

STAFF REPORT
Planning Commission
January 10, 2024
Lot Line Adjustment (LLA) #00334

Applicant: **Miguel A. Barba Martinez**
839 E. Worthington Rd.
Imperial CA. 92251

Osterkamp Farms
802 E. Keystone Rd.
Brawley, 92227

Mary C. Gilbert
945 E. Worthington Rd.
Imperial CA. 92251

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

Project Location:

The proposed project site is located at 839 E. Worthington Rd., Imperial, CA 92251; and further identified as Assessor Parcel Number(s) 045-470-011-000 (Parcel 1), 045-470-012-000 (Parcel 2) and 045-470-010 (Parcel 3). "Parcel 1" is legally described as W 210FT OF E 230FT OF S 210FT OF N 270FT OF S2 TR 54 15-15 S.B.M.; "Parcel 2" is legally described as POR S 102 FT TR 54 15-15 S.B.M. 38.99 AC and "Parcel 3" is legally described as E 80 AC OF W 120 AC TR 51 T15S R15E S.B.B.M. 80 AC., in an unincorporated area of the County of Imperial, State of California.

Project Summary:

The applicants propose Lot Line Adjustment (LLA) #00334 to adjust the boundary line of "Parcel 1" (045-470-011-000) from "Parcel 2" (045-470-012-000) and "Parcel 3" (045-470-010-000). To correct an encroachment of "Parcel 1" onto "Parcel 2" and "Parcel 3" properties. The east property line of Parcel 1 will be moved to follow the existing east fence of the home. The east property line of Parcel 1 will be contiguous with the west property line of Parcel 3.

"Parcel 1" will have legal and physical access from Worthington Road, will continue to receive water from the head ditch from Rubber Canal Delivery Number 4, and will not need to drain any runoff water as the parcel is self-contained with berms. There is no proposed development on Parcel 1 or any changes in water delivery or septic systems.

“Parcel 2” will have legal and physical access from Worthington Road, will continue to receive water from Rubber Canal Delivery 4-A, and will continue to Drain to the Mesquite Drain Number Four. There is no proposed development on Parcel 2 or any changes in water delivery.

“Parcel 3” will have legal and physical access from Worthington Road, will continue to receive water from Rubber Canal Delivery 3-A, and will continue to Drain to the Mesquite Drain Number Four. There is no proposed development on Parcel 3 or any changes in water delivery.

Existing Parcels:

- “Parcel 1” (045-470-011-000) – $\approx\pm 1.01$ acres
- “Parcel 2” (045-470-012-000) – $\approx\pm 38.08$ acres
- “Parcel 3” (045-470-010-000) – $\approx\pm 80.00$ acres

Proposed Parcels:

The proposed adjusted parcel size would be:

- “Parcel 1” (045-470-011-000) – $\approx\pm 1.30$ acres
- “Parcel 2” (045-470-012-000) – $\approx\pm 38.72$ acres
- “Parcel 3” (045-470-010-000) – $\approx\pm 79.97$ acres

County Ordinance:

Lot Line Adjustment (LLA) #00334 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 all three 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
Project Site	Agriculture	A-3	Agriculture
North	Agriculture	A-3	Agriculture
South	Agriculture	A-3	Agriculture
East	Agriculture	A-3	Agriculture
West	Agriculture	A-3	Agriculture

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment (LLA) #00334 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:

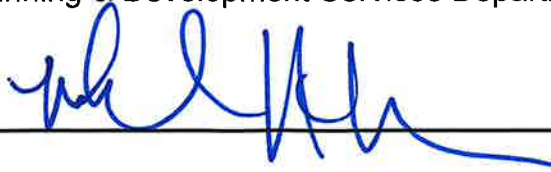
It is recommended that you conduct a public hearing and hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following actions:

1. Find that Lot Line Adjustment (LLA) #00334 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) #00334 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Line Adjustment (LLA) #00334, subject to the attached conditions.

