

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: September 14, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/ No.9

PROJECT TYPE: Frank A. & Susan G. Rapp & Susan Rethoret
Lot Line Adjustment #00325 SUPERVISOR DIST #5

LOCATION: 2201, 2205, and 2211 Cross Rd, APNS: 044-220-038, 054, 055
El Centro, CA, 92243 PARCEL SIZE: +/- 6.16

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-2-U (General Agriculture with Urban Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: September 14, 2022

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

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 checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input checked="" type="checkbox"/>	NONE	<input 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: <u>N/A</u>				

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 LOT LINE ADJUSTMENT #00325 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (A) (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT LINE ADJUSTMENT #00325 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00325, SUBJECT TO THE ATTACHED CONDITIONS.

Planning & Development Services Department
801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736
(Jim Minnick, Director)

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STAFF REPORT
Planning Commission
September 14, 2022
Lot Line Adjustment #00325

Applicant: **Frank A. & Susan G. Rapp & Susan Rethoret**
2201, 2205 and 2211 Cross Rd.
El Centro, CA 92243

Project Location:

The proposed project site consists of three (3) parcels located at 2201, 2205 and 2211 Cross Road, El Centro; and can be further identified as Assessor Parcel Numbers 044-220-055 (2201 Cross Rd.) legally described as the South Half of the North 300 feet of the West 470 feet of Tract 59, T15S, R14E, S.B.B.M; 044-220-054 (2205 Cross Rd.) legally described as the North Half of the North 300 feet of the West 470 feet of Tract 59, T15S, R14E, S.B.B.M and 044-220-038 (2211 Cross Rd.) legally described as the North 275 feet of the South 575 feet of the West 470 feet of Tract 59, T15S, R14E, S.B.B.M.

Project Summary:

The applicants, Frank A. & Susan G. Rapp and Susan Rethoret propose to adjust the boundary between Parcel A (044-220-055) and Parcel B (044-220-054) to add an approximately +/- .16 acres portion of Parcel B to Parcel A to correct an encroachment of an existing garage on Parcel A into Parcel B. The western portion of Parcel A consisting of approximately +/- .52 acres will be added to Parcel B. In addition, the boundary between Parcel B and Parcel C (044-220-038) will be adjusted +/- .27 acres to correct the encroachment of an existing mobile home (Accessory Dwelling Unit) and existing house on Parcel B.

Existing Parcels Size:

Parcel A (044-220-055) – +/- 1.62 acres
Parcel B (044-220-054) – +/- 1.62 acres
Parcel C (044-220-038) – +/- 2.92 acres

Proposed Parcels:

Parcel A – +/- 1.34 acres
Parcel B – +/- 2.21 acres
Parcel C – +/- 2.65 acres

County Ordinance:

Lot Line Adjustment #00325 is consistent with the Imperial County Land Use Ordinance (Title 9, Division 8), Subdivision Ordinance, Section 90807.00 Lot Line Adjustments since no new parcels will be created or eliminated. The proposed project is also consistent with

the Subdivision Map Act Section 66412 (d) since the land is taken from one parcel and added to an adjoining parcel.

Land Use Analysis:

According to the Imperial County General Plan, the land use designation for all parcels is "Agriculture" and the zoning is A-2-U (General Agriculture with Urban Overlay) pursuant to Zone Map #01.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Residential Homes	A-2-U (General Ag/Urban Overlay)	Agriculture
North	Agriculture	A-2-U (General Ag/Urban Overlay)	Agriculture
South	Agriculture	A-2-U (General Ag/Urban Overlay)	Agriculture
East	Agriculture	A-2-U (General Ag/Urban Overlay)	Agriculture
West	Agriculture	A-2-U (General Ag/Urban Overlay)	Agriculture

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment #00325 is categorically exempt from CEQA per Article 19, Section 15305 (a), Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State law.

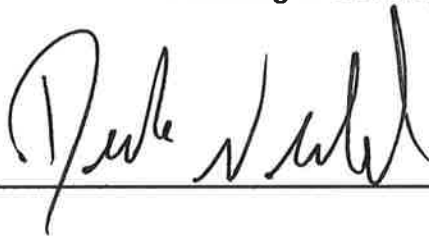
Staff Recommendation:

Staff recommends that the Planning Director hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Line Adjustment #00325 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;

2. Find that Lot Line Adjustment #00325 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment #00325, subject to the attached conditions.

