

PROJECT REPORT

TO: **PLANNING COMMISSION (PC)**

AGENDA DATE: January 25, 2023

FROM: **PLANNING & DEVELOPMENT SERVICES**

AGENDA TIME: 9:00 AM, No.7

PROJECT TYPE: Jon Allen Lot Line Adjustment #00328 SUPERVISOR DIST #1

LOCATION: 1713 Stefani Rd APN: 059-434-002, 059-435-007 and 008
Calexico, CA, 92231 PARCEL SIZE: 8.31 acres

GENERAL PLAN (existing) Gateway SPA GENERAL PLAN (proposed) N/A

ZONE (existing) GC (Gateway Commercial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: January 25, 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 NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER: _____				

STAFF RECOMMENDATION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

- 1) FIND THAT THE PROJECT IS EXEMPT FROM CEQA UNDER GOVERNMENT CODE SECTION 15305, AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
- 2) FIND THAT LOT LINE ADJUSTMENT #00328 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY AND BUILDING ORDINANCES;
- 3) MAKE THE ATTACHED FINDINGS; AND
- 4) APPROVE LOT LINE ADJUSTMENT #00328, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission
January 25, 2023

Project Name: **Lot Line Adjustment #00328**

Applicant: **Jon Allen (CEO of Kilmainham Gateway Development**
2313 W Overland Rd
Boise, ID 83705

Project Location:

The proposed project site consist of three (3) parcels is located at 1713 Stefani St, Calexico, CA 92231. The parcels are legally described as Lot 11, Lot 12 and Lot 13 of the Final Map for Maggio Commercial Park Subdivision Tract No. 941 – Unit 4, Recorded in Book 28, Pages 25-29 of Final Maps, in the Office of the County Recorder, County of Imperial, State of California. “Lot 13” is identified as Assessor’s Parcel Number (APN) 059-434-002-000, “Lot 12” as 059-435-008-000, and “Lot 11” is identified as Assessor’s Parcel Number (APN) 059-435-007-000.

Project Summary:

The applicant (John Allen) is requesting a lot line adjustment to reduce the area of APN 059-434-002 by moving in the southern boundary, reducing the existing parcel size from 2.18 acres to 1.95 acres. In addition, to reduce the area of APN 059-435-008 by moving the northern boundary, north of Stefani Street (pending street abandonment) and the eastern boundary, reducing the existing parcel size from 4.07 acres to 3.9 acres. Lastly, to increase the area of APN 059-435-007 by moving the western boundary, increasing the existing parcel size from 1.63 acres to 2.73 acres. Acreage that makes up Stefani Street ~~0.43~~ 0.43 acres will be absorbed by APN 059-435-008. Total area of all parcels and Stefani Street is approximately 8.31 acres.

Existing Parcels:

- 059-434-002-000 Lot 13 (A) – 2.18 Acres
- 059-435-008-000 Lot 12 (B) – 4.07 Acres
- 059-435-007-000 Lot 11 (C) – 1.63 Acres

Proposed Parcels:

The proposed adjusted parcel size will be:

- 059-434-002-000 Lot 13 (A) – 1.95 Acres
- 059-435-008-000 Lot 12 (B) – 3.98 Acres
- 059-435-007-000 Lot 11 (C) – 2.37 Acres

Land Use Analysis:

According to the Imperial County General Plan, the land use designation of the parcels is “Gateway SPA” and the zoning is GC (Gateway Commercial) pursuant to Zone Map #18. Lot Line Adjustment #00328 is consistent with the Imperial County Land Use Ordinance (Title 9, Division 8), Subdivision Ordinance, Section 90807.00, et. seq.

SURROUNDING LAND USES, ZONING AND GENERAL PLAN DESIGNATIONS:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant Land	GC (Gateway Commercial)	Gateway SPA
North	Vacant Land	GC (Gateway Commercial)	Gateway SPA
South	Retail Business	GC (Gateway Commercial)	Gateway SPA
East	Vacant Land	GI (Gateway Industrial)	Gateway SPA
West	Vacant Land	GC (Gateway Commercial)	Gateway SPA

Environmental Review:

After review of the CEQA Guidelines, Planning Staff finds that this lot line adjustment is categorically exempt from CEQA (per Article 19, Section 15305 (a), Class 5) because it is a minor alteration in land use limitations and will not create any new parcel. In addition, there will be no change in land use or density. Therefore, no further environmental documentation is required by State Law.

Staff Recommendation:

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

1. Find that the project is exempt from CEQA under Government Code Section 15305, and that no further environmental documentation is necessary;
2. Find that Lot Line Adjustment #00328 is consistent with applicable zoning, State laws, and County and building ordinances;
3. Make the attached findings; and
4. Approve Lot Line Adjustment #00328, subject to the attached conditions.