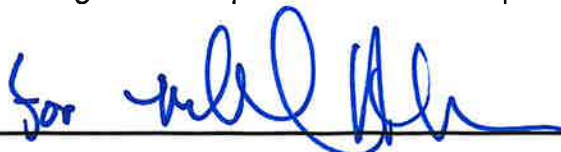
PREPARED BY: Evelia Jimenez, Planner II



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



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



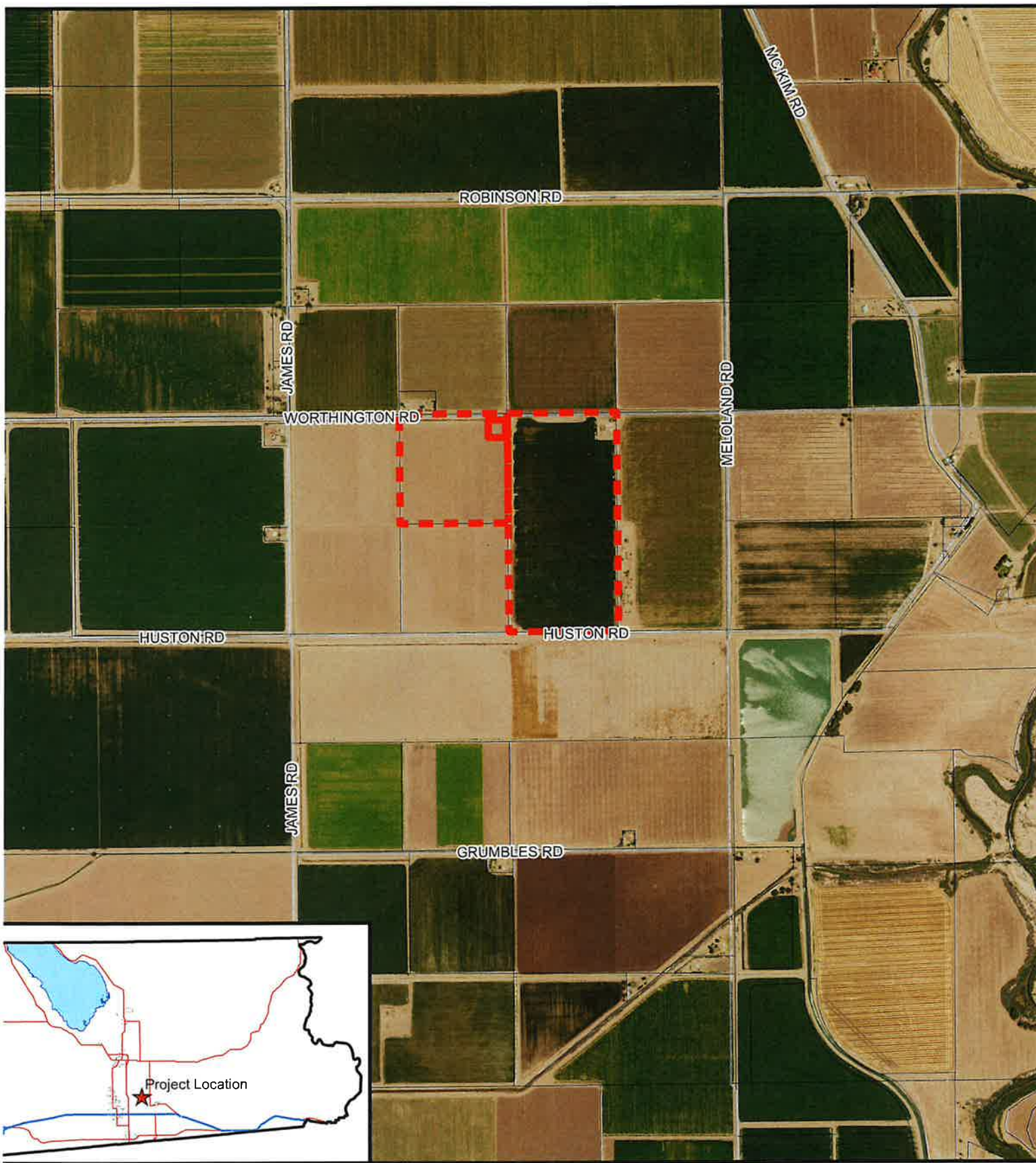
ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. PC Resolutions & Findings
- D. Lot Line Adjustment (LLA) #00334 Conditions of Approval
- E. Application & Supporting Documents
- F. Comment Letters




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Vicinity Map

PROJECT LOCATION MAP



MIGUEL A BARBA MARTINEZ
LLA #00334
APN 045-470-010, -011, -012-000

-  Project Location
-  Centerline
-  Parcels



Resolutions

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00334” Miguel A. Barba Martinez, Osterkamp Farms and Mary C. Gilbert.

WHEREAS, Miguel A. Barba Martinez, Osterkamp Farms & Mary C. Gilbert submitted an application for Lot Line Adjustment #00334 to correct an encroachment of “Parcel 1” (045-470-011-000) onto “Parcel 2” (045-470-012-000) and “Parcel 3” (045-470-010-000) property; 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 #00334 have been made as follows:

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

Lot Line Adjustment (LLA) #00334 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) #00334 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) #00334 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) #00334 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) #00334 will not create nor delete any new lots or parcels. The proposed project will increase approximately $\approx\pm 0.29$ acres from $\approx\pm 1.01$ acres to $\approx\pm 1.30$ acres.

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

Lot Line Adjustment (LLA) #00334 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) #00334 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 Director **DOES HEREBY APPROVE** Lot Line Adjustment #00334, 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 **January 10, 2024**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

Conditions of Approval

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00334

APN(s) # 045-470-011-000, 045-470-012-000 & 045-470-010-000

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. The applicant shall fill out and submit in PDF format the Imperial County Department of Public Works Survey Plan Check Application in order for ICDPW Department to review and approve the legal descriptions for this lot line adjustment.¹
4. The lot line adjustment shall be reflected in a deed(s), which shall be recorded.¹
5. The project must comply with all Air District rules and would emphasize Regulation VIII – Fugitive Dust Rules, a collection of rules designed to maintain fugitive dust emission below 20% visual opacity.²