PREPARED BY: Derek Newland, Planner II
Planning & Development Services



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



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

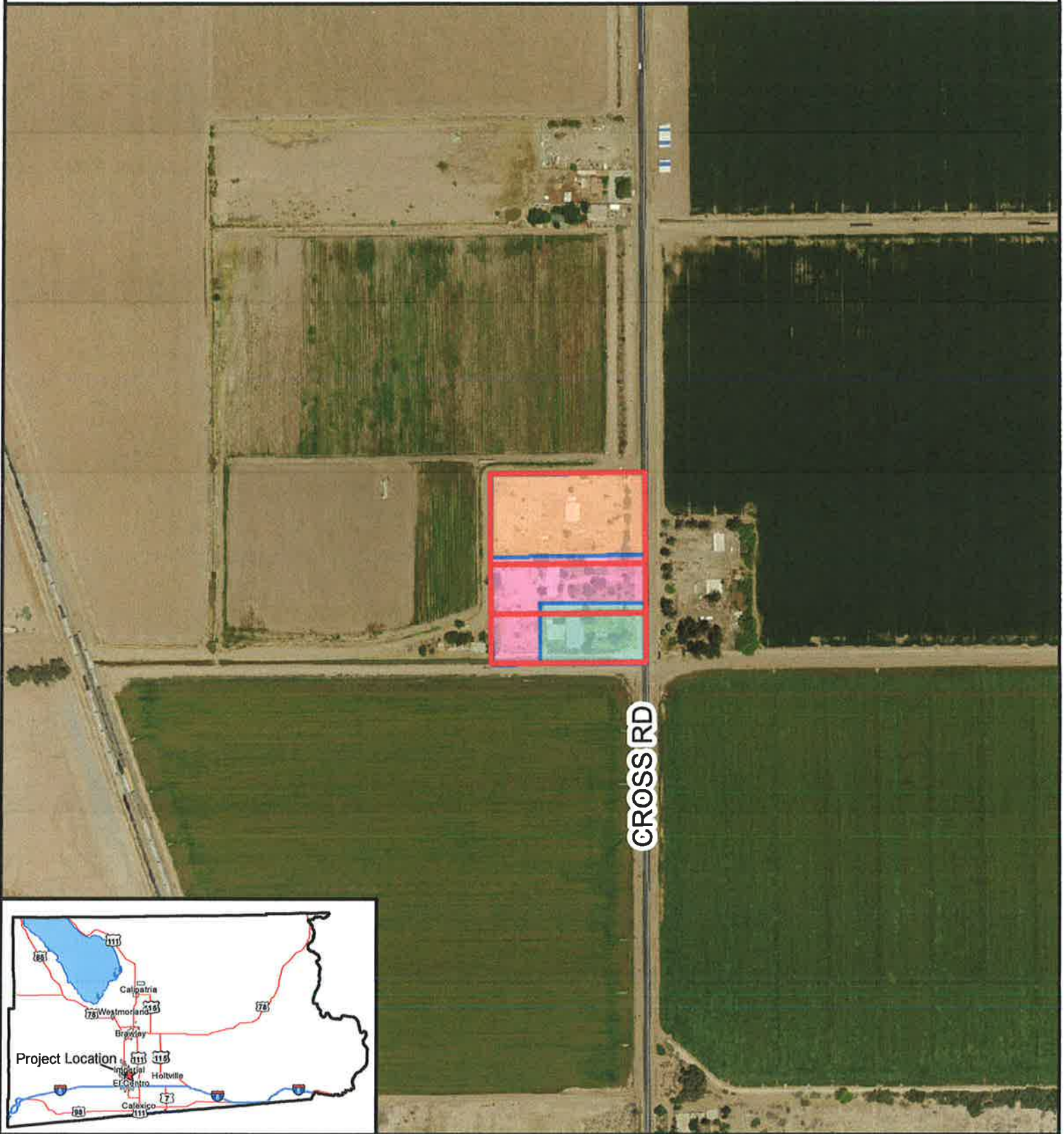


ATTACHMENTS:






- A. Vicinity Map
- B. Site Plan
- C. Resolution & Findings
- D. Conditions of Approval
- E. Application & Supporting Documentation
- F. Comment letters

ATTACHMENT "A"
Vicinity Map

PROJECT LOCATION MAP

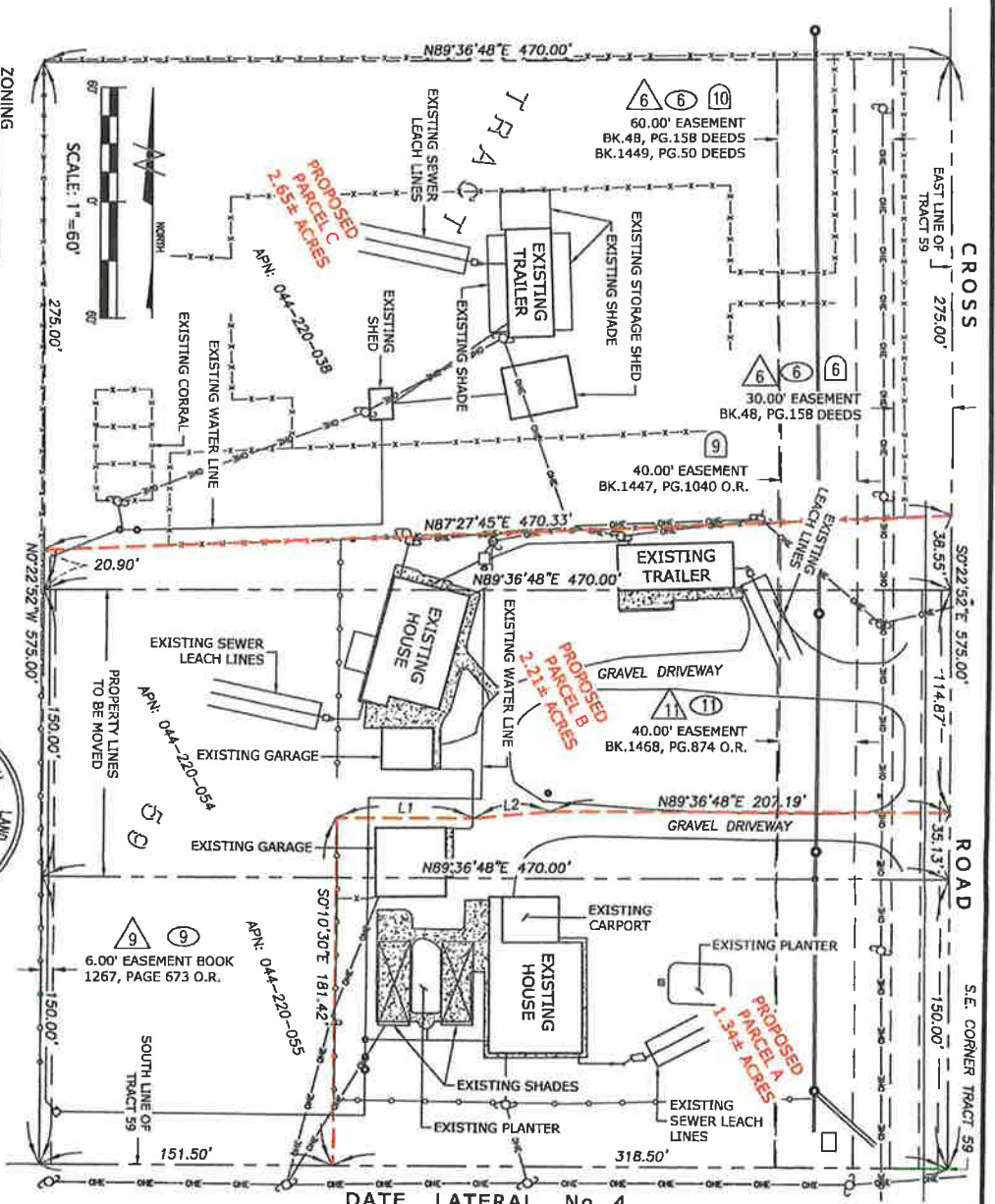


**FRANK A. & SUSAN G RAPP &
SUSAN RETHORET
LLA# 00325
APN# 044-220-038 ET AL.**

-  Project Parcels
-  Proposed Parcel A
-  Proposed Parcel B
-  Proposed Parcel C
-  Centerline



ATTACHMENT "B"
Site Plan



ZONING
ALL PROPERTY IS SUBJECT
TO ZONING AZU

EXISTING ACREAGE
APN: 044-220-038 = 2.924
APN: 044-220-054 = 1.624
APN: 044-220-055 = 1.624

3-25-22
TAYLOR PREPARED P.L.S. 9436 DATE



Precision Engineering & Surveying, Inc.
P.O. Box 2216
El Centro, CA 92244
789 E. Hill Avenue
El Centro, CA 92243
Telephone: (760) 353-2884
Fax: (760) 353-2886

LOT LINE ADJUSTMENT SITE PLAN
DRAWN BY: A.D.
CLIENT: FRANK A. RAUP
LOCATION: 2201 CROSS RD, EL CENTRO, CA
SHEET 1 OF 1
JOB No. 22-105
DATE: MARCH 23, 2022

LEGAL DESCRIPTION OF APN: 044-220-055
THE NORTH HALF OF THAT PORTION OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 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 300 FEET NORTH OF THE SOUTHWEST CORNER OF THAT PROPERTY GRANTED TO JAMES S. HARRIS, BY DEED RECORDED OCTOBER 16, 1946, IN BOOK 687, PAGE 29 OF OFFICIAL RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT, THENCE NORTH 0° 30' 00" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 470 FEET TO A POINT, THENCE WEST AND PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.
SAID LAND IS ALSO KNOWN AS PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 24, 1981 AS DOCUMENT No. 102 IN BOOK 1474, PAGE 618 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION OF APN: 044-220-054
THE NORTH HALF OF THAT PORTION OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 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 THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH 0° 30' WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 470 FEET TO A POINT, THENCE WEST AND PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 470 FEET TO A POINT, THENCE SOUTH 0° 30' EAST AND PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING.
SAID LAND IS ALSO KNOWN AS PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 24, 1981 AS DOCUMENT No. 102 IN BOOK 1474, PAGE 618 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION OF APN: 044-220-038
THE NORTH HALF OF THAT PORTION OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 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 300 FEET NORTH OF THE SOUTHWEST CORNER OF THAT PROPERTY GRANTED TO JAMES S. HARRIS, BY DEED RECORDED OCTOBER 16, 1946, IN BOOK 687, PAGE 29 OF OFFICIAL RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT, THENCE NORTH 0° 30' 00" WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 470 FEET TO A POINT, THENCE WEST AND PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.
SAID LAND IS ALSO KNOWN AS PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 24, 1981 AS DOCUMENT No. 102 IN BOOK 1474, PAGE 618 OF OFFICIAL RECORDS.

EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 7102202724-SB
EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 7102202722-SB
EXCEPTIONS FOUND IN CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 7102202775-SB

LEGEND

- EXISTING CONCRETE
- EXISTING BOUNDARY LINE
- TRACT LINE
- PROPOSED PARCEL LINE
- EXISTING EASEMENT LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING CONCRETE STAND PIPE
- EXISTING UTILITY POLE

LINE TABLE

#	BEARINGS	LENGTH
L1	N89°36'48"E	70.83'
L2	N84°18'05"E	40.00'

LOT LINE ADJUSTMENT SITE PLAN
A PORTION OF TRACT 59 IN TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

DATE LATERAL No. 4

ATTACHMENT "C"
Resolution & Findings

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00325” FRANK A. & SUSAN G. RAPP & SUSAN RETHORET.

WHEREAS, Frank A. & Susan G. Rapp & Susan Rethoret, submitted an application for Lot Line Adjustment #00325 to adjust the boundary between Parcel A (044-220-055) and Parcel B (044-220-054) to correct the encroachment from Parcel A on to Parcel B; to adjust the boundary between Parcel B and Parcel C (044-220-038) to correct the encroachment of Parcel B on to Parcel C; and,

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

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on September 14, 2022; 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 #00325 have been made as follows:

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

Lot Line Adjustment (LLA) #00325 conforms to California State law through Section 66412(d) (Map Act Exclusions) of the Subdivision Map Act (Map Act) and Section 15305(a) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA); additionally, the LLA conforms to 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 #00325 is zoned A-2-U (General Agricultural Zone with Urban Overlay) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00325 is consistent with Building laws because no improvements to the land are being proposed.

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

LLA #00325 is not a re-subdivision pursuant to Government Code 66499.20 et. seq.

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

LLA #00325 will not create or delete any new lots or parcels. The proposed project will transfer +/- .16 acres from Parcel B (APN 044-220-054) to Parcel A (APN 044-220-055); transfer +/- .52 acres from Parcel A to Parcel B and transfer +/- .27 acres from Parcel C (044-220-055) to Parcel B.

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

LLA #00325 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 #00325, planning staff shall adopt conditions only as necessary to bring the LLA's affected parcels into compliance with the requirement of the County's Zoning and Building Ordinances or facilitate the relocation of existing utilities, infrastructure, easements or improvements, as allowed by the County's Subdivision Ordinance.

The planning staff has established conditions for LLA #00325 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 #00325, 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 **September 14, 2022** 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) #00325

APN(s) 044-220-038-000, 044-220-054-000, & 044-220-055-000

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**.

SITE SPECIFIC CONDITIONS:

1. When new parcels, lots 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.

ATTACHMENT “E”
Applications & 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 Susan G. Rapp Trustee of the Gray Family 1991 Trust	EMAIL ADDRESS rappsusan@sbcglobal.net	
2. MAILING ADDRESS 2205 Cross Road El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-554-0583

3. PROPERTY OWNER'S "B" NAME Frank A. Rapp & Susan G. Rapp	EMAIL ADDRESS frank.rapp53@gmail.com	
4. MAILING ADDRESS 2205 Cross Road El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-693-2688

5. PROPERTY "A" (site) ADDRESS 2201 Cross Road El Centro, CA 92243	LOCATION Portion of Tract 59 T.15S.,R.14E.,S.B.M.
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 044-220-055	SIZE OF PROPERTY (in acres or square foot) 1.62 AC
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) South Half of the North 300 feet of the West 470 feet of Tract 59 T. 15 S., R.14 E., S.B.M.	

8. PROPERTY "B" (site) ADDRESS 2205 Cross Road El Centro, CA 92243	LOCATION Portion of Tract 59 T.15S.,R.14E.,S.B.M.
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 044-220-054	SIZE OF PROPERTY (in acres or square foot) 1.62 AC
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) North Half of the North 300 feet of the West 470 feet of Tract 59 T. 15 S., R.14 E., S.B.M.	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	1.34 AC	Residential	Residential
	B	2.21 AC	Residential	Residential

12. EXPLAIN PROPOSED ADJUSTEMENT To correct an encroachment through an existing garage and an existing house

13. EXPLAIN REASON FOR REQUEST To correct an encroachment through an existing garage and an existing house

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

Susan Gray Rapp 03/25/2022
Print Name (owner "A") Date
Susan Gray Rapp
Signature (owner "A")
Susan Gray Rapp Frank A. Rapp 03/25/2022
Print Name (owner "B") Date
Susan Gray Rapp
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: _____	DATE <u>4/20/22</u>	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.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

LLA#
00325

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 Susan Rethoret	EMAIL ADDRESS marksusornr@cox.net	
2. MAILING ADDRESS 17533 East Starflower Court Queen Creek, AZ	ZIP CODE 85142	PHONE NUMBER

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

5. PROPERTY "A" (site) ADDRESS 2211 Cross Road El Centro, CA 92243	LOCATION Portion of Tract 59 T.15S., R.14E., S.B.M.
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 044-220-038	SIZE OF PROPERTY (in acres or square foot) 2.92 AC
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) North 275 feet of the South 575 feet of the West 470 feet of Tract 59 T. 15 S., R.14 E., S.B.M.	

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

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	"C"	2.65 AC	Residential	Residential
	B	NA		

12. EXPLAIN PROPOSED ADJUSTMENT To correct an encroachment through an existing trailer home and house

13. EXPLAIN REASON FOR REQUEST To correct an encroachment through an existing trailer home and house

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

Susan Rethoret
Print Name (owner "A")
[Signature]
Signature (owner "A")
NA
Print Name (owner "B")
NA
Signature (owner "B")

4/9/2022
Date
NA
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: _____
APPLICATION DEEMED COMPLETE BY: _____
APPLICATION REJECTED BY: _____
TENTATIVE HEARING BY: _____
FINAL ACTION: APPROVED DENIED

DATE _____
DATE _____
DATE _____
DATE _____
DATE _____

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

LLA#

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL "A" OF LOT LINE ADJUSTMENT No. _____

A PORTION OF THE SOUTH 575.00 FEET OF THE EAST 470.00 OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 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 NORTHEAST CORNER OF SAID TRACT 59, THENCE SOUTH 0°22'52" EAST, ALONG THE EAST LINE OF SAID TRACT 59, A DISTANCE OF 1135.36 FEET TO THE SOUTHEAST CORNER OF PARCEL "B" OF LOT LINE ADJUSTMENT No. _____ ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT 59, SOUTH 0°22'52" EAST A DISTANCE OF 185.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 59; THENCE SOUTH 89°36'48" WEST, ALONG THE SOUTH LINE OF SAID TRACT 59, A DISTANCE OF 318.50 FEET; THENCE NORTH 0°10'30" WEST A DISTANCE OF 181.42 FEET; THENCE NORTH 89°36'48" EAST A DISTANCE OF 70.83 FEET; THENCE NORTH 84°18'05" EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 89°36'48" EAST A DISTANCE OF 207.19 FEET TO THE EAST LINE OF SAID TRACT 59 AND THE **TRUE POINT OF BEGINNING**.

