

# PROJECT REPORT

**TO: PLANNING DIRECTOR ACTION**

**AGENDA DATE** November 18, 2020

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

**AGENDA TIME** 3:30 PM/No. 1

R. L & R Strahm, a California General Partnership  
PROJECT TYPE: Lot Line Adjustment #00317 SUPERVISOR DIST. 5

LOCATION: 2604 Holt Road APN: 045-040-012-000 & 045-040-013-000

Holtville, CA 92250 PARCEL SIZE: 40AC & 40 AC

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

ZONE (existing) A-2 (General Agriculture) 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: 11/18/2020

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 type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
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>See Attached</u>			

## **REQUESTED ACTION:**

**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 APPROVE LOT LINE ADJUSTMENT #00317 BY TAKING THE FOLLOWING ACTIONS:**

1. **Make the Finding that the project is categorically exempt from CEQA with no further documentation is necessary; and,**
2. **Make the Finding that Lot Line Adjustment #00317 is consistent with applicable Zoning and Building Ordinances; and,**
3. **Approve Lot Line Adjustment #00317, subject to the attached conditions.**

**STAFF REPORT**  
**Planning Director Action**  
**November 18, 2020**  
**Lot Line Adjustment (LLA) #00317**

**Project Name:** Lot Line Adjustment #00317

**Applicant:** R. L & R Strahm, a California General Partnership

**Project Location:**

The project is located at 2604 Holt Road, Holtville, CA, being portion of the West half of the North half of Tract 103 and the East half of the North half of Tract 103, both in Township 15 South, Range 15 East SBBM and further identified as Assessor Parcel Numbers 045-040-013-000 (Parcel A) and 045-040-012-000 (Parcel B).

**Project Summary:**

R. L & R Strahm (applicant) has submitted Lot Line Adjustment #00317 to adjust the existing property line between parcel 045-040-012-000 and 045-040-013-000 to separate previous homesite (currently vacant) from surrounding farmland.

Parcel "A" is currently 40 acres and proposed to decrease to approximately 2.50 acres.

Parcel "B" is current 40 acres and proposes to increase to approximately 77.50 acres.

**Existing Parcels:**

Parcel "A" is ± 40 acres.

Parcel "B" is ± 40 acres.

**Proposed Parcels:**

Parcel "A" is proposed to be ± 2.50 acres.

Parcel "B" is proposed to be ± 77.50 acres.

**County Ordinance:**

Lot line adjustment #00317 is consistent with the Imperial County Title 9 Land Use Ordinance, Section 90807.00 Lot Line Adjustments.

**Land Use Analysis:**

Lot Line Adjustment #00317 will not increase the residential density in the area and it does not create additional parcels. The parcels 045-040-013-000 and 045-040-012-000 are designated "Agriculture" under the Imperial County General Plan under Land Use Element. The parcels are zoned A-2 (General Agriculture) under the Imperial County Land Use Ordinance, Title 9. The proposed lot line adjustment would create a separate parcel for the farmland and the historical R, L homesite.

**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>	Farmland/Vacant Homesite	A-2	Agriculture
<b>North</b>	Agriculture	A-2	Agriculture
<b>South</b>	Agriculture	A-2	Agriculture
<b>East</b>	Agriculture	A-2	Agriculture
<b>West</b>	Agriculture	A-2	Agriculture

**Environmental Determination:**

After review of the CEQA Guidelines, it has been determined that lot line adjustment #00317 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:**

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 approve lot line adjustment #00317 by taking the following actions:

1. Make the Finding that the project is categorically exempt from CEQA with no further documentation is necessary; and,
2. Make the Finding that Lot Line Adjustment #00317 is consistent with applicable Zoning and Building Ordinances; and,
3. Approve Lot Line Adjustment #00317, subject to the attached conditions.

**PREPARED BY:** Joe Hernandez, Planner IV  
Planning & Development Services



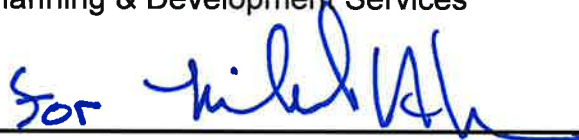
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**REVIEWED BY:** Michael Abraham, AICP, Planning Division Manager  
Planning & Development Services