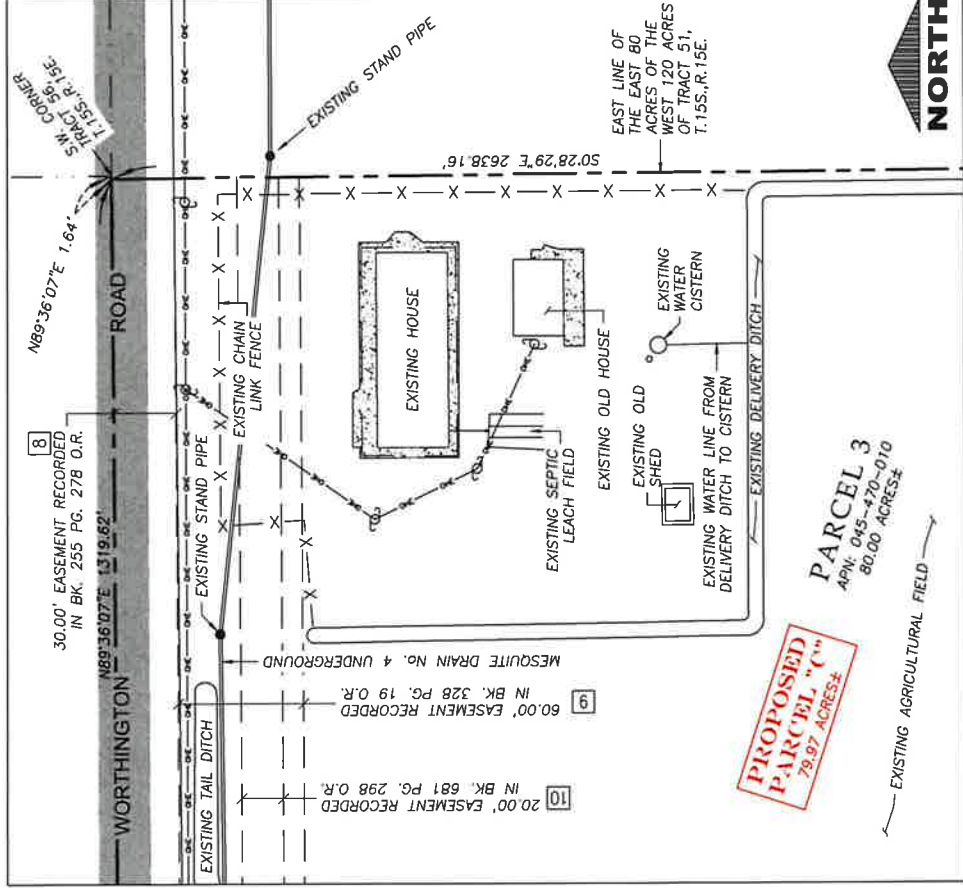
1 - Imperial County Department of Public Works comment letter dated November 22, 2023.

2 – Imperial County Air Pollution Control District comment letter dated November 27, 2023.

**Lot Line Adjustment Site Plan
and Legal Descriptions**

LOT LINE ADJUSTMENT SITE PLAN

BEING PORTIONS OF TRACT 51 AND TRACT 54 IN TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