Prepared By: Victoria Escalante, Planner I
Planning & Development Services



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



Approved By: Jim Minnick, Director
Planning & Development Services

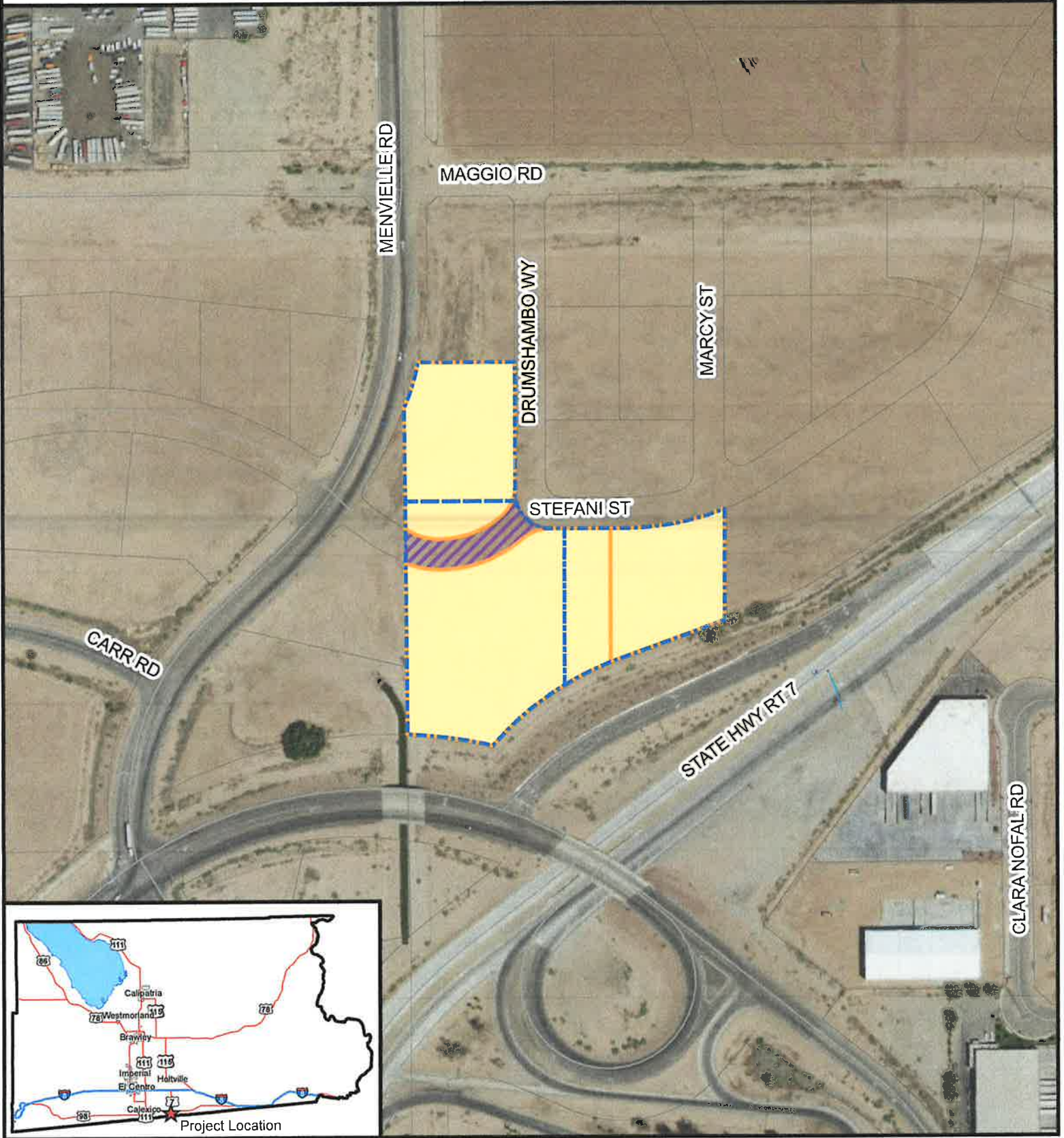


Attachments:






- A. Vicinity Map
- B. Site Plan
- C. Resolutions and Findings
- D. Conditions of Approval
- E. Application and Supporting Documentation
- F. Comment Letters

**Attachment A:
Vicinity Map**

PROJECT LOCATION MAP



JON ALLEN
LLA #00328
APN #059-434-002,
059-435-007 & 059-435-008

-  Existing Parcel Configuration
-  Proposed Parcel Configuration
-  Proposed Road To Be Abandoned
-  Centerline
-  Parcels



Attachment B:
Site Plan

**Attachment C:
Findings and Resolutions**

**LOT LINE ADJUSTMENT #00328
FINDINGS**

Owner/Applicant: Jon Allen
Address: 1713 Stefani St Calexico, CA
APN(s): 059-434-002, 059-435-007 and 008

County Ordinance 90807.00(a) FINDINGS:

Ordinance Finding 1: No new parcels are created, and no existing parcels are deleted.

Staff Analysis: The lot line adjustment is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9, Section 90807.00.

Ordinance Finding 2: No parcel is reduced below the minimum lot area or minimum setback and minimum distances between structures required by the zoning designation set forth in Imperial County Zoning Ordinance.

Staff Analysis: No parcel would be reduced below the minimum acreage per the GC (Gateway Commercial) zone. The lot line adjustment would not reduce minimum distances between structures.

Ordinance Finding 3: The proposed adjustment is exempt from the Subdivision Map Act, and no tentative map, final map or parcel map, shall be required as a condition to the approval of a lot line adjustment.

Staff Analysis: The project is consistent with the Subdivision Map Act Section 66412 (d) and the Imperial County Land Use Ordinance Division 8 "Subdivisions".

Ordinance Finding 4: Public rights-of-way are not altered in any way unless approved by Director of Public Works.

Staff Analysis: A portion of Stefani and Carr Rd will be abandoned prior to the recordation of the Certificate of Compliance for LLA #00328.

RESOLUTION NO. 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00328” FOR JON ALLEN (CEO of Kilmainham Gateway Development).

WHEREAS, Jon Allen have submitted an application for Lot Line Adjustment #00328 to modify the boundary line of three existing adjoining parcels; and,

WHEREAS, the project is exempt from the California Environmental Quality Act, 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 January 25, 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 #00328 has been made as follows:

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

Lot Line adjustment (LLA) #00328 conforms to California State law through Section 66412(D) (Map Act Exclusions) of the Subdivision Map Act (Map Act) and Section 15305 (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 #00328 is zoned GC (Gateway Commercial within the Gateway Specific Plan) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00328 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.

LLA #00328 is not a re-subdivision pursuant to Government Code 66499.20.

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

LLA #00328 will not create or delete any new lots or parcels. Applicant is requesting to reduce Lot A by moving in the Southern Boundary and pushing the Western Boundary further West to take the lot from the existing size of 2.18 acres to approximately 1.95 acres. Lot B will be pushed North of Stefani Street (pending street abandonment) and the Eastern Boundary will move West to reduce the size from 4.07 acres to approximately 3.9 acres. Lot C will have the Western Boundary moved further West to increase the size from 1.63 acres to approximately 2.73 acres. Acreage that makes up Stefani Street (0.43 acres will be absorbed by Lot B. Total area of all parcels and Stefani Street is approximately 8.31 acres.

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

LLA #00328 is exempt from CEQA pursuant to Article 19, Section 15305 (a), Minor Alterations to Land Use Limitations. Therefore, no further CEQA documentation is required. Nevertheless, a Notice of Exemption will be filed with Imperial County Recorder's Office for thirty (30) days.

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

In approving LLA #00328, planning staff shall adopt conditions only as necessary to bring the LLA's affected parcels into compliance with the requirement of the County's Zoning and Building Ordinances or facilitate the relocation of existing utilities, infrastructure, easements or improvements, as allowed by the County's Subdivision Ordinance.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00328, 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 25, 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) #00328

APN 059-434-002 and 059-435-007 and 008-000

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 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 Commission established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current 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 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 ½" 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.
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SITE SPECIFIC CONDITIONS:

1. When new parcels, lot line adjustments, or mergers are proposed, the Imperial County Public Works Department normally requires a Drainage and Grading Study/Plan be provided to prevent sedimentation or damage to off-site properties. In this case, it's the owner's responsibility to ensure any storm run-off does not impact County facilities or adjacent properties. Should any future development occur in any of the properties, a Drainage and Grading Study/Plan shall be provided to the County of Imperial Department of Public Works
2. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads.
3. The applicant for encroachment permits in the County Roads and Right of Way responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771(b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
4. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
5. Carr Road/Stefani Street, together with the abutting public utility easements, shall be abandoned between the Easterly right-of-way line of Menvielle Road and the Westerly right-of-way line of Drumshanbo Way prior to recordation of the lot line adjustment.
6. The lot line adjustment shall be reflected in deed(s), which shall be recorded.

