

# PROJECT REPORT

TO: **Planning Director Action (PDA)**  
FROM: **Planning & Developments Services Dept.**

AGENDA DATE **Jan 25, 2023**  
AGENDA TIME **3:30 P.M./No. 1**

PROJECT TYPE: Sapphire Family Holdings, LLC (MERG#00152) SUPERVISOR DIST. 3

LOCATION: 1702 W. Evan Hewes Highway APN: 051-420-107, 108, 109-000  
Seeley, CA 92273 PARCEL SIZE: -107 +/- 1.16 acres  
-108 +/- 4.88 acres  
-109 +/- 1 acre

GENERAL PLAN (existing) Light Industrial (Seeley Urban Area Plan) GENERAL PLAN (proposed) N/A

ZONE (existing) M-1 (Light Industrial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS  CONSISTENT  INCONSISTENT  MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: \_\_\_\_\_

APPROVED  DENIED  OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: 01/25/2023

APPROVED  DENIED  OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A  
INITIAL STUDY: N/A

NEGATIVE DECLARATION  MITIGATED NEG. DECLARATION  EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER			<input type="checkbox"/>	ATTACHED

**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 MERGER #00152 BY TAKING THE FOLLOWING ACTIONS:

1. FIND THAT LOT MERGER #00152 IS CATEGORICALLY EXEMPT FROM CEQA PER ARTICLE 19, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY;
2. FIND THAT LOT MERGER #00152 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT MERGER #00152, SUBJECT TO THE CONDITIONS.

**STAFF REPORT**  
**Planning Director Action**  
**January 25, 2023**  
**Lot Merger #00152**

**Applicant:**               **Sapphire Family Holdings, LLC**  
**807 E. Mission Road**  
**San Marco, Ca 92069**

**Project Location:**

The proposed project site consists of three (3) parcels located at 1702 W. Evan Hewes Hwy, Seeley, CA 92273, further identified as Assessor's Parcel Numbers 051-420-107-000 (formerly known as (FKA) 051-420-101-000), 051-420-108-000 (FKA 051-420-102-000) and 051-420-109-000 (FKA 051-420-101-000); legally described as a Portion of Tract 288 T16S, R12/13E Lying N&W of the right of way of HWY 80.

**Project Summary:**

The applicant is proposing the Lot Merger for the three (3) contiguous parcels as the existing business is operating as a single site across all of the parcels. The Lot Merger would create a single +/- 7.04 acre parcel and correct for the existing structure sitting on the parcel boundary of 051-420-107 and 051-420-109.

**Existing Parcels Size:**

Parcel 1 (051-420-107-000) – +/- 1.16 acres  
Parcel 2 (051-420-109-000) – +/- 1 acre  
Parcel 3 (051-420-108-000) – +/- 4.88 acres

**Proposed Merged Parcel Size: +/- 7.04 acres**

**County Ordinance:**

Lot Merger #00152 is consistent with the Imperial County Land Use Ordinance Title 9, Division ), Subdivision Ordinance, Section 90808.00 "Lot Mergers Initiated by Property Owner) as well as with Title 9, Division 5, Section 90515.04 "Minimum lot size", "The minimum lot size requirement in the M-1 Zone, is 10,000 square feet."

**Land Use Analysis:**

According to the Imperial County General Plan, the land use designation for all parcels is "Urban Area" and within the Seeley Urban Area Plan the properties are designated as "Light Industrial". According Title 9, Division 5, Section 90515.00 all parcels are zoned M-1 (Light Industrial) pursuant to Zone Map #09A. The business operating on the properties is an equipment rental business (portable toilet and shower trailers) with a recorded Conditional Use Permit and is consistent with the Imperial County General Plan and Title 9, Division 5, Section 90515.02 "Uses Permitted Only With A Conditional Use Permit", subsection nn) Portable Restroom Facilities.

