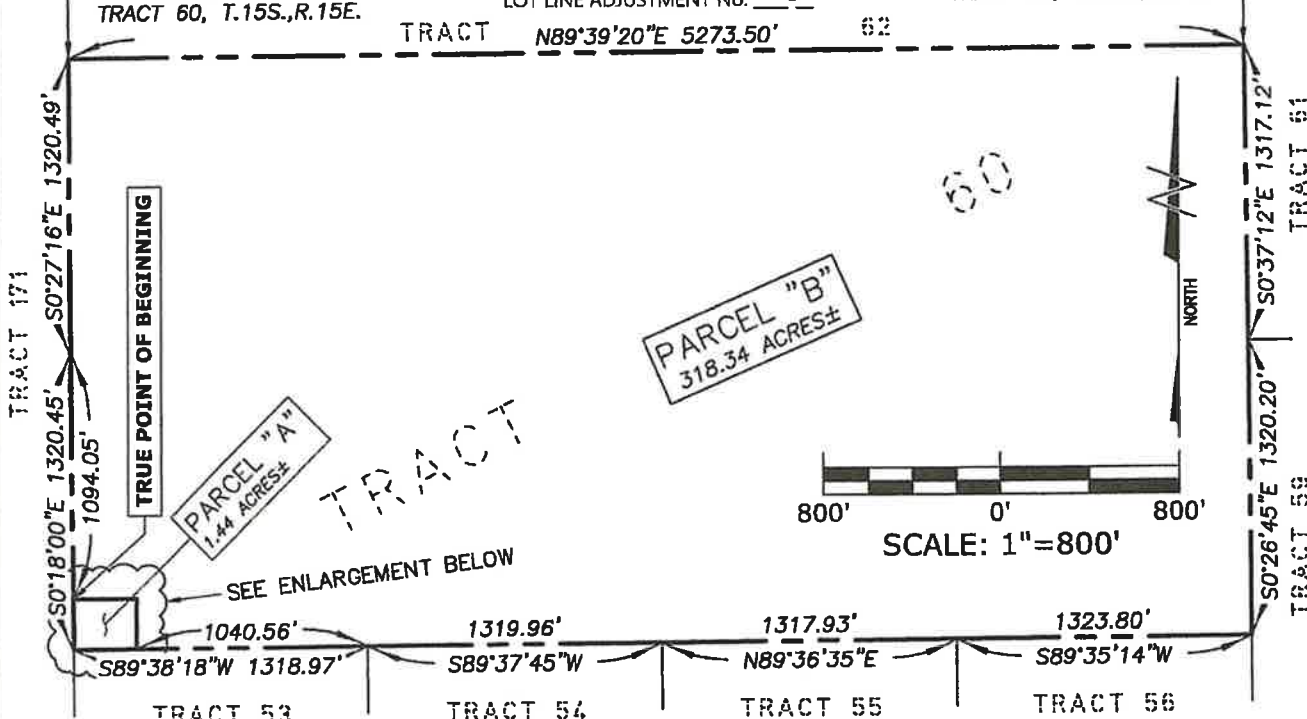


# EXHIBIT "B"

LOT LINE ADJUSTMENT No. \_\_\_\_\_

POINT OF BEGINNING  
NORTHWEST CORNER  
TRACT 60, T.15S.,R.15E.

NORTHEAST CORNER  
TRACT 60, T.15S.,R.15E.



**LEGEND**  
 - - - - - PARCEL BOUNDARY LINE

**Precision Engineering & Surveying, Inc.**

 P.O. Box 2216  
El Centro, CA 92244

Telephone:  
(760) 353-2684

799 E. Heil Avenue  
El Centro, CA 92243

Email:  
taylor@presurvinc.com

SHEET	1
OF	1
JOB No.	23151

PRINTED: 10/30/2023

# EXHIBIT "A"

LEGAL DESCRIPTION LOT LINE ADJUSTMENT No. \_\_\_\_\_

## **PARCEL B:**

TRACT 60, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID TRACT 60:**

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 60, THENCE SOUTH 00°27'16" EAST, ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 1320.49 FEET TO THE NORTHEAST CORNER OF THE SOUTH 40 ACRES OF TRACT 171, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SAN BERNARDINO MERIDIAN;

THENCE SOUTH 00°18'00" EAST, ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 1094.05 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, DEPARTING THE WEST LINE OF SAID TRACT 60, SOUTH 89°49'50" EAST, A DISTANCE OF 278.42 FEET;

THENCE SOUTH 00°18'00" EAST, A DISTANCE OF 223.82 FEET, TO THE SOUTH LINE OF SAID TRACT 60;

THENCE SOUTH 89°38'18" WEST, ALONG THE SOUTH LINE OF SAID TRACT 60, A DISTANCE OF 278.42 FEET, TO THE SOUTHWEST CORNER OF TRACT 60;

THENCE NORTH 00°18'00" WEST, ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 226.40 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 318.34 ACRES, MORE OR LESS.

