

# PROJECT REPORT

**TO: PLANNING DIRECTOR ACTION (PDA)**

**AGENDA DATE: June 9, 2021**

**FROM: Planning & Development Services Dept.**

**AGENDA TIME: 3:30 p.m. / No. 1**

PROJECT TYPE: John & Tami Locher  
Werner & Ronda Locher (LLA #00320) SUPERVISOR DIST: #3  
052-470-017-000  
LOCATION: 1860 Silsbee Rd., El Centro, CA 92243 APN: 052-470-018-000

PARCEL SIZE: 12.57 & 12.46 Acres

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

ZONE (existing) A-2-L-10 (General Agriculture) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: ☐ APPROVED ☐ DENIED ☐ OTHER  
HEARING DATE: N/A

PLANNING DIRECTORS DECISION: ☐ APPROVED ☐ DENIED ☐ OTHER  
HEARING DATE: 06/09/2021

ENVIROMENTAL EVALUATION COMMITTEE DECISION: ☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR  
HEARING DATE: N/A  
INITIAL STUDY: N/A

## DEPARTMENTAL REPORTS / APPROVALS:

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

## **REQUESTED ACTION:**

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE LOT LINE ADJUSTMENT #00320 BY TAKING THE FOLLWING ACTIONS:

1. MAKE THE FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER GOVERNMENT CODE 15305 AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT LINE ADJUSTMENT #00320 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
3. MAKE THE FINDINGS AND APPROVE LOT LINE ADJUSTMENT #00320, SUBJECT TO THE CONDITIONS.

**STAFF REPORT**  
**Planning Director Action**  
**June 9, 2021**  
**Lot Line Adjustment (LLA) #00320**

**Applicant:**           **John & Tami Locher**  
                                 **Werner & Ronda Locher**

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

**Project Location:**

The project is located at 1860 Silsbee Road, El Centro, CA; and further identified as Assessor Parcel Number(s) 052-470-018-000 (Parcel A) and 052-470-017-000 (Parcel B). The property is legally described as that portion of Tract 176, Township 16 South, Range 13 East, S.B.B.M., in an unincorporated area of the County of Imperial, State of California, according to official plat thereof, shown and designated as Parcel 2 and as Parcel 3 of Parcel Map No. M-2119.

**Project Summary:**

The applicants have submitted Lot Line Adjustment #00320 to adjust the boundary line between Parcel A (052-470-018-000) and Parcel B (052-470-017-000). The adjustment would make an "L" configuration to separate the residence currently on Parcel B, from the remaining land on Parcel A. The adjustment would also correct the encroachment of an existing shop and other improvements that will remain on Parcel A. Parcel A is approximately 12.57 Acres and will be increased to approximately 18.40 Acres. Parcel B is approximately 12.46 Acres and will be reduced to approximately 6.63 Acres. Parcel A will maintain the current single-family residence and the property owners will remain John and Tami Locher. Werner and Ronda Locher will remain on title for parcel B and the single-family residence will be the primary use for the adjusted parcel.

**Existing Parcels:**

- 052-470-018-000 Parcel A – 12.57 Acres approximately
- 052-470-017-000 Parcel B – 12.46 Acres approximately

**Proposed Parcels:**

The proposed adjusted parcel size will be:

- 052-470-018-000 Parcel A – 18.40 Acres approximately

- 052-470-017-000 Parcel B – 6.63 Acres approximately

**County Ordinance:**

Lot Line Adjustment #00320 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 are created or eliminated. The adjustment will create a parcel that does not meet the 10 Acre minimum, however, due to this adjustment taking place to correct the encroaching shop that will become a part of Parcel A, the lot line adjustment was the simplest procedure to rectify the this encroachment.

**Land Use Analysis:**

Lot Line Adjustment #00320 will not increase the residential density in the area and it does not create additional parcels. The General Plan Land Use designation for the project is "Agriculture"; the project site is currently zoned "A-2-L-10" (General Agricultural Zone, Lot 10 Acre minimum) per Imperial County Land Use Ordinance, Division 25, Section 92510.00, Map 10.

**Surrounding Land Use Ordinance:**

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
<b>Project Site</b>	Agriculture	A-2-L-10	Agriculture
<b>North</b>	Agriculture	A-2	Agriculture
<b>South</b>	Agriculture	A-2-L-10	Agriculture
<b>East</b>	Agriculture	A-2	Agriculture
<b>West</b>	Agriculture	A-2	Agriculture

**Environmental Determination:**

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.

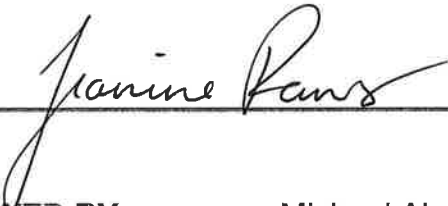
**Staff Recommendation:**

It is recommended that you conduct a public hearing and that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you approve Lot Line Adjustment #00320 by taking the following actions:

1. Make the finding that the project is categorically exempt from CEQA under Government Code 15305 and that no further Environmental documentation is necessary;

2. Find that Lot Line Adjustment #00320 is consistent with applicable zoning, State Laws, and County Building Ordinances;
3. Make the findings and approve Lot Line Adjustment #00320, subject to the conditions.

**PREPARED BY:** Jeanine Ramos, Planner I



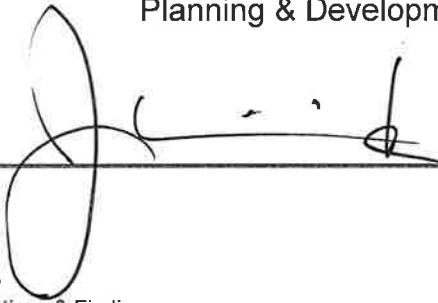
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**REVIEWED BY:** Michael Abraham, AICP, Assistant Director of  
Planning & Development Services Department