CONTAINING 1.34 ACRES, MORE OR LESS.



EXHIBIT "B"

LOT LINE ADJUSTMENT No. _____

N.E. TRACT 59
POINT OF BEGINNING

745.49'

LEGEND:

--- EXISTING BOUNDARY
T.P.O.B. TRUE POINT OF BEGINNING



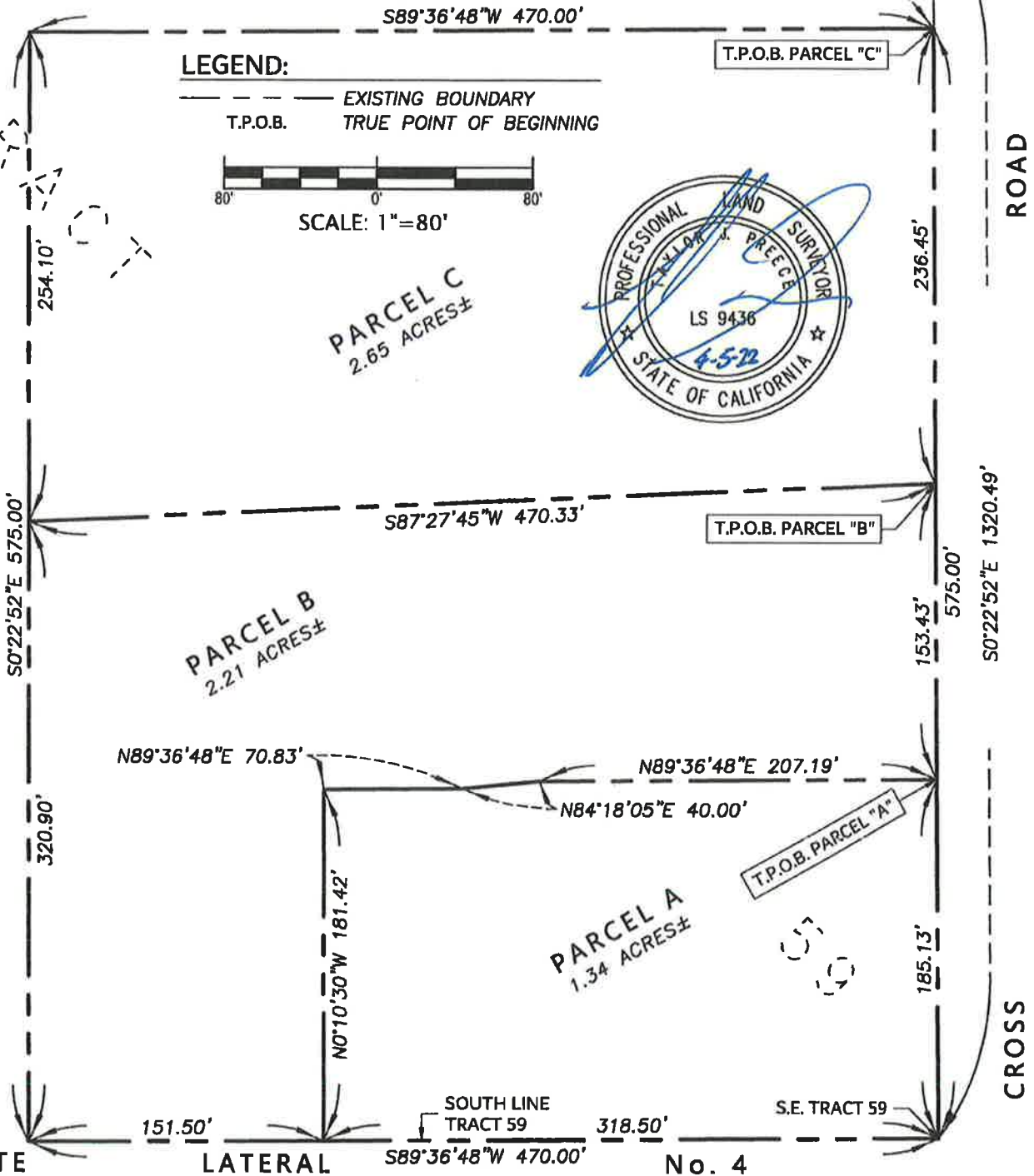
SCALE: 1"=80'



PARCEL C
2.65 ACRES±

PARCEL B
2.21 ACRES±

PARCEL A
1.34 ACRES±



TRACT 49

Precision Engineering & Surveying, Inc.



P.O. Box 2216 Telephone: (760) 353-2684
 El Centro, CA 92244
 799 E. Heil Avenue Fax: (760) 353-2686
 El Centro, CA 92243

PARCELS "A", "B", AND "C" OF
 LOT LINE ADJUSTMENT No. _____

SHEET

1

DRAWN BY: A.D.

CHECKED BY: T.P.

OF 1

CLIENT: Z-GLOBAL

JOB No. 22-105

Date: April 5, 2022

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL "B" OF LOT LINE ADJUSTMENT No. _____

A PORTION OF THE SOUTH 575.00 FEET OF THE EAST 470.00 OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 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 NORTHEAST CORNER OF SAID TRACT 59, THENCE SOUTH 0°22'52" EAST, ALONG THE EAST LINE OF SAID TRACT 59, A DISTANCE OF 981.94 FEET TO THE SOUTHEAST CORNER OF PARCEL "C" OF LOT LINE ADJUSTMENT No. _____ ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING THE EAST LINE OF SAID TRACT 59, SOUTH 87°27'45" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "C", A DISTANCE OF 470.33 FEET TO THE WEST LINE OF THE EAST 470.00 FEET OF SAID TRACT 59; THENCE SOUTH 0°22'52" EAST, ALONG SAID WEST LINE, A DISTANCE OF 320.90 FEET TO THE SOUTH LINE OF SAID TRACT 59; THENCE NORTH 89°36'48" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 151.50 FEET TO THE WEST LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT; THENCE NORTH 0°10'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 181.42 TO THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°36'48" EAST, ALONG NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 70.83; THENCE NORTH 84°18'05" EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 89°36'48" EAST A DISTANCE OF 207.19 TO THE EAST LINE OF SAID TRACT 59; THENCE NORTH 0°22'52" WEST, ALONG THE EAST LINE OF SAID TRACT 59, A DISTANCE OF 153.43 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.21 ACRES, MORE OR LESS.