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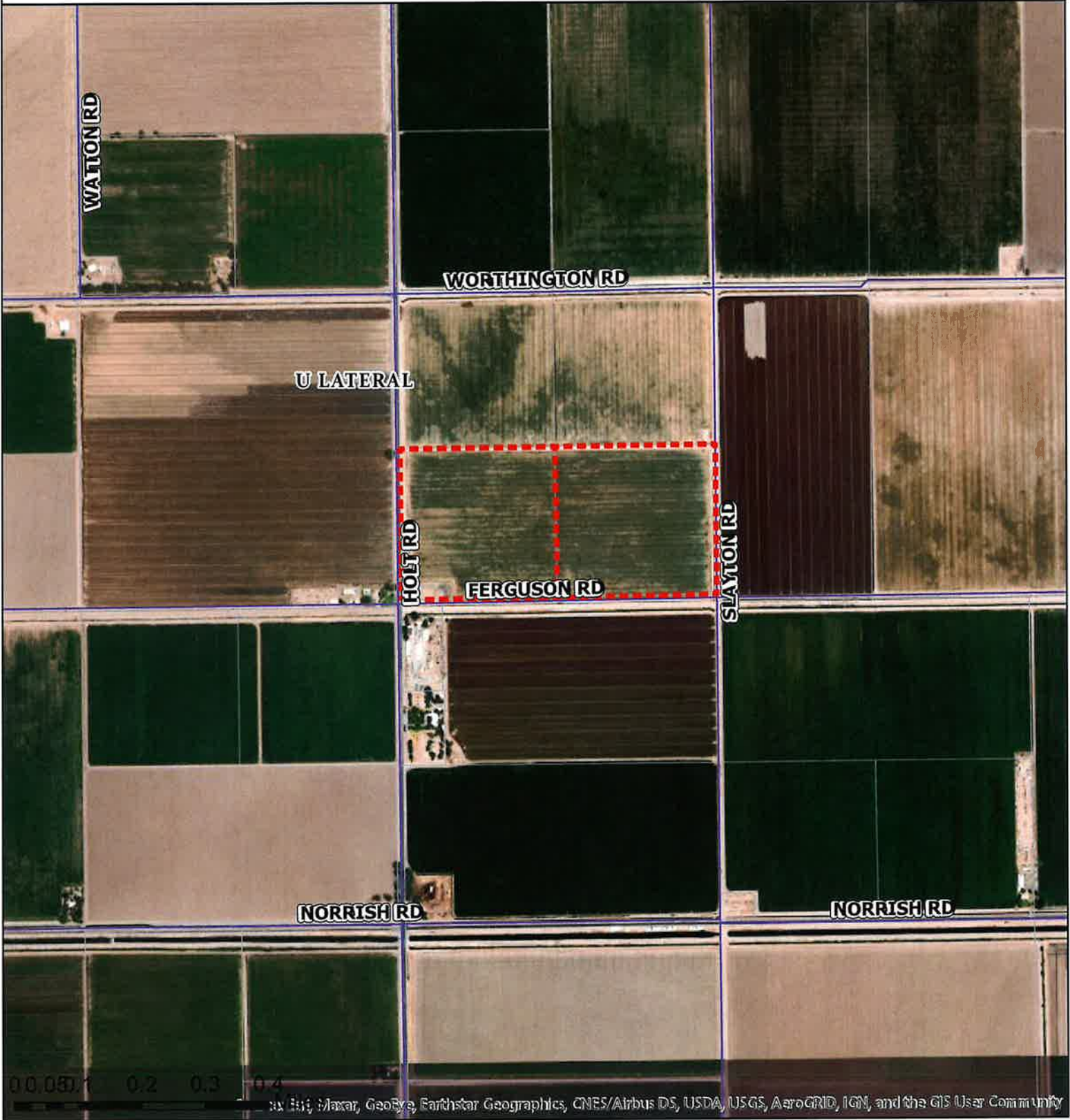
**APPROVED BY:** Jim Minnick, Director  
Planning & Development Services



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- ATTACHMENTS:**
- A. Vicinity Map
  - B. PDA Resolution & Findings
  - C. Conditions
  - D. Lot Line Adjustment Map and Legal Description
  - E. Initial Application
  - F. Comment Letter

**ATTACHMENT "A"**

# PROJECT LOCATION MAP



**R. L & R STRAHM, A CALIFORNIA  
GENERAL PARTNERSHIP  
LOT LINE ADJUSTMENT #00317  
APN 045-040-012 &  
045-040-013-000**

-  HIGHWAYS
-  PROJECT LOCATION





**ATTACHMENT "B"**

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

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00317” FOR R. L & R STRAHM, A CALIFORNIA GENERAL PARTNERSHIP**

**WHEREAS**, R. L & R Strahm, a California General Partnership, have submitted an application for Lot Line Adjustment #00317 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**, public notice of said application has been given, and the Planning Director (through a Planning Director Action hearing) 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 November 18, 2020;

**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 Commission finds and determines that the Lot Line Adjustment is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance, Subdivision Map Act and California Environmental Quality Act (CEQA), which assesses environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Lot Line Adjustment #00317 has been made as follows:

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

Lot Line adjustment (LLA) #00317 conforms to California State law through Section 66412 (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 #00317 is zoned A-2 (General Agricultural Zone) and it is consistent with the Title 9, Land Use Ordinance Section 90508.00 et. seq. In addition, LLA #00317 is consistent with Building laws because no improvements to the land are being proposed.

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

LLA #00317 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 #00317 will not create or delete any new lots or parcels. The proposed project will transfer +/- 37.50 acres from parcel A (045-040-013-000) to parcel B of Assessor's Parcel Number 045-040-012-000.

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

LLA #00317 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 filled 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 #00317, 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 #00317 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 #00317, subject to the attached Conditions of Approval.

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**Jim Minnick**  
**Planning Director**

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**ATTACHMENT "C"**

# CONDITIONS OF APPROVAL

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## LOT LINE ADJUSTMENT (LLA) #00317

APN(s) 045040-013-000 & 045-040-012-000

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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 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, 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, lot line adjustments, or mergers are proposed, this department normally require a Drainage and Grading Plan/Study be provided to prevent sedimentation or damage to off-site properties. In this case, it is 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 Plan/Study shall be provided to this office.
2. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments that may be impacted.
3. 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.
4. The applicant for Encroachment Permits in County Roads and Right of Way 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.

