

PROJECT REPORT

TO: Planning Director Action (PDA)

AGENDA DATE: July 27, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 3:30 PM, No. 1

PROJECT TYPE: Jay and Raelene et al. (Mag-7) SUPERVISOR DIST #5
Lot Line Adjustment #00327 Parcel A 003-110-061
LOCATION: 719 W. Howell Rd APNS: Parcel B 003-100-023
Parcel A +/- 143.9 ac
Niland, CA, 92257 PARCEL SIZE: Parcel B +/- 33.91 ac

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

ZONE (existing) A-2-RE (General Agriculture with Renewable Energy Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: 07/27/2022

APPROVED DENIED OTHER

ENVIRONMENTAL 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 #00327 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 #00327 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00327, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Director Action
July 27, 2022
Lot Line Adjustment #00327

Applicant: **Jay and Raelene Phelps et al. (Mag-7)**
 588 Senda Lane
 El Cajon, CA 92021

Project Location:

The proposed project site consists of two (2) parcels located at 602 W. Howell Road and 719 W. Howell Road; and can be further identified as Assessor Parcel Number 003-110-061 (602 W. Howell Road) legally described as the South Half of the West Half of section 11, T10S, R13E, S.B.B.M., and 003-100-023 (719 W. Howell Rd) legally described as the Southeast Quarter of Section 10, T10S, R13E, S.B.B.M.

Project Summary:

The applicants Mag-7 propose to adjust the boundary of Parcel A (003-110-061) and of Parcel B (003-100-023) to correct the encroachment of the dog training club into the adjacent agricultural field. The adjustment would transfer +/- 5.92 acres from Parcel A to Parcel B.

Existing Parcels Size:

Parcel A (003-110-061) – +/- 143.9 acres
Parcel B (003-100-023) – +/- 33.91 acres

Proposed Parcels:

Parcel A – +/- 137.98 acres
Parcel B – +/- 39.83 acres

County Ordinance:

Lot Line Adjustment #00327 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 both parcels is "Agriculture" and the zoning is A-2-RE (General Agriculture with Renewable Energy Overlay) pursuant to Zone Map #49.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agriculture and Dog Training Ponds	A-2-RE (General Ag/Renewable Energy)	Agriculture
North	Agriculture	A-2-RE (General Ag/Renewable Energy)	Agriculture
South	Agriculture	A-2-RE (General Ag/Renewable Energy)	Agriculture
East	Agriculture	A-2-RE (General Ag/Renewable Energy)	Agriculture
West	Wetland Ponds	GS-RE (Government / Special Public / Renewable Energy)	Government / Special Public

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment #00327 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 #00327 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 #00327 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment #00327, subject to the attached conditions.

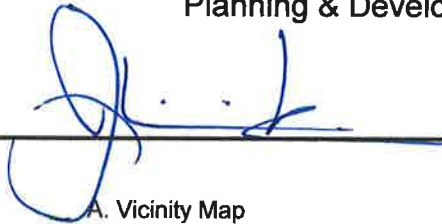
PREPARED BY: Derek Newland, Planner II
Planning & Development Services



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



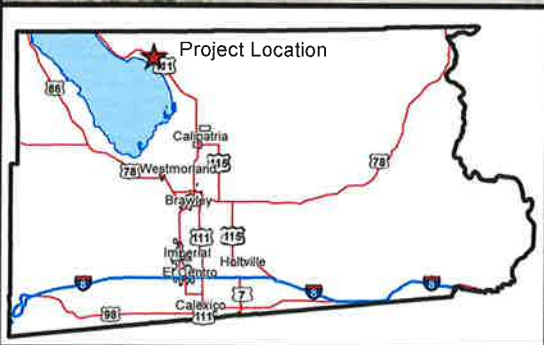
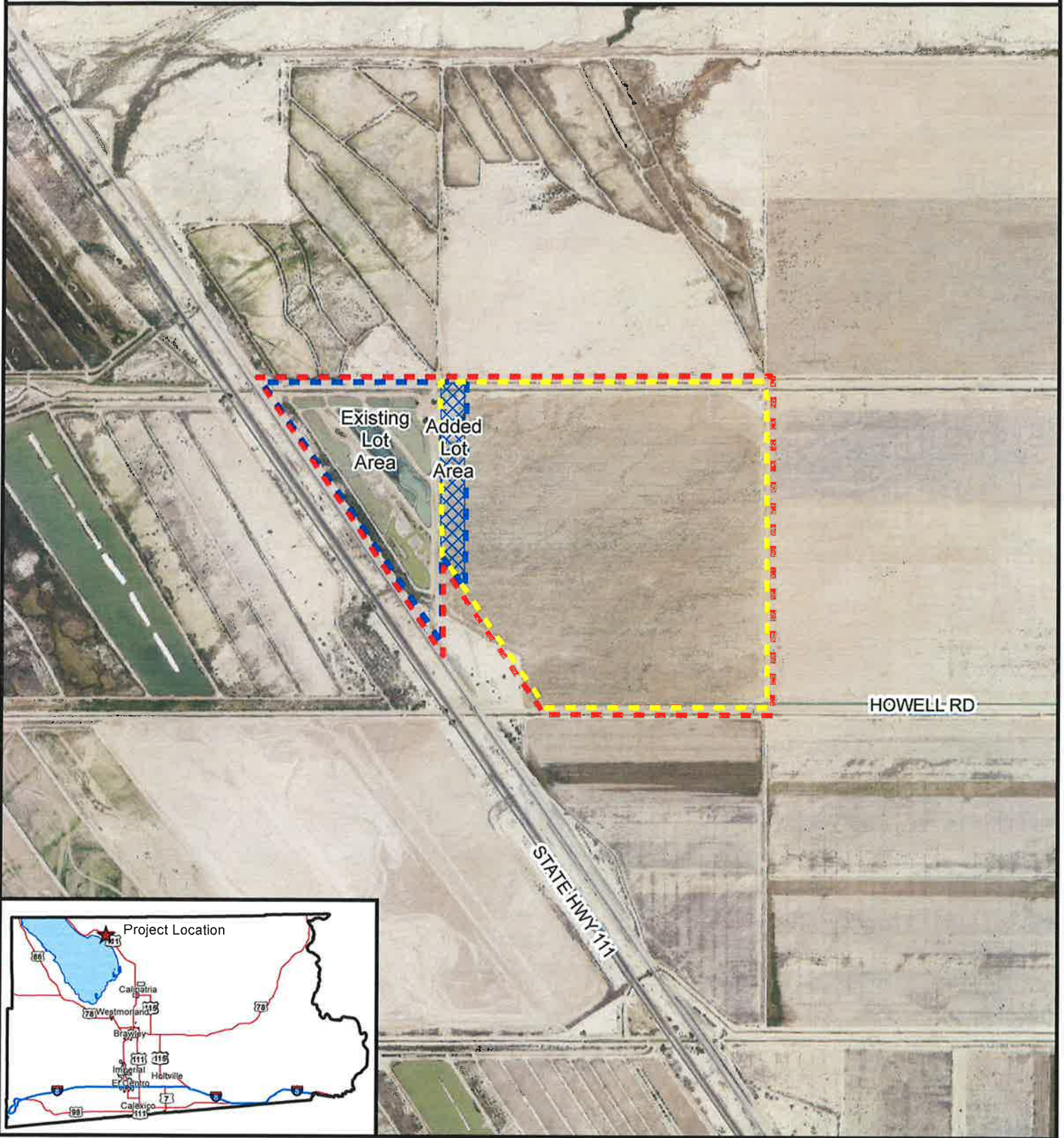
APPROVED BY: Jim Minnick, Director of
Planning & Development Services