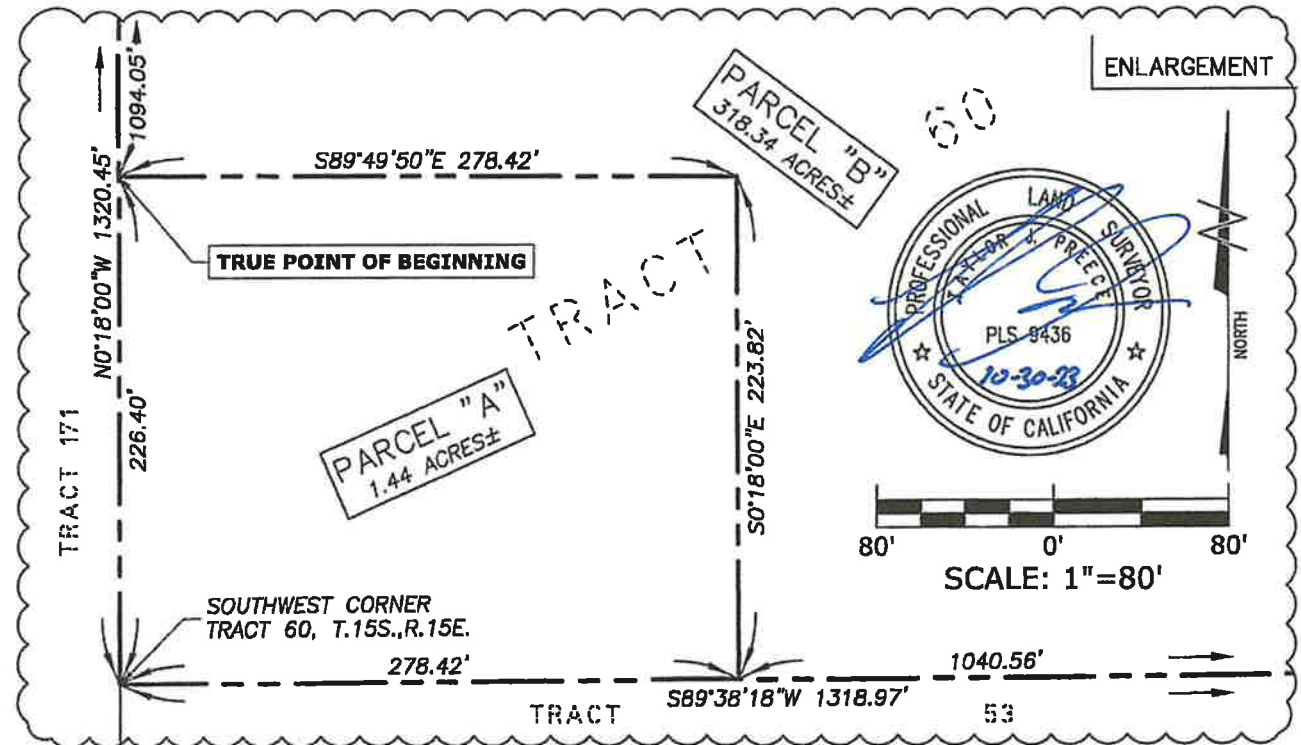
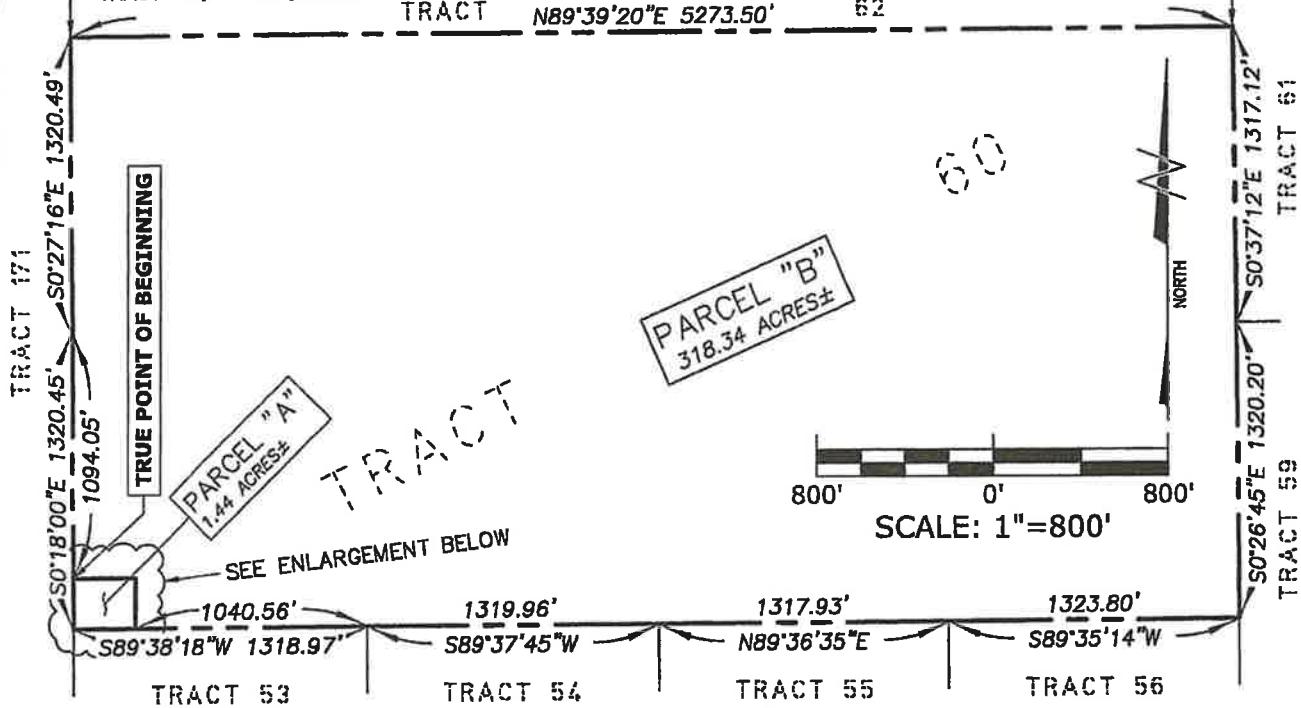