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



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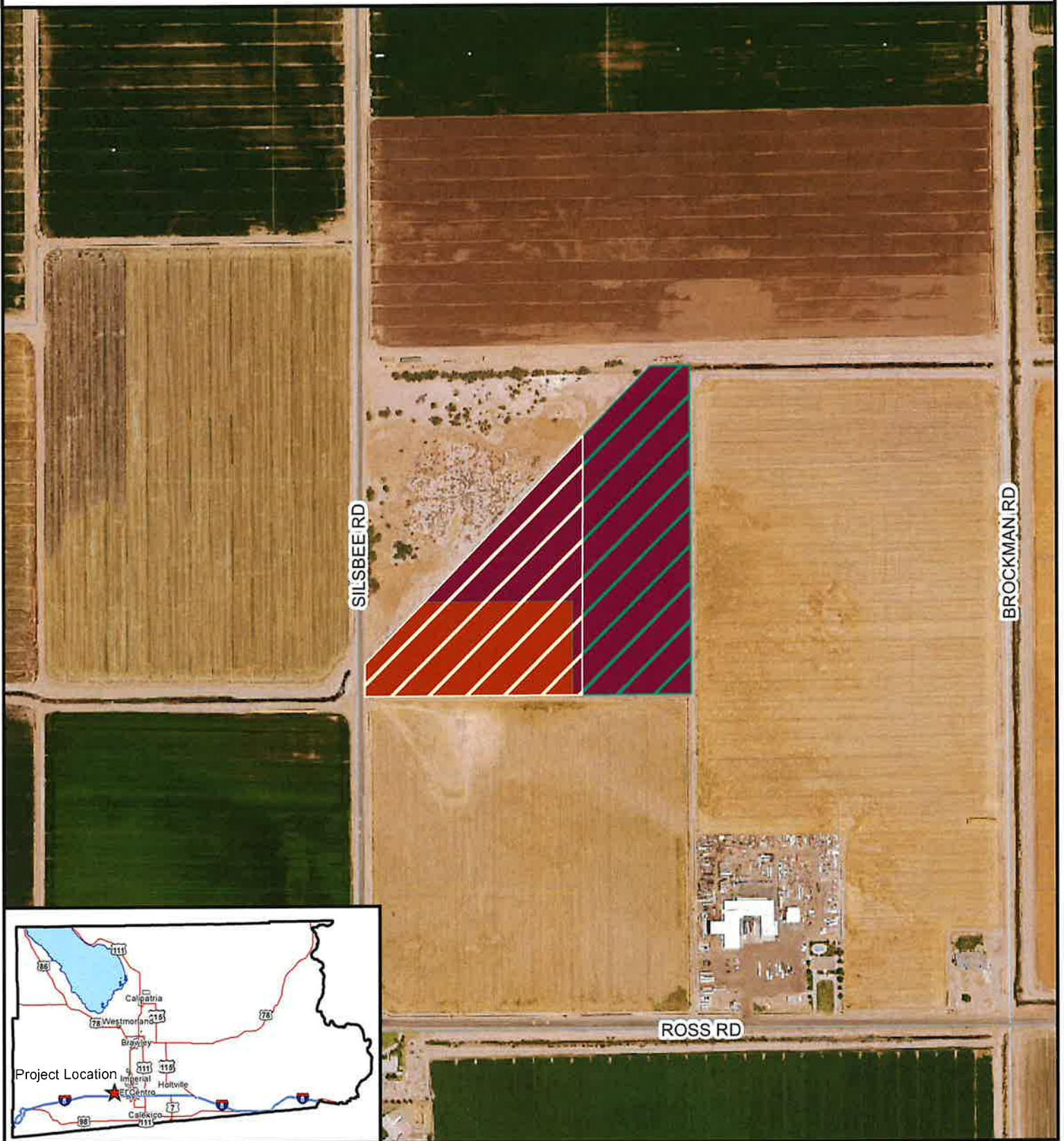
ATTACHMENTS:

- A. Vicinity Map
- B. PDA Resolutions & Findings
- C. Conditions of Approval
- D. Lot Line Adjustment Map and Legal Descriptions
- E. Applicant's Submittal
- F. Comment Letters

# Attachment A. Vicinity Map



# PROJECT LOCATION MAP



**JOHN & TAMI LOCHER/  
WERNER & RONDA LOCHER  
LLA# 00320  
APN# 052-470-017 & 052-470-018**

## Project Parcels Proposed LLA

	052-470-017		Parcel A
	052-470-018		Parcel B
			Centerline



**Attachment B.**  
**PDA Resolutions & Findings**

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

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00320” FOR JOHN AND TAMI LOCHER AND WERNER AND RONDA LOCHER.**

**WHEREAS**, John and Tami Locher and Werner and Ronda Locher, have submitted an application for Lot Line Adjustment #00320 to modify the boundary line of two existing adjoining parcels.

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

**WHEREAS**, the Planning Director of the County of Imperial has been delegated with the responsibility of adoptions and certification; and

**WHEREAS**, public notice of said application has been given, and the Planning Director 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 June 9, 2021;

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

**SECTION 1.** The Planning Director has considered the proposed Lot Line Adjustment prior to approval. The Planning Director 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 #00320 have been made as follows:

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

Lot Line adjustment (LLA) #00320 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 #00320 is zoned A-2-L-10 (General Agricultural Zone, Lot 10 Acre minimum) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. by eliminating the issues found with the encroaching structure between the two parcels. In addition, LLA #00320 will be consistent with Building laws because the applicant will apply for a building permit for the encroaching structure between the parcels and for any future projects.

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

LLA #00320 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 #00320 will not create or delete any new lots or parcels. The proposed project will transfer +/- 5.83 Acres from Parcel B to Parcel A of Assessor's Parcel Number 052-470-017-000.

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

LLA #00320 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 #00320, 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 #00320 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements (see attachment C).

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Line Adjustment #00320, subject to the attached Conditions of Approval.

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**Jim Minnick**  
**Imperial County Planning &**  
**Development Services Director**

**LOT LINE ADJUSTMENT #00320  
FINDINGS**

**Owner/Applicant:** John and Tami Locher and Werner and Ronda Locher  
**Address:** 1860 Silsbee Road, El Centro, CA 92243  
**APN(s):** 052-470-017-000 and 052-470-018-000

**County Ordinance 90807.03 FINDINGS:**

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

Lot Line adjustment (LLA) #00320 conforms to California State law through Section 66412(D) (Map Act Exclusions) of the Subdivision 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 #00320 is zoned A-2-L-10 (General Agricultural Zone, Lot 10 Acre minimum) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00320 will be consistent with Building laws because the applicant will apply for a building permit for the encroaching structure between the parcels and for any future projects.

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

LLA #00320 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 #00320 will not create or delete any new lots or parcels. The proposed project will transfer +/- 5.83 Acres from Parcel B to Parcel A of Assessor's Parcel Number 052-470-017-000.

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

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**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 #00320, 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 #00320 to assure that the affected parcels comply with the County's Zoning and Building Ordinances and to facilitate existing improvements (see attachment C).

**Attachment C.**  
**Conditions of Approval**

# CONDITIONS OF APPROVAL

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## LOT LINE ADJUSTMENT (LLA) #00320

APN(s) 052-470-017-000 and 052-470-018-000

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### **NOTICE TO APPLICANT!**

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

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### **GENERAL CONDITIONS:**

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[General Conditions may be either advisory or mandatory depending on the condition. These conditions appear on all lot line adjustments as generic conditions; however they are as important as the Site Specific Conditions. The Planning 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 and exhibit acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description and exhibit shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 1/2" x11"). Letterhead is not acceptable.
  9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
  10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance, Legal Description(s) and the Tax Certificate(s)**.
  11. The lot line adjustment becomes effective only after compliance with all conditions and the recordation of the Deed(s) reflecting the new legal descriptions.
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**SITE SPECIFIC CONDITIONS:**

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1. When new parcels, lots line adjustments, or mergers are proposed, 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. Any future activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 – Excavations on or near a public road of the Imperial County Ordinance. Any future activity and/or work may include, but not limited to, access driveways, sidewalks, curb and gutter, temporary traffic control devices for construction activities, etc.
6. The applicant shall provide a legal description of the merger, signed sealed, and dated by a person authorized to practice land surveying to the Department of Public Works for review. Once approved, the County surveyor will transmit a letter of approval to your Department for use in the issuance of a Certificate of Compliance.<sup>1</sup>
7. The legal description(s) of the adjusted parcels shall include an access easement for the benefit of adjusted Parcel 3 of PM M-2119.<sup>1</sup>