- 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



JAY AND RAELENE PHELPS ET AL. (MAG-7)
LLA #00327
APN 003-100-023
AND 003-110-061

- Project Location
- Parcel "A"
- Parcel "B"
- Centerline



ATTACHMENT "B"
Site Plan

LOT LINE ADJUSTMENT SITE PLAN

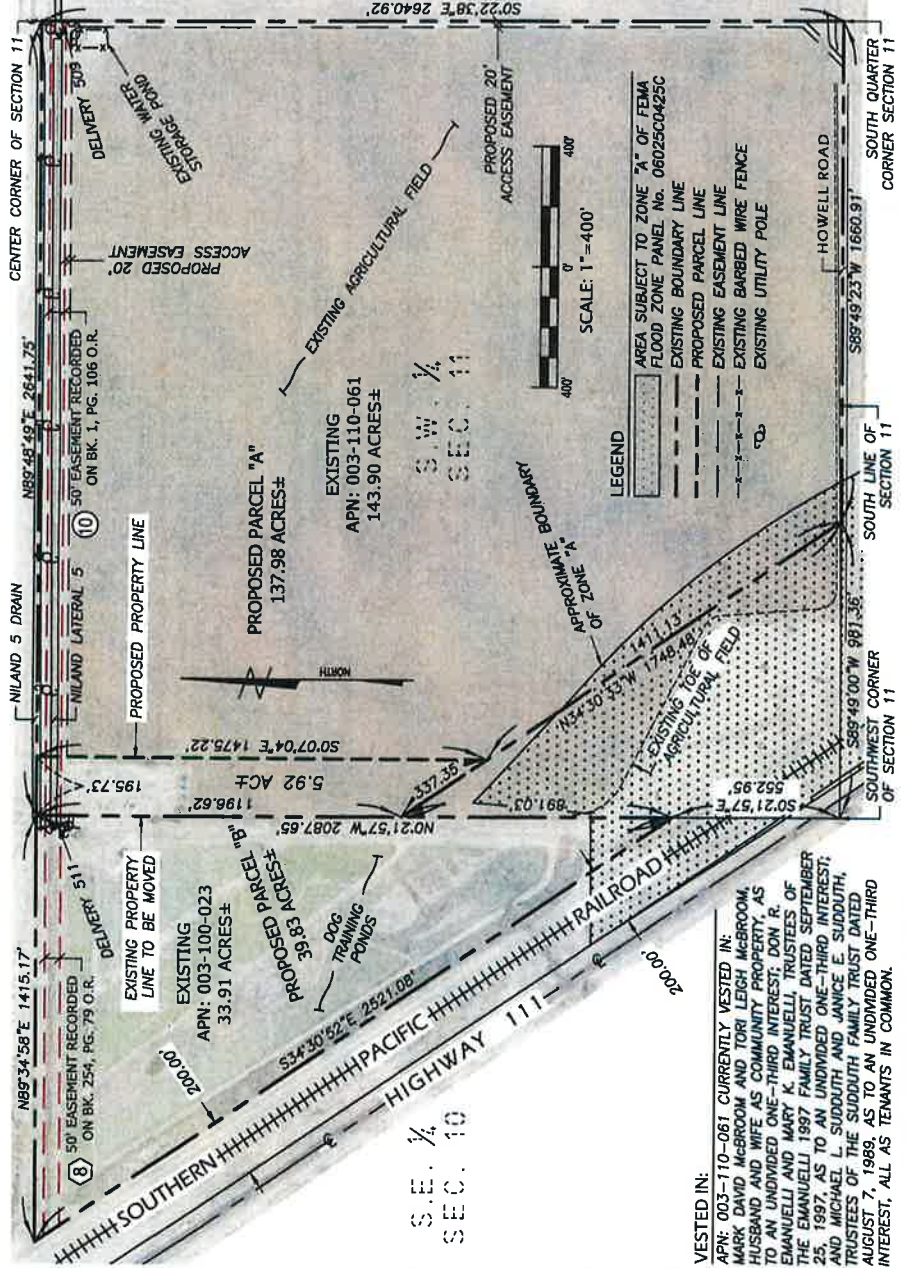
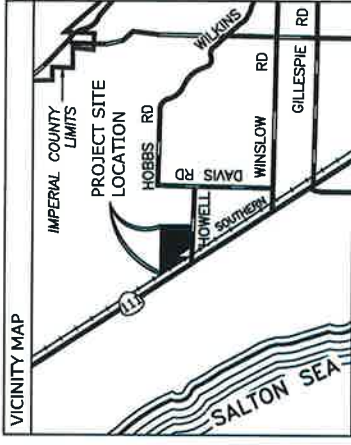
PORTIONS OF SECTIONS 10 & 11 IN TOWNSHIP 10 SOUTH, RANGE 13 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