PROPOSED PARCEL "C"
79.97 ACRES±

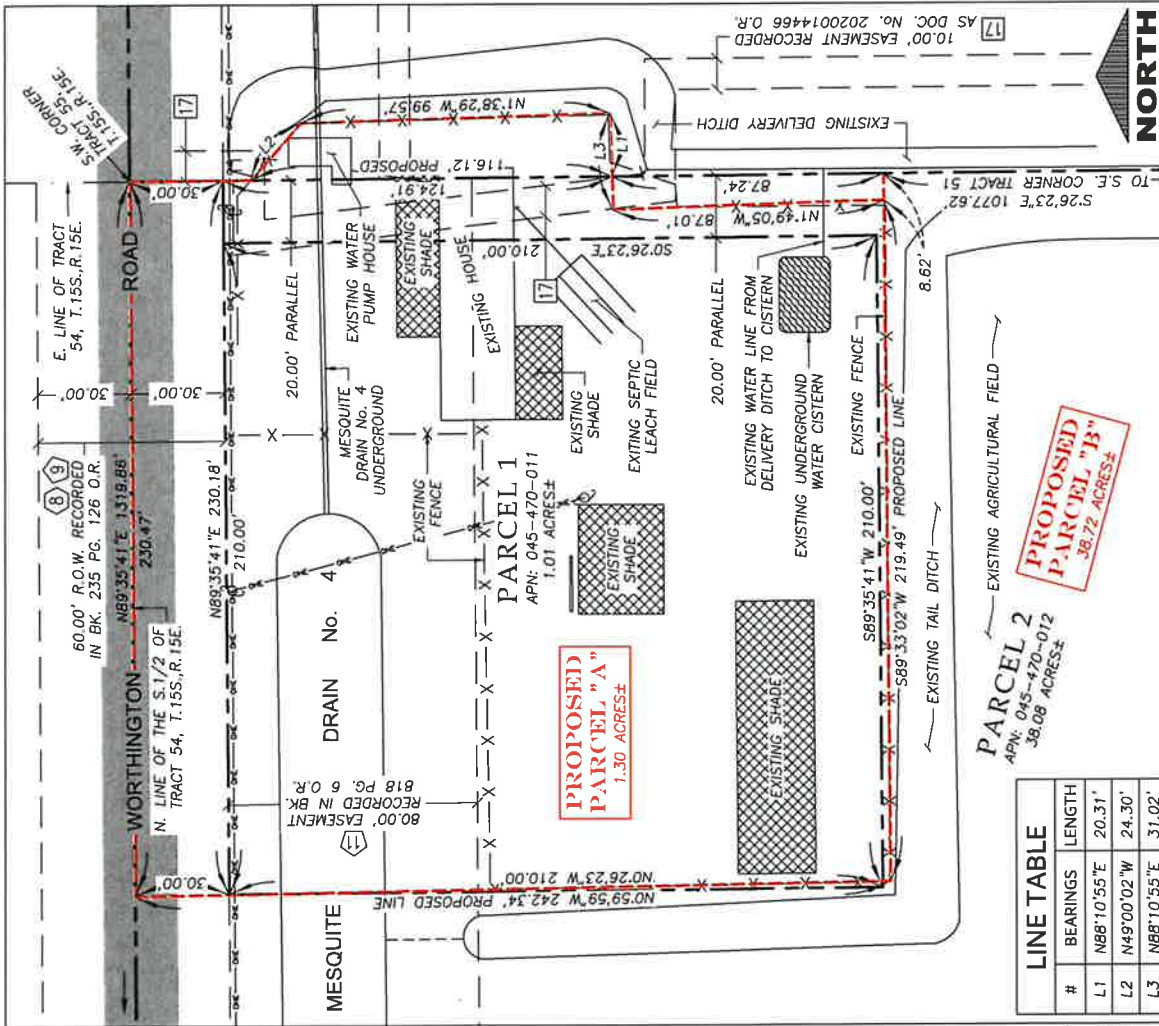
PARCEL 3
APN: 045-470-010
80.00 ACRES±

DETAIL "B"
SCALE: 1"=60'

LOT LINE ADJUSTMENT SITE PLAN:
OSTERKAMP, GILBERT,
MARTINEZ

Precision Engineering & Surveying, Inc.
P.O. Box 2216
El Centro, CA 92244
Telephone: (760) 353-2664
799 E. Hill Avenue
El Centro, CA 92243
Email: taylor@presurvinc.com

SHEET 2 OF 2
JOB No. 23151
DRAWN BY: A.D. | CHECKED BY: T.P.



PROPOSED PARCEL "A"
1.30 ACRES±

PROPOSED PARCEL "B"
38.72 ACRES±

PARCEL 2
APN: 045-470-012
38.08 ACRES±

LINE TABLE		
#	BEARINGS	LENGTH
L1	N88°10'55"E	20.31'
L2	N49°00'02"W	24.30'
L3	N88°10'55"E	31.02'

DETAIL "A"
SCALE: 1"=40'

LOT LINE ADJUSTMENT SITE PLAN:
OSTERKAMP, GILBERT,
MARTINEZ

Precision Engineering & Surveying, Inc.
P.O. Box 2216
El Centro, CA 92244
Telephone: (760) 353-2664
799 E. Hill Avenue
El Centro, CA 92243
Email: taylor@presurvinc.com

SHEET 2 OF 2
JOB No. 23151
DRAWN BY: A.D. | CHECKED BY: T.P.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 045-470-010-000

The East 80 acres of the West 120 acres of Tract 51, 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 therefrom any manufactured housing unit or commercial coach located on said land.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 045-470-011-000

THAT PORTION OF THE SOUTH HALF OF TRACT 54, 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 IN THE SOUTH LINE OF THE COUNTY ROAD, RUNNING EAST AND WEST ALONG THE NORTH LINE OF SAID PROPERTY, 20 FEET WEST OF THE EAST LINE OF SAID TRACT 54; THENCE SOUTH A DISTANCE OF 210 FEET TO A POINT; THENCE WEST A DISTANCE OF 210 FEET TO A POINT; THENCE NORTH A DISTANCE OF 210 FEET TO A POINT IN THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 045-470-012-000 and 045-470-013-000

PARCEL 1:

THE WEST 40 ACRES OF TRACT 51, 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.

PARCEL 2:

THE SOUTH HALF OF TRACT 54, 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 THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD RUNNING EAST AND WEST ALONG THE NORTH LINE OF SAID PROPERTY, 20 FEET WEST OF THE EAST LINE OF SAID TRACT 54; THENCE SOUTH A DISTANCE OF 210 FEET TO A POINT; THENCE WEST A DISTANCE OF 210 FEET TO A POINT; THENCE NORTH A DISTANCE OF 210 FEET TO A POINT ON THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

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 Miguel A. Barba Martinez	EMAIL ADDRESS	
2. MAILING ADDRESS 839 E. Worthington Rd. Imperial, CA 92251	ZIP CODE	PHONE NUMBER

3. PROPERTY OWNER'S "B" NAME Osterkamp Farms	EMAIL ADDRESS <i>Peter@osterkampfarms.com</i>	
4. MAILING ADDRESS 802 E. KEYSTONE RD 327 Terrace Dr. Brawley, CA	ZIP CODE 92227	PHONE NUMBER 760-344-3361

5. PROPERTY "A" (site) ADDRESS 839 E. Worthington Rd. Imperial, CA 92251	LOCATION 1/2 Mile East of James & Worthington Road Int.
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 045-470-011	SIZE OF PROPERTY (in acres or square foot) 1.01 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Portion of South Half of Tract 54, T.15S.,R.15E., S.B.M. (See PTR for full Legal Description)	

8. PROPERTY "B" (site) ADDRESS NA	LOCATION Rubber Canal Delivery 4-A
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 045-470-012	SIZE OF PROPERTY (in acres or square foot) 38.98 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) S. 1/2 Tract 54, T.15S.,R.15E., S.B.M. except the above mentioned property. See PTR for full Legal	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	1.30 Acres	Residential Home	Residential Home
	B	38.72 Acres	Agriculture Field	Agriculture Field

12. EXPLAIN PROPOSED ADJUSTEMENT **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

Miguel A. Barba Martinez 10/27/23
Date

Miguel A. Barba
Signature (owner "A")

Peter Osterkamp 10/27/23
Date

Peter Osterkamp
Signature (owner "B")

Signature (owner "B")

REQUIRED SUPPORT DOCUMENTS

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

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

DATE 11/01/23 REVIEW / APPROVAL BY OTHER DEPT'S required.
 P. W.
 E. H. S.
 A. P. C. D.
 O. E. S.