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<sup>1</sup> Imperial County Department of Public Works email dated April 29, 2021

8. The beneficiary of any trust deed must consent to the lot line adjustment and express a willingness to modify the terms of the loan to accommodate the adjusted parcel.<sup>1</sup>

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<sup>1</sup>Imperial County Department of Public Works email dated 4/29/2021

**Attachment D.**  
**Lot Line Adjustment Map & Legal**  
**Descriptions**

## EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL A OF LLA No. \_\_\_\_

THAT PORTION OF TRACT 176, TOWNSHIP 16 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, 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 PARCEL 2 OF PARCEL MAP No. M-2119 RECORDED IN BOOK 9 AT PAGE 83 OF PARCEL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER;

THENCE NORTH 89°41'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 845.04 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2 LYING 34.83 FEET WEST OF THE SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°16'11" WEST ALONG A LINE PARALLEL WITH AND 34.83 FEET WEST OF THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 363.26 FEET TO A POINT; THENCE SOUTH 89°41'50" WEST ALONG A LINE PARALLEL WITH AND 363.26 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 656.15 FEET TO A POINT ON THE NORTHWEST LINE OF SAID PARCEL 2, LYING 268.42 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 44°26'59" WEST ALONG THE NORTHWEST LINE OF SAID PARCEL 2, A DISTANCE OF 268.42 FEET TO THE NORTHWEST CORNER OF PARCEL 2; THENCE SOUTH 00°15'54" EAST ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 172.65 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°41'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 845.04 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6.63 ACRES, MORE OR LESS.



## EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL B OF LLA No. \_\_\_\_

THAT PORTION OF TRACT 176, TOWNSHIP 16 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, 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 PARCEL 2 OF PARCEL MAP No. M-2119 RECORDED IN BOOK 9 AT PAGE 83 OF PARCEL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER;

THENCE NORTH 89°41'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 845.04 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2 LYING 34.83 FEET WEST OF THE SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

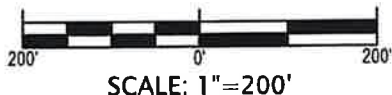
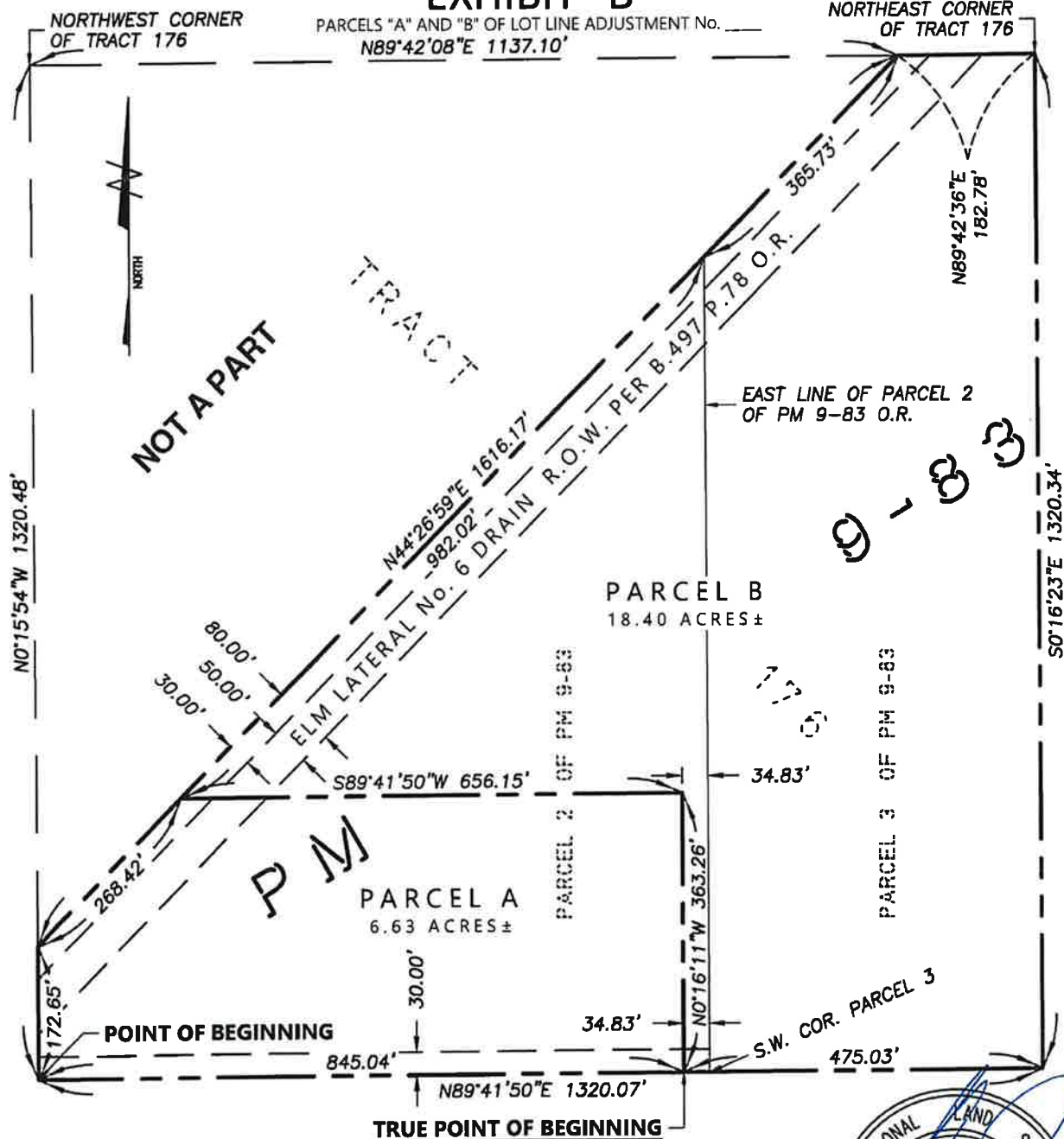
THENCE NORTH 00°16'11" WEST ALONG A LINE PARRALELL WITH AND 34.83 FEET WEST OF THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 363.26 FEET TO A POINT; THENCE SOUTH 89°41'50" WEST ALONG A LINE PARRALELL WITH AND 363.26 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 656.15 FEET TO A POINT ON THE NORTHWEST LINE OF SAID PARCEL 2, LYING 268.42 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 44°26'59" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL 2, A DISTANCE OF 982.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE CONTINUING ALONG THE NORTHWEST LINE OF PARCEL 3 OF SAID PARCEL MAP, NORTH 44°26'59" EAST A DISTANCE OF 365.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 89°42'36" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 182.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 00°16'23" EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 1320.34 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 89°41'50" WEST ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 475.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 18.40 ACRES, MORE OR LESS.





# EXHIBIT "B"



## LEGEND

- BOUNDARY LINE
- TRACT LINE
- EXISTING EASEMENT LINE
- PARCEL LINE PM 4-83



## Precision Engineering & Surveying, Inc.



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

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

EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. \_\_\_\_\_

DRAWN BY: A.D.