**ATTACHMENT "D"**



# EXHIBIT "A"

## LOT LINE ADJUSTMENT XX-XX LEGAL DESCRIPTIONS

### PARCEL 1:

BEING A PORTION OF THE NORTH HALF OF TRACT 103, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT 103, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 1);

THENCE NORTH 00°02'40" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00 FEET;

THENCE NORTH 89°55'50" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 438.00;

THENCE SOUTH 00°02'40" EAST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103, LYING DISTANCE THEREON NORTH 89°55'50" EAST A DISTANCE OF 438.00 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103 SOUTH 89°55'50" WEST A DISTANCE OF 438.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT 103, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 1);

THE ABOVE DESCRIBED PROPERTY INCLUDES AN AREA OF 2.50 ACRES, MORE OR LESS;

ALL AS SHOWN ON EXHIBIT "B", HEREIN ATTACHED AND MADE A PART OF.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.



10.01.2020

# EXHIBIT "A"

## LOT LINE ADJUSTMENT XX-XX LEGAL DESCRIPTIONS

### PARCEL 2:

BEING A PORTION OF THE NORTH HALF OF TRACT 103, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT 103; NORTH 00°02'40" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00 FEET TO THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 2);

THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTH HALF OF TRACT 103 NORTH 00°02'40" WEST A DISTANCE OF 1,071.69 FEET TO THE NORTHWEST CORNER OF SAID NORTH HALF OF TRACT 103;

THENCE NORTH 89°54'30" EAST A DISTANCE OF 2,657.88 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF TRACT 103;

THENCE SOUTH 00°00'05" EAST A DISTANCE OF 1,321.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF TRACT 103;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103, SOUTH 89°55'50" WEST A DISTANCE OF 2,218.88 FEET TO A POINT LYING DISTANCE THEREON NORTH 89°55'50" EAST A DISTANCE OF 438.00 FEET, FROM THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT;

THENCE NORTH 00°02'40" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00;

THENCE SOUTH 89°55'50" WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 438.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF TRACT 103, LYING DISTANCE THEREON NORTH 00°02'40" WEST A DISTANCE OF 249.00 FEET FROM THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 2);

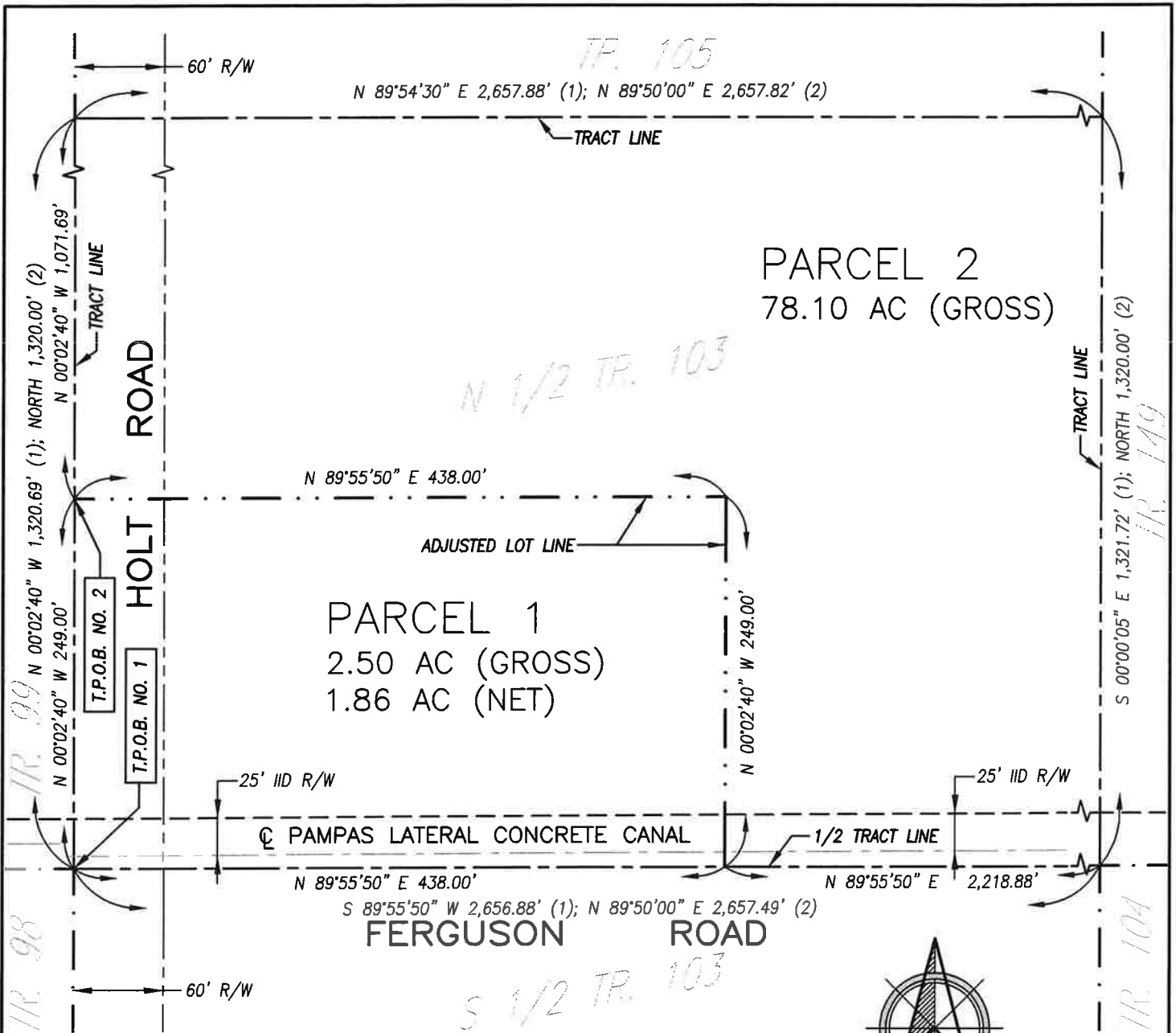
THE ABOVE DESCRIBED PROPERTY INCLUDES AN AREA OF 78.10 ACRES, MORE OR LESS;

ALL AS SHOWN ON EXHIBIT "B", HEREIN ATTACHED AND MADE A PART OF.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.