- GENERAL NOTES
- TOTAL EXISTING ACREAGE: 177.81±
 - PROPOSED PARCEL "A": 137.98±
 - PROPOSED PARCEL "B": 39.83±
 - TOTAL NUMBER OF PARCELS: TWO
 - EXISTING LAND USE: AGRICULTURE
 - PROPOSED LAND USE: AGRICULTURE
 - EXISTING ZONING: A2-G



[Signature]
 TAYLOR PREECE P.L.S. 9436
 DATE: 7-8-22

FLOOD ZONE
 ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL No. 0602500425C, DATED SEPTEMBER 26, 2008, PORTIONS OF THIS SITE ARE LOCATED IN FLOOD ZONE "A". ALL OTHER AREAS OF THE SITE ARE LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.



LEGAL DESCRIPTIONS NOTE
 SEE LEGAL DESCRIPTIONS FOUND IN PRELIMINARY TITLE REPORT No. 7102203258 AND PRELIMINARY TITLE REPORT No. 7102203259 BY CHICAGO TITLE COMPANY, ATTACHED WITH THIS SITE PLAN.

Precision Engineering & Surveying, Inc.
 P.O. Box 2216
 El Centro, CA 92244
 Telephone: (760) 353-2684
 799 E. Hill Avenue
 El Centro, CA 92243
 Fax: (760) 353-2686

LOT LINE ADJUSTMENT SITE PLAN		SHEET
DRAWN BY: A.D.	CHECKED BY: T.P.	1 OF 1
CLIENT: MAG-7		JOB No. 22-125
LOCATION: NILAND LATERAL DELIVERY 507		Date: MARCH 23, 2022

VESTED IN:
 APN: 003-110-061 CURRENTLY VESTED IN: ROBERT MARK DAVID McROOM AND TOR LEIGH McROOM, HUSBAND AND WIFE'S COMMUNITY PROPERTY, AS TO AN UNDIVIDED ONE-THIRD INTEREST; DON R EMANUELLI AND MARY K EMANUELLI, TRUSTEES OF THE EMANUELLI 1997 FAMILY TRUST DATED SEPTEMBER 25, 1997 AS TO AN UNDIVIDED ONE-THIRD INTEREST; AND MICHAEL L SUDOUTH AND JANICE E SUDOUTH, TRUSTEES OF THE SUDOUTH FAMILY TRUST DATED AUGUST 7, 1989; AS TO AN UNDIVIDED ONE-THIRD INTEREST, ALL AS TENANTS IN COMMON.

APN: 003-100-023 CURRENTLY VESTED IN: ROBERT McLENNAN, TRUSTEE OF THE ROBERT AND CATHERINE McLENNAN FAMILY TRUST DATED OCTOBER 3, 1996, AS TO AN UNDIVIDED 1/5 INTEREST;
 ARNOLD L. ERWIN AND LINDA A. ERWIN, TRUSTEES OF THE ERWIN FAMILY 1993 TRUST DATED SEPTEMBER 9, 1993, AS TO AN UNDIVIDED 1/5 INTEREST;
 MARY ELLEN MAZZOLA, TRUSTEE OF THE MAZZOLA FAMILY TRUST DATED SEPTEMBER 6, 1990, AS TO AN UNDIVIDED 1/5 INTEREST;
 DEBI LANGSTON NICHOLLS, TRUSTEE OF THE DEBI L. LANGSTON LIVING TRUST DATED AUGUST 15, 2006, AS TO AN UNDIVIDED 1/5 INTEREST;
 JAY C. PHELPS AND RAELENE M. PHELPS, AS HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVORSHIP, AS TO AN UNDIVIDED 1/5 INTEREST

SCHEDULE "B" ITEMS IN CHICAGO TITLE INSURANCE COMPANY'S PRELIMINARY TITLE REPORT No. 7102203258 DATED MAY 3, 2022
 (8) AN EASEMENT FOR A CANAL
 GRANTED TO: NILAND WATER DISTRICT
 RECORDING DATE: SEPTEMBER 19, 1929
 RECORDING No.: BK. 254, PG. 79 OF OFFICIAL RECORDS