CHECKED BY: T.P.

CLIENT: JOHN W. LOCHER

JOB No. 20-128

LOCATION: 1860 SILSBEE RD, EL CENTRO, CA

Date: MARCH 3, 2021

SHEET

1

OF 1

**Attachment E.**  
**Applicant's Submittal**

# LOT LINE ADJUSTMENT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT  
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S "A" NAME <b>John W. Locher &amp; Tami R. Locher</b>	EMAIL ADDRESS <b>tamlochr@yahoo.com</b>																									
2. MAILING ADDRESS <b>1860 A Silsbee Rd El Centro, CA</b>	ZIP CODE <b>92243</b>	PHONE NUMBER <b>760-427-1511</b>																								
3. PROPERTY OWNER'S "B" NAME <b>Werner Locher, Jr. &amp; Ronda A. Locher</b>	EMAIL ADDRESS																									
4. MAILING ADDRESS <b>1860 Silsbee Rd El Centro, CA</b>	ZIP CODE <b>92243</b>	PHONE NUMBER																								
5. PROPERTY "A" (site) ADDRESS <b>1860 A SILSBE RD EL CENTRO, CA 92243</b>	LOCATION <b>0.25 miles North of Ross Rd on Silsbee Rd</b>																									
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <b>052-470-018</b>	SIZE OF PROPERTY (in acres or square foot) <b>12.57 Acres</b>																									
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>Parcel 3 of PM 9-83</b>																										
8. PROPERTY "B" (site) ADDRESS <b>1860 Silsbee Rd El Centro, CA 92243</b>	LOCATION <b>0.25 miles North of Ross Rd on Silsbee Rd</b>																									
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <b>052-470-017</b>	SIZE OF PROPERTY (in acres or square foot) <b>12.46 Acres</b>																									
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>Parcel 2 of PM 9-83</b>																										
11.	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">PARCEL</th> <th style="width:20%;">PROPOSED SIZE</th> <th style="width:30%;">EXISTING USE</th> <th style="width:30%;">PROPOSED USE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">18.40 AC</td> <td style="text-align: center;">Residential / Hay Storage</td> <td style="text-align: center;">Residential / Hay Storage</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">6.63 AC</td> <td style="text-align: center;">Residential / Hay Storage</td> <td style="text-align: center;">Residential / Hay Storage</td> </tr> </tbody> </table>	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE	A	18.40 AC	Residential / Hay Storage	Residential / Hay Storage	B	6.63 AC	Residential / Hay Storage	Residential / Hay Storage	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">PARCEL</th> <th style="width:20%;">PROPOSED SIZE</th> <th style="width:30%;">EXISTING USE</th> <th style="width:30%;">PROPOSED USE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">18.40 AC</td> <td style="text-align: center;">Residential / Hay Storage</td> <td style="text-align: center;">Residential / Hay Storage</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">6.63 AC</td> <td style="text-align: center;">Residential / Hay Storage</td> <td style="text-align: center;">Residential / Hay Storage</td> </tr> </tbody> </table>	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE	A	18.40 AC	Residential / Hay Storage	Residential / Hay Storage	B	6.63 AC	Residential / Hay Storage	Residential / Hay Storage
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B	6.63 AC	Residential / Hay Storage	Residential / Hay Storage																							
12. EXPLAIN PROPOSED ADJUSTEMENT <u>Move existing boundary line between Parcels 2 &amp; 3 to make a "L" configuration seperating the home</u> <u>on APN 052-470-017 from the remaining land on Parcels 2 &amp; 3 of PM 9-83</u>																										
13. EXPLAIN REASON FOR REQUEST <u>To correct the encroachment of shop and other improvements on Parcel 2 of PM 9-83</u>																										

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

John Locher     Tami Locher     2-17-21  
 Print Name (owner "A")     Date

Werner Locher     Ronda Locher     2-19-21  
 Print Name (owner "B")     Date

Werner Locher     Ronda Locher  
 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: JDR

APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_

APPLICATION REJECTED BY: \_\_\_\_\_

TENTATIVE HEARING BY: \_\_\_\_\_

FINAL ACTION:     ☐ APPROVED     ☐ DENIED

DATE 3/3/21

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

REVIEW / APPROVAL BY  
OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐ \_\_\_\_\_