LLA#
00334

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 Mary C. Gilbert	EMAIL ADDRESS	
2. MAILING ADDRESS 945 E. Worthington Road Imperial, CA 92251	ZIP CODE	PHONE NUMBER

3. PROPERTY OWNER'S "B" NAME	EMAIL ADDRESS	
4. MAILING ADDRESS	ZIP CODE	PHONE NUMBER

5. PROPERTY "A" (site) ADDRESS 945 E. Worthington Road Imperial, CA 92251	LOCATION 1/4 Mile West of Meloland & Worthington Road Int
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 045-470-010	SIZE OF PROPERTY (in acres or square foot) 80.00 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) East 80 Acres of the West 120 Acres of Tract 51, T.15S.,R.15E., S.B.M.	

8. PROPERTY "B" (site) ADDRESS	LOCATION
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s)	SIZE OF PROPERTY (in acres or square foot)
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary)	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	79.97 Acres	Residential Home & Ag field	Residential Home & Ag field
	B			

12. EXPLAIN PROPOSED ADJUSTEMENT 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

Mary C. Gilbert

Print Name (owner "A")

Mary C. Gilbert
Signature (owner "A")

Print Name (owner "B")

Signature (owner "B")

10/15/23
Date

10-15-2023
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: *JG* #345

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: APPROVED DENIED

DATE **11/01/23**

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required.

P. W.

E. H. S.

A. P. C. D.

O. E. S.

LLA#
00334

Lot Line Adjustment Osterkamp-Gilbert-Martinez

839 E. Worthington Road Imperial, CA 92251

Project Description

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

Parcel 1: That portion of the south half of Tract 54, T.15S., R.15E., S.B.M., described as follows:

Beginning at a point in the south line of the county road, running east and west along the north line of said property, 20 feet west of the east line of said Tract 54; thence South a distance of 210 feet to a point; thence West a distance of 210 feet to a point; thence North a distance of 210 feet to a point in the south line of said county road; thence East along the south line of said county road, a distance of 210 feet to the point of beginning.

Parcel 2: The South half of Tract 54, T.15S., R.15E., S.B.M., Excepting therefrom Parcel 1 as described above.

Parcel 3: The East 80 acres of the West 120 acres of Tract 51, T.15S., R.15E., S.B.M.

The reasoning behind the proposed lot line adjustment is to correct an encroachment of Parcel 1 onto Parcel 2 and Parcel 3 properties. The east property line of Parcel 1 will be moved to follow the existing east fence of the home. The east property line of Parcel 1 will be contiguous with the west property line of Parcel 3.

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

Proposed Parcel A will have legal and physical access from Worthington Road, will continue to receive water from the head ditch from Rubber Canal Delivery Number 4, 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 Worthington Road, will continue to receive water from Rubber Canal Delivery 4-A, and will continue to Drain to the Mesquite Drain Number Four. There is no proposed development on Parcel B or any changes in water delivery.

Proposed Parcel C will have legal and physical access from Worthington Road, will continue to receive water from Rubber Canal Delivery 3-A, and will continue to Drain to the Mesquite Drain Number Four. There is no proposed development on Parcel C or any changes in water delivery.

LOT LINE ADJUSTMENT SITE PLAN

BEING PORTIONS OF TRACT 51 AND TRACT 54 IN TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

- LEGEND**
- EXISTING BOUNDARY LINE
 - - - - - TRACT LINE
 - - - - - PROPOSED PARCEL LINE
 - - - - - EXISTING EASEMENT LINE
 - X - X - EXISTING FENCE
 - O - O - EXISTING OVERHEAD ELECTRICAL
 - FOUND MONUMENT AS NOTED
 - ⊕ EXISTING UTILITY POLE