EXHIBIT "B"

LOT LINE ADJUSTMENT No. _____

N.E. TRACT 59
POINT OF BEGINNING

745.49'

LEGEND:

--- EXISTING BOUNDARY
T.P.O.B. TRUE POINT OF BEGINNING



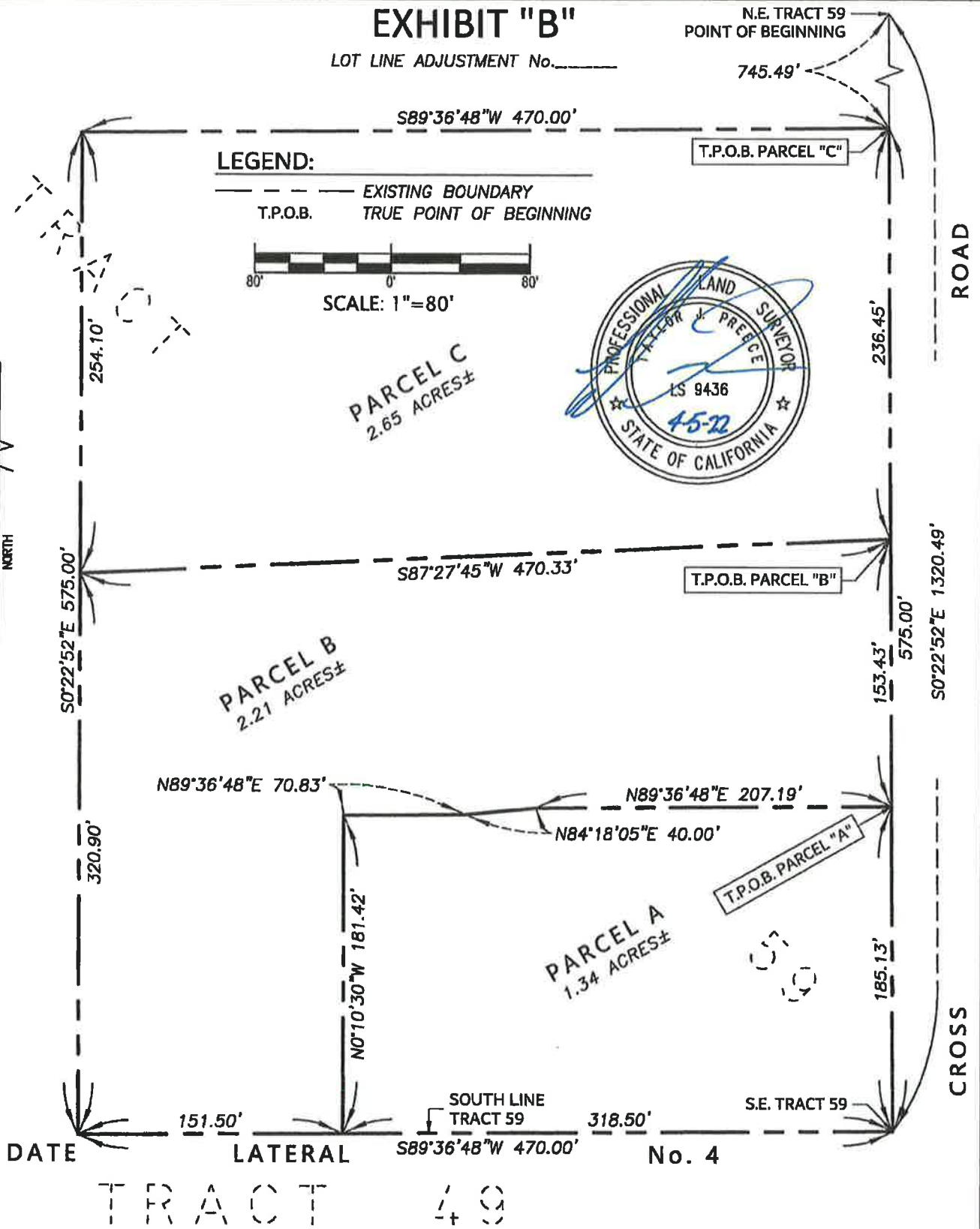
SCALE: 1"=80'



PARCEL C
2.65 ACRES±

PARCEL B
2.21 ACRES±

PARCEL A
1.34 ACRES±



DATE

LATERAL

SOUTH LINE
TRACT 59

No. 4

S.E. TRACT 59

TRACT 49

Precision Engineering & Surveying, Inc.



P.O. Box 2216
El Centro, CA 92244
Telephone: (760) 353-2684
799 E. Hell Avenue
El Centro, CA 92243
Fax: (760) 353-2686

PARCELS "A", "B", AND "C" OF
LOT LINE ADJUSTMENT No. _____

SHEET

1

DRAWN BY: A.D.

CHECKED BY: T.P.

OF 1

CLIENT: Z-GLOBAL

JOB No. 22-105

Date: April 5, 2022

EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL "C" OF LOT LINE ADJUSTMENT No. _____

A PORTION OF THE SOUTH 575.00 FEET OF THE EAST 470.00 OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 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 NORTHEAST CORNER OF SAID TRACT 59, THENCE SOUTH 0°22'52" EAST, ALONG THE EAST LINE OF SAID TRACT 59, A DISTANCE OF 745.49 FEET TO THE NORTH LINE OF THE SOUTH 575.00 FEET OF SAID TRACT 59 AND **TRUE POINT OF BEGINNING**;

THENCE DEPARTING THE EAST LINE OF SAID TRACT 59, SOUTH 89°36'48" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 470.00 FEET TO THE WEST LINE OF THE EAST 470.00 FEET OF SAID TRACT 59; THENCE SOUTH 0°22'52" EAST, ALONG SAID WEST LINE, A DISTANCE OF 254.10 FEET; THENCE NORTH 87°27'45" EAST A DISTANCE OF 470.33 FEET TO THE EAST LINE OF SAID TRACT 59; THENCE NORTH 0°22'52" WEST, ALONG THE EAST LINE OF SAID TRACT 59, A DISTANCE OF 236.45 TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2.65 ACRES, MORE OR LESS.



EXHIBIT "B"

LOT LINE ADJUSTMENT No. _____

N.E. TRACT 59
POINT OF BEGINNING

745.49'

LEGEND:

--- EXISTING BOUNDARY
T.P.O.B. TRUE POINT OF BEGINNING



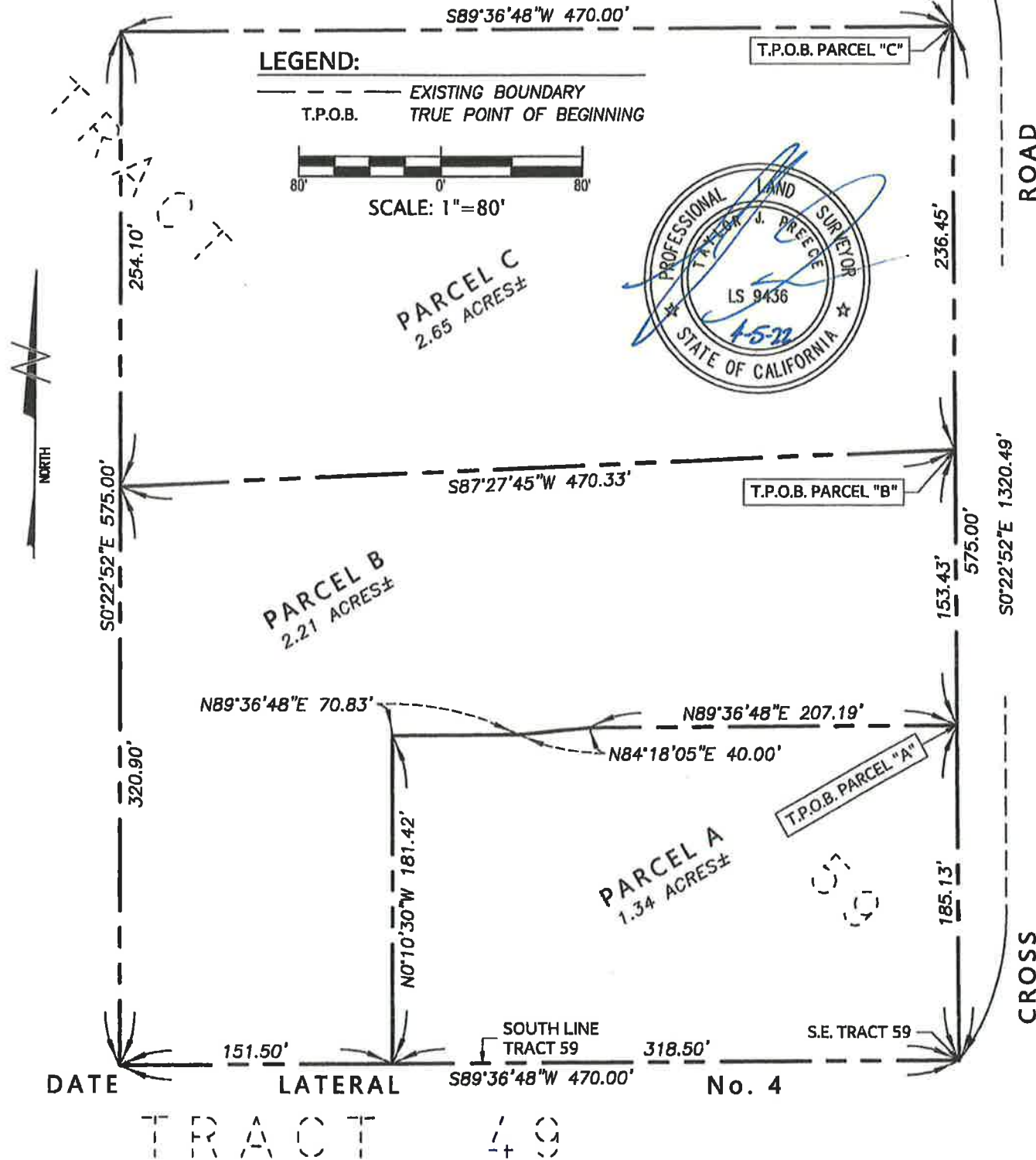
SCALE: 1"=80'



PARCEL C
2.65 ACRES±

PARCEL B
2.21 ACRES±

PARCEL A
1.34 ACRES±



DATE

LATERAL

S89°36'48"W 470.00'

No. 4

TRACT 49

Precision Engineering & Surveying, Inc.



P.O. Box 2216
El Centro, CA 92244
Telephone: (760) 353-2684

799 E. Hell Avenue
El Centro, CA 92243
Fax: (760) 353-2686

PARCELS "A", "B", AND "C" OF
LOT LINE ADJUSTMENT No. _____

DRAWN BY: A.D.

CHECKED BY: T.P.