LLA#

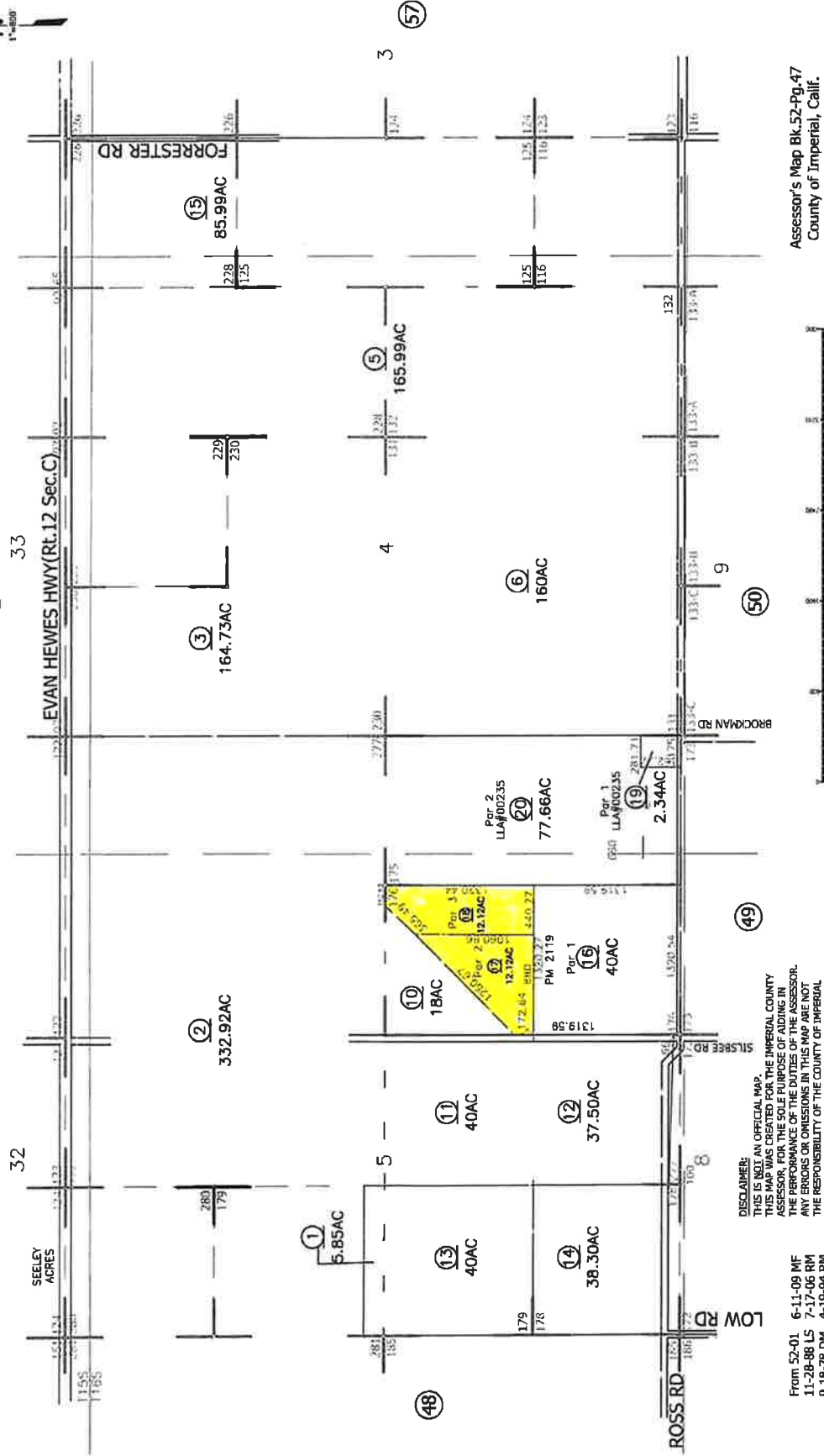
00320

52-47

**Tax Area Code**  
**74-004**  
**85-001**

Bk. 62  
Pg. 13

**Bk. 62**  
**Pg. 09**



Fram 52-01 6-11-09 MF  
11-28-88 LS 7-17-06 RM  
9-18-78 DM 4-19-94 RM

**DISCLAIMER:**  
THIS IS NOT AN OFFICIAL MAP.  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

Assessor's Map Bk.52-Pg.47  
County of Imperial, Calif.

## EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL A OF LLA No. \_\_\_\_

THAT PORTION OF TRACT 176, TOWNSHIP 16 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, 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 PARCEL 2 OF PARCEL MAP No. M-2119 RECORDED IN BOOK 9 AT PAGE 83 OF PARCEL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER;

THENCE NORTH 89°41'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 845.04 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2 LYING 34.83 FEET WEST OF THE SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°16'11" WEST ALONG A LINE PARALLEL WITH AND 34.83 FEET WEST OF THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 363.26 FEET TO A POINT; THENCE SOUTH 89°41'50" WEST ALONG A LINE PARALLEL WITH AND 363.26 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 656.15 FEET TO A POINT ON THE NORTHWEST LINE OF SAID PARCEL 2, LYING 268.42 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 44°26'59" WEST ALONG THE NORTHWEST LINE OF SAID PARCEL 2, A DISTANCE OF 268.42 FEET TO THE NORTHWEST CORNER OF PARCEL 2; THENCE SOUTH 00°15'54" EAST ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 172.65 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°41'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 845.04 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6.63 ACRES, MORE OR LESS.





## EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL B OF LLA No. \_\_\_\_

THAT PORTION OF TRACT 176, TOWNSHIP 16 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, 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 PARCEL 2 OF PARCEL MAP No. M-2119 RECORDED IN BOOK 9 AT PAGE 83 OF PARCEL MAPS IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER;

THENCE NORTH 89°41'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 845.04 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2 LYING 34.83 FEET WEST OF THE SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

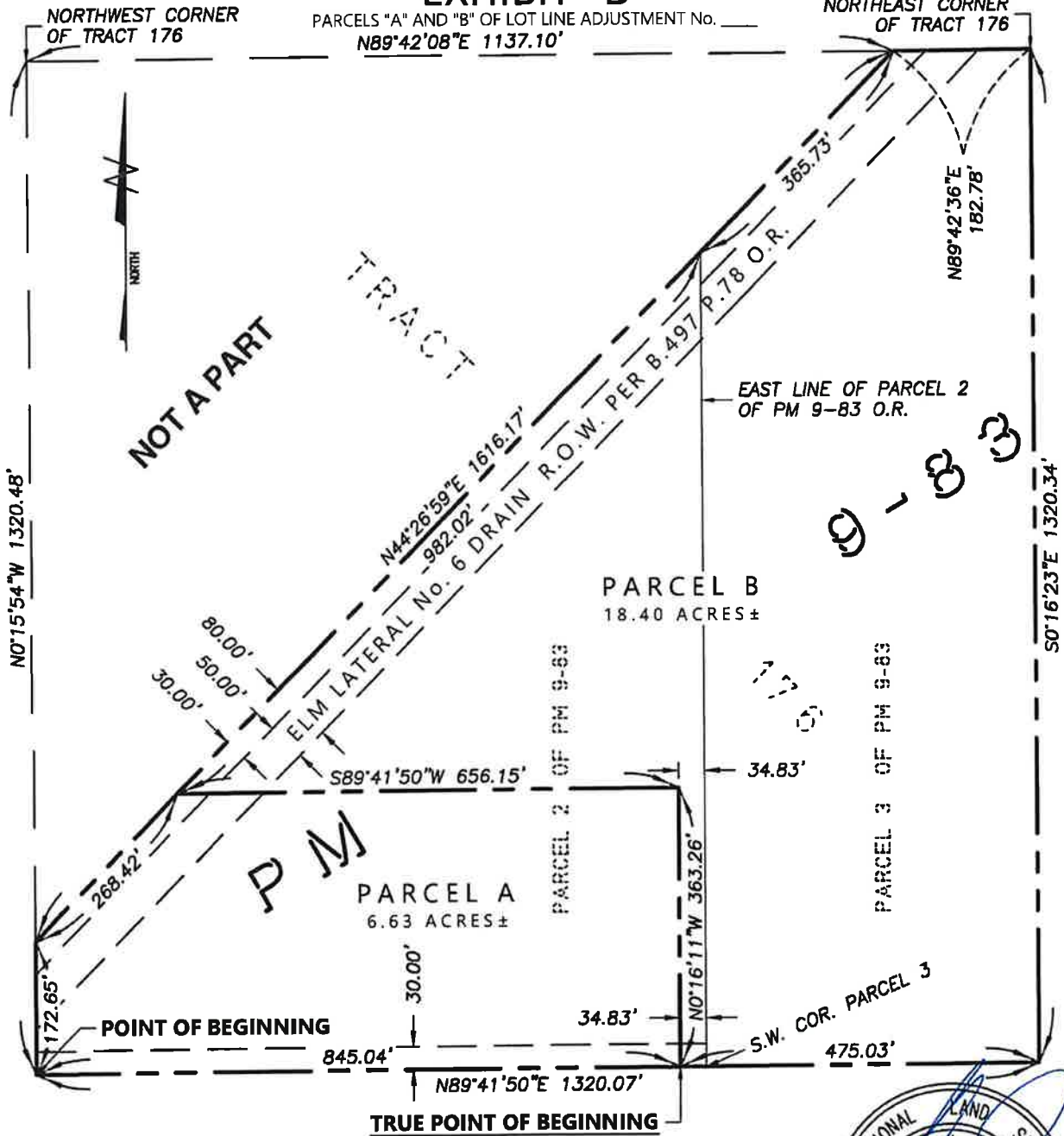
THENCE NORTH 00°16'11" WEST ALONG A LINE PARRALELL WITH AND 34.83 FEET WEST OF THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 363.26 FEET TO A POINT; THENCE SOUTH 89°41'50" WEST ALONG A LINE PARRALELL WITH AND 363.26 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 656.15 FEET TO A POINT ON THE NORTHWEST LINE OF SAID PARCEL 2, LYING 268.42 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 44°26'59" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL 2, A DISTANCE OF 982.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE CONTINUING ALONG THE NORTHWEST LINE OF PARCEL 3 OF SAID PARCEL MAP, NORTH 44°26'59" EAST A DISTANCE OF 365.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 89°42'36" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 182.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 00°16'23" EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 1320.34 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 89°41'50" WEST ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 475.03 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 18.40 ACRES, MORE OR LESS.