**Attachment E:
Application and Supporting
Documentation**

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 Jon Allen- CEO of Kilmainham Gateway Development	EMAIL ADDRESS jallen@kilmainhamholdings.com	
2. MAILING ADDRESS 2313 W. Overland Road, Boise, ID	ZIP CODE 83705	PHONE NUMBER 208-331-8342

3. PROPERTY OWNER'S "B" NAME Jon Allen- CEO of Kilmainham Gateway Development	EMAIL ADDRESS jallen@kilmainhamholdings.com	
4. MAILING ADDRESS 2313 W. Overland Road, Boise, ID	ZIP CODE 83705	PHONE NUMBER 208-331-8342

5. PROPERTY "A" (site) ADDRESS *See APN's as no address has been designated for these sites	LOCATION Tract 941, Unit 4
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 059-434-002	SIZE OF PROPERTY (in acres or square foot) 2.18 AC
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) *See Attached	

8. PROPERTY "B" (site) ADDRESS *See APN's as no address has been designated for these sites	LOCATION Tract 941, Unit 4
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 059-435-007	SIZE OF PROPERTY (in acres or square foot) 4.07 AC
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) *See Attached	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	1.952 AC	Industrial Zoned, Currently Vacant Property	Industrial Development
	B	3.982 AC	Industrial Zoned, Currently Vacant Property	Industrial Development

12. EXPLAIN PROPOSED ADJUSTEMENT

Lot A will be reduced by moving in the Southern boundary and pushing the Western boundary farther West to take the lot from the existing size of 2.18 AC to 1.952 AC.

Lot B will be pushed North of Stefani Street. (Stefani Street abandonment requested with this application) and the Eastern Boundary will move West to reduce the size from 4.07 AC to 3.982 AC.

Lot C will have the Western Boundary moved West to increase the size from 1.63 AC to 2.736 AC. The acreage for that makes up Stefani Street is 0.43 AC and will be absorbed by Lot B. Total area of all parcels and Stefani St. is 8.310 AC.

13. EXPLAIN REASON FOR REQUEST

To adjust parcels A, B and C so that their sizes suit future proposed development.

The Lot Line Adjustment is set up to accomodate the abandonment of portions of Carr and Stefani Roads.

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

Jon Allen- CEO of Kilmainham Gateway Development 10-14-22
Print Name (owner "A") Date

Jon Allen Agent For owner
Signature (owner "A")

Jon Allen- CEO of Kilmainham Gateway Development 10-14-22
Print Name (owner "B") Date

Jon Allen Agent For owner
Signature (owner "B")

PRINT NAME: Jon Allen- CEO of Kilmainham Gateway Development
SIGNATURE: *Jon Allen* Agent-
DATE: 10-14-22

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

REVIEW / APPROVAL BY OTHER DEPT'S required

DATE: *02/12/22*

DATE: _____

DATE: _____

DATE: _____

DATE: _____

P. W.
 E. H. S.
 A. P. C. D.
 O. E. S.

LLA#
00328

Attachment A: Legal Description

Lots 11, 12 and 13, Inclusive, of Maggio Commercial Park Subdivision Tract No. 941-Unit 4, in an unincorporated area of the County of Imperial, State of California, according to map on file in Book 28, page 25 of Final Maps in the office of the County Recorder of Imperial County.

EXHIBIT "A"
LEGAL DESCRIPTION
ROAD AND PUE ABANDONMENT - TRACT NO.941

CARR ROAD ABANDONMENT - TRACT NO.941:

THAT PORTION OF SECTION 12, T17S, R15E, SEM, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF SAID FM 28-25, THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 245.63 FEET TO THE BEGINNING OF A 126.83 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CURVE AND SAID EAST LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 14°28'38" AN ARC DISTANCE OF 32.05 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 14°28'39" WEST, ALONG SAID EAST LINE OF LOT 13, A DISTANCE OF 13.73 FEET TO THE BEGINNING OF A 80.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE EAST; THENCE SOUTHERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 23°34'27" AN ARC DISTANCE OF 32.92 FEET, TO THE TRUE POINT OF BEGINNING AT THE BEGINNING OF A 90.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 64°10'01" EAST; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 23°29'21" AN ARC DISTANCE OF 36.90 FEET, TO THE BEGINNING OF A 214.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 40°40'40" EAST; THENCE WESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 40°40'40" AN ARC DISTANCE OF 151.93 FEET, TO THE BEGINNING OF A 168.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 00°00'00" EAST; THENCE WESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 28°41'29" AN ARC DISTANCE OF 84.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°29'32" EAST A DISTANCE OF 76.78 FEET TO THE NORTHWEST CORNER OF LOT 12 OF SAID FM 28-25 AT THE BEGINNING OF A 238.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 19°38'26" WEST; THENCE EASTERLY, ALONG SAID CURVE AND NORTH LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 19°38'26" AN ARC DISTANCE OF 81.58 FEET, TO THE BEGINNING OF A 284.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 0°00'00" EAST; THENCE EASTERLY, ALONG SAID CURVE AND SAID NORTH LINE OF LOT 12, THROUGH A CENTRAL ANGLE OF 40°37'12" AN ARC DISTANCE OF 201.34 FEET, TO THE BEGINNING OF A 103.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID BEGINNING BEARS NORTH 40°44'24" WEST; THENCE NORTHEASTERLY, ALONG SAID CURVE AND SAID NORTH LINE OF LOT 12, THROUGH A CENTRAL ANGLE OF 20°37'57" AN ARC DISTANCE OF 37.09 FEET, TO THE BEGINNING OF A 80.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 17°32'46" WEST; THENCE NORTH-WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°21'26" AN ARC DISTANCE OF 88.46 FEET, TO THE TRUE POINT OF BEGINNING

SAID AREA CONTAINING 0.46 ACRES MORE OR LESS.



EXHIBIT "A"
LEGAL DESCRIPTION
ROAD AND PUE ABANDONMENT - TRACT NO.941

SOUTHERLY 10' PUE ABANDONMENT - TRACT NO.941:

THAT PORTION OF THE 10' PUE ADJACENT TO CARR ROAD, IN SECTION 12, T17S, R15E, SEM, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12 OF SAID FM 28-25; THENCE SOUTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 81.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST, ALONG SAID NORTH LINE OF LOT 12, A DISTANCE OF 53.71 FEET TO THE BEGINNING OF A 103.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE WESTERLY, ALONG SAID CURVE AND NORTH LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 40°44'24" AN ARC DISTANCE OF 73.24 FEET, TO THE BEGINNING OF A 284.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 40°37'12" EAST; THENCE WESTERLY, ALONG SAID CURVE AND NORTH LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 40°37'12" AN ARC DISTANCE OF 201.34 FEET, TO THE BEGINNING OF A 238.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 00°00'00" EAST; THENCE WESTERLY, ALONG SAID CURVE AND NORTH LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 19°38'26" AN ARC DISTANCE OF 81.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 12.