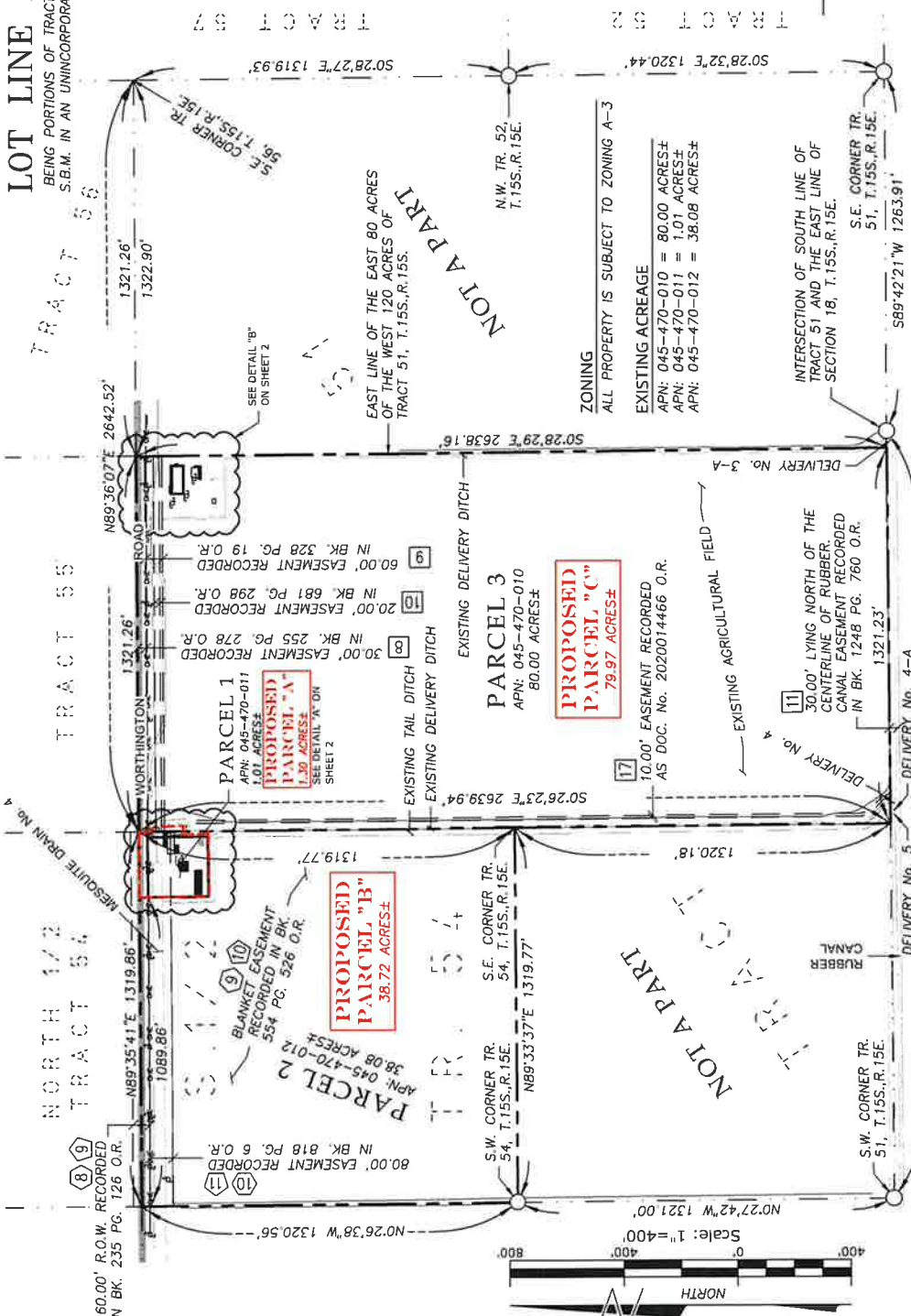
- ⊕ EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102308152-SB
- ⊕ EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102301242-SB
- ⊕ EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT No. 7102301243-SB

VESTED IN:
PARCEL 1 - APN: 045-470-011 VESTED IN:
 MIGUEL A. BARBA MARTINEZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.
PARCEL 2 - APN: 045-470-012 VESTED IN:
 OSTERKAMP FARMS, A CALIFORNIA CORPORATION
PARCEL 3 - APN: 045-470-010 VESTED IN:
 MARY C. GILBERT, SOLE TRUSTEE OF THE LARRY A. GILBERT AND MARY C. GILBERT TRUST.

FLOOD ZONE
 ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP, PANEL No. 06025C1250C DATED SEPTEMBER 26, 2008, ALL PROPERTIES SUBJECT TO THIS SITE PLAN ARE LOCATED IN ZONE "X", WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.



Taylor Preece
 PLS 9436
 November 1, 2023
 DATE



PARCEL 1 LEGAL DESCRIPTION - APN: 045-470-011
 THAT PORTION OF THE SOUTH HALF OF TRACT 54, 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, BEGINNING AT A POINT IN THE SOUTH LINE OF THE COUNTY ROAD, RUNNING EAST AND WEST ALONG THE NORTH LINE OF SAID PROPERTY, 20 FEET TO THE POINT OF BEGINNING, 210 FEET TO A POINT IN THE SOUTH LINE OF SAID COUNTY ROAD, THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

PARCEL 2 LEGAL DESCRIPTION - APN: 045-470-012
 THE SOUTH HALF OF TRACT 54, 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 THEREFROM DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD RUNNING EAST AND WEST ALONG THE NORTH LINE OF SAID PROPERTY, 20 FEET WEST OF THE EAST LINE OF SAID TRACT 54; THENCE SOUTH A DISTANCE OF 210 FEET TO A POINT; THENCE WEST 210 FEET TO A POINT; THENCE NORTH A DISTANCE OF 210 FEET TO A POINT IN THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