CLIENT: Z-GLOBAL

JOB No. 22-105

Date: April 5, 2022

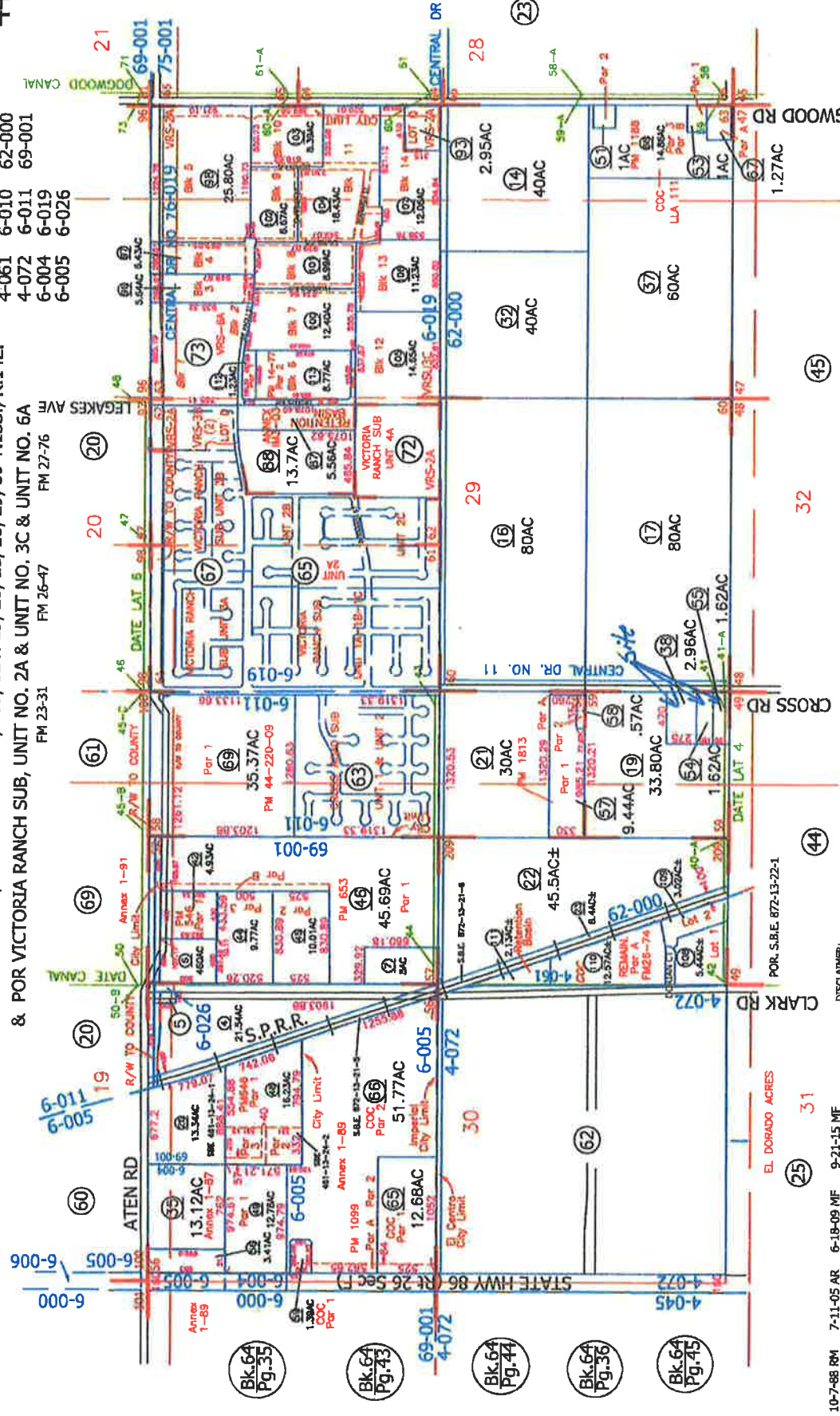
SHEET

1

OF 1

Tax Area Code
 4-061 6-010 62-000
 4-072 6-011 69-001
 6-004 6-019
 6-005 6-026

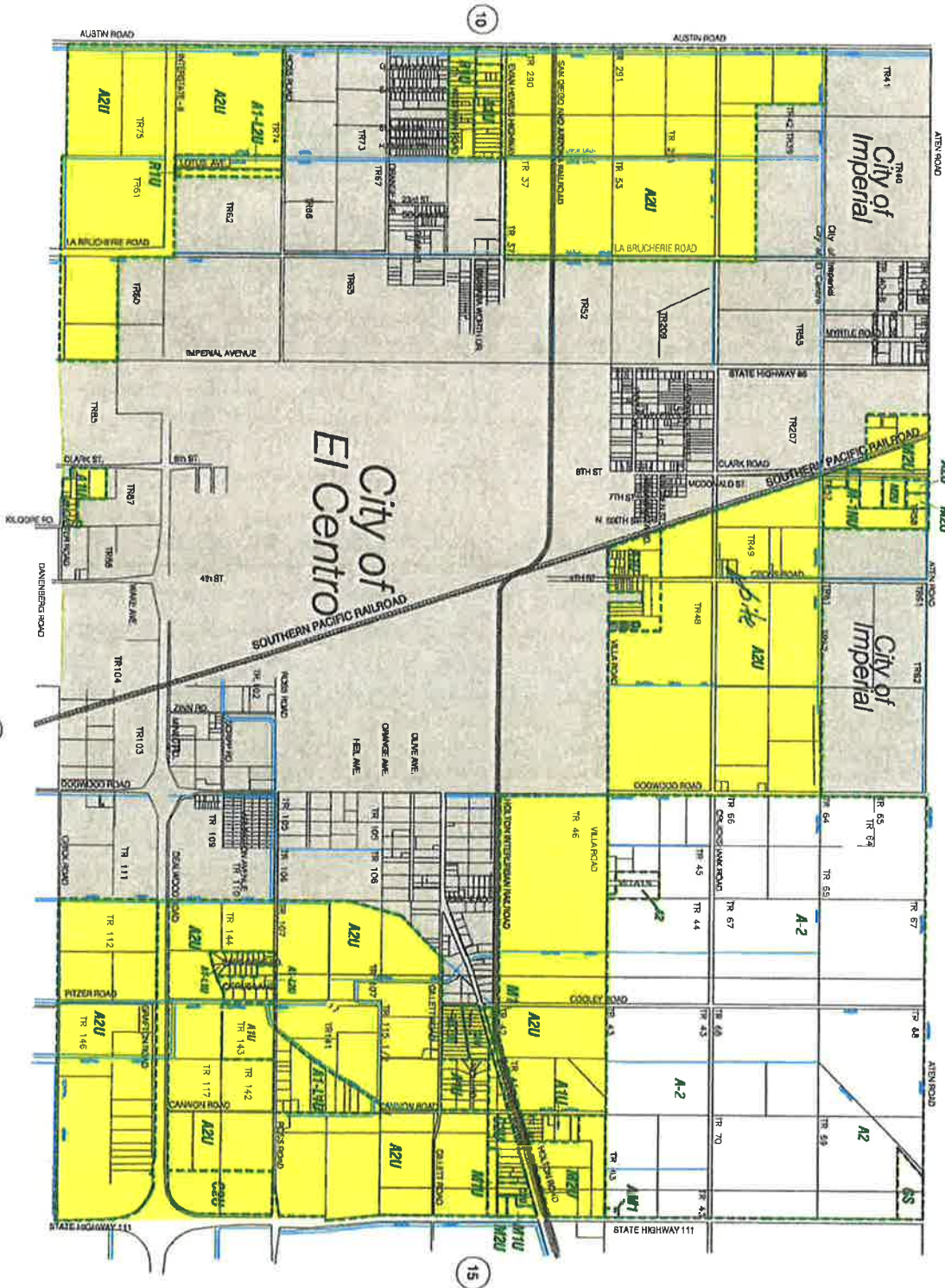
TRACT 57 TO 63 INCL., & POR. TRACT 56, 209, SEC. 19, 20, 21, 28, 29, 30 T.15S., R.14E.
 & POR VICTORIA RANCH SUB, UNIT NO. 2A & UNIT NO. 3C & UNIT NO. 6A
 FM 23-31 FM 26-47 FM 27-76



DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
 ASSESSOR'S OFFICE BY THE COUNTY OF IMPERIAL.
 THE PROFESSIONAL ASSESSOR HAS REVIEWED
 ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
 THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
 OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

- 10-7-88 RM
- 11-8-89 LS
- 10-24-90 RM
- 3-16-92 RM
- 7-6-92 RM
- 5-16-95 DP
- 11-3-95 DP
- 5-19-97 LS
- 7-11-05 AR
- 12-2-04 AR
- 9-10-04 AR
- 9-18-03 AR
- 7-24-03 AR
- 3-19-03 AR
- 2-11-03 AR
- 9-9-98 RM
- 6-18-09 MF
- 4-6-09 MF
- 6-27-07 MF
- 6-14-07 MF
- 9-22-06 RM
- 4-26-06 LC
- 12-21-05 RM
- 12-02-05 RM
- 7-21-09 MF
- 9-21-15 MF
- 9-8-15 MF
- 1-11-12 MF
- 5-25-10 MF
- 2-26-10 MF
- 2-18-10 MF
- 2-3-10 MF
- 7-21-09 MF
- 10-29-20 MF
- 9-16-19 MF
- 6-21-18 MF
- 9-1-16 MF

Urban Area



Professional Map: [Illegible]
 Adopted by M. O. # 19 (a) on Mar. 31, 1998 effective July 1, 1998.



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.

Director _____

EL CENTRO AREA

Title 9 Division 25 Section 92501.00

MAP 1

Revision Dates:
March 6, 2002 - Map Correction
April 1, 2003 - Map Correction
Sept. 13, 2004 - Map Correction
Dec 21, 2005 - Map Correction
Dec 21, 2005 - Map Correction
Feb 25, 2006 - Map Correction

**ATTACHMENT “F”
Comment Letters**

Valerie Grijalva

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Friday, April 22, 2022 5:15 PM
To: Valerie Grijalva; Michael Abraham
Cc: ICPDSCcommentLetters
Subject: RE: LLA00325 Request for Comments

RECEIVED

APR 22 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we do not wish to comment on this project.

From: Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]
Sent: Friday, April 22, 2022 4:19 PM
To: Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Margo Sanchez; Ana L Gomez; Matt Dessert; Monica Soucier; Belen Leon; Eric Havens; Ben Salorio; Rosa Lopez; Esperanza Colio; Ray Castillo; Vanessa Ramirez; Jeff Lamoure; Alphonso Andrade; Jorge Perez; Mario Salinas; Robert Menvielle; Alfredo Estrada Jr; Robert Malek; Andrew Loper; Guillermo Mendoza; John Gay; Ryan Kelley; Benavidez, Robert; Scott Sheppeard; Ray Loera - Sheriff; mdeleon@icso.org; Vargas, Donald A; Marcela Piedra; Angel_Hernandez; thagen@cityofelcentro.org; marcuscuerdo@campo-nsn.gov; Quechan Historic Preservation ; Quechan Indian Tribe
Cc: Jim Minnick; Michael Abraham; Valerie Grijalva; Carina Gomez; John Robb; Maria Scoville; Rosa Soto
Subject: LLA00325 Request for Comments

Good Afternoon,

Please see attached Request for Comments packet for LLA#00325/ APN 044-220-038, 054 and 055-000.