10.01.2020



PARCEL 1  
 2.50 AC (GROSS)  
 1.86 AC (NET)

PARCEL 2  
 78.10 AC (GROSS)

PAMPAS LATERAL CONCRETE CANAL



1" = 100'

**NOTE:**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTIONS

**LEGEND**

- BOUNDARY SURVEY LINES.
- LOT LINES.
- NEW LOT LINES.

- RECORD DATA PER PARCEL MAP 7-79. (1)
- RECORD DATA PER GLO PLAT OF RESURVEY OF T.15S., R.15E., S.B.M., APPROVED NOVEMBER 4, 1908. (2)



LC Engineering Consultants, Inc.  
 1065 STATE STREET, EL CENTRO, CA 92243  
 TEL 760.353.8110 FAX 760.562.6408

**EXHIBIT "B"**

LOT LINE ADJUSTMENT XX-XX FOR PARCELS 1 AND 2 - AFTER LINE ADJUSTMENT.

PREPARED FOR: STRAHM FARMS, INC.  
 DATE SUBMITTED: 10/01/2020

SHEET NUMBER

1

OF 1 SHEET

JOB NUMBER  
 C20030-00

**ATTACHMENT "E"**

# 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 R. L & R Strahm GP	EMAIL ADDRESS Matt Strahm 2ff5000@gmail.com George A Garcia george@dubosedesigngroup.com
2. MAILING ADDRESS 2605 Holt Road, Holtville CA	ZIP CODE 92250
	PHONE NUMBER Matt Strahm 760-960-5397

3. PROPERTY OWNER'S "B" NAME R. L & R Strahm GP	EMAIL ADDRESS Matt Strahm 2ff5000@gmail.com George A Garcia george@dubosedesigngroup.com
4. MAILING ADDRESS 2605 Holt Road, Holtville CA	ZIP CODE 92250
	PHONE NUMBER Matt Strahm 760-960-5397

5. PROPERTY "A" (site) ADDRESS 2604 Holt Road, Holtville CA	LOCATION Northeast Corner of Holt Rd. & Ferguson Rd, Holtville, CA
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 045-040-013-000	SIZE OF PROPERTY (in acres or square foot) 40 Acres
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) The West half of the North half of Tract 103, Township 15 South, Range 15 East, S.B.M.	

8. PROPERTY "B" (site) ADDRESS None Assigned	LOCATION Northwest Corner of Slayton Rd. & Ferguson Rd, Holtville, CA
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 045-040-012-000	SIZE OF PROPERTY (in acres or square foot) 40 Acres
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) The East half of the North half of Tract 103, Township 15 South, Range 15 East, S.B.M.	

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	2.50 Acres	Agriculture and Previous Homesite	Homesite
	B	78.10 Acres	Agriculture	Agriculture

12. EXPLAIN PROPOSED ADJUSTEMENT Adjust the property lines between Assessor Parcels 045-040-012-00 and 045-040-013-000 to separate previous homesite (currently vacant) from surrounding farmland to construct new dwelling in the future

13. EXPLAIN REASON FOR REQUEST Estate planning and to construct new dwelling in the future to replace previous demolished dwelling.

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

R. L & R Strahm GP 9-29-2020  
Print Name (owner "A") Date  
Loren Strahm  
Signature (owner "A")  
R. L & R Strahm GP  
Print Name (owner "B")  
Loren Strahm  
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: \_\_\_\_\_  
APPLICATION DEEMED COMPLETE BY: \_\_\_\_\_  
APPLICATION REJECTED BY: \_\_\_\_\_  
TENTATIVE HEARING BY: \_\_\_\_\_  
FINAL ACTION:  APPROVED  DENIED

DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

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

LLA#  
\_\_\_\_\_

September 30, 2020

**Proposed R. L & R Strahm Lot Line Adjustment**

**Property Owners/ Applicant:** R. L & R Strahm, G.P.  
**Engineer:** LC Engineering  
**Planning:** DuBose Design Group, Inc.  
**Location:** 2605 Holt Road, Holtville CA 92250  
 Northeast Corner of Holt and Ferguson Rds.  
**Parcel Size:** 80.00 +/- total acres  
**APN:** 045-040-012-000 and 045-040-013-000

**Proposed Development:** Requesting approval of a lot line adjustment to separate a previous homesite (now vacant) for estate planning purposes and to construct a new dwelling in the future on 2.5 acres.