**Surrounding Land Uses, Zoning and General Plan Designations:**

<b>DIRECTION</b>	<b>CURRENT LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	Equipment Rental Facility	M-1 (Light Industrial)	Light Industrial
<b>North</b>	Agriculture Fields	A-2 (General Ag)	Agriculture
<b>South</b>	Undeveloped	M-1 (Light Industrial)	Light Industrial
<b>East</b>	Agriculture and Industrial	A-2 (General Ag) M-1 (Light Industrial)	Agriculture Light Industrial
<b>West</b>	Residential	R-1 and R-2 (Low Density Res and Med Density Res)	Low Density Res and Med. Density Res

**Environmental Determination:**

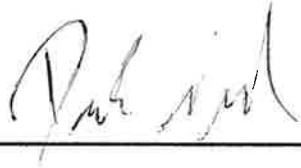
After review of the CEQA Guidelines, it has been determined that Lot Merger #00152 is categorically exempt from CEQA per Article 19, Section 15305, Class 5 (minor alterations to land use limitations); therefore, no further environmental documentation is required by State law.

**Staff Recommendation:**

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:

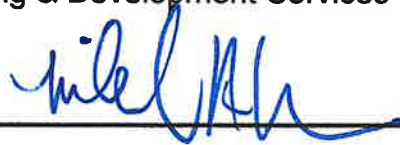
1. Find that Lot Merger #00152 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary;
2. Find that Lot Merger #00152 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Merger #00152, subject to the attached conditions.

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



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



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



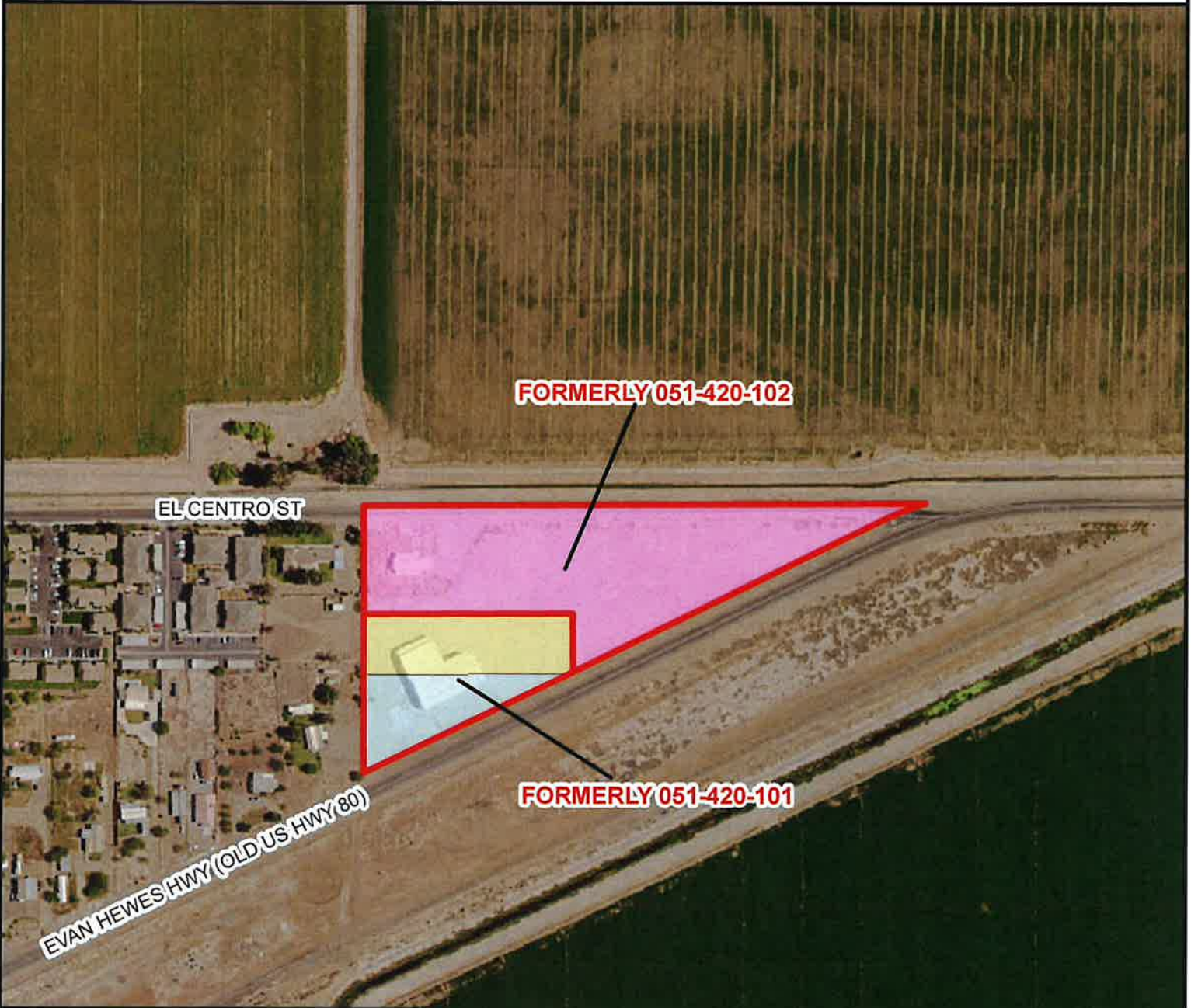
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**ATTACHMENTS:**