SCHEDULE "B" ITEMS IN CHICAGO TITLE INSURANCE COMPANY'S PRELIMINARY TITLE REPORT No. 7102203259 DATED MAY 3, 2022
 (10) AN EASEMENT FOR IRRIGATION CANAL
 GRANTED TO: NILAND WATER DISTRICT
 RECORDING No.: BK. 1, PG. 106 OF OFFICIAL RECORDS

S.E. 1/4
 SEC. 10

PRINTED: 7/8/2022

ATTACHMENT "C"
Resolution & Findings

RESOLUTION NO. 2020-

A RESOLUTION OF THE PLANNING DIRECTOR OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00327” JAY AND RAELENE PHELPS ET AL. (MAG-7).

WHEREAS, Jay and Raelene Phelps et al. (Mag-7), submitted an application for Lot Line Adjustment #00327 to adjust the boundary between Parcel A (003-110-061) and Parcel B (003-100-023) to correct the encroachment from Parcel B on to Parcel A; 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 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 July 27, 2022; and,

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 adequately prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act, and California Environmental Quality Act (which assesses environmental effects) based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00327 have been made as follows:

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

Lot Line Adjustment (LLA) #00327 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 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 #00327 is zoned A-2-RE (General Agricultural Zone with Renewable Energy Overlay) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00327 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 #00327 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 #00327 will not create or delete any new lots or parcels. The proposed project will transfer +/- 5.92 acres from Parcel A (APN 003-110-061-000) to Parcel B (APN 003-100-023-000).

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

LLA #00327 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 #00327, 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 #00327 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 #00327, subject to the attached Conditions of Approval.

Jim Minnick
Imperial County Planning &
Development Services Director

S:\ALLUSERS\APN\003\100\023\LLA00327\PDA\LLA00327 RESOLUTIONS.DOCX

ATTACHMENT “D”
Conditions of Approval

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00327

APN(s) 003-100-023-000 and 003-110-061-000

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.
5. The applicant shall remove any travel trailers being stored on the property prior to recordation.
6. The applicant shall either remove the existing storage containers or possess a finalized building permit for the existing storage containers prior to recordation.

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 Mag-7 (see attached PTR for all owners)	EMAIL ADDRESS wolfdebi@yahoo.com	
2. MAILING ADDRESS 588 Senda Lane El Cajon, CA	ZIP CODE 92021	PHONE NUMBER 775-771-0333

3. PROPERTY OWNER'S "B" NAME Mark & Tori McBroom, Don & Mary Emanuelli, Mike & Janice Sudduth	EMAIL ADDRESS desertcitrus@aol.com	
4. MAILING ADDRESS P.O. Box 960 Calipatria, CA	ZIP CODE 92233	PHONE NUMBER 760-497-3966

5. PROPERTY "A" (site) ADDRESS 719 W. Howell Road Niland, CA 92257	LOCATION Niland Lateral 5 Delivery 511
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 003-100-023	SIZE OF PROPERTY (in acres or square foot) 33.91 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Portion of SE 1/4 Section 10, T.10S.,R.13E.,S.B.M. Lying North and East of S.P.R.R.	

8. PROPERTY "B" (site) ADDRESS 602 W. Howell Road Niland, CA 92257	LOCATION Niland Lateral 5 Delivery 509
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 003-110-061	SIZE OF PROPERTY (in acres or square foot) 143.90 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) The South Half of the West Half of Section 11, T.10S.,R.13E.,S.B.M. Lying North of S.P.R.R. property	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	39.83 Acres	Dog Training Ponds	Dog Training Ponds
	B	137.98 Acres	Agriculture Field	Agriculture Field

12. EXPLAIN PROPOSED ADJUSTEMENT To move the East property line of APN 003-100-023 farther to the east to correct an encroachment of the dog training club on the agriculture field.

13. EXPLAIN REASON FOR REQUEST To correct an encroachment of the dog training club on the agriculture field to the East.

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

See attached Signature Page

Print Name (owner "A") _____ Date _____

Signature (owner "A") _____

See attached Signature Page

Print Name (owner "B") _____ Date _____

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: MM
 APPLICATION DEEMED COMPLETE BY: _____
 APPLICATION REJECTED BY: _____
 TENTATIVE HEARING BY: _____
 FINAL ACTION: APPROVED DENIED

DATE 5/18/23
 DATE _____
 DATE _____
 DATE _____
 DATE _____

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

LLA#
00327

EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION

PARCEL "A"

THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE SOUTHERN PACIFIC RAILROAD RECORDED IN BOOK 355, PAGE 334 OF OFFICIAL RECORDS, AS SHOWN ON RECORD OF SURVEY IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER IN BOOK 22, PAGE 76 OF RECORD OF SURVEYS.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE CENTER CORNER OF SAID SECTION 11, THENCE SOUTH 89°48'49" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2641.75 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 11 AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 0°21'57" EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1196.62 FEET; THENCE SOUTH 34°30'33" EAST, ALONG THE NORTHEASTERLY LINE OF SAID DEED RECORDED IN BOOK 355, PAGE 334 OF DEEDS, AS SHOWN ON RECORD OF SURVEY IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER IN BOOK 22, PAGE 76 OF RECORD OF SURVEYS, A DISTANCE OF 337.35 FEET; THENCE NORTH 0°07'04" WEST A DISTANCE OF 1475.22 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°48'49" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 195.73 FEET TO THE **TRUE POINT OF BEGINNING**.