# EXHIBIT "B"



**Precision Engineering & Surveying, Inc.**



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

EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. \_\_\_\_\_

DRAWN BY: A.D. CHECKED BY: T.P.

CLIENT: JOHN W. LOCHER

LOCATION: 1860 SILSBEE RD, EL CENTRO, CA

JOB No. 20-128

Date: MARCH 3, 2021

SHEET

1

OF 1







**Attachment F.**  
**Comment Letters**

## Jeanine Ramos

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Thursday, March 18, 2021 3:14 PM  
**To:** Gabriela Robb; Jeanine Ramos  
**Cc:** ICPDSCommentLetters  
**Subject:** RE: Request for Comments - LLA00320

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

This email is to inform you that we have no comments on this project.

---

**From:** Gabriela Robb [mailto:GabrielaRobb@co.imperial.ca.us]  
**Sent:** Thursday, March 18, 2021 2:36 PM  
**To:** Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Michael Kelley; Adam Crook; Tony Rouhotas; Esperanza Colio; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; Scott Sheppard; Thomas Garcia; Donald Vargas; rleal@iid.com; mrosales@seeleywaterdistrict.com; ahernandez@seeleywaterdistrict.com; mbaeza@seeleywaterdistrict.com; Amanda Vance; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; Sherry Cordova; Dennis Patch; Will Micklin; Jill McCormick; frankbrown6928@gmail.com; Quechan Indian Tribe ; Leroy Elliott; Gwendolyn Parada; thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Katy Sanchez  
**Cc:** Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos  
**Subject:** Request for Comments - LLA00320

Good afternoon,

Please see attached Request for Comments Packet for Lot Line Adjustment #00320. Comments are due by **April 2, 2021 at 5:00 PM.**

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 regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to [icpdscommentletters@co.imperial.ca.us](mailto:icpdscommentletters@co.imperial.ca.us)

Thank you,

*Gabriela Robb*

**Office Assistant III**

Imperial County Planning & Development Services  
801 Main St. El Centro, CA 92243  
(442) 265-1736



 Virus-free. [www.avast.com](http://www.avast.com)



## Jeanine Ramos

---

**From:** Mario Salinas  
**Sent:** Thursday, March 18, 2021 2:46 PM  
**To:** Gabriela Robb  
**Cc:** Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos  
**Subject:** RE: Request for Comments - LLA00320

Good afternoon Ms. Robb,

Pertaining to LLA00320, Division of Environmental Health does not have any comments at this time.

Thank you,

### Mario Salinas, MBA

Environmental Health Compliance Specialist I  
Imperial County Public Health Department  
Division of Environmental Health  
797 Main Street Suite B, El Centro, CA 92243  
[mariosalinas@co.imperial.ca.us](mailto:mariosalinas@co.imperial.ca.us)  
Phone: (442) 265-1888  
Fax: (442) 265-1903  
[www.icphd.org](http://www.icphd.org)



The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

**From:** Gabriela Robb <GabrielaRobb@co.imperial.ca.us>  
**Sent:** Thursday, March 18, 2021 2:36 PM  
**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Michael Kelley <MichaelKelley@co.imperial.ca.us>; Adam Crook <AdamCrook@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Sheppard <scottsheppard@icso.org>; Thomas Garcia <tgarcia@icso.org>; Donald Vargas <dvargas@iid.com>; rleal@iid.com; mrosales@seeleywaterdistrict.com; ahernandez@seeleywaterdistrict.com; mbaeza@seeleywaterdistrict.com; Amanda Vance <hhaines@augustinetribe.com>; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; Sherry Cordova <cocotcsec@cocopah.com>; Dennis Patch <tashina.harper@crit-nsn.gov>; Will Micklin <wmicklin@leaningrock.net>; Jill McCormick <historicpreservation@quechantribe.com>; frankbrown6928@gmail.com; Quechan Indian Tribe

<tribalsecretary@quechantribe.com>; Leroy Elliott <ljbirdsinger@aol.com>; Gwendolyn Parada <lp13boots@aol.com>; thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Katy Sanchez <katy.sanchez@nahc.ca.gov>

**Cc:** Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>

**Subject:** Request for Comments - LLA00320

Good afternoon,

Please see attached Request for Comments Packet for Lot Line Adjustment #00320. Comments are due by **April 2, 2021 at 5:00 PM.**

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[icpdscommentletters@co.imperial.ca.us](mailto:icpdscommentletters@co.imperial.ca.us)

Thank you,

*Gabriela Robb*

**Office Assistant III**

Imperial County Planning & Development Services  
801 Main St. El Centro, CA 92243  
(442) 265-1736



## Kimberly Noriega

---

**From:** Margo Sanchez  
**Sent:** Tuesday, March 23, 2021 11:24 AM  
**To:** Gabriela Robb; ICPDSCCommentLetters; Jeanine Ramos  
**Subject:** RE: Request for Comments - LLA00320

Good morning Ms. Ramos,

The Agricultural Commissioner's office has No Comment for LLA00320.

Best regards,  
Margo



Margo E. Sanchez  
Deputy Agricultural Commissioner/Sealer  
Imperial County  
[AgCom.ImperialCounty.org/](mailto:AgCom.ImperialCounty.org/)  
442.265.1500

**RECEIVED**  
**MAR 23 2021**  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**From:** Sandra Mendivil <[SandraMendivil@co.imperial.ca.us](mailto:SandraMendivil@co.imperial.ca.us)>  
**Sent:** Thursday, March 18, 2021 2:39 PM  
**To:** Margo Sanchez <[MargoSanchez@co.imperial.ca.us](mailto:MargoSanchez@co.imperial.ca.us)>  
**Subject:** FW: Request for Comments - LLA00320

