

**MINUTES OF THE
PLANNING DIRECTOR ACTION MEETING
August 13, 2025**

The Imperial County Planning Director Action convened a Meeting on **Wednesday, August 13, 2025, at 3:30 p.m.** in the ICPDS Conference Room at 801 Main Street, El Centro, California.

Staff present: Director Jim Minnick, Assistant Director Michael Abraham, Planner I Alan Molina, Planner IV David Black, Office Assistant III Kamika Mitchell, Administrative Secretary Adriana Ceballos, Supervisor II Valerie Grijalva.

Michael Abraham, Assistant Director: Called the meeting to order at 3:35 p.m.

Michael Abraham, Assistant Director: We have one item on the agenda today, reads project into recording and asks for introductions.

Alan Molina, Planner I: Read the project into the record.

Item 1. *Consideration of Lot Line Adjustment #00342 as submitted by AWCC Campo Verde LLC, Imperial Irrigation District, and Big Rock ESS Assets, LLC who are proposing a lot line adjustment to modify the boundaries of three parcels. The proposal involves increasing the area of "Parcel B" (APN 051-350-019-000) by incorporating a portion of land from "Parcel C" (APN 051-350-015-000), and eliminating the section of "Parcel A" (APN 051-350-018-000) that borders both Parcel B and Parcel C, transferring it to Parcel B. The primary purpose of this adjustment is to facilitate the transfer of a portion of Parcel C to the Imperial Irrigation District (IID) for use as a switchyard in connection with, among other energy facilities, a battery storage facility to be located on the remaining portion of Parcel C. "Parcel A" with Assessor's Parcel Number 051-350-018-000 (1148 Liebert Road, El Centro, CA) is legally described as PAR A LLA#269 ALSO BEING POR E2 OF W2 & POR W2 OF E2 SEC 34 16-12 NLY OF WESTSIDE MAIN CANAL 171.43AC; "Parcel B" with Assessor's Parcel Number 051-350-019-000 (1105 Liebert Road, El Centro, CA) is legally described as PAR B LLA#269 ALSO BEING POR W2 OF E2 SEC 34 16-12 NLY OF WESTSIDE MAIN CANAL 14.48AC; "Parcel C" with Assessor's Parcel Number 051-350-015-000 (1118 Liebert Road, El Centro, CA) is legally described as POR E2 OF NE4 & NE4 OF SE4 SEC 34 16-12 106 AC N OF CAN; all being a portion of Township 16 South, Range 12 East, of the San Bernardino Base Meridian (S.B.B.M.), in an unincorporated area of the County of Imperial, State of California (Supervisory District #2) [Alan C. Molina, Planner I at (442) 265-1736, extension 1747 or via email at alanmolina@co.imperial.ca.us].*

Michael Abraham, Assistant Director: Thank you Alan, and now for the applicant, Tom did you receive a copy of the Lot Line Adjustment packet?

Tom Dubose, Applicant: Yes.

Michael Abraham, Assistant Director: And do you agree with the packet?

Tom Dubose, Applicant: Yes, with one minor correction.

Michael Abraham, Assistant Director: What is that?

Tom Dubose, Applicant: I was able to talk with your planner in charge, the reference in our description that we provided, with regards to Parcel C, needs to be amended to 3.62 and that's what will be what it is actual submitted for documents to be reviewed. This is an acknowledgment of a slight correction. And the other one was just bringing the attention to the irrevocable offer of

dedication that will need to be signed off as amended once this lot line adjustment is all ready to record. I was able to talk to the Director about that prior to the meeting. We are all good.

Michael Abraham, Assistant Director: Thank you, at this point we would like to open this item for the public hearing portion. Alan, if you could, please check both lobbies to see if there is someone here for this item. Also, check with Valerie.

Alan Molina, Planner I: There is no one.

Michael Abraham, Assistant Director: Did you check with Valerie?

Alan Molina, Planner I: Valerie said no.

Michael Abraham, Assistant Director: Great, at this point, I will close this part of the public hearing and on behalf of the Planning Director. I find that Lot Line Adjustment:

Actions:

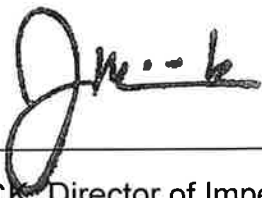
- 1) Find that Lot Line Adjustment #00342 is categorically exempt from CEQA per Article 19, Section 15305 (a) (Minor Alterations in Land Use Limitations) and that no further environmental documentation is necessary; and
- 2) Find that Lot Line Adjustment #00342 is consistent with applicable Zoning and Building Ordinances; and
- 3) Approve Lot Line Adjustment #00342, subject to the attached conditions.

Michael Abraham, Assistant Director: Anyone wishing to appeal this decision of the Planning Director can do so by filing an appeal in writing and filing the necessary \$1,000.00 fee.

Michael Abraham, Assistant Director: This meeting is adjourned.

- A. II. **Public Comments, None**
- B. III. **Committee Comments, None**
- C. IV. **Assistant Director Comments, None**
- D. V. **Adjournment: Meeting adjourned at 3:42 p.m.**

Attest:



JIM MINNICK, Director of Imperial County Planning & Development Dept.

Kamika Mitchell, Clerk