NORTHERLY 10' PUE ABANDONMENT - TRACT NO.941:

THAT PORTION OF THE 10' PUE ADJACENT TO CARR ROAD, IN SECTION 12, T17S, R15E, SEM, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

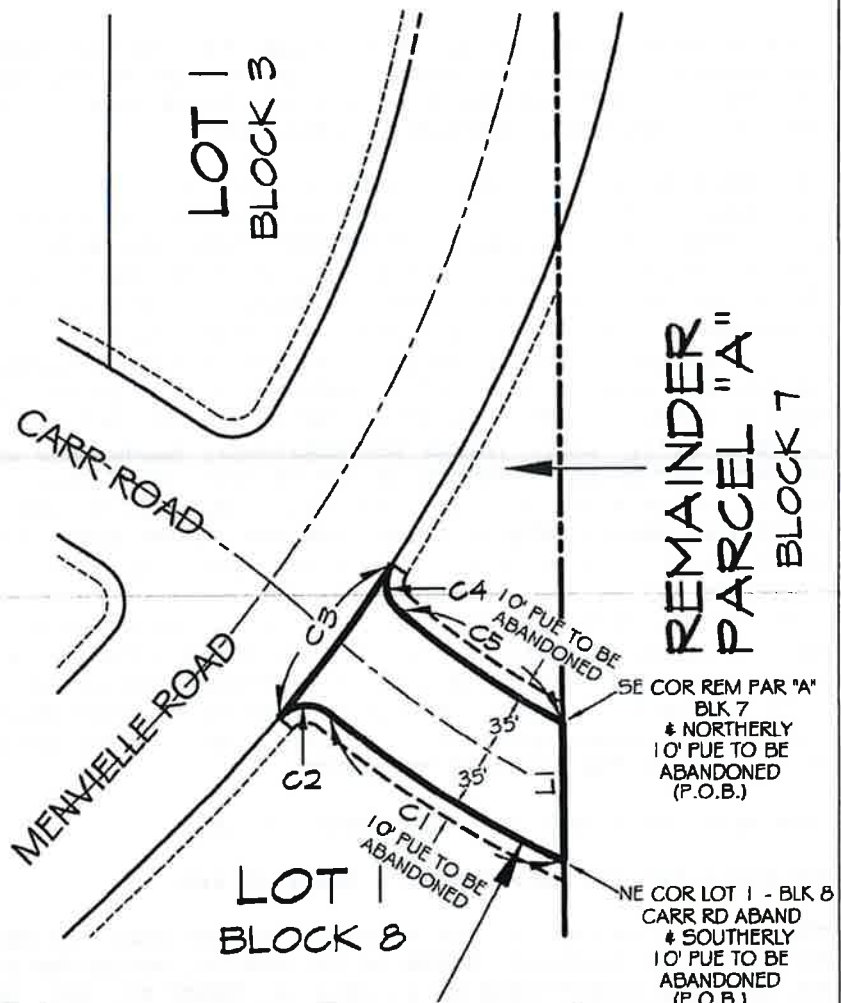
BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF SAID FM 28-25, THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 245.63 FEET TO THE BEGINNING OF A 126.83 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST, FROM WHICH POINT A RADIAL TO LAST SAID CURVE BEARS NORTH 90°00'00" EAST, WITH SAID RADIAL BEING THE NORTHERLY LINE OF BEGINNING OF SAID 10' PUE ABANDONMENT; THENCE SOUTHERLY, ALONG SAID CURVE AND SAID EAST LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 14°28'38" AN ARC DISTANCE OF 32.05 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 14°28'39" WEST, ALONG SAID EAST LINE OF LOT 13, A DISTANCE OF 13.73 FEET TO THE BEGINNING OF A 80.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE EAST; THENCE SOUTHERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 23°34'27" AN ARC DISTANCE OF 32.92 FEET, TO THE TRUE POINT OF BEGINNING AT THE BEGINNING OF A 90.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 64°10'01" EAST; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 23°29'21" AN ARC DISTANCE OF 36.90 FEET, TO THE BEGINNING OF A 214.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 40°40'40" EAST; THENCE WESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 40°40'40" AN ARC DISTANCE OF 151.93 FEET, TO THE BEGINNING OF A 168.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE NORTH, A RADIAL TO SAID BEGINNING BEARS SOUTH 00°00'00" EAST; THENCE WESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 28°41'29" AN ARC DISTANCE OF 84.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13.

PRELIMINARY
FOR REVIEW ONLY

EXHIBIT "B"

A PORTION OF SECTION 12 T17 S, R15 E, SBM
 GATEWAY TO THE AMERICAS SUBDIVISION NO.1 - UNIT 1 - TRACT NO.942

GATEWAY TO THE AMERICAS
 SUBD. NO.1 - UNIT 1
 F.M. 19-60



LINE DATA TABLE:

NO.	DIRECTION	DISTANCE'	REFERENCE
L1	S 00°29'31" E	78.79	
	S 00°29'31" E	78.79	FM 19-60

CARR ROAD
 (PORTION TO BE ABANDONED)
 0.25 ACRES +/-

CURVE DATA TABLE:

NO.	DELTA	RADIUS'	LENGTH'	CHORD DIRECTION	CHORD'	REFERENCE
C1	14°18'39"	635.00	158.60	N 57°41'50" W	158.19	
	14°18'39"	635.00	158.60	N 57°41'50" W	158.19	FM 19-60
C2	89°49'11"	20.00	31.35	S 84°32'55" W	28.24	
	89°49'11"	20.00	31.35	S 84°32'55" W	28.24	FM 19-60
C3	06°51'38"	401.00	107.89	N 36°12'30" E	107.82	
C4	82°39'47"	20.00	28.85	S 08°33'13" E	26.42	
	82°39'47"	20.00	28.85	S 08°33'13" E	26.42	FM 19-60
C5	11°30'30"	365.00	113.48	S 55°38'21" E	113.29	
	11°30'30"	365.00	113.48	S 55°38'21" E	113.29	FM 19-60

PRELIMINARY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
 GORDON O. GORDON
 No. 7107
 State of California
 12-81

SHEET 1 OF 1
 PROJECT NO. 22031.01

EXHIBIT "A"
LEGAL DESCRIPTION
ROAD AND PUE ABANDONMENT - TRACT NO. 942

CARR ROAD ABANDONMENT - TRACT NO.942:

THAT PORTION OF SECTION 12, T17S, R15E, SEM, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR GATEWAY TO THE AMERICAS SUBDIVISION NO.1, UNIT -1, TRACT NO. 942, RECORDED IN BOOK 19, PAGES 60-64 OF FINAL MAPS, IN TE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 8 OF SAID FM 19-60, SAID CORNER ALSO BEING THE BEGINNING OF A 635.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTH-EAST; THENCE NORTHWESTERLY, ALONG SAID CURVE AND NORTH LINE OF SAID LOT 1, THROUGH A CENTRAL ANGLE OF 14°18'39" AN ARC DISTANCE OF 158.60 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 39°27'30" EAST; THENCE WESTERLY, ALONG SAID CURVE AND SAID NORTH LINE OF LOT 1, THROUGH A CENTRAL ANGLE OF 89°49'11" AN ARC DISTANCE OF 31.35 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT ALSO BEING THE BEGINNING OF A 901.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE NORTHWEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 50°21'41" EAST; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°51'38" AN ARC DISTANCE OF 107.89 FEET, TO A POINT ON THE WEST LINE OF REMAINDER PARCEL "A" OF BLOCK 7 OF SAID FM 19-60, SAID POINT ALSO BEING THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE EAST, A RADIAL TO SAID BEGINNING BEARS NORTH 57°13'19" WEST; THENCE SOUTHERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID REMAINDER PARCEL "A", THROUGH A CENTRAL ANGLE OF 82°39'47" AN ARC DISTANCE OF 28.85 FEET, TO THE BEGINNING OF A 565.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE NORTH-EAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 40°06'54" WEST; THENCE SOUTHEASTERLY, ALONG SAID CURVE AND SOUTH LINE OF REMAINDER PARCEL "A", THROUGH A CENTRAL ANGLE OF 11°30'30" AN ARC DISTANCE OF 113.48 FEET TO THE SOUTHEAST CORNER OF SAID REMAINDER PARCEL "A"; THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°29'31" EAST A DISTANCE OF 78.79 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINING 0.25 ACRES MORE OR LESS.

SOUTHERLY 10' PUE ABANDONMENT - TRACT NO.942:

THAT PORTION OF THE 10' PUE ADJACENT TO CARR ROAD, IN SECTION 12, T17S, R15E, SEM, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR GATEWAY TO THE AMERICAS SUBDIVISION NO.1, UNIT -1, TRACT NO. 942, RECORDED IN BOOK 19, PAGES 60-64 OF FINAL MAPS, LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 8 OF SAID FM 19-60, SAID CORNER ALSO BEING THE BEGINNING OF A 635.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTH-EAST; THENCE NORTHWESTERLY, ALONG SAID CURVE AND NORTH LINE OF SAID LOT 1, THROUGH A CENTRAL ANGLE OF 14°18'39" AN ARC DISTANCE OF 158.60 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 39°27'30" EAST; THENCE WESTERLY, ALONG SAID CURVE AND SAID NORTH LINE OF LOT 1, THROUGH A CENTRAL ANGLE OF 89°49'11" AN ARC DISTANCE OF 31.35 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 1, FROM WHICH POINT A RADIAL TO LAST SAID CURVE BEARS SOUTH 50°21'41" EAST, WITH SAID RADIAL BEING THE LINE OF TERMINATION OF SAID 10' PUE ABANDONMENT.

**PRELIMINARY
FOR REVIEW ONLY.**

EXHIBIT "A"
LEGAL DESCRIPTION
ROAD AND PUE ABANDONMENT - TRACT NO. 942

NORTHERLY 10' PUE ABANDONMENT - TRACT NO. 942:

THAT PORTION OF THE 10' PUE ADJACENT TO CARR ROAD, IN SECTION 12, T17S, R15E, SEM, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR GATEWAY TO THE AMERICAS SUBDIVISION NO.1, UNIT -1, TRACT NO. 942, RECORDED IN BOOK 19, PAGES 60-64 OF FINAL MAPS, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF REMAINDER PARCEL "A" OF BLOCK 7 OF SAID FM 19-60, SAID CORNER ALSO BEING THE BEGINNING OF A 565.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID REMAINDER PARCEL "A", THROUGH A CENTRAL ANGLE OF 11°30'30" AN ARC DISTANCE OF 113.48 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE EAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 40°06'54" WEST; THENCE NORTHERLY, ALONG SAID CURVE AND SAID SOUTH LINE OF REMAINDER PARCEL "A", THROUGH A CENTRAL ANGLE OF 82°39'47" AN ARC DISTANCE OF 28.85 FEET TO A POINT ON THE WEST LINE OF SAID REMAINDER PARCEL "A", FROM WHICH POINT A RADIAL TO LAST SAID CURVE BEARS SOUTH 57°13'19" EAST, WITH SAID RADIAL BEING THE LINE OF TERMINATION OF SAID 10' PUE ABANDONMENT.



EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____

LOT "A": (ADJUSTED)

THAT PORTION OF SECTION 12, T17S, R15E, SEM, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF SAID FM 28-25; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 245.63 FEET TO THE BEGINNING OF A 126.83 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CURVE AND SAID EAST LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 14°28'38" AN ARC DISTANCE OF 32.05 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 14°28'39" WEST, ALONG SAID EAST LINE OF LOT 13, A DISTANCE OF 13.73 FEET TO THE BEGINNING OF A 80.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE EAST; THENCE SOUTHERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF THROUGH A CENTRAL ANGLE OF 40°25'19" AN ARC DISTANCE OF 56.44 FEET; THENCE NON-TANGENT TO SAID CURVE, WEST A DISTANCE OF 249.87 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°29'32" WEST, ALONG SAID WEST LINE OF LOT 13, A DISTANCE OF 236.51 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MENVIELLE ROAD AT THE BEGINNING OF A 810.94 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 69°35'01" EAST; THENCE NORTHERLY, ALONG SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF MENVIELLE ROAD, THROUGH A CENTRAL ANGLE OF 07°25'30" AN ARC DISTANCE OF 105.09 FEET, TO THE BEGINNING OF A 906.00 FOOT RADIUS COMPOUND CURVE, CONCAVE TO THE WEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 77°00'42" EAST; THENCE NORTHERLY, ALONG SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF MEVIELLE ROAD, THROUGH A CENTRAL ANGLE OF 00°33'13" AN ARC DISTANCE OF 8.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE EAST A DISTANCE OF 221.73 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINING 1.952 ACRES MORE OR LESS.



EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____

LOT "B": (ADJUSTED)

THAT PORTION OF SECTION 12, T17S, R15E, S8M, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 OF SAID FM 28-25; THENCE NORTH 00°29'32" WEST, ALONG THE WEST LINE OF LOTS 12 AND 13 RESPECTIVELY OF SAID FM 28-25, A DISTANCE OF 506.19 FEET; THENCE EAST A DISTANCE OF 249.87 FEET TO THE BEGINNING OF A 80.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, A RADIAL TO SAID BEGINNING BEARS SOUTH 64°03'20" WEST; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°31'58" AN ARC DISTANCE OF 109.65 FEET; THENCE TANGENT TO SAID CURVE, NORTH 75°31'22" EAST A DISTANCE OF 13.73 FEET TO THE BEGINNING OF A 126.83 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°42'33" AN ARC DISTANCE OF 8.21 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 01°28'46" EAST A DISTANCE OF 351.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12 AT THE BEGINNING OF A 710.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID BEGINNING BEARS NORTH 30°26'27" WEST; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND SAID SOUTH LINE OF LOT 12, THROUGH A CENTRAL ANGLE OF 17°51'08" AN ARC DISTANCE OF 221.22 FEET, TO THE BEGINNING OF A 1120.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 11°26'07" EAST; THENCE WESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 10°10'44" AN ARC DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINING 3.982 ACRES MORE OR LESS.



EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____

LOT "C": (ADJUSTED)

THAT PORTION OF SECTION 12, T17S, R15E, S8M, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 OF SAID FM 28-25; THENCE SOUTH 69°56'05" WEST A DISTANCE OF 278.45 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID FM 28-25 AT THE BEGINNING OF A 710.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL TO SAID BEGINNING BEARS NORTH 21°45'30" WEST; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND SOUTH LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 08°40'57" AN ARC DISTANCE OF 107.59 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 01°28'46" WEST A DISTANCE OF 351.27 FEET TO THE BEGINNING OF A 126.83 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°46'05" AN ARC DISTANCE OF 23.84 FEET; THENCE TANGENT TO SAID CURVE, EAST A DISTANCE OF 81.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE EAST A DISTANCE OF 28.51 FEET TO THE BEGINNING OF A 650.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°43'28" AN ARC DISTANCE OF 110.32 FEET, TO THE BEGINNING OF A 184.64 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 09°43'28" WEST; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°15'59" AN ARC DISTANCE OF 26.64 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 89°59'59" EAST A DISTANCE OF 26.76 FEET TO THE BEGINNING OF A 80.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°02'40" AN ARC DISTANCE OF 85.23 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH A DISTANCE OF 9.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 263.77 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINING 2.376 ACRES MORE OR LESS.



EXHIBIT "B"

A PORTION OF SECTION 12 T17 S, R15 E, SBM
MAGGIO COMMERCIAL PARK SUBDIVISION - TRACT NO. 941 - UNIT 4

MAGGIO COMMERCIAL PARK
SUBD - TRACT NO. 971 - UNIT 4
FM 28-25

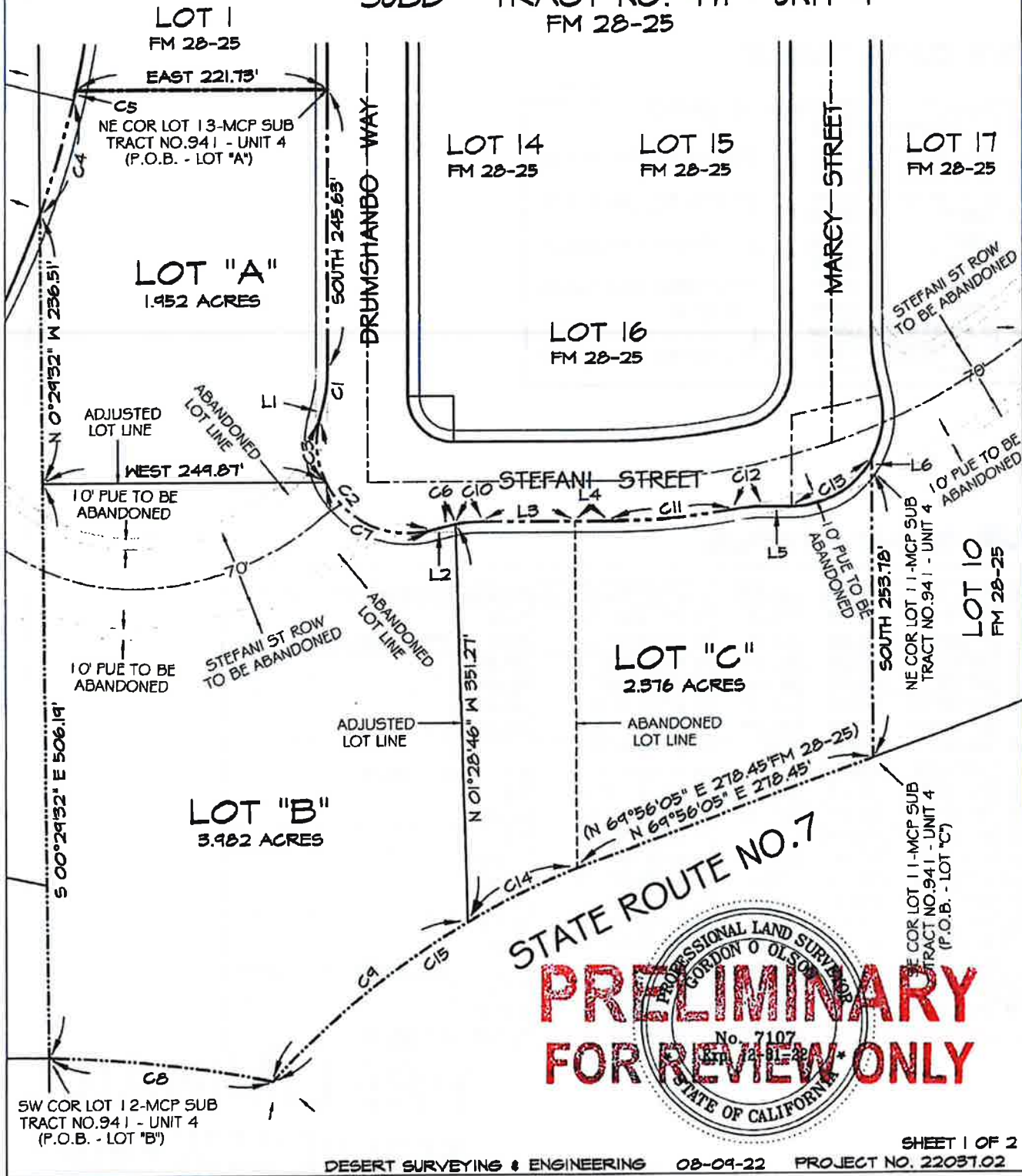


EXHIBIT "B"

A PORTION OF SECTION 12 T17 S, R15 E, SBM
MAGGIO COMMERCIAL PARK SUBDIVISION - TRACT NO.941 - UNIT 4

LINE DATA TABLE:

NO.	DIRECTION	DISTANCE'	REFERENCE
L1	S 14°28'39" W	13.73	PROTERRA EXH 7-12-22
	S 14°28'39" W	13.73	
L2	S 75°31'22" W	13.73	PROTERRA EXH 7-12-22
	S 75°31'22" W	13.73	
L3	WEST	81.90	PROTERRA EXH 7-12-22
	WEST	81.90	
L4	WEST	28.51	PROTERRA EXH 7-12-22 FM 25-28
	WEST	28.51	
	WEST	28.51	
L5	S 89°59'39" W	26.76	PROTERRA EXH 7-12-22
	S 89°59'39" W	26.76	
L6	NORTH	9.99	

CURVE DATA TABLE:

