

PLANNING COMMISSION AGENDA

COUNTY OF IMPERIAL

COMMISSIONERS:

Chairman: Rudy Schaffner
Vice Chairman: Carson Kalin

Russell Roben
Tony Gallegos
Sergio Cabanas
Kathryn Dunn

Ernesto Medina
Scott Wright
Jose Hinojosa
Richard Gutierrez

JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

HEARING DATE: January 28, 2026, at 9:00 A.M.

HEARING LOCATION 940 MAIN STREET, BOARD CHAMBER, EL CENTRO, CALIFORNIA

NOTICE:

All supporting documentation is available for public review in the office of the Imperial County Planning & Development Services located at 801 Main Street, El Centro, CA 92243, during regular business hours, 8:00 AM. – 5:00 PM, Monday through Friday, excluding holidays. Please remember to shut off all cell phones, pagers or electronic devices upon entering the Board Chamber. The public will have an opportunity to speak to any agenda item when the Chairman opens the matter to the public to discussion and before action is taken. The Chairman will determine the order of speaking and unless the Chairman grants more or less time, the speaker's limit is 3 minutes on each agenda item. Please read and complete a speaker form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.

| ITEM | TIME | PROJECT DESCRIPTION | DECISION |
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| I. | 9:00 a.m. | CALL TO ORDER & ROLL CALL | |
| II. | | PLEDGE OF ALLEGIANCE | |
| III. | | PUBLIC HEARINGS: (Please read and complete a speakers form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.) | |
| 1. | | ELECTION OF OFFICERS 2026 | |
| 2. | | APPROVAL OF MINUTES for December 18, 2025, MEETING | |
| 3. | | Consideration of Lot Line Adjustment #00344 as submitted by Hudson Ranch Power, LLC and Terralithium, LLC, who are proposing a comprehensive lot line adjustment between two adjacent parcels to transfer approximately 11.19 acres from Parcel B (APN 020-100-047-000) to Parcel A (APN 020-100-044-000), resulting in Parcel A increasing its acreage to approximately 76.23 acres and Parcel B being approximately 140.18 acres. No new parcels would be created; the Lot Line Adjustment would solely modify the shared boundary line to add acreage to parcel A for a lay-down area. Parcel "A" with Assessor's Parcel Number 020-100-044-000 is legally described as Parcel 1 of Parcel Map 13-39, also being a portion of the north one-half of Section 24, Township 11, Range 13, containing 65.06 acres; Parcel B with Assessor's Parcel Number 020-100-047-000 is legally described as Parcel 2 of Parcel Map 13-59, also being a portion of the northeast one-quarter of Section 24, Township 11, Range 13; of the San Bernardino Base Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California.; [Luis Bejarano, Planner II at (442) 265-1736, extension 1745 or via email at luisbejarano@co.imperial.ca.us] | |
| | | Actions: | |
| | | <ol style="list-style-type: none">1) Find that Lot Line Adjustment (LLA) #00344 is categorically exempt from CEQA per Article 19, Section 15305 (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and,2) Find that Lot Line Adjustment (LLA) #00344 is consistent with applicable Zoning and Building Ordinances; and3) Approve Lot Line Adjustment (LLA) #00344, subject to the attached conditions. | |

PLANNING COMMISSION AGENDA

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| 4. | <p>Consideration of Parcel Map #02518 proposes Parcel Map #02518 for the intent of the project is to subdivide the existing parcel which totals approximately 8.84 acres, into four (4) lots being approximately 1.33 acres each Parcel 2, 3, 4 and 4.85 acres for Parcel 1, for future residential development. The proposed project site is located at 604 W Murphy Road, Imperial, CA 92251, with Assessor's Parcel Number (APN) 063-020-010-000, and further identified as BLK 40 IMPERIAL SUB 1 15-13/14 8.83AC. Latitude 32° 51' 17.119" N – Longitude 115° 35' 13.561" W., County of Imperial; State of California (Supervisory District #3), [Luis Valenzuela, Planner II at 442-265-1736, or via email at luisvalenzuela@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended by the Environmental Evaluation Committee on October 09, 2025; and, 2. Adopt the attached Resolution and supporting findings, approving Parcel Map #02518, subject to the attached conditions. | | |
| 5. | <p>Consideration of Conditional Use Permit #25-0006 as submitted by Imperial Irrigation District (IID) proposing to convert three (3) shallow groundwater test wells into water supply wells for irrigation of vegetation-based dust control. The maximum average annual water supply capacity is at most 52 AFY, which is equivalent to a combined daily average pumping rate of approximately 32 GPM for all three wells. Construction activities associated with the completion of the test wells were permitted under separate construction permits. Vegetation will include approximately 85 acres of native species for dust mitigation. The proposed project is located east side of the Salton Sea, west of Highway 111, located on IID-owned land on Assessors Parcel Number 002-640-002-000, on the unincorporated area of the County of Imperial; State of California (Supervisorial District #4), [Rocio Yee, Planner II at (442) 265-1736, extension 1750 or by email at rocioyee@co.imperial.ca.us].</p> <p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. Adopt the attached Resolution and Findings approving the Addendum pursuant to Govt. Code, Section 15164, et. seq. and the County's "Rules and Regulations to Implement CEQA, as Amended" and that there are No Significant Effects not previously addressed within the IID Water Conservation and Transfer Project Final EIR (SCH # 1999091142); and, 2. Adopt the attached Resolution and Findings approving Conditional Use Permit (CUP) #25-0006 subject to all the conditions subjected to all the conditions and authorize the Planning & Development Services Director to sign the CUP upon receipt from the applicant. | | |
| IV. | Public Comments | | |
| V. | Planning Commissioner Comments | | |
| VI. | Director's Comments. | | |
| VII. | Adjournment. | | |

For questions regarding these projects contact the above-mentioned Planner following the project.

Si usted requiere esta información en español, favor de llamar al (442) 265-1736

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