# EXHIBIT "B"

POINT OF BEGINNING  
NORTHWEST CORNER  
TRACT 60, T.15S.,R.15E.

LOT LINE ADJUSTMENT No. \_\_\_\_\_

NORTHEAST CORNER  
TRACT 60, T.15S.,R.15E.



## LEGEND

--- PARCEL BOUNDARY LINE

## Precision Engineering & Surveying, Inc.



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1

OF 1

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**ATTACHMENT "F"**  
**COMMENT LETTERS**



November 22, 2023

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

SUBJECT: Lot Line Adjustment #00333 – Osterkamp Farms

Dear Mr. Minnick,

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Lot Line Adjustment (LL) 00333 (Project). The project proposes an adjustment to the lot line to correct an encroachment of a residential home onto an agricultural field. The project is located at 2714 James Rd. and involves two parcels identified as Parcel 1 & 2 and with Assessor's Parcel Numbers 045-010-035 & 045-010-063 respectively. Parcel 1 is the residential parcel and has an existing size of approximately 1.00 acres and will result in a size of approximately 1.44 acres. Parcel 2 is the agricultural field parcel and has an existing size of approximately 318.78 acres and will result in a size of approximately 318.34 acres.

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.

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".

Ismael Garcia  
Environmental Coordinator I

A handwritten signature in blue ink, appearing to read "Monica N. Soucier".

Reviewed by,  
Monica N. 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

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*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: Rocio Yee, Planner I

**SUBJECT: LLA 333 for Osterkamp Farms;**  
located on 2714 James Rd, Imperial, CA 92251  
APN's 045-010-035 & 063.

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 correct an encroachment of Parcel 1 onto Parcel 2.

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



# 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                                   | <input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley                | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Sal Flores/Robert Malek/ David Lantzer        |
| <input checked="" type="checkbox"/> Public Works – Carlos Yee/John Gay                                     | <input checked="" type="checkbox"/> Board of Supervisors – John Hawk District #5                                      | <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez/Vanessa R Ramirez |
| <input checked="" type="checkbox"/> Fort Yuma- Quechan Indian Tribe – Jordan D. Joaquin/ H. Jill McCormick | <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"/> IID – Donald Vargas  | <input checked="" type="checkbox"/> Campo Band Of Mission Indians - Marcus Cuero/Jonathan Mesa                        |  |

From: Rocio Yee Planner I - (442) 265-1736 or [rociyee@co.imperial.ca.us](mailto:rociyee@co.imperial.ca.us)  
 Project ID: Lot line Adjustment #00333  
 Project Location: 2714 James Road Imperial, CA 92251 APN 045-010-035 & APN 045-010-063  
 Project Description: Applicant is proposing Lot Line Adjustment to correct an encroachment of Parcel 1 onto Parcel 2 property.  
 Applicants: Osterkamp Farms  
 Comments due by: **November 27<sup>th</sup>, 2023, at 5:00PM**

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

Name: 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

RY\ATS:\AllUsers\APN\045\010\035\LLA\00333\LLA00333 Request for Comments 11.13.23 .docx