NO.	DELTA	RADIUS'	LENGTH'	CHORD DIRECTION	CHORD'	REFERENCE
C1	14°28'39"	126.83	32.05	S 07°14'20" W	31.96	PROTERRA EXH 7-12-22
	14°28'39"	126.83	32.05	S 07°14'20" W	31.96	
C2	118°57'17"	80.00	166.09	S 45°00'00" E	137.83	
C3	40°25'19"	80.00	56.44	S 05°44'00" E	56.44	
C4	07°25'30"	810.94'	105.09	N 16°42'14" E	105.02	FM 28-25
	07°25'30"	810.94'	105.09	N 16°42'14" E	105.02	
C5	00°33'13"	906.00	8.75	N 12°42'41" E	8.75	FM 28-25
	00°33'13"	906.00	8.75	N 12°42'41" E	8.75	
C6	03°42'33"	126.83	8.21	S 77°22'38" W	8.21	
C7	78°31'58"	80.00	109.65	N 65°12'39" W	101.27	
C8	10°10'44"	1120.00	198.97	S 83°39'15" E	198.17	
C9	17°31'08"	710.00	221.22	N 50°37'39" E	220.33	
C10	10°46'05"	126.83	25.84	S 84°36'58" W	25.80	
C11	09°43'28"	650.00	110.32	S 85°08'16" W	110.19	
C12	08°15'39"	184.64	26.64	S 84°24'32" W	26.62	
C13	61°02'40"	80.00	85.23	S 59°28'39" W	81.26	PROTERRA EXH 7-12-22
	61°02'40"	80.00	85.23	S 59°28'39" W	81.26	
C14	08°40'37"	710.00	107.89	N 63°54'02" E	107.49	
C15	26°32'05"	710.00	328.81	N 54°58'28" E	325.88	FM 28-25
	26°32'05"	710.00	328.81	N 54°58'28" E	325.88	

PRELIMINARY
FOR REVIEW ONLY

EXHIBIT "A"
LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. _____

LOT 11: (EXISTING LOT)

LOT 11 OF THE FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

SAID AREA CONTAINING 1.63 ACRES.

LOT 12: (EXISTING LOT)

LOT 12 OF THE FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

SAID AREA CONTAINING 4.07 ACRES.

LOT 13: (EXISTING LOT)

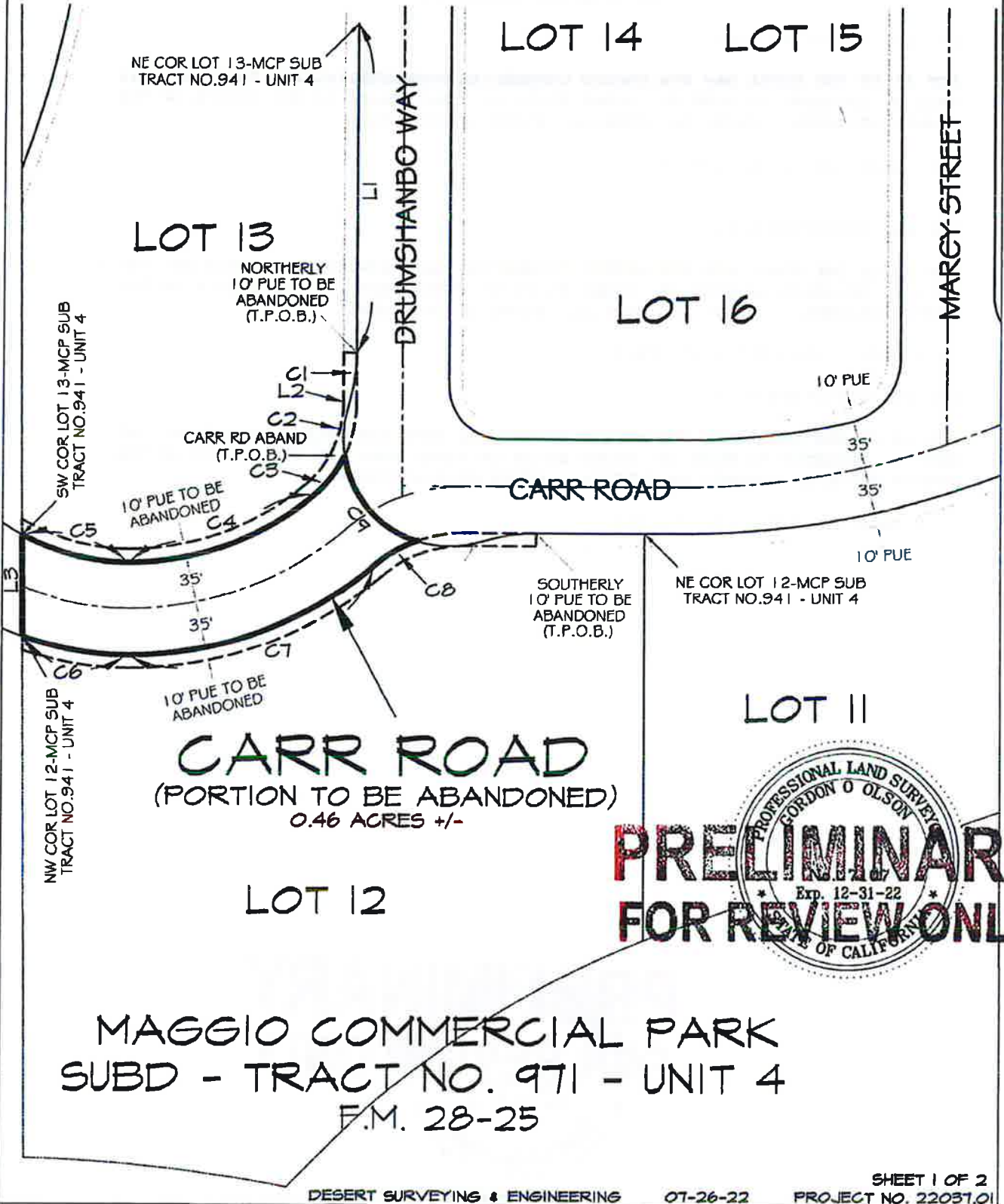
LOT 13 OF THE FINAL MAP FOR MAGGIO COMMERCIAL PARK SUBDIVISION TRACT NO. 941 - UNIT 4, RECORDED IN BOOK 28, PAGES 25-29 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

SAID AREA CONTAINING 2.18 ACRES.



EXHIBIT "B"

A PORTION OF SECTION 12 T17 S, R15 E, SBM
MAGGIO COMMERCIAL PARK SUBDIVISION - TRACT NO. 941 - UNIT 4



SW COR LOT 13-MCP SUB
TRACT NO. 941 - UNIT 4

NE COR LOT 13-MCP SUB
TRACT NO. 941 - UNIT 4

LOT 13

NORTHERLY
10' PUE TO BE
ABANDONED
(T.P.O.B.)