Comments are due by **May 9th, 2022 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 Michael Abraham at (442) 265-1736, or submit your comment letters to ICPDSCcommentletters@co.imperial.ca.us.

Thank you,

Valerie Grijalva

Office Assistant II
Planning and Development Services



Valerie Grijalva

From: Quechan Historic Preservation <historicpreservation@quechantribe.com>
Sent: Friday, April 22, 2022 5:15 PM
To: Valerie Grijalva; Michael Abraham
Cc: ICPDSComentLetters
Subject: RE: LLA00325 AB 52 Letter to Quechan

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED

APR 22 2022

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we do not wish to comment on this project.

From: Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]
Sent: Friday, April 22, 2022 4:41 PM
To: Quechan Historic Preservation
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Carina Gomez; John Robb; Maria Scoville; Rosa Soto
Subject: LLA00325 AB 52 Letter to Quechan

Good Afternoon,

Attached hereto please find AB 52 Letter for Quechan regarding LLA00325. Letter has been saved under the following pathway:

S:\AllUsers\APN\044\220\055\LLA00325\AB 52

Thank you,

Valerie Grijalva

Office Assistant II
Planning and Development Services



 Virus-free. www.avast.com

Valerie Grijalva

From: De Leon, Manuel <MDeLeon@icso.org>
Sent: Thursday, April 28, 2022 1:06 PM
To: Valerie Grijalva
Subject: RE: LLA00325 Request for Comments

CAUTION: This email originated outside our organization; please use caution.

No comments



Manuel A. De Leon
Chief Deputy
328 Applestill Road/P.O. Box 1040
El Centro, Ca. 92243
442-265-2004

RECEIVED

APR 28 2022

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: [Valerie Grijalva](#)
Sent: Friday, April 22, 2022 4:19 PM
To: [Carlos Ortiz](#); [Sandra Mendivil](#); [Jolene Dessert](#); [Margo Sanchez](#); [Ana L Gomez](#); [Matt Dessert](#); [Monica Soucier](#); [Belen Leon](#); [Eric Havens](#); [Ben Salorio](#); [Rosa Lopez](#); [Esperanza Colio](#); [Ray Castillo](#); [Vanessa Ramirez](#); [Jeff Lamoure](#); [Alphonso Andrade](#); [Jorge Perez](#); [Mario Salinas](#); [Robert Menvielle](#); [Alfredo Estrada Jr](#); [Robert Malek](#); [Andrew Loper](#); [Guillermo Mendoza](#); [John Gay](#); [Ryan Kelley](#); [Benavidez, Robert](#); [Sheppard, Scott](#); [Loera, Raymond](#); [De Leon, Manuel](#); [Vargas, Donald A](#); [Marcela Piedra](#); [Angel Hernandez](#); [thagen@cityofelcentro.org](#); [marcuscuero@campo-nsn.gov](#); [Quechan Historic Preservation](#) ; [Quechan Indian Tribe](#)
Cc: [Jim Minnick](#); [Michael Abraham](#); [Valerie Grijalva](#); [Carina Gomez](#); [John Robb](#); [Maria Scoville](#); [Rosa Soto](#)
Subject: LLA00325 Request for Comments

CAUTION: This email originated outside our organization; please use caution.

Good Afternoon,

Please see attached Request for Comments packet for LLA#00325/ APN 044-220-038, 054 and 055-000.

Comments are due by **May 9th, 2022 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 Michael Abraham at (442) 265-1736, or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Valerie Grijalva



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

April 22, 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"/> County Executive Office – Rosa Lopez/
Esperanza Colio-Warren/Ben Salorio | <input checked="" type="checkbox"/> IC Sheriff's Office – Robert
Benavidez/Ray Loera/Scott Sheppard/
Ryan Kelley/ Manuel Deleon | <input checked="" type="checkbox"/> City of El Centro – Marcela
Piedra/Angel Hernandez/Abraham
Campos |
| <input checked="" type="checkbox"/> County Counsel – Eric Havens | <input type="checkbox"/> County Airport – Jenell Guerrero | <input type="checkbox"/> Calipatria Fire Dept. – Jesse Llanas |
| <input checked="" type="checkbox"/> APCD – Monica Soucier/Belen Leon/Matt
Dessert | <input type="checkbox"/> CHP – Ernesto Ruedas/ Monica
Tavares/Jose Serrano | <input checked="" type="checkbox"/> IID – Donald Vargas |
| <input checked="" type="checkbox"/> EHS – Jeff Lamoure/Mario Salinas/ Alphonso
Andrade/Jorge Perez/Vanessa R Martinez | <input type="checkbox"/> Imperial County Applicator's –
Byron Nelson | <input type="checkbox"/> Marine Corps Air Station – Yuma –
Community Planning & Liaison Office –
Mary Ellen Finch |
| <input checked="" type="checkbox"/> Public Works – Guillermo Mendoza/John
Gay | <input checked="" type="checkbox"/> Campo Band of Mission Indians –
Marcus Cuero | <input type="checkbox"/> Caltrans –District 11- Maurice Eaton |
| <input checked="" type="checkbox"/> Assessors – Robert Menvielle | <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"/> Ag. Commissioner – Margo Sanchez/Ana L.
Gomez/Jolene Dessert/ Sandra Mendivil/ Carlos
Ortiz | <input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/
Alfredo Estrada/Robert Malek | <input type="checkbox"/> Torres-Martinez Desert Cahuilla
Indians – Thomas Tortez |

From: Michael Abraham, Assistant Director - (442) 265-1736 or ICPDSComentLetters@co.imperial.ca.us

Project ID: Lot Line Adjustment #00325

Project Location: 2205 Cross Road, El Centro, CA 92243 / APN 044-220-038, 054 and 055-000

Project Description: The applicant proposes a lot line adjustment to correct an encroachment through an existing garage and an existing house.

Applicants: Susan G. Rapp Trustee of the Gray Family (1991) Trust

Comments due by: May 9th, 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: Ana Gomez Signature: Title: Ag Biologist
Date: 5/19/2022 Telephone No.: 442 265 1500 E-mail: analgomez@co.imperial.ca.us

MA1VGIS:\MAILUsers\APN044122010551\LA00325\LA00325 Request for Comments 04 22 22.docx

AIR POLLUTION CONTROL DISTRICT



May 9, 2022

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

SUBJECT: LLA #00325 / APN 044-220-038, 054 and 055-000

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Lot Line Adjustment 00325 ("Project") that will adjust the boundary lines of APN 044-220-038-000, 044-220-054-000, and 044-220-055-000 to correct an encroachment of an existing garage and existing home.

Upon review the Air District has no comments.

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

Respectfully,

Ismael Garcia
APC Environmental Coordinator

Reviewed by,

Monica N. Soucier
APC Division Manager