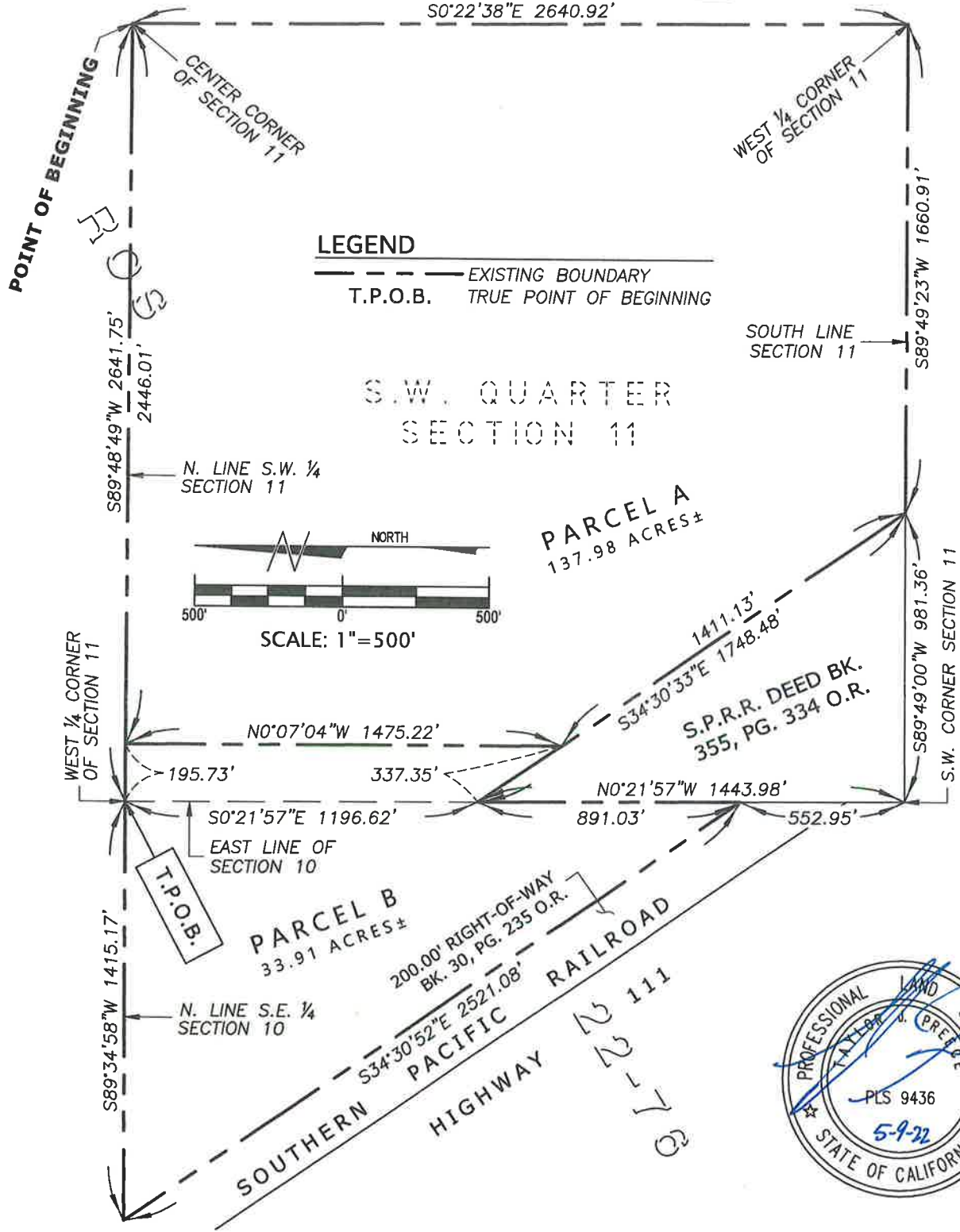
CONTAINING 137.98 ACRES, MORE OR LESS.



EXHIBIT "B"

PARCEL "A" & "B" OF LOT LINE ADJUSTMENT No. _____

$S0^{\circ}22'38"E$ 2640.92'



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

PARCEL "A" & "B" OF LOT LINE
 ADJUSTMENT No. _____

SHEET
 1
 OF 1

DRAWN BY: A.D.	CHECKED BY: T.P.
CLIENT: MAG 7	JOB No. 22-125
PATH:	Date: May 9, 2022

EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION

PARCEL "B"

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 10 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, ALL OF WHICH LIES IN TOWNSHIP 10 SOUTH, RANGE 13 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER CORNER OF SAID SECTION 11, THENCE SOUTH 89°48'49" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2641.75 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 11 ALSO BEING THE EAST QUARTER CORNER OF SAID SECTION 10 AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°34'58" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1415.17 FEET TO THE NORTHEASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY RECORDED IN BOOK 30, PAGE 235 OF DEEDS; THENCE SOUTH 34°30'52" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2521.08 FEET TO THE EAST LINE OF SAID SECTION 10; THENCE NORTH 0°21'57" WEST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 891.03 FEET TO THE NORTHWEST CORNER OF DEED RECORDED IN BOOK 355, PAGE 334 OF OFFICIAL RECORDS, AS SHOWN ON RECORD OF SURVEY IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER IN BOOK 22, PAGE 76 OF RECORD OF SURVEYS; THENCE SOUTH 34°30'33" EAST, ALONG THE NORTHEASTERLY LINE OF SAID DEED, A DISTANCE OF 337.35 FEET; THENCE NORTH 0°07'04" WEST A DISTANCE OF 1475.22 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°48'49" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 195.73 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 33.91 ACRES, MORE OR LESS.