LOT 14

LOT 15

LOT 16

DRUMSHANBO WAY

MARGY STREET

CARR ROAD

CARR ROAD
(PORTION TO BE ABANDONED)
0.46 ACRES +/-

NW COR LOT 12-MCP SUB
TRACT NO. 941 - UNIT 4

LOT 12

NE COR LOT 12-MCP SUB
TRACT NO. 941 - UNIT 4

LOT 11



MAGGIO COMMERCIAL PARK
SUBD - TRACT NO. 971 - UNIT 4
F.M. 28-25

EXHIBIT "B"

A PORTION OF SECTION 12 T17 S, R15 E, SBM
MAGGIO COMMERCIAL PARK SUBDIVISION - TRACT NO.941 - UNIT 4

LINE DATA TABLE:

NO.	DIRECTION	DISTANCE'	REFERENCE
L1	SOUTH	245.63	
	SOUTH	245.63	PROTERRA EXH 7-12-22
L2	S 14°28'39" W	13.73	
	S 14°28'39" W	13.73	PROTERRA EXH 7-12-22
L3	S 00°29'32" E	76.78	
	S 00°29'32" E	76.78	PROTERRA EXH 7-12-22
	S 00°29'32" E	76.78	FM 28-25

CURVE DATA TABLE:

NO.	DELTA	RADIUS'	LENGTH'	CHORD DIRECTION	CHORD'	REFERENCE
C1	14°28'39"	126.83	32.05	S 07°14'20" W	31.96	
	14°28'39"	126.83	32.05	S 07°14'20" W	31.96	PROTERRA EXH 7-12-22
C2	23°34'27"	80.00	32.92	S 02°41'26" W	32.68	
	23°34'27"	80.00	32.92	S 02°41'26" W	32.68	PROTERRA EXH 7-12-22
C3	23°29'21"	90.00	36.90	S 37°34'40" W	36.64	
C4	40°40'40"	214.00	151.93	S 69°39'40" W	148.76	
C5	28°41'29"	168.00	84.13	N 75°39'16" W	83.25	
C6	82°39'47"	20.00	28.83	S 08°33'13" E	26.42	
C7	19°38'26"	238.00	81.58	S 80°10'47" E	81.19	
C8	40°37'12"	284.00	201.34	N 69°41'24" E	197.15	
C9	20°37'57"	103.00	37.09	N 59°34'35" E	36.89	

**PRELIMINARY
FOR REVIEW ONLY.**

Attachment F:
Comment Letters



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

November 07, 2022
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"/> Assessors – Robert Menvielle | <input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Ray Loera/Scott Sheppard/Ryan Kelley/ Manuel Deleon | <input checked="" type="checkbox"/> IID – Donald Vargas |
| <input checked="" type="checkbox"/> County Counsel – Eric Havens | <input checked="" type="checkbox"/> Board of Supervisors – Raymond Castillo - District #5 | <input checked="" type="checkbox"/> Fort Yuma – Quechan Indian Tribe - H. Jill McCormick/Jordan D. Joaquin |
| <input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Jesus Ramirez | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ Alfredo Estrada/Robert Malek | <input checked="" type="checkbox"/> Campo Band of Mission Indians – Marcus Cuero/Jonathan Mesa |
| <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso Andrade/Jorge Perez | <input checked="" type="checkbox"/> Ag. Commissioner – Margo Sanchez/Ana L Gomez/Jolene Dessert/ Sandra Mendivil/ Carlos Ortiz | <input checked="" type="checkbox"/> Gateway of The Americas – John Gay |
| <input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John Gay | | |

From: Victoria Escalante, Planner I - (442) 265-1736 or victoriaescalante@co.imperial.ca.us

Project ID: LLA00328

Project Location: 1713 Stefani St, Calexico, CA 92231 APN 059-434-002-000, 059-435-007-000, and 059-435-008-000

Project Description: Lot A will be reduced by moving in the southern boundary and pushing the Western boundary further West to take the lot from the existing size of 2.18 AC to 1.95 AC. Lot B will be pushed North of Stefani Street. (Stefani Street abandonment requested with this application) and the Eastern Boundary will move West to reduce the size from 4.07 AC to 3.98 AC. Lot C will have the Western boundary moved further West to increase the size from 1.63 AC to 2.73 AC. The acreage for that makes up Stefani Street is 0.43 AC and will be absorbed by Lot B. Total area of all parcels and Stefani Street is 8.31 AC.

Applicants: Jon Allen

Comments due by: November 22 2022 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: *Ara Gomez* Signature: *[Signature]* Title: *Ag Biologist*

Date: *11/07/2022* Telephone No.: *442-265-1500* E-mail: *aragomez@co.imperial.ca.us*

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November 22, 2022

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

SUBJECT: Lot Line Adjustment 00328 – John Allen

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Lot Line Adjustment ("LLA") 00328 ("Project"). The project proposes reconfiguring three parcels identified as Assessor's Parcel Number 059-434-002, 059-435-007, and 059-435-008 to accommodate abandoning a portion of Stefani Street. The project will result in existing lots of sizes 2.18 acres, 4.07 acres, and 1.63 acres becoming lots of 1.95 acres, 3.98 acres, and 2.73 respectively.

The Air District requests a copy of the final recorded map for its records.

For your convenience, the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org/rules-and-regulations/>. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ismael Garcia", written over a horizontal line.

Ismael Garcia
Environmental Coordinator I

A handwritten signature in blue ink, appearing to read "Monica N. Soucier", written over a horizontal line.

Reviewed by,
Monica N. Soucier
APC Division Manager



Public Works works for the Public

COUNTY OF IMPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

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

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<https://twitter.com/CountyDpw/>

January 5, 2023

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

Attention: Victoria Escalante, Planner I

**SUBJECT: LLA 328;
Jon Allen;**
located on 1713 Stefani streetwest Highway 98 Calexico, CA 92231.
APN 059-100-005; 029; 032; 030 & 031-000.

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on November 07, 2022 for the above-mentioned project. The project proposes Lot A will be reduced by moving in the southern boundary and pushing the Western boundary further West to take the lot from the existing size of 2.18 AC to 1.95 AC. Lot B will be pushed North of Stefani Street. (Stefani Street abandonment requested with this application) and the Eastern Boundary will move West to reduce the size from 4.07 AC to 3.98 AC. Lot C will have the Western boundary moved further West to increase the size from 1.63 AC to 2.73 AC. The acreage for that makes up Stefani Street is 0.43 AC and will be absorbed by Lot B. Total area of all parcels and Stefani Street is 8.31 AC.

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

- Carr Road/Stefani Street, together with the abutting public utility easements, shall be abandoned between the Easterly right-of-way line of Menvielle Road and the Westerly right-of-way line of Drumshanbo Way prior to recordation of the lot line adjustment.
- The lot line adjustment shall be reflected in 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,

John A. Gay, PE
Director of Public Works

GM/gv