

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: January 28, 2026

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/ No.3

Hudson Ranch Power, LLC & Terralithium, LLC

PROJECT TYPE: Lot Line Adjustment #00344 SUPERVISOR DIST #4

LOCATION: 477 W Mc Donald Road APNS: 020-100-044-000 & -047-000

Calipatria, CA 92233 PARCEL SIZE: +/-. 65.06 AC & +/- 151.42 AC

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

ZONE (existing) M-2-G-PE (Medium Industrial with a Geothermal and Pre-Existing overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 01/28/2026

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
APCD	<input type="checkbox"/> NONE	<input checked="" type="checkbox"/> ATTACHED
DEH/EHS	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED
FIRE/OES	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> ATTACHED

AGUA CALIENTE BAND OF CAHUILLA INDIANS (ACBCI),

OTHER: IMPERIAL IRRIGATION DISTRICT (IID), FT. YUMA QUECHAN INDIAN TRIBE

STAFF RECOMMENDATION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

1. FIND THAT LOT LINE ADJUSTMENT #00344 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 #00344 IS CONSISTENT WITH APPLICABLE ZONING AND BUILDING ORDINANCES; AND
3. APPROVE LOT LINE ADJUSTMENT #00344, SUBJECT TO THE ATTACHED CONDITIONS.

STAFF REPORT
Planning Commission Meeting
January 28, 2026
Lot Line Adjustment (LLA) #00344

Applicant: **Hudson Ranch Power, LLC & Terralithium, LLC**
477 W McDonald Rd,
Calipatria, CA 92233

Project Location:

The proposed project site consists of two (2) lots located at 477 W McDonald Road, Calipatria, CA 92233; and further identified as Assessor's Parcel Number(s) 020-100-044-000 (Parcel A) and 020-100-047-000 (Parcel B); "Parcel A" 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" 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.

The proposed project area is bounded by McDonald Road on the Northern side of both properties. It is approximately 4 miles South from State Highway 111, and 29 miles East of the San Diego-Imperial County Line.

Project Summary:

The applicants 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.

Water will continue to be provided to both parcels via existing water service lines from the IID, while sewer for the existing facilities will continue to be handled within the property.

Both Parcels A & B will maintain their existing physical access to the properties and will continue to be via McDonald Road.

Existing Parcels:

- "Parcel A" (020-100-044-000) – ±65.06 Acres
- "Parcel B" (020-100-047-000) – ±151.42 Acres

Proposed Parcels:

- "Parcel A" (020-100-044-000) – ±76.23 Acres
- "Parcel B" (020-100-047-000) – ±140.18 Acres

County Ordinance:

Lot Line Adjustment #00344 is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 – Subdivision Ordinance, Section 90807.00 as no new parcels are being created or eliminated. The proposed project is also consistent with the Subdivision Map Act, Section 66412 (d), since the land taken from one parcel is added to an adjoining parcel.

Land Use Analysis:

Under the Imperial County General Plan, both parcels are identified as Agriculture, and the zoning is M-2-G-PE (Medium Industrial with a Geothermal and Pre-Existing overlay) per Zoning Map #54 of the Imperial County Title 9 Land Use Ordinance. The proposed project is consistent with the County's General Plan and zoning ordinances.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Geothermal	M-2-G-PE	Agriculture
North	Geothermal	M-2-G-PE	Agriculture
South	Geothermal	M-2-G-PE	Agriculture
East	Geothermal	A-2-R-G	Agriculture
West	Vacant/Open Space	S-1-G	Agriculture

Environmental Determination:

After review of the CEQA Guidelines, it has been determined that Lot Line Adjustment #00344 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:

It is recommended that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Lot Line Adjustment #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 #00344 is consistent with applicable Zoning and Building Ordinances; and
3. Approve Lot Line Adjustment #00344, subject to the attached conditions.