EXHIBIT "B"

PARCEL "A" & "B" OF LOT LINE ADJUSTMENT No. _____

$S0^{\circ}22'38"E$ 2640.92'

POINT OF BEGINNING

CENTER CORNER OF SECTION 11

WEST 1/4 CORNER OF SECTION 11

LEGEND

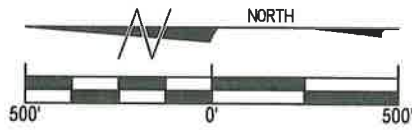
--- EXISTING BOUNDARY
 T.P.O.B. TRUE POINT OF BEGINNING

SOUTH LINE SECTION 11

$S89^{\circ}49'23"W$ 1660.91'

S.W. QUARTER SECTION 11

PARCEL A
 137.98 ACRES ±



SCALE: 1" = 500'

N. LINE S.W. 1/4 SECTION 11

$S89^{\circ}48'49"W$ 2641.75'

2446.01'

WEST 1/4 CORNER OF SECTION 11

$N0^{\circ}07'04"W$ 1475.22'

195.73'

337.35'

$S0^{\circ}21'57"E$ 1196.62'

EAST LINE OF SECTION 10

T.P.O.B.

PARCEL B
 33.91 ACRES ±

$S89^{\circ}34'58"W$ 1415.17'

N. LINE S.E. 1/4 SECTION 10

$S34^{\circ}30'33"E$ 1748.48'

S.P.R.R. DEED BK. 355, PG. 334 O.R.

$N0^{\circ}21'57"W$ 1443.98'

891.03'

552.95'

S.W. CORNER SECTION 11

200.00' RIGHT-OF-WAY BK. 30, PG. 235 O.R.
 PACIFIC RAILROAD
 SOUTHERN HIGHWAY 111



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

PARCEL "A" & "B" OF LOT LINE ADJUSTMENT No. _____

SHEET

1

DRAWN BY: A.D.

CHECKED BY: T.P.

OF 1

CLIENT: MAG 7

JOB No. 22-125

PATH:

Date: May 9, 2022

MAP 49

WISTER AREA

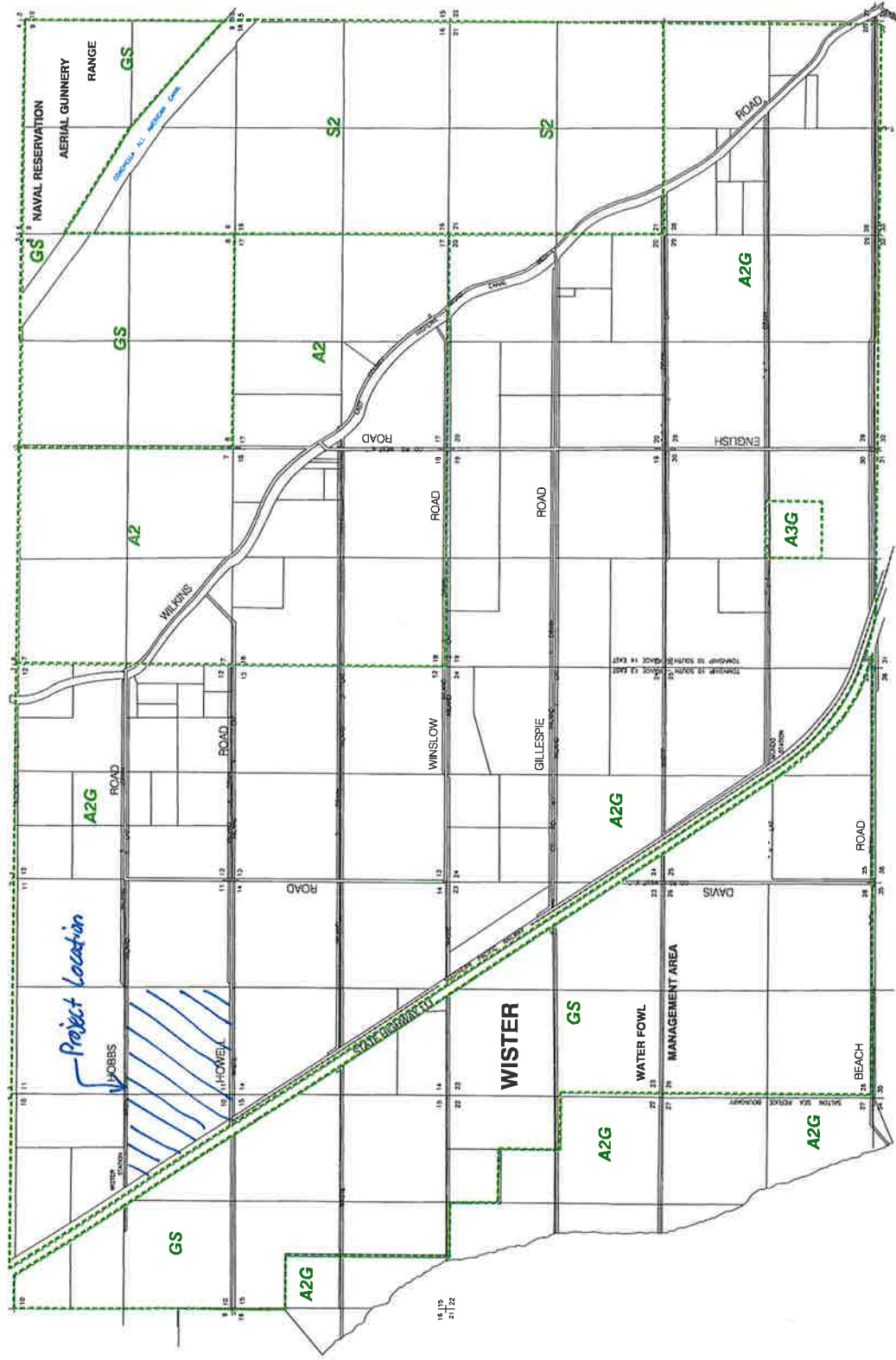
Title 9 Division 25 Section 92549.00

Imperial County Planning/Building Department

Revision Dates:

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. Adopted by M. O. # 17 (g) on May 12, 1998 effective July 1, 1998.

Director

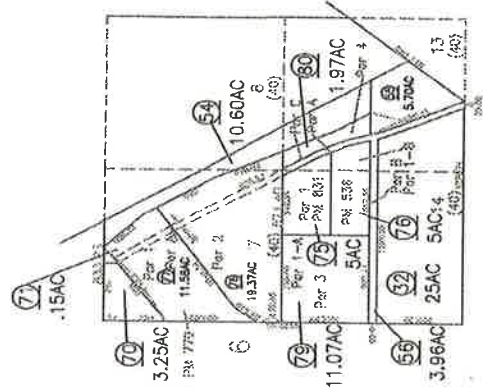
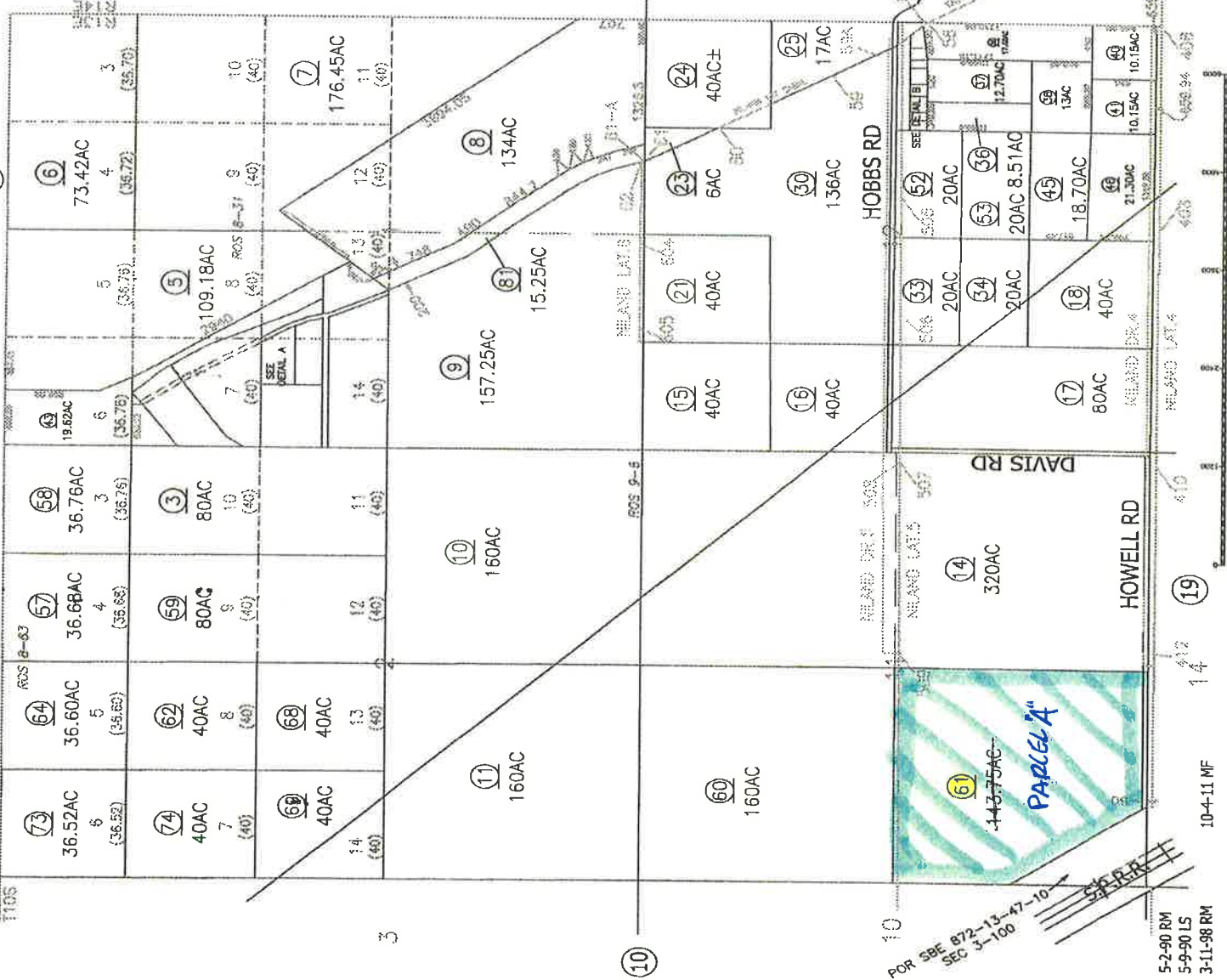