**Current Jurisdictions/Local Agency:** County of Imperial , CA,

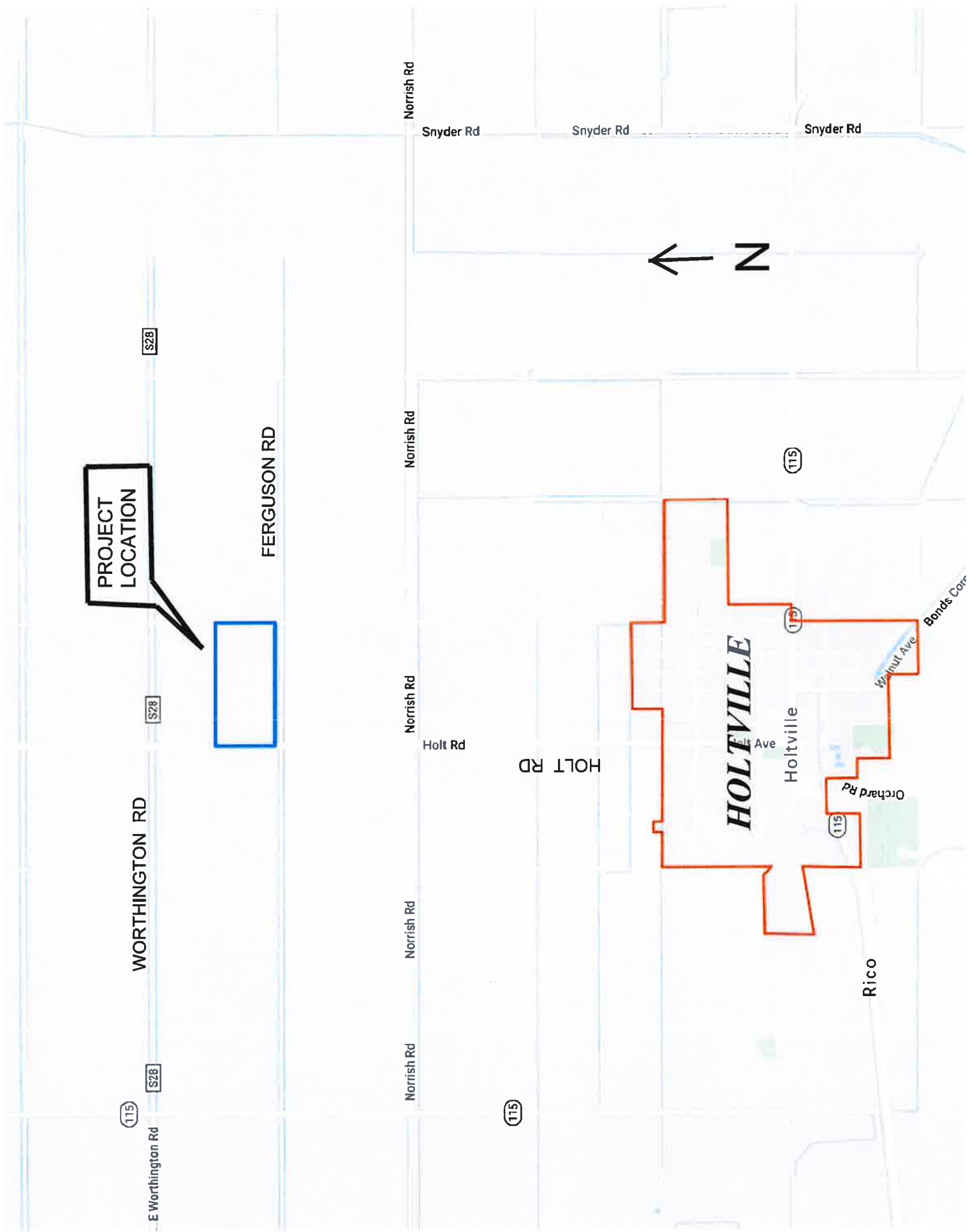
**Project Summary:**

**Current Site Conditions & Environmental Setting:** The property is located within the County of Imperial, on two parcels of approximately 40 +/- acres of agricultural land each with a vacant homesite on the western parcel (APN 045-040-013). The project area is bordered on the west by Holt Road and a homesite west of Holt Road; the Pampas Lateral Canal, Ferguson Road and a homesite on the south; Slayton Road on the east and farmland on the north.

**Zoning & Land Use:** The properties are currently in agricultural use with a vacant homesite on the western parcel (APN 045-040-013). APN 045-040-012 is currently zoned A2R and APN 045-040-013 is currently zoned A2.

**Proposed Lot Line Adjustment:** The applicant wishes to adjust the property lines between both parcels to separate a previous homesite (now vacant) for estate planning purposes and to construct a new dwelling in the future on 2.5 acres and a remaining parcel of 78.10 +/- acres.

Existing Parcels				Proposed Parcels			
Parcel	Size	Zoning	Use	Size	Zoning	Use	
Parcel A	40 +/- acres	A2	Ag / vacant homesite	2.5 acres	A2	Future Homesite	
Parcel B	40 +/- acres	A2R	Ag	78 +/- acres	A2R	Ag	



PROJECT  
LOCATION

WORTHINGTON RD

FERGUSON RD

Norrish Rd

Snyder Rd

Snyder Rd

Snyder Rd

Norrish Rd

Norrish Rd

Holt Rd

Norrish Rd

Norrish Rd

115

115

115

115

Rico

HOLT RD

HOLTVILLE

Holtville Ave

Holtville

Orchard Rd

Walnut Ave

Bonds Corr





**EXHIBIT "A"**

**LOT LINE ADJUSTMENT XX-XX  
LEGAL DESCRIPTIONS**

**PARCEL 1:**

BEING A PORTION OF THE NORTH HALF OF TRACT 103, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT 103, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 1);

THENCE NORTH 00°02'40" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00 FEET;

THENCE NORTH 89°55'50" EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 438.00;

THENCE SOUTH 00°02'40" EAST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103, LYING DISTANCE THEREON NORTH 89°55'50" EAST A DISTANCE OF 438.00 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103 SOUTH 89°55'50" WEST A DISTANCE OF 438.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT 103, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 1);

THE ABOVE DESCRIBED PROPERTY INCLUDES AN AREA OF 2.50 ACRES, MORE OR LESS;

ALL AS SHOWN ON EXHIBIT "B", HEREIN ATTACHED AND MADE A PART OF.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.