PREPARED BY:

Luis Bejarano, Planner II
Planning & Development Services



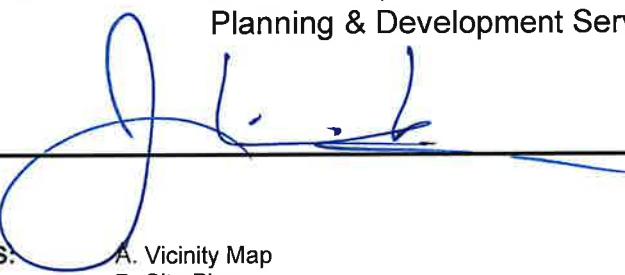
REVIEWED BY:

Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY:

Jim Minnick, Director of
Planning & Development Services

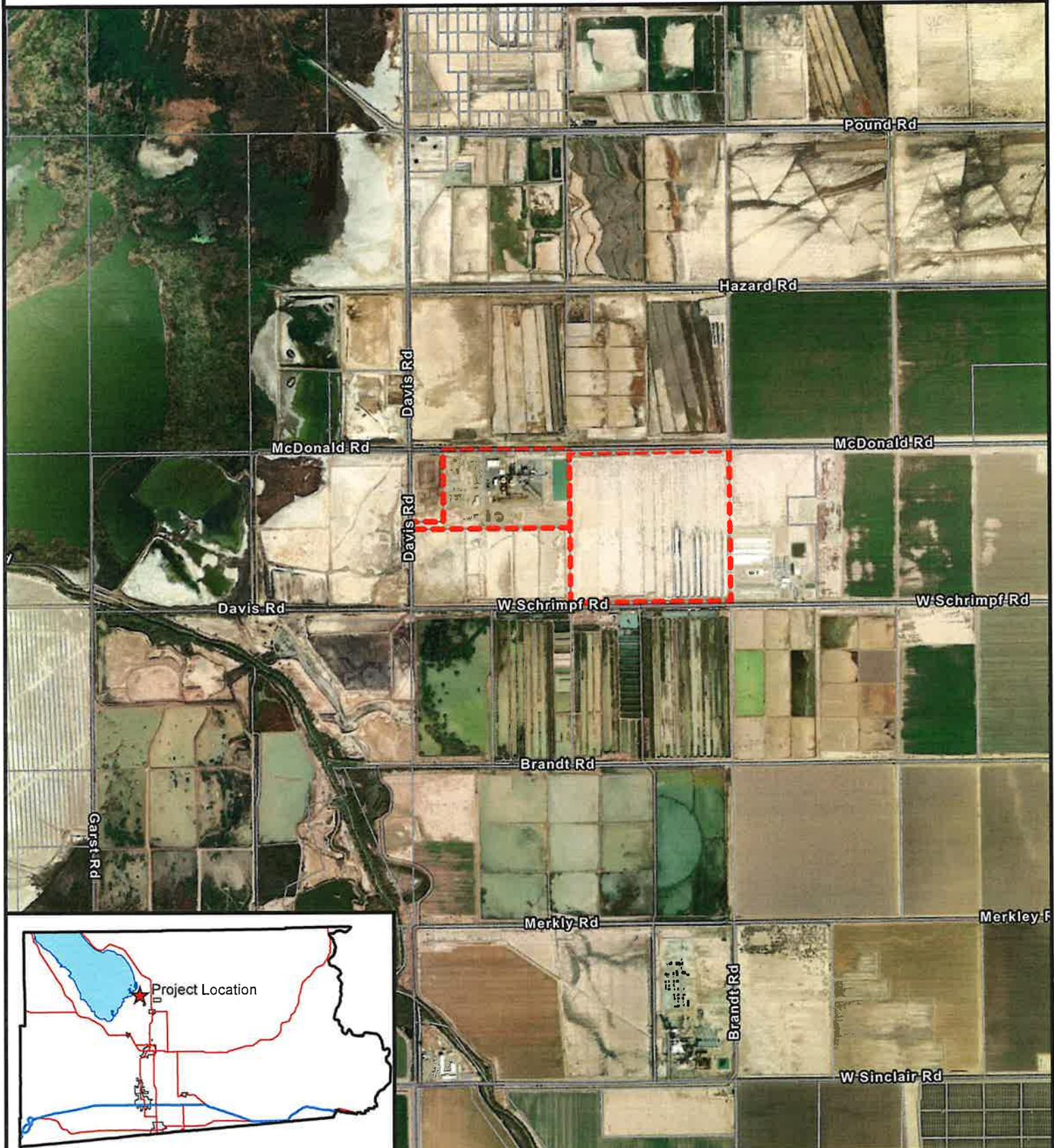


ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. PC Resolution & Findings
- D. Conditions of Approval
- E. Application & Supporting Documentation
- F. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



HUDSON RANCH POWER I, LLC
LLA #00344
APN 020-100-044-000 &
020-100-047-000

Project Location
 Parcels
 Centerline



ATTACHMENT “B”
SITE PLAN

LOT LINE ADJUSTMENT SITE PLAN

ATTACHMENT “C”
PC RESOLUTION & FINDINGS

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “LOT LINE ADJUSTMENT #00344” HUDSON RANCH POWER LLC.

WHEREAS, Hudson Ranch Power, LLC and Terralithium, LLC, submitted an application for Lot Line Adjustment #00344 to adjust the shared property line between “Parcel A” (APN 020-100-044-000) and “Parcel B” (APN 020-100-047-000) to add acreage to parcel A for a lay-down area; 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 Commission 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 28, 2026; and,

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed Lot Line Adjustment prior to approval. The Planning Commission finds and determines that the Lot Line Adjustment 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 Line Adjustment #00344 have been made as follows:

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

Lot Line Adjustment (LLA) #00344 conforms to California State Law through Section 66412(d) (Map Act Exclusions) of the Subdivision Map Act and Section 15305(a) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA); additionally, the Lot Line Adjustment conforms with the Imperial County Land Use Ordinance, Title 9, Division 8 - Subdivision Ordinance, particularly section 90807.00 et. seq. (Lot Line Adjustments).

B. The lot line adjustment is consistent with County Zoning and Building law.

Lot Line Adjustment (LLA) #00344 is zoned M-2-G-PE (Medium Industrial with a Geothermal and Pre-Existing overlay) and it is consistent with the Imperial County Land Use Ordinance (Title 9), Section 90508.00 et. seq. In addition, Lot Line Adjustment (LLA) #00344 is consistent with Building laws since 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 et. seq.