- 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



**SAPPHIRE FAMILY HOLDINGS, LLC  
 LOT MERGER #00152  
 APN # 051-420-107 & 109 (FKA 051-420-101)  
 AND 051-420-108 (FKA 051-420-102)**

**Current Parcel APN #s**

- 051-420-107
- 051-420-108
- 051-420-109

- Formerly Known As APN #s
- Centerline



**ATTACHMENT "B"**  
**Site Plan**

# RECORD OF SURVEY

PM 5-42

TR 288

PM 10-34

TR 290

A PORTION OF TRACT 288, TOWNSHIP 28 AND 29 SOUTH, RANGES 28 AND 29 EAST, SEAM, IN THE COUNTY OF SERRAVALLO, STATE OF CALIFORNIA, LYING SOUTH OF THE NORTH LINE OF TRACT 288, EAST OF THE WEST LINE OF TRACT 288 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF EVAN HEWES' HWY. ROAD STATE HWY 202.

**PARCEL 1 OF DEED**

**PARCEL 2 OF DEED**

**PARCEL 3 OF DEED**

**PARCEL 4 OF DEED**

**PARCEL 5 OF DEED**

**PARCEL 6 OF DEED**

**PARCEL 7 OF DEED**

**PARCEL 8 OF DEED**

**PARCEL 9 OF DEED**

**PARCEL 10 OF DEED**

**PARCEL 11 OF DEED**

**PARCEL 12 OF DEED**

**PARCEL 13 OF DEED**

EL CENTRO AVE.

EVAN HEWES' HWY.

TR 288

TR 290

TR 292

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**ATTACHMENT “C”**  
**Resolution & Findings**

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

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT MERGER #00152” SAPPHIRE FAMILY HOLDING, LLC.”**

**WHEREAS**, Sapphire Family Holdings, LLC submitted an application for Lot Merger #00152 to merge three (3) contiguous lots as the existing business operates as a single site as well as eliminate the parcel boundary that crosses the existing structure; and,

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

**WHEREAS**, public notice of said application has been given, and the Planning 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 January 25, 2023; 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 Merger prior to approval. The Planning Director finds and determines that the Lot Merger 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 Merger #00152 have been made as follows:

**A. Are the lots or parcels contiguous?**

The three (3) parcels in the project are contiguous. The proposed merger is consistent with the Subdivision Map Act and the County of Imperial Land Use Ordinance Title 9 Section 90808.00.