10.01.2020

## EXHIBIT "A"

### LOT LINE ADJUSTMENT XX-XX LEGAL DESCRIPTIONS

#### PARCEL 2:

BEING A PORTION OF THE NORTH HALF OF TRACT 103, TOWNSHIP 15 SOUTH, RANGE 15 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT 103; NORTH 00°02'40" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00 FEET TO THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 2);

THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTH HALF OF TRACT 103 NORTH 00°02'40" WEST A DISTANCE OF 1,071.69 FEET TO THE NORTHWEST CORNER OF SAID NORTH HALF OF TRACT 103;

THENCE NORTH 89°54'30" EAST A DISTANCE OF 2,657.88 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF TRACT 103;

THENCE SOUTH 00°00'05" EAST A DISTANCE OF 1,321.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF TRACT 103;

THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103, SOUTH 89°55'50" WEST A DISTANCE OF 2,218.88 FEET TO A POINT LYING DISTANCE THEREON NORTH 89°55'50" EAST A DISTANCE OF 438.00 FEET, FROM THE SOUTHWEST CORNER OF SAID NORTH HALF OF TRACT;

THENCE NORTH 00°02'40" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 249.00;

THENCE SOUTH 89°55'50" WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH HALF OF TRACT 103 A DISTANCE OF 438.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF TRACT 103, LYING DISTANCE THEREON NORTH 00°02'40" WEST A DISTANCE OF 249.00 FEET FROM THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (T.P.O.B. NO. 2);

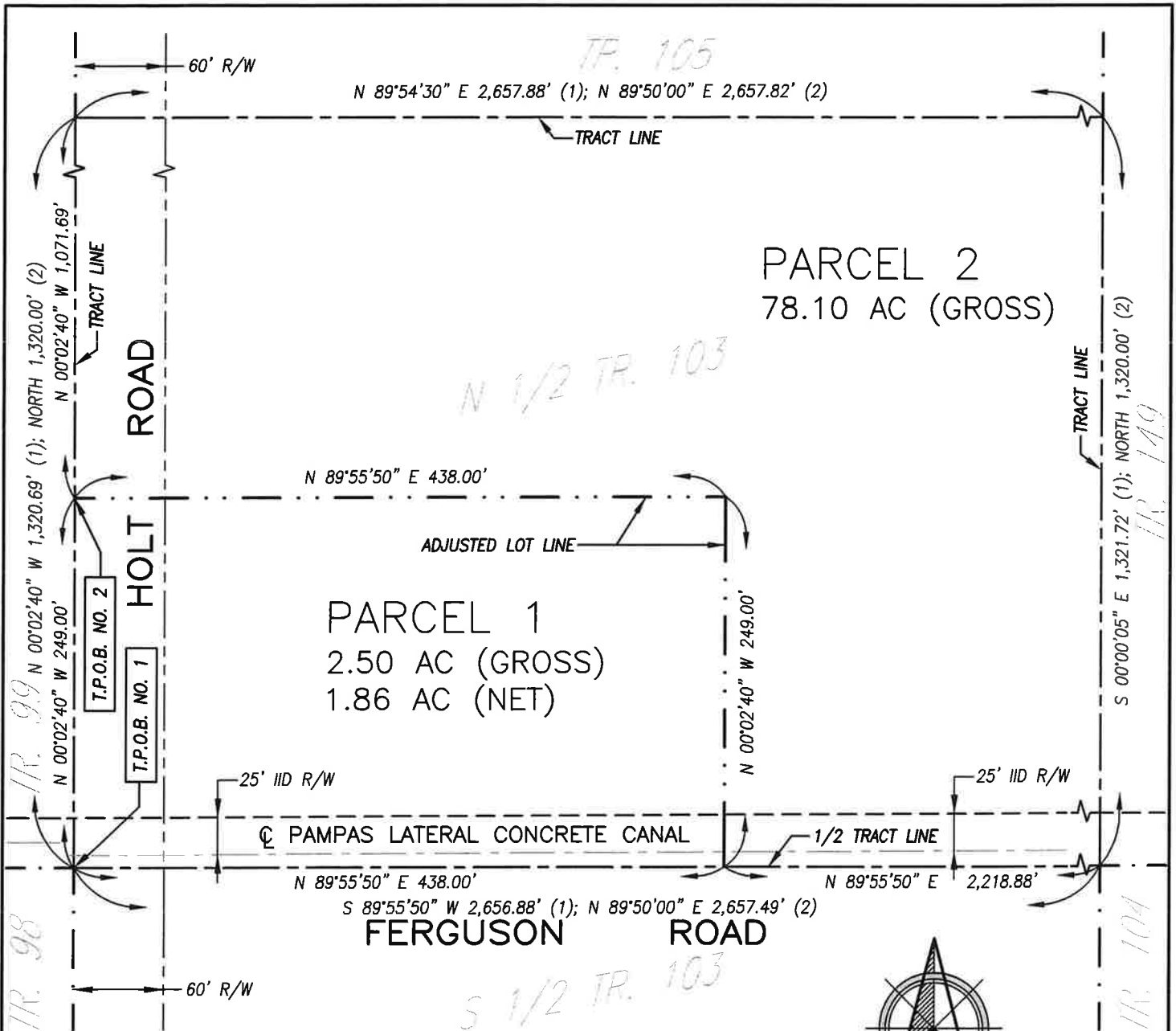
THE ABOVE DESCRIBED PROPERTY INCLUDES AN AREA OF 78.10 ACRES, MORE OR LESS;