FYI

Sandra Mendivil

**From:** Gabriela Robb <[GabrielaRobb@co.imperial.ca.us](mailto:GabrielaRobb@co.imperial.ca.us)>  
**Sent:** Thursday, March 18, 2021 2:36 PM  
**To:** Carlos Ortiz <[CarlosOrtiz@co.imperial.ca.us](mailto:CarlosOrtiz@co.imperial.ca.us)>; Sandra Mendivil <[SandraMendivil@co.imperial.ca.us](mailto:SandraMendivil@co.imperial.ca.us)>; Matt Dessert <[MattDessert@co.imperial.ca.us](mailto:MattDessert@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Michael Kelley <[MichaelKelley@co.imperial.ca.us](mailto:MichaelKelley@co.imperial.ca.us)>; Adam Crook <[AdamCrook@co.imperial.ca.us](mailto:AdamCrook@co.imperial.ca.us)>; Tony Rouhotas <[TonyRouhotas@co.imperial.ca.us](mailto:TonyRouhotas@co.imperial.ca.us)>; Esperanza Colio <[EsperanzaColio@co.imperial.ca.us](mailto:EsperanzaColio@co.imperial.ca.us)>; Vanessa Ramirez <[VanessaRamirez@co.imperial.ca.us](mailto:VanessaRamirez@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>; Robert Menvielle <[RobertMenvielle@co.imperial.ca.us](mailto:RobertMenvielle@co.imperial.ca.us)>; Robert Malek <[RobertMalek@co.imperial.ca.us](mailto:RobertMalek@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; Scott Sheppard <[scottsheppard@icso.org](mailto:scottsheppard@icso.org)>; Thomas Garcia <[tgarcia@icso.org](mailto:tgarcia@icso.org)>; Donald Vargas <[dvargas@iid.com](mailto:dvargas@iid.com)>; [rleal@iid.com](mailto:rleal@iid.com); [mrosales@seeleywaterdistrict.com](mailto:mrosales@seeleywaterdistrict.com); [ahernandez@seeleywaterdistrict.com](mailto:ahernandez@seeleywaterdistrict.com); [mbaeza@seeleywaterdistrict.com](mailto:mbaeza@seeleywaterdistrict.com); Amanda Vance <[hhaines@augustinetribe.com](mailto:hhaines@augustinetribe.com)>; [marcuscuerdo@campo-nsn.gov](mailto:marcuscuerdo@campo-nsn.gov); [chairman@cit-nsn.gov](mailto:chairman@cit-nsn.gov); Sherry Cordova <[cocotcsec@cocopah.com](mailto:cocotcsec@cocopah.com)>; Dennis Patch <[tashina.harper@crit-nsn.gov](mailto:tashina.harper@crit-nsn.gov)>; Will Micklin <[wmicklin@leaningrock.net](mailto:wmicklin@leaningrock.net)>; Jill McCormick <[historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)>; [frankbrown6928@gmail.com](mailto:frankbrown6928@gmail.com); Quechan Indian Tribe <[tribalsecretary@quechantribe.com](mailto:tribalsecretary@quechantribe.com)>; Leroy Elliott <[ljbirdsinger@aol.com](mailto:ljbirdsinger@aol.com)>; Gwendolyn Parada <[lp13boots@aol.com](mailto:lp13boots@aol.com)>; [thomas.tortez@torresmartinez-nsn.gov](mailto:thomas.tortez@torresmartinez-nsn.gov); [Joseph.mirelez@torresmartinez-nsn.gov](mailto:Joseph.mirelez@torresmartinez-nsn.gov); Katy Sanchez <[katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov)>  
**Cc:** Rosa Soto <[RosaSoto@co.imperial.ca.us](mailto:RosaSoto@co.imperial.ca.us)>; Carina Gomez <[CarinaGomez@co.imperial.ca.us](mailto:CarinaGomez@co.imperial.ca.us)>; Maria Scoville <[mariascoville@co.imperial.ca.us](mailto:mariascoville@co.imperial.ca.us)>; John Robb <[JohnRobb@co.imperial.ca.us](mailto:JohnRobb@co.imperial.ca.us)>; Kimberly Noriega <[KimberlyNoriega@co.imperial.ca.us](mailto:KimberlyNoriega@co.imperial.ca.us)>; Valerie Grijalva <[ValerieGrijalva@co.imperial.ca.us](mailto:ValerieGrijalva@co.imperial.ca.us)>; Michael Abraham

<[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>; Jeanine Ramos <[JeanineRamos@co.imperial.ca.us](mailto:JeanineRamos@co.imperial.ca.us)>

**Subject:** Request for Comments - LLA00320

Good afternoon,

Please see attached Request for Comments Packet for Lot Line Adjustment #00320. Comments are due by **April 2, 2021 at 5:00 PM.**

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Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to [icpdscommentletters@co.imperial.ca.us](mailto:icpdscommentletters@co.imperial.ca.us)

Thank you,

*Gabriela Robb*

**Office Assistant III**

Imperial County Planning & Development Services  
801 Main St El Centro, CA 92243  
(442) 265-1736



**AIR POLLUTION CONTROL DISTRICT**



March 24, 2021

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

**RECEIVED**  
MAR 24 2021  
IMPERIAL COUNTY  
PLANNING DEVELOPMENT SERVICES

**SUBJECT:** Lot Line Adjustment 00320—John and Tami Locher

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Lot Line Adjustment 00320 ("Project") that will move the existing boundary line between Parcels 2 and 3 to make a "L" configuration to separate the existing house from the remaining land on Parcels 2 and 3.

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,

Curtis Blondell  
APC Environmental Coordinator

Reviewed by,

Monica N. Soucier  
APC Division Manager



## Jeanine Ramos

---

**From:** Vargas, Donald A <DVargas@IID.com>  
**Sent:** Wednesday, March 31, 2021 7:25 AM  
**To:** Jeanine Ramos  
**Subject:** RE: Request for Comments - LLA00320

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

Good morning Jeanine,

The IID has no comments.

Regards,

Imperial Irrigation District  
333 E. Barioni Blvd.  
Imperial CA 92251



Donald Vargas  
Compliance Administrator II  
Regulatory & Environmental  
Compliance Section  
General Services Department  
Tel: (760) 482-3609  
Cel: (760) 427-8099  
E-mail: [dvargas@iid.com](mailto:dvargas@iid.com)

**From:** Jeanine Ramos <JeanineRamos@co.imperial.ca.us>

**Sent:** Tuesday, March 30, 2021 4:59 PM

**To:** Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Michael Kelley <MichaelKelley@co.imperial.ca.us>; Adam Crook <AdamCrook@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Esperanza Colio <EsperanzaColio@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Scott Sheppard <scottsheppard@icso.org>; Thomas Garcia <tgarcia@icso.org>; Vargas, Donald A <DVargas@IID.com>; rleal@iid.com; mrosales@seeleywaterdistrict.com; ahernandez@seeleywaterdistrict.com; mbaeza@seeleywaterdistrict.com; Amanda Vance <hhaines@augustintribe.com>; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; Sherry Cordova <cocotcsec@cocopah.com>; Dennis Patch <tashina.harper@crit-nsn.gov>; Will Micklin <wmicklin@leaningrock.net>; Jill McCormick <historicpreservation@quechantribe.com>; frankbrown6928@gmail.com; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Leroy Elliott <ljbirdsinger@aol.com>; Gwendolyn Parada <lp13boots@aol.com>; thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; Katy Sanchez <katy.sanchez@nahc.ca.gov>

**Cc:** Diana Robinson <DianaRobinson@co.imperial.ca.us>

**Subject:** FW: Request for Comments - LLA00320

**[CAUTION]** This email originated from **outside** of the **IID**. Do not reply, click on any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon,

This email is to serve as reminder of the opportunity to comment for Lot Line Adjustment #00320 as applied for by John & Tami Locher.

Thank you!