**B. The lot merger conforms to State Law and County Ordinance.**

MERG #00152 is zoned M-1 (Light Industrial) under the Imperial County Land Use Ordinance Title 9, Section 90515.00 and conforms to both State Law and County of Imperial Ordinance.

- C. The lot merger is between lots or parcels that were created by a parcel or tract map consistent with the Subdivision Map Act and County Ordinance in effect at the time they were created.**

The lots are consistent with the Subdivision Map Act and County Ordinance.

- D. The lots or parcels are not separated or affected by any easement, right-of-way, road, alley or canal (including public utility easements).**

The three (3) parcels are contiguous and will not result in any potential project-related or cumulative easement, right-of-way, road, alley, or canal impacts.

- E. The parcel as merged will not be deprived access as a result of the merger.**

The project will not result in depriving access to any easement, right-of-way, road, alley, or canal (including private easements). The purpose of this lot merger is to merge three (3) contiguous lots as the existing business operates as a single site as well as eliminate the parcel boundary that crosses the existing structure. The merged parcel will retain access from both W Evan Hewes Hwy and El Centro St.

- F. Access to the adjoining parcels will not be restricted by the merger.**

Access to the adjoining lots will not be restricted by the merger.

- G. The parcel as merged will not conflict with the location of any existing structures on the property.**

The merger does not conflict with the location of any existing structures on the property. The lot merger will remove the conflict caused by the lot line currently crossing the existing structure.

- H. No new lots are created through the merger.**

The merger will not create new lots. The three parcels will be combined to create one parcel.

**NOW, THEREFORE**, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Lot Merger #00152, subject to the attached Conditions of Approval.

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

S:\ALLUSERS\APN\051\420\101\MERG00152\PDA\MERG00152 RESOLUTION PDA.DOCX

**ATTACHMENT "D"**  
**Conditions of Approval**

# CONDITIONS OF APPROVAL

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## LOT MERGER (MERG) #00152

APN# 051-420-107-000, 051-420-108-000, & 051-420-109-000

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### **NOTICE TO APPLICANT!**

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

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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 mergers as generic conditions; however they are as important as the Site Specific Conditions. The Planning Director established these conditions to be consistent, to be informative, and to cover a broad range of generic requirements and notices. The term applicant(s) shall mean the current and future owner(s) of record.]

**Unless expressly deferred in these conditions all conditions are to be satisfied prior to recordation of the lot merger.**

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 Merger.
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 Merger, 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 merger 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 Merger, 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 merger shall abut a maintained road and/or have legal and physical access to a public road before this Lot Merger is recorded.
5. Applicant shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department upon further development.
6. The applicant shall comply with all County Fire Department regulations, rules and standards and shall meet all Fire Department requirements necessary to attain compliance upon further development. Any physical improvements required by the Fire Department shall be inspected and approved prior to a building permit being issued by the Planning & Development Services Building Department.
7. All applicable plans, reports, and studies shall be reviewed and approved by the respective responsible agencies when further development occurs for constructing or installing any site improvements and the installation of future improvements shall be reviewed, inspected, and approved by the respective responsible agency.
8. Applicant shall provide a full legal description acceptable to the Planning & Development Services Department, for review and approval by the County Department of Public Works. The legal description shall be prepared, signed and stamped along with closure sheets by a California Licensed Land Surveyor or a California Registered Civil Engineer licensed to practice in the category of work performed. The legal description shall be typed on plain bond paper (8 1/2" x11"). Letterhead is not acceptable.
9. Applicant shall obtain a **Tax Certificate** from the Tax Collector.
10. Applicant shall pay all applicable fees for the recordation of the **Certificate of Compliance and the Tax Certificate**.

#### **SITE SPECIFIC CONDITIONS:**

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1. If a public water source for firefighting is not within 300 feet of the property lines an approved water supply for firefighting either by public water source or meeting Imperial County Fire Department Rural Water Requirements for Firefighting will be required.
2. Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
3. Compliance with all required sections of the fire code.

