

**MINUTES OF THE
PLANNING COMMISSION MEETING
January 28, 2026**

The Imperial County Planning Commission convened a Meeting on Wednesday, January 28, 2026, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director, Jim Minnick; Assistant Director, Michael Abraham; Planner II, Rocio Yee; Planner II, Luis Bejarano; Planner II, Luis Valenzuela; Planner II; Clerks – Aimee Trujillo & Adriana Ceballos.

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

I. Roll Call: Commissioners present: Schaffner, Cabañas, Gallegos, Medina, Gutierrez, Dunn, Hinojosa

II. Pledge of Allegiance:

III. Public Hearings

1. Election of Officers 2026: Chairman Schaffner introduced Jim Minnick, Director.

Jim Minnick, Director: Introduced himself. Every year we have a new election of officers. We're taking nominations for Chairman for Planning Commission the year 2026. Commissioner Cabañas nominated for the re-election of Rudy Schaffner for Chairman, seconded by Commissioner Cabanas. Commissioner Kalin made a motion to close nominations seconded by Commissioner Medina and carried on the affirmative vote by the Commissioners present Schaffner (yes), Cabanas (yes), Gallegos (yes), Medina (yes), Gutierrez (yes), Dunn (yes), Hinojosa (yes)

Jim Minnick, Director: We're taking nominations for Vice Chairman for 2026 Calendar year. Chairman Schaffner made a motion to nominate Carson Kalin for Vice Chairman, seconded by Commissioner Medina and carried on the affirmative by the Commissioners present Schaffner (yes), Cabanas (yes), Gallegos (yes), Medina (yes), Gutierrez (yes), Dunn (yes), Hinojosa (yes)

Jim Minnick, Director: Alright, for the record your Chairman for the Imperial County Planning Commission for 2026 will be Rudy Schaffner, your Vice Chairman Carson Kalin.

2. Approval of Minutes: Chairman Schaffner entertained a motion to approve the Planning Commission Minutes for the **December 18, 2025**, meeting as submitted by staff; Commissioner Gallegos made motion to approve minutes seconded by Commissioner Cabañas and carried on the affirmative vote by the Commissioners present Schaffner (yes), Cabanas (yes), Gallegos (yes), Medina (yes), Gutierrez (yes), Dunn (yes), Hinojosa (yes)

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 Bernardina 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:

- 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; and
- 3) Approve Lot Line Adjustment (LLA) #00344, subject to the attached conditions.

Jim Minnick, Director: Gave a brief description of the project, and introduced, Planner II, Luis Bejarano, to read the project into the record.

Luis Bejarano, Planner II: Read the PowerPoint presentation of the project into the record.

Chairman Schaffner: Asked if there was a representative for the project.

Taylor Preece, Representative: Introduced himself.

Chairman Schaffner: Asked if he read and agreed with everything in the project, and if he had any questions or comments regarding the project.

Taylor Preece, Representative: I do agree.

Chairman Schaffner: Opened the public portion of the meeting.

Chairman Schaffner: There were no public comments. He then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Cabañas: Made a motion to approve **Agenda Item #3** seconded by **Commissioner Gallegos** and the affirmative vote by the Commissioners present as follows Schaffner (yes), Cabañas (yes), Gallegos (yes), Medina (yes), Gutierrez (yes), Dunn (yes), Hinojosa (yes)

Jim Minnick, Director: Stated **Agenda Item #3** stands approved by this Commission, the applicant or any member of the public wants to appeal must be done by filing the appropriate appeal in the next ten (10) days.

4. **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].

Actions:

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.

Jim Minnick, Director: Gave a brief description of the project, and introduced Luis Valenzuela, Planner II, to read the project into the record.

Luis Valenzuela, Planner II: Read the PowerPoint presentation of the project into the record.

Chairman Schaffner: Asked if there was a representative for the project.

Taylor Preece, Applicant: Introduced himself.

Chairman Schaffner: Asked if he read and agreed with everything in the project, and if he had any questions or comments regarding the project.

Taylor Preece, Applicant: I do agree.

Chairman Schaffner: Opened public portion of the meeting.