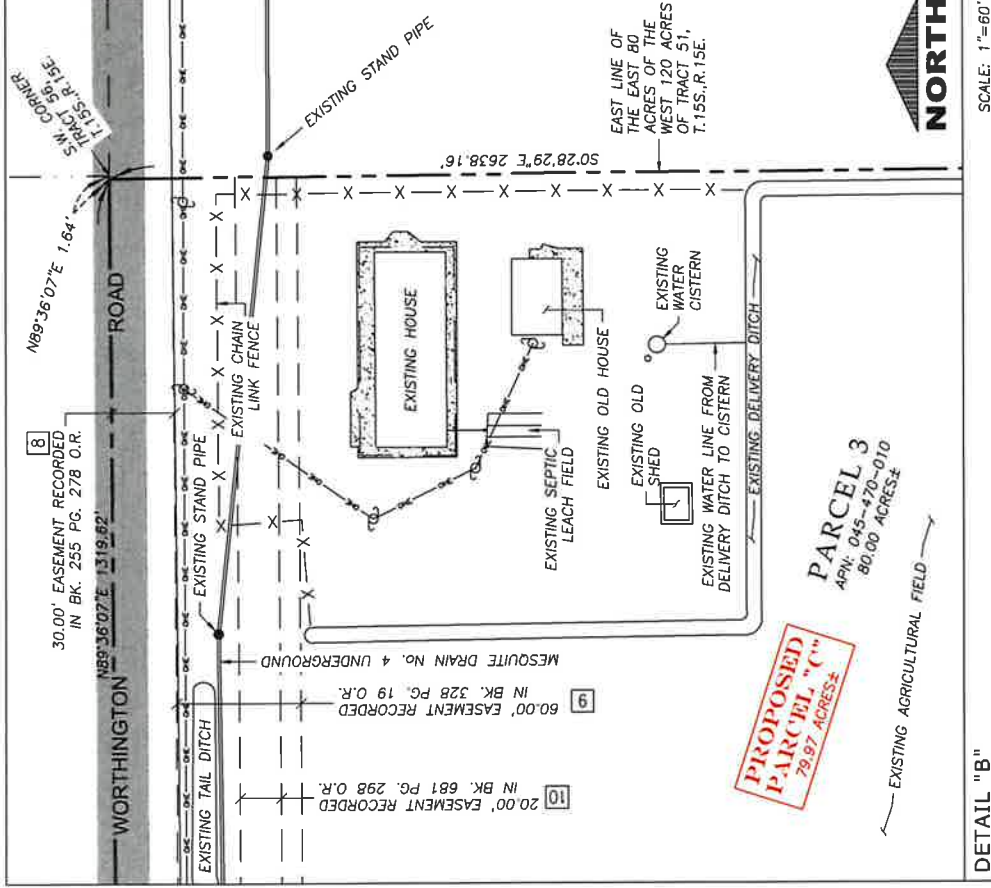
PARCEL 3 LEGAL DESCRIPTION - APN: 045-470-010
 THE EAST 80 ACRES OF THE WEST 120 ACRES OF TRACT 51, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Precision Engineering & Surveying, Inc.
 Telephone: P.O. Box 2216
 El Centro, CA 92244 (760) 353-2684
 799 E. Hill Avenue
 El Centro, CA 92243
 Email: taylor@presurvinc.com

SHEET	1
LOT LINE ADJUSTMENT	OF
SITE PLAN:	2
OSTERKAMP, GILBERT, MARTINEZ	JOB No.
DRAWN BY: AD	CHECKED BY: TP
	23151

LOT LINE ADJUSTMENT SITE PLAN

BEING PORTIONS OF TRACT 51 AND TRACT 54 IN TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



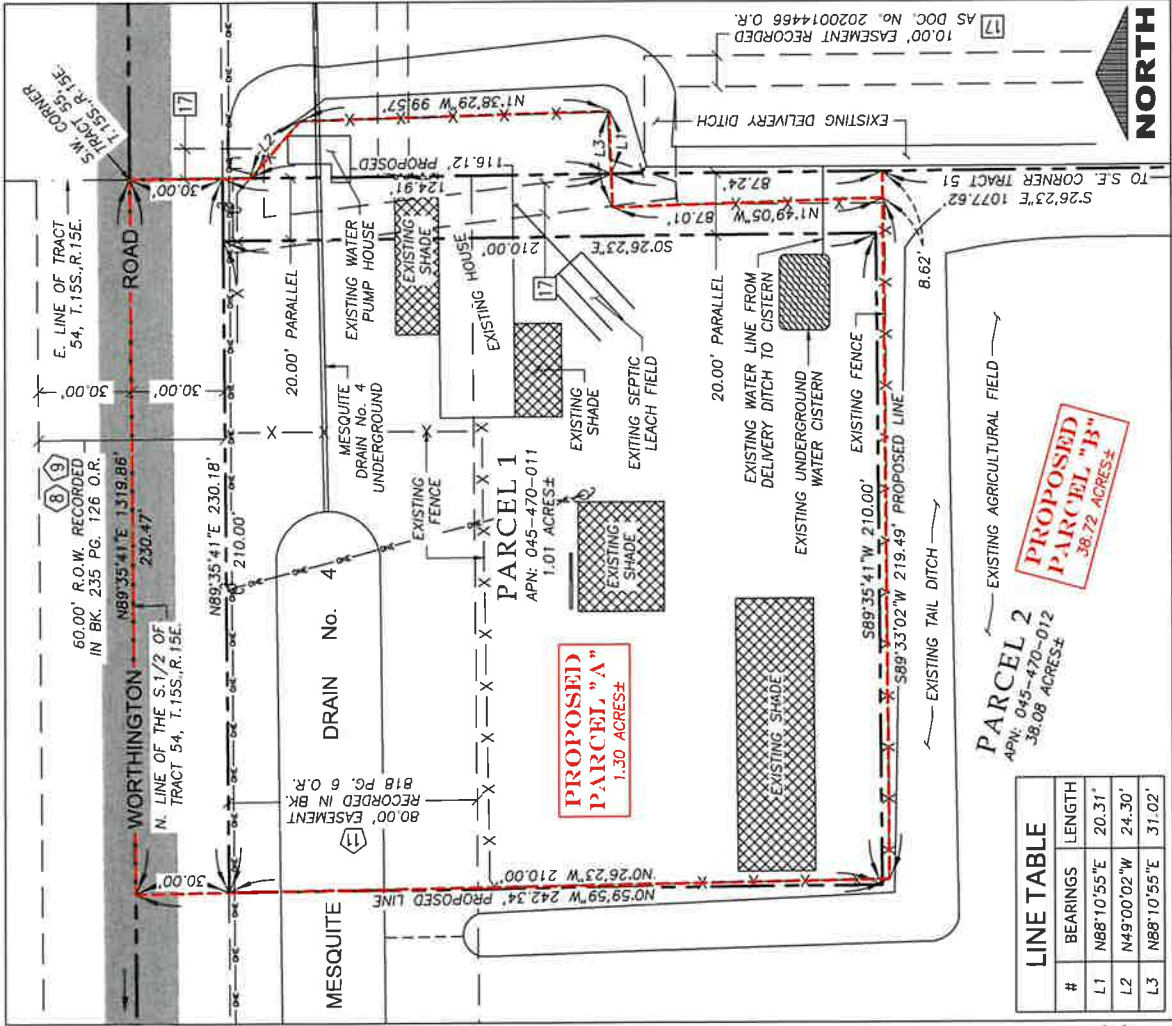
SCALE: 1"=60'