**ATTACHMENT “E”**  
**Applications & Supporting**  
**Documentation**



# LOT MERGER

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 NAME <b>Sapphire Family Holdings, LLC</b>		EMAIL ADDRESS <b>conradp@diamondprovides.com</b>	
2. MAILING ADDRESS <b>807 E. Mission Rd., San Marcos, Ca</b>		ZIP CODE <b>92069</b>	PHONE NUMBER <b>760-744-7191 or 760-759-2215</b>
3. ENGINEER'S NAME <b>BJ Engineering</b>		CAL. LICENSE NO. <b>LS5335</b>	
4. MAILING ADDRESS <b>340 W. Crown Court, Sulte 100, Imperial, Ca</b>		EMAIL ADDRESS <b>harvey@bjengandsurv.com</b>	
5. PROPERTY "A" (site) ADDRESS <b>1702 W. Evan Hewes Hwy, Seeley, Ca 92273</b>		ZIP CODE <b>92251</b>	PHONE NUMBER <b>760-353-3552</b>
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) <b>051-420-101</b>		LOCATION <b>1.92 acres</b>	
7. EXISTING USE <b>prior use custom harvesting, maint. and rental of equipment, currently vacant</b>		CURRENT ZONE <b>M1</b>	
8. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>TR#: 288PTN TR 288 T16S R12/13E lying N&amp;W of R/W of R/W HWY 80</b>			
9. PROPERTY "B" (site) ADDRESS <b>1684 El Centro St., Seeley, Ca 92273</b>		LOCATION <b>5.11 acres</b>	
10. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) <b>51-420-102</b>		SIZE OF PROPERTY (in acres or square foot) <b>5.11 acres</b>	
11. EXISTING USE <b>caretakers M.H. prior use custom harvesting, maint. and equipment rental, currently vacant</b>		CURRENT ZONE <b>M1</b>	
12. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) <b>TR#: 288PTN ALL THAT TR 288 T16S R12/13E lying N&amp;W of R/W of R/W HWY 80</b>			
13. EXPLAIN PURPOSE/REASON FOR LOT MERGER <b>Merged parcels are operated as one site.</b>			
14. PROPOSED MERGED PARCEL SIZE <b>7.03 acres</b>		PROPOSED USE <b>M1 industrial for equipment rental business</b>	

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

15. DESCRIBE PROPOSED SEWER SYSTEM(s)	<u>property has existing connection with Seeley County Water District - Sewer</u>
16. DESCRIBE PROPOSED WATER SYSTEM	<u>property has existing connection with Seeley County Water District - Water</u>
17. DESCRIBE PROPOSED ACCESS TO MERGED PARCEL	<u>1702 W. Evan Hewes hwy &amp; 1684 El Centro St., Seeley, Ca 92273</u>
18. IS THIS PARCEL PLANNED TO BE ANNEXED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, TO WHAT CITY or DISTRICT?

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

Eric deJong  
Print Name (owner)  
Signature (owner)  
Conrad Pawel  
Print Name (Agent)  
Signature (Agent)

Date 7/21/22  
Date 7/21/22  
An owners related affidavit is required if application is signed by Agent.

### REQUIRED SUPPORT DOCUMENTS

- A. SITE PLAN
- B. PROPOSED LEGAL DESCRIPTION
- C. PRELIMINARY TITLE REPORT (6 months or newer)
- D. FEE \_\_\_\_\_
- E. OTHER \_\_\_\_\_

APPLICATION RECEIVED BY: _____	DATE _____	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"/> _____

MERG#

**EXHIBIT "A"**

**LOT MERGER NO.**

**LEGAL DESCRIPTION**

BEING A MERGER OF THREE (3) PARCELS LOCATED WITHIN THAT PORTION OF TRACT 288, TOWNSHIP 16 SOUTH, RANGES 12 AND 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 NORTHWEST CORNER OF SAID TRACT 288,