Chairman Schaffner: There were no public comments. He then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Cabañas: Made a motion to approve **Agenda Item #4** seconded by **Commissioner Gallegos** and the affirmative vote by the Commissioners present as follows Schaffner (yes), Cabañas (yes), Gallegos (yes), Medina (yes), Gutierrez (yes), Dunn (yes), Hinojosa (yes)

Jim Minnick, Director: Stated **Agenda Item #4** stands approved by this Commission, the applicant or any member of the public wants to appeal must be done by filing the appropriate appeal in the next ten (10) days.

5. **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 Assessor's Parcel Number 002-640-002-000, on the unincorporated area of the County of Imperial; State of California (Supervisory District #4), [Rocio Yee, Planner II at (442) 265-1736, extension 1750 or by email at rociyee@co.imperial.ca.us].

Actions:

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.

Jim Minnick, Director: Gave a brief description of the project, and introduced Rocio Yee, Planner II, to read the project into the record.

Rocio Yee, Planner II: Read the PowerPoint presentation of the project into the record.

Chairman Schaffner: I have a question. Why does that map clear out in the Salton Sea?

Rocio Yee, Planner II: Shows map on presentation.

Chairman Schaffner: Down at the bottom, looks clear out in Salton Seas. I mean, they're not going to get water from out there, right? They can't. I'm just curious, no big deal. They own the property clear out there's. I mean, it will remain a mystery. Thank you.

Commissioner Gallegos: They bought that land from all the flooding back in the eighties (80). That was the reason they bought the land all the way around.

Chairman Schaffner: Asked if there was a representative for the project to approach the podium.

Jessica Humes, Representative: Introduced herself. To answer your question, that is the full parcel that the project site is located on, and as Mr. Gallegos said, we did purchase the property around the Salton Sea as the sea was rising up in the eighties, so we own a good portion of water and future exposed playa around the whole Salton Sea.

Chairman Schaffner: Asked if she read and agreed with everything in the project, and if he had any questions or comments regarding the project.

Jessica Humes, Representative: Yes, I have and we talked to Miss Rocio about a couple of changes.

Chairman Schaffner: Ok and you guys worked them out?

Rocio Yee, Planner II: Yeah, it was the indemnification portion, so we're going to delete that condition.

Jim Minnick, Director: We need to inform the public at this meeting what the changes are going to be. The commission has to agree to those changes as they go through the process, so what are the changes, what was based on what was written versus what's being asked of today?

Rocio Yee, Planner II: S1, for clarification of the acre per year, just adding the language of the fifty two (52) acre per year for all the three wells and the indemnification G10 condition.

Jim Minnick, Director: Which is what? The IID refuses to indemnify the county?

Jessica Humes, Representative: Because the IID is self-insured, on a previous conditional use permit we had that stricken out.

Jim Minnick, Director: So, you're aware, those are the two items that are in front of you, and you would have to agree to those modifications as part of your motion.

Chairman Schaffner: That's what I figured.

Jim Minnick, Director: I know but the record has to reflect it.

Commissioner Cabañas: Made a motion to approve **Agenda Item #5** with the two changes that were presented in the meeting seconded by **Commissioner Gallegos** and the affirmative vote by the Commissioners present as follows Schaffner (yes), Cabañas (yes), Gallegos (yes), Medina (yes), Gutierrez (yes), Dunn (yes), Hinojosa (yes)

Jim Minnick, Director: Stated **Agenda Item #5** approved by this Commission, the applicant or any member of the public wants to appeal must be done by filing the appropriate appeal in the next ten (10) days.

IV. Public Comments: NONE

V. Planning Commissioner Comments:

Commissioner Medina: Yes, one question, when there is, what happened here, where the parcel is partially under water, do property owners still pay property tax on the portion that's underwater?

Jim Minnick, Director: I believe so, yes. They are subject to a property tax on the property. I'm not sure exactly how the assessor assesses an underwater deal, but if you want to build a house underwater, I know that they will assess that too. It's not a free ride.

VI. Director's Comments: None.

VII. Adjournment: Chairman Schaffner: Adjourned meeting. Meeting adjourned at 9:20 a.m.

Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:

Jim Minnick, Director of
Imperial County Planning Commission

Adriana Ceballos & Olivia Lopez - PC Recording Clerks
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