**Jeanine Ramos**

Planner I

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

[jeanineramos@co.imperial.ca.us](mailto:jeanineramos@co.imperial.ca.us)

**From:** Gabriela Robb <[GabrielaRobb@co.imperial.ca.us](mailto:GabrielaRobb@co.imperial.ca.us)>

**Sent:** Thursday, March 18, 2021 2:36 PM

**To:** Carlos Ortiz <[CarlosOrtiz@co.imperial.ca.us](mailto:CarlosOrtiz@co.imperial.ca.us)>; Sandra Mendivil <[SandraMendivil@co.imperial.ca.us](mailto:SandraMendivil@co.imperial.ca.us)>; Matt Dessert <[MattDessert@co.imperial.ca.us](mailto:MattDessert@co.imperial.ca.us)>; Monica Soucier <[MonicaSoucier@co.imperial.ca.us](mailto:MonicaSoucier@co.imperial.ca.us)>; Michael Kelley <[MichaelKelley@co.imperial.ca.us](mailto:MichaelKelley@co.imperial.ca.us)>; Adam Crook <[AdamCrook@co.imperial.ca.us](mailto:AdamCrook@co.imperial.ca.us)>; Tony Rouhotas <[TonyRouhotas@co.imperial.ca.us](mailto:TonyRouhotas@co.imperial.ca.us)>; Esperanza Colio <[EsperanzaColio@co.imperial.ca.us](mailto:EsperanzaColio@co.imperial.ca.us)>; Vanessa Ramirez <[VanessaRamirez@co.imperial.ca.us](mailto:VanessaRamirez@co.imperial.ca.us)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@co.imperial.ca.us)>; Jeff Lamoure <[JeffLamoure@co.imperial.ca.us](mailto:JeffLamoure@co.imperial.ca.us)>; Mario Salinas <[MarioSalinas@co.imperial.ca.us](mailto:MarioSalinas@co.imperial.ca.us)>; Robert Menvielle <[RobertMenvielle@co.imperial.ca.us](mailto:RobertMenvielle@co.imperial.ca.us)>; Robert Malek <[RobertMalek@co.imperial.ca.us](mailto:RobertMalek@co.imperial.ca.us)>; Andrew Loper <[AndrewLoper@co.imperial.ca.us](mailto:AndrewLoper@co.imperial.ca.us)>; Scott Sheppard <[scottsheppard@icso.org](mailto:scottsheppard@icso.org)>; Thomas Garcia <[tgarcia@icso.org](mailto:tgarcia@icso.org)>; Donald Vargas <[dvargas@iid.com](mailto:dvargas@iid.com)>; [rleal@iid.com](mailto:rleal@iid.com); [mrosales@seeleywaterdistrict.com](mailto:mrosales@seeleywaterdistrict.com); [ahernandez@seeleywaterdistrict.com](mailto:ahernandez@seeleywaterdistrict.com); [mbaeza@seeleywaterdistrict.com](mailto:mbaeza@seeleywaterdistrict.com); Amanda Vance <[hhaines@augustinetribe.com](mailto:hhaines@augustinetribe.com)>; [marcuscuero@campo-nsn.gov](mailto:marcuscuero@campo-nsn.gov); [chairman@cit-nsn.gov](mailto:chairman@cit-nsn.gov); Sherry Cordova <[cocotcsec@cocopah.com](mailto:cocotcsec@cocopah.com)>; Dennis Patch <[tashina.harper@crit-nsn.gov](mailto:tashina.harper@crit-nsn.gov)>; Will Micklin <[wmicklin@leaningrock.net](mailto:wmicklin@leaningrock.net)>; Jill McCormick <[historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)>; [frankbrown6928@gmail.com](mailto:frankbrown6928@gmail.com); Quechan Indian Tribe <[tribalsecretary@quechantribe.com](mailto:tribalsecretary@quechantribe.com)>; Leroy Elliott <[ljbirdsinger@aol.com](mailto:ljbirdsinger@aol.com)>; Gwendolyn Parada <[lp13boots@aol.com](mailto:lp13boots@aol.com)>; [thomas.tortez@torresmartinez-nsn.gov](mailto:thomas.tortez@torresmartinez-nsn.gov); [Joseph.mirelez@torresmartinez-nsn.gov](mailto:Joseph.mirelez@torresmartinez-nsn.gov); Katy Sanchez <[katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov)>

**Cc:** Rosa Soto <[RosaSoto@co.imperial.ca.us](mailto:RosaSoto@co.imperial.ca.us)>; Carina Gomez <[CarinaGomez@co.imperial.ca.us](mailto:CarinaGomez@co.imperial.ca.us)>; Maria Scoville <[mariascoville@co.imperial.ca.us](mailto:mariascoville@co.imperial.ca.us)>; John Robb <[JohnRobb@co.imperial.ca.us](mailto:JohnRobb@co.imperial.ca.us)>; Kimberly Noriega <[KimberlyNoriega@co.imperial.ca.us](mailto:KimberlyNoriega@co.imperial.ca.us)>; Valerie Grijalva <[ValerieGrijalva@co.imperial.ca.us](mailto:ValerieGrijalva@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>; Jeanine Ramos <[JeanineRamos@co.imperial.ca.us](mailto:JeanineRamos@co.imperial.ca.us)>

**Subject:** Request for Comments - LLA00320

Good afternoon,

Please see attached Request for Comments Packet for Lot Line Adjustment #00320. Comments are due by **April 2, 2021 at 5:00 PM.**

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 regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to [icpdscommentletters@co.imperial.ca.us](mailto:icpdscommentletters@co.imperial.ca.us)

Thank you,

*Gabriela Robb*

**Office Assistant III**

Imperial County Planning & Development Services  
801 Main St. El Centro, CA 92243  
(442) 265-1736



## Kimberly Noriega

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**From:** Guillermo Mendoza  
**Sent:** Thursday, April 29, 2021 7:40 AM  
**To:** Gabriela Robb; John Gay; Carlos Yee  
**Cc:** Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos  
**Subject:** RE: Request for Comments - LLA00320

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

ICDPW comments for this project are below, we will be sending these to our director to get a letter signed and send your way.

- The lot line adjustment shall be reflected in a deed(s), which shall be recorded;
- The legal description(s) of the adjusted parcels shall include an access easement for the benefit of adjusted Parcel 3 of PM M-2119;
- The beneficiary of any trust deed must consent to the lot line adjustment and express a willingness to modify the terms of the loan to accommodate the adjusted parcels.

Thanks,

**Guillermo Mendoza**  
*Right of Way Technician*



**Imperial County**  
**Department of Public Works**  
155 S. 11<sup>th</sup> Street  
(442) 265 – 1818

**RECEIVED**  
APR 29 2021  
IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES



**From:** Gabriela Robb <GabrielaRobb@co.imperial.ca.us>

**Sent:** Thursday, March 18, 2021 2:37 PM

**To:** John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>

**Cc:** Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>

**Subject:** Request for Comments - LLA00320

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Thank you,

*Gabriela Robb*

**Office Assistant III**

Imperial County Planning & Development Services  
801 Main St El Centro, CA 92243  
(442) 265-1736