ALL AS SHOWN ON EXHIBIT "B", HEREIN ATTACHED AND MADE A PART OF.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.






10.01.2020



**NOTE:**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTIONS

**LEGEND**

BOUNDARY SURVEY LINES.   
 LOT LINES.   
 NEW LOT LINES. 

RECORD DATA PER PARCEL MAP 7-79. (1)

RECORD DATA PER GLO PLAT OF RESURVEY OF T.15S., R.15E., S.B.M., APPROVED NOVEMBER 4, 1908. (2)



1" = 100'



 LC Engineering Consultants, Inc.  
 1065 STATE STREET, EL CENTRO, CA 92243  
 TEL 760.353.8110 FAX 760.562.6408

**EXHIBIT "B"**  
 LOT LINE ADJUSTMENT XX-XX FOR PARCELS 1 AND 2 - AFTER LINE ADJUSTMENT.  
 PREPARED FOR: STRAHM FARMS, INC.  
 DATE SUBMITTED: 10/01/2020

SHEET NUMBER  
 1  
 OF 1 SHEET  
 JOB NUMBER  
 C20030-00

**ATTACHMENT "F"**

## Joe Hernandez

---

**From:** Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>  
**Sent:** Monday, November 2, 2020 7:02 AM  
**To:** Joe Hernandez  
**Subject:** Lot Line Adjustment #00317

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

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

*Thank you,  
Lt. Jill McCormick, M.A.*

Quechan Indian Tribe  
Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366-1899  
Office: 760-572-2423  
Cell: 928-261-0254  
E-mail: [historicpreservation@quechantribe.com](mailto:historicpreservation@quechantribe.com)



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

## Joe Hernandez

---

**From:** Mario Salinas  
**Sent:** Friday, October 23, 2020 3:19 PM  
**To:** Maria Scoville  
**Cc:** Joe Hernandez; Michael Abraham; george@dubosedesigngroup.com; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Rosa Soto; Valerie Grijalva  
**Subject:** RE: Request for Review and Comment Letter for LLA00317

Good afternoon Ms. Scoville,

Pertaining to LLA00317, 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)



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**From:** Maria Scoville <[mariascoville@co.imperial.ca.us](mailto:mariascoville@co.imperial.ca.us)>  
**Sent:** Thursday, October 22, 2020 3:02 PM  
**To:** Carlos Yee <[CarlosYee@co.imperial.ca.us](mailto:CarlosYee@co.imperial.ca.us)>; 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)>; Jolene Dessert <[JoleneDessert@co.imperial.ca.us](mailto:JoleneDessert@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)>; 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)>; Jorge Perez <[JorgePerez@co.imperial.ca.us](mailto:JorgePerez@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)>; John Gay <[JohnGay@co.imperial.ca.us](mailto:JohnGay@co.imperial.ca.us)>; rbenavidez@icso.org; Donald Vargas - IID <[DVargas@IID.com](mailto:DVargas@IID.com)>; rzleal@iid.com; hhaines@augustinetribe.com; chairman@cit-nsn.gov; wmiclin@leaningrock.net; bpaipa@lptribe.net; cocotcsec@cocopah.com; historicpreservation@quechantribe.com; Quechan Indian Tribe <[tribalsecretary@quechantribe.com](mailto:tribalsecretary@quechantribe.com)>; marcuscuero@campo-nsn.gov; tashina.harper@crit-nsn.gov; 'frankbrown@gmail.com' <[frankbrown@gmail.com](mailto:frankbrown@gmail.com)>; ljbirdsinger@aol.com; lp13boots@aol.com; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov  
**Cc:** Joe Hernandez <[JoeHernandez@co.imperial.ca.us](mailto:JoeHernandez@co.imperial.ca.us)>; Michael Abraham <[MichaelAbraham@co.imperial.ca.us](mailto:MichaelAbraham@co.imperial.ca.us)>;



November 4, 2020

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

SUBJECT: Lot Line Adjustment 00317—R. L & R Strahm, G.P.

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review proposed Lot Line Adjustment 00317 ("Project") to adjust the existing property line between Assessor's Parcel Numbers 045-040-012-000 and 045-040-013-000 to separate an existing but vacant home site from surrounding farmland for estate planning purposes and the future construction of a new dwelling. The Project is located at 2604 Holt Road in Holtville, California.

Upon review, the Air District has no comment at this time.

The Air District's rule book can be accessed via the internet at [www.apcd.imperialcounty.org](http://www.apcd.imperialcounty.org). Click on "Rules & Regulations" on the banner at the top of the page. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

A handwritten signature in blue ink that reads 'Curtis Blondell'.