(11)

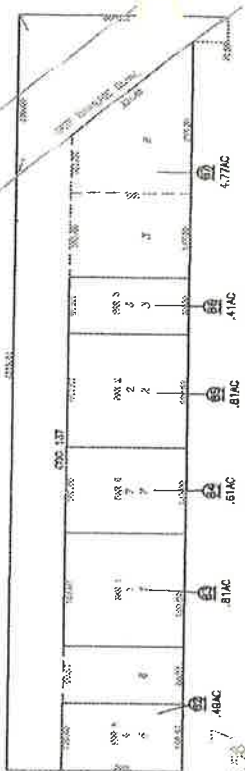
(54)

SEC. 1, 2, 11 & 12 T10S, R13E

Tax Area Code
58-003



DETAIL A
POR OF LOTS 7, 8, 13 & 14
SEC 1 T10S, R13E
SCALE 1"=1000'

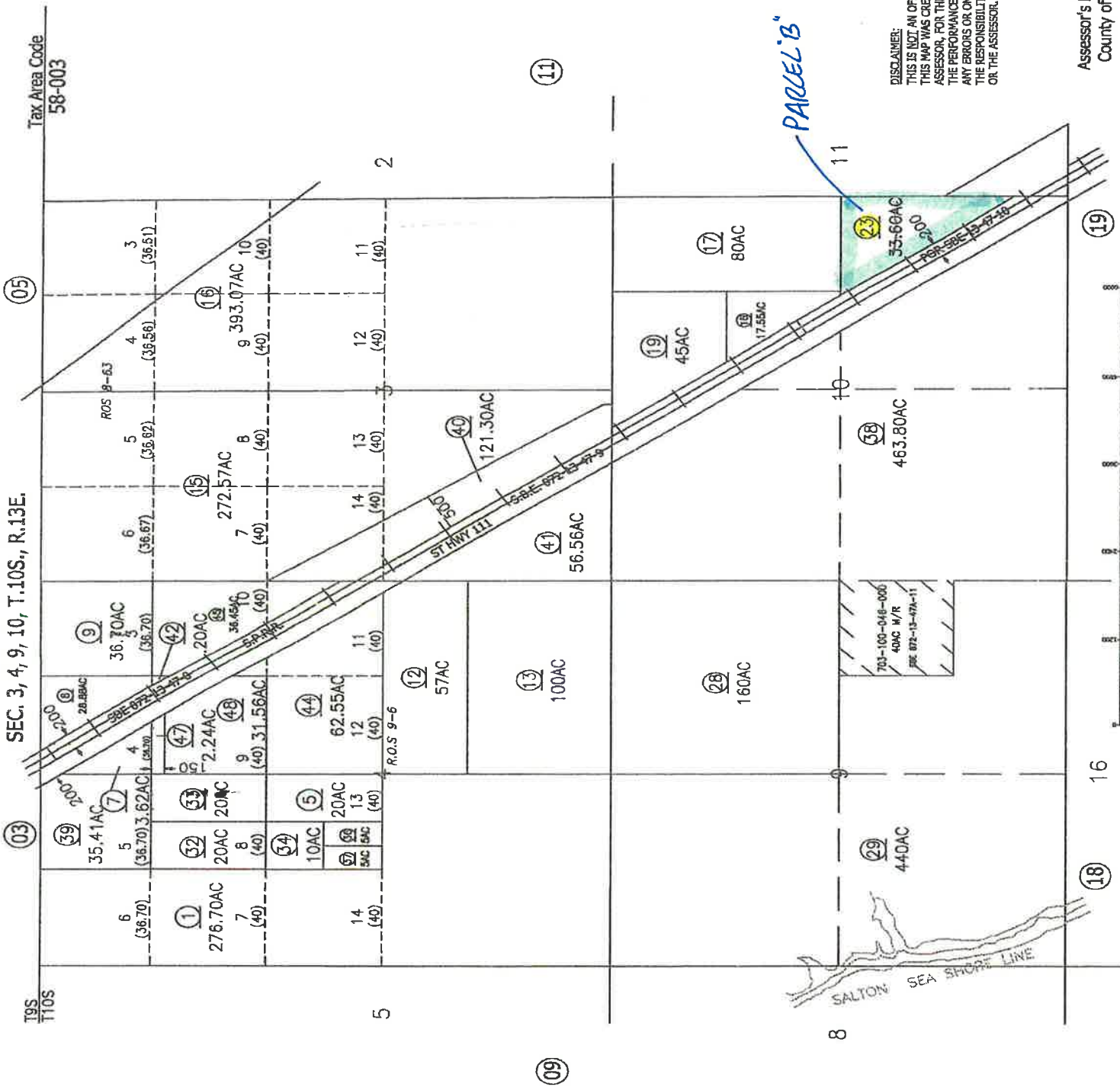


DETAIL B
POR NE4 OF SE4
SEC 12 10-13
SCALE 1"=200'

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.
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OR THE ASSESSOR. (REV. & TAX CODE SEC. 327)



This map is being furnished as an aid in locating the herein described land in relation to adjoining sections, corner monuments and other land, and is not a survey of the land depicted. Except to the extent of the accuracy of the survey, the accuracy of the measurements, bearings and other features shown thereon, distance, location of monuments, bearings and other features shown thereon.



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This map/plot is being furnished as an aid in locating the herein described land and in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

8-5-14 MF
 5-4-90 LS
 10-9-84 LS
 11-30-88 LS

**ATTACHMENT “F”
Comment Letters**