THENCE SOUTH 00°05'06" WEST, ALONG THE WEST LINE OF SAID TRACT 288, A DISTANCE OF 37.00 FEET TO THE NORTHEAST CORNER OF PARCEL 4 OF PARCEL MAP FILED IN BOOK 3, PAGE 40 IN THE RECORDERS OFFICE OF THE COUNTY OF IMPERIAL, THIS POINT BEING ALSO **THE TRUE POINT OF BEGINNING**;

THENCE SOUTH 00°01'07" WEST ALONG THE EAST LINE OF SAID PARCEL 4, A DISTANCE OF 292.87 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4;

THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 214.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EVAN HEWES HIGHWAY (OLD US HWY 80);

THENCE NORTH 64°09'43" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1216.93 FEET TO THE POINT OF BEGINNING OF A 540 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'05", AN ARC LENGTH OF 34.57 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 288;

THENCE NORTH 89°58'42" WEST ALONG SAID NORTH LINE OF TRACT 288, A DISTANCE OF 1126.35 FEET TO **THE TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY CONTAINS 7.03 ACRES MORE OR LESS.



**ATTACHMENT "F"**  
**Comment Letters**

**ADMINISTRATION / TRAINING**

1078 Dogwood Road  
Heber, CA 92249

**Administration**

Phone: (442) 265-6000  
Fax: (760) 482-2427

**Training**

Phone: (442) 265-6011



**OPERATIONS/PREVENTION**

2514 La Brucherie Road  
Imperial, CA 92251

**Operations**

Phone: (442) 265-3000  
Fax: (760) 355-1482

**Prevention**

Phone: (442) 265-3020

September 12, 2022

RE: Lot Merger #00152  
1702 W. Evan Hewes Hwy  
Seeley CA 92273

Imperial County Fire Department would like to thank you for the opportunity to review and comments on the lot merger #00152 located at 1702 W. Evan Hewes Highway, Seeley CA 92273.

Imperial County Fire Department would like to ensure that the conditions for CUP #20-0027 be applied for Lot Merger #00152 and APN's: 051-420-107 (FKA 051-420-101), 051-420-109 (FKA 051-420-101) and 051-420-108 (FKA 051-420-102)

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely  
Andrew Loper  
Lieutenant/Fire Prevention Specialist  
Imperial County Fire Department  
Fire Prevention Bureau

CC  
Robert Malek  
Deputy Chief Fire Marshal  
Imperial County Fire Department



September 2, 2022

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

SUBJECT: Lot Merger 00152 – Sapphire Family Holdings, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Lot Merger ("LM") 00152 to combine multiple parcels across which an existing business operates. The project is located at 1702 W Evan Hewes Hwy., Seeley, CA 92273 and includes parcels identified as APNs 051-420-107, 051-420-109, and 051-420-108. The parcels were also formerly known as two parcels: 051-420-101 and 051-420-102.

After reviewing the project information, which does not include an air quality analysis, the Air District request a copy of the finalized map for its records.

Finally, the Air District's Rules and Regulations can be found for review online at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions or concerns, please call our office at (442) 265-1800.

Sincerely,

Ismael Garcia  
Environmental Coordinator I

Reviewed by,  
Monica N. Soucier  
APC Division Manager

## Derek Newland

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**From:** Guillermo Mendoza  
**Sent:** Tuesday, August 23, 2022 8:52 AM  
**To:** Aimee Trujillo; John Gay  
**Cc:** Jim Minnick; Michael Abraham; Diana Robinson; Maria Scoville; Leslie Martinez; Allison Galindo; John Robb; Melina Rizo; Rosa Soto; Derek Newland; Linda Hunt; Melissa Pacheco  
**Subject:** RE: MERG00152 Request For Comments PW

Good morning,

ICDPW staff has no comments for this project.