Curtis Blondell

APC Environmental Coordinator

Reviewed by,

A handwritten signature in blue ink that reads 'Monica Soucier'.

APC Division Manager





# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

October 22, 2020  
**REQUEST FOR REVIEW  
AND COMMENTS**

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

To: County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez	<input checked="" type="checkbox"/> Augustine Band of Cahuilla Mission Indians – Amanda Vance/ Karen Kupcha	<input checked="" type="checkbox"/> La Posta Band of Mission Indians – Gwendolyn Parada
<input checked="" type="checkbox"/> AG – Carlos Ortiz/Sandra Mendivil/Jolene Dessert	<input checked="" type="checkbox"/> Campo Band of Mission Indians - Marcus Cuero	<input checked="" type="checkbox"/> Torres-Martinez Desert Cahuilla Indians-Thomas Torte/ Joseph Mirelez
<input checked="" type="checkbox"/> IID Energy Dept.- Donald Vargas/Rudy Leal	<input checked="" type="checkbox"/> Chemehuevi Reservation- Charles Wood	<input checked="" type="checkbox"/> Native American Heritage Commission- Katy Sanchez/Frank Lienert
<input checked="" type="checkbox"/> Public Works – John Gay/Carlos Yee	<input checked="" type="checkbox"/> Cocopah Indian Tribe- Sherry Cordova	<input checked="" type="checkbox"/> Kwaaymil Laguna Band of Mission Indians-Carmen Lucas
<input checked="" type="checkbox"/> IC Fire/OES Office – Robert Malek/Andrew Loper	<input checked="" type="checkbox"/> Colorado River Indian Tribe- Dennis Patch	<input checked="" type="checkbox"/> Kumeyaay Cultural Repatriation Committee – Benice Palpa
<input type="checkbox"/> Board of Supervisors District #2 – Luis A. Plancarte	<input checked="" type="checkbox"/> Ewilaapaayo Tribal Office-Will Micklin	<input checked="" type="checkbox"/> Manzanita Band of Kumeyaay Nation- Leroy J. Elliot
<input checked="" type="checkbox"/> APCD – Monica Soucier/Matt Dessert	<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe- Jill McCormick/Jordan D. Joaquin	
<input checked="" type="checkbox"/> EHS Office – Jeff Lamoure/Mario Salinas/Jorge Perez	<input checked="" type="checkbox"/> Inter-Tribal Cultural Resource Protection Council- Frank Brown	

From: Joe Hernandez, Planner IV - (442) 265-1736 extension 1748 or via-email at [icpdscommentletters@co.imperial.ca.us](mailto:icpdscommentletters@co.imperial.ca.us)

Project ID: Lot Line Adjustment- LLA00317

Project Location: The project is located at 2604 Holt Road, Holtville, CA, 92250

Project Description: The applicant's proposes to adjust the existing property line between parcel 045-040-012-000 and 045-040-013-000 to separate previous home site from surrounding farmland.

Applicant: R, L R Strahm, a California General Partnership, 2605 Holt Road, Holtville, CA 92250

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

No Comment

Name: Margo Sanchez Signature: Margo Sanchez Title: Deputy Ag Commissioner/Seal  
Date: 11/2/2020 Telephone No.: x1495 E-mail: margo.sanchez@co.imperial.ca.us

Comments due by: **November 6, 2020**

PC/PDA Meeting: **TBD**

J:\MSIS\AllUsers\APND45\040\013\LLA00317\LLA00317-Request for Comments (0222020).docx



# IID

*A century of service.*

www.iid.com

*Since 1911*

November 6, 2020

Mr. Joe Hernandez  
Planner IV  
Planning & Development Services Department  
County of Imperial  
801 Main Street  
El Centro, CA 92243

SUBJECT: Lot Line Adjustment No. 00317

Dear Mr. Hernandez:

On October 22, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Lot Line Adjustment no. 00317. The applicant, R. L & R Strahm, G.P.; proposes to adjust the property line between parcels APN 045-040-012-000 and APN 045-040-013-000 to separate the home site from surrounding farmland. The parcels are located at 2604 Holt Road, Holtville, California.

The Imperial Irrigation District has reviewed the information and has the following comments:

1. To obtain electrical service for the future new dwelling proposed to replace the existing home, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at [eibenitez@iid.com](mailto:eibenitez@iid.com) to initiate the customer service application process. In addition to submitting a formal application (available at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of approved plans (including CAD files), project schedule, estimated in-service date, one-line diagram of facilities, electrical loads, panel size, voltage, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. IID facilities that may be impacted include the Pampas Lateral. Lot Line Adjustment #00317 proposes to split an existing house from its agricultural land located on APN 045-580-001-000.
3. The applicant should be advised to establish a point of water delivery and drainage discharge for each parcel.
4. The applicant should contact IID Water Department Engineering Services prior to the proposed new dwelling's final design for review and coordination. IID WDES can be contacted at (760) 339-9265 for additional information.

5. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
6. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be placed on adjacent facilities to mitigate or avoid impacts to IID's facilities
7. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept.  
Marilyn Del Bosque Gilbert – Manager, Energy Dept.  
Sandra Blain – Deputy Manager, Energy Dept.,  
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.  
Jamie Asbury – Assoc. General Counsel  
Vance Taylor – Asst. General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes. – Supervisor, Real Estate  
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.