DETAIL "B"

Precision Engineering & Surveying, Inc.
 P.O. Box 2216
 El Centro, CA 92244
 Telephone: (760) 353-2684

LOT LINE ADJUSTMENT SITE PLAN:
 OSTERKAMP, GILBERT, MARTINEZ

JOB No. 28151
 DRAWN BY: A.D. CHECKED BY: T.P.



SCALE: 1"=40'

DETAIL "A"

LINE TABLE		
#	BEARINGS	LENGTH
L1	N88°10'55"E	20.31'
L2	N49°00'02"W	24.30'
L3	N88°10'55"E	31.02'

PRINTED: 11/1/2023

Comment Letters



November 27, 2023

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

RECEIVED

By Imperial County Planning & Development Services at 1:08 pm, Nov 29, 2023

SUBJECT: Lot Line Adjustment 00334 – Miguel Barba Martinez, OsterKamp Farms and Mary Gilbert

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Lot Line Adjustment (LLA) 00334 (Project). The project proposes adjusting the property lines of three parcels located at 839 E Worthington Rd., Imperial also identified with Assessor's Parcel Numbers 045-470-011, 012, and 010 and referred to as Parcels 1, 2, and 3 respectively. The project seeks to correct an encroachment of Parcel 1 onto Parcels 2 and 3. The existing Parcels 1, 2, and 3 have respective approximate sizes of 1.01, 38.98, and 80.00 acres and will result in final approximate sizes of 1.30, 38.72, and 79.97 acres.

The Air District would like to remind the applicant that the project must comply with all Air District Rules 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.

For convenience, all Air District rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have any questions or concerns please feel free to contact the Air District by calling into our office at (442) 265-1800.

Respectfully,

Ismael Garcia
Environmental Coordinator II

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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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: Evelia Jimenez, Planner II

SUBJECT: LLA 334 for Miguel Barba, Osterkamp Farms & Mary Gilbert;
located on 839 Worthington Rd, Imperial, CA 92251
APN's 045-470-011, 012 & 010

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on November 15, 2023 for the above-mentioned project. The applicant proposes to correct an encroachment of Parcel 1 onto Parcel 2 and Parcel 3. The east property line of Parcel 1 will be moved to follow the existing east fence of the home. The east property line of Parcel 1 will be contiguous with the west property line of Parcel 3.

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

Evelia Jimenez

From: Andrew Loper
Sent: Tuesday, December 5, 2023 3:08 PM
To: John Robb
Cc: Michael Abraham; Jim Minnick; Diana Robinson; Evelia Jimenez; Aimee Trujillo; Kamika Mitchell; Laryssa Alvarado; Rosa Soto; David Lantzer; Robert Malek
Subject: RE: LLA00334 Request for Comments

Good Afternoon

Imperial County Fire Department has no comments in regards to LLA00334. If there are any questions please feel free to contact us. Thank you

Andrew Loper
Imperial County Fire Department
Lieutenant/Fire Prevention Specialist
2514 La Brucherie Road, Imperial CA 92251
Office: 442-265-3021
Cell: 760-604-1828

From: John Robb <JohnRobb@co.imperial.ca.us>
Sent: Wednesday, November 15, 2023 1:24 PM
To: Rosa Lopez <RosaLopez@co.imperial.ca.us>; Miguel Figueroa <miguelfigueroa@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; tribalsecretary@quechantribe.com; Jill McCormick - Quechan Tribe of the Fort Yuma Reservation <historicpreservation@quechantribe.com>; Eric Havens <EricHavens@co.imperial.ca.us>; Donald Vargas (dvargas@iid.com) <dvargas@iid.com>; Benavidez, Robert <RBenavidez@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Ryan Kelley <rkelly@icso.org>; John Hawk <johnhawk@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Ashley Jauregui <AshleyJauregui@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; marcuscuero@campo-nsn.gov; jmesa@campo-nsn.gov; Eaton, Maurice A@DOT <maurice.eaton@dot.ca.gov>; Dodson, Kimberly@DOT <kimberly.dodson@dot.ca.gov>; Roger Sanchez <roger.sanchez-rangel@dot.ca.gov>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Salvador Flores <SalvadorFlores@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>
Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Evelia Jimenez <EJimenez@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Laryssa Alvarado <laryssaalvarado@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: LLA00334 Request for Comments

Good Afternoon,

Please see attached Request for Comments packet for LLA00334, APN 045-470-011, 012 & 010 {839 E. Worthington Rd., Imperial CA 92251} Miguel Barba, Osterkamp Farms and Mary Gilbert.

Comments are due by **November 30th 2023 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Evelia Jimenez at (442) 265-1736, or submit your comment letters to ICPDScommentletters@co.imperial.ca.us

Thank you,

John Robb

Office Assistant III

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

JohnRobb@co.imperial.ca.us