Thanks,

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



**From:** Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>  
**Sent:** Friday, August 19, 2022 1:28 PM  
**To:** Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>  
**Cc:** Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Leslie Martinez <lesliemartinez@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Melina Rizo <melinarizo@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Derek Newland <DerekNewland@co.imperial.ca.us>; Linda Hunt <LindaHunt@co.imperial.ca.us>; Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>  
**Subject:** MERG00152 Request For Comments PW

Good afternoon,

Please see attached Request for Comments packet for MERG00152/ APN 051-420-107 (FKA 051-420-101) 051-420-109 (FKA 051-420-101) and 051-420-108 (FKA 051-420-102).

Comments are due by **September 5<sup>th</sup> at 5:00PM.**

## Derek Newland

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**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Monday, August 22, 2022 7:41 AM  
**To:** Aimee Trujillo; 'Jordan D. Joaquin'  
**Cc:** Derek Newland  
**Subject:** RE: AB52 Letter for MERG00152

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

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

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**From:** Aimee Trujillo [mailto:aimeetrujillo@co.imperial.ca.us]  
**Sent:** Friday, August 19, 2022 2:45 PM  
**To:** Jordan D. Joaquin; H. Jill McCormick  
**Cc:** Michael Abraham; Jim Minnick; Diana Robinson; Allison Galindo; Leslie Martinez; John Robb; Maria Scoville; Melina Rizo; Rosa Soto; Derek Newland  
**Subject:** AB52 Letter for MERG00152

Good afternoon,

Attached hereto please find the AB52 letter for MERG00152/ APN 051-420-107 (FKA 051-420-101) 051-420-109 (FKA 051-420-101) and 051-420-108 (FKA 051-420-102).

Should you have any questions, please feel free to contact Derek Newland at (442) 265-1736, or by email at [dereknewland@co.imperial.ca.us](mailto:dereknewland@co.imperial.ca.us)

Thank you,

*Aimee Trujillo*

Office Assistant III  
Imperial County Planning & Development Services  
801 Main Street  
El Centro, CA 92243  
(442) 265-1736  
(442) 265-1735 (Fax)  
[aimeetrujillo@co.imperial.ca.us](mailto:aimeetrujillo@co.imperial.ca.us)





## Derek Newland

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**From:** GW Res <grestmtm@gmail.com>  
**Sent:** Tuesday, August 23, 2022 11:11 AM  
**To:** Aimee Trujillo  
**Cc:** Torres-Matinez Cultural Committee; Mary Belardo; Alesia Reed  
**Subject:** Re: Fw: MERG#00152 Request for Comments  
**Attachments:** image001.png

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

Good afternoon

I am responding on behalf of The Torres Martinez Cultural Committee regarding MERG#00152 Request for Comments. This project is located outside of our Tribes Prehistoric settlement pattern therefore our Tribes would like to defer to the local Tribes for Tribal consultation.

We appreciate your time and effort in helping us protect our Tribes Traditional Cultural Resource

Any questions comments or concerns please feel free to contact us.

Respectfully

Gary Wayne Resvaloso Jr  
Torres Martinez Desert Cahuilla Indians MLD  
70-555 Pierce St  
Thermal Ca, 92274  
(442) 256-2964  
[grestmtm@gmail.com](mailto:grestmtm@gmail.com)

Our lives begin to end the day we become silent about things that matter.  
Martin Luther King Jr.

On Mon, Aug 22, 2022, 8:28 AM TM TTortez <[Thomas.Tortez@torresmartinez-nsn.gov](mailto:Thomas.Tortez@torresmartinez-nsn.gov)> wrote:

**Thomas Tortez, Jr.**

Chairman

Torres Martinez Desert Cahuilla

66725 Martinez Road

Thermal CA 92274

760-397-0300 ext 12005

Thank you,

*Aimee Trujillo*

**Office Assistant III**

Imperial County Planning & Development Services

801 Main Street

El Centro, CA 92243

(442) 265-1736

(442) 265-1735 (Fax)

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



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