Lot Line Adjustment (LLA) #00344 is not a re-subdivision pursuant to Government Code 66499.20 et. seq.

D. That the lot line adjustment does not create any new lots or parcels or delete any lots or parcels.

Lot Line Adjustment (LLA) #00344 will not create nor delete any new lots or parcels. The proposed project will transfer approximately $\approx\pm 11.19$ acres from Parcel B (APN 020-100-044-000) to Parcel A (APN 020-100-047-000).

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

Lot Line Adjustment (LLA) #00344 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 would be filed with Imperial County Recorder's Office for thirty (30) days, should the project be approved by the Planning Commission.

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.

The planning staff has established conditions for Lot Line Adjustment (LLA) #00344 to assure that the affected parcels comply with the County's Zoning and Building Ordinances (see attachment D).

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Lot Line Adjustment #00344, subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on January 28, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

ATTACHMENT “D”
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

LOT LINE ADJUSTMENT (LLA) #00344

APN(s) # 020-100-044-000 & 020-100-047-000

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 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.

GENERAL CONDITIONS:

[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 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 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 lot line 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 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:

1. Provide a Lot Line Adjustment prepared by a California-licensed Land Surveyor or Civil Engineer and submit to the Department of Public Works, for review and recordation. The Engineer must be licensed in the category required by the California Business & Professions Code.
2. Provide tax certificated from the Tax Collector's Office prior to recordation of the Lot Line Adjustment.

3. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.¹
4. The Lot Line Adjustment Shall be reflected in a deed, which shall be recorded.¹
5. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.¹

1. Imperial County Department of Public Works, comment letter dated 01-15-2026

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ATTACHMENT “E”

APPLICATION AND SUPPORTING DOCUMENTATION

LOT LINE ADJUSTMENT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S "A" NAME Hudson Ranch Power I, LLC	EMAIL ADDRESS mark.sudbey@cyrqenergy.com	
2. MAILING ADDRESS 15 W. South Temple, Ste. 1900 Salt Lake City, UT	ZIP CODE 84101	PHONE NUMBER 505-440-4948
3. PROPERTY OWNER'S "B" NAME Terrolithium, LLC	EMAIL ADDRESS tiffany_mcguire@oxy.com	
4. MAILING ADDRESS 5 Greenway Plaza, Suite 110 – Rm 11.075 Houston, Texas	ZIP CODE 77046	PHONE NUMBER 713 494 5103
5. PROPERTY "A" (site) ADDRESS 477 W McDonald Road, Calipatria, CA	LOCATION Southeast Quadrant of McDonald and Davis Road	
6. PROPERTY "A" ASSESSOR'S PARCEL NO.(s) 020-100-044	SIZE OF PROPERTY (in acres or square foot) 65.04 Acres	
7. PROPERTY "A" LEGAL DESCRIPTION (attach separate sheet if necessary) Parcel 1 of PM 02427, BK 13, PG 39-40 of Parcel Maps		
8. PROPERTY "B" (site) ADDRESS NA	LOCATION "O" Lateral Delivery 30	
9. PROPERTY "B" ASSESSOR'S PARCEL NO.(s) 020-100-047	SIZE OF PROPERTY (in acres or square foot) 151.37 Acres	
10. PROPERTY "B" LEGAL DESCRIPTION (attach separate sheet if necessary) Parcel 2 of PM 02448, BK 13, PG 59-61 of Parcel Maps		

11.	PARCEL	PROPOSED SIZE	EXISTING USE	PROPOSED USE
	A	76.23 Acres	Geothermal Plant	Geothermal Plant
	B	140.18 Acres	Vacant Land	Vacant Land

12. EXPLAIN PROPOSED ADJUSTEMENT	To add 10 usable acres (11.19 acres gross) to the existing geothermal parcel for a lay-down area.
13. EXPLAIN REASON FOR REQUEST	Process a Lot Line Adjustment to transfer 11.19 acres from APN 020-100-047 to APN 020-100-044 for a laydown yard

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT
THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT
Mark Sudbey, Hudson Ranch Power I 10/30/2025
Print Name (owner "A") Date

Jeffrey A. Sudbey, Terrolithium 11/4/2025
Signature (owner "A")
Print Name (owner "B") Date

Jeffrey A. Sudbey
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:	<u>RY</u>
APPLICATION DEEMED COMPLETE BY:	
APPLICATION REJECTED BY:	
TENTATIVE HEARING BY:	
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	

DATE	REVIEW / APPROVAL BY OTHER DEPT'S required.
DATE	<input type="checkbox"/> P. W.
DATE	<input type="checkbox"/> E. H. S.
DATE	<input type="checkbox"/> A. P. C. D.
DATE	<input type="checkbox"/> O. E. S.
DATE	<input type="checkbox"/> _____

LLA# 00344

EXHIBIT "A"

LOT LINE ADJUSTMENT No. _____
LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, SHOWN AND DESIGNATED AS PARCEL 1 OF PARCEL MAP No. 2427, RECORDED IN BOOK 13, PAGES 39 AND 40 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED APRIL 20, 2010 AS DOCUMENT No. 2010-10043 OF OFFICIAL RECORDS.

TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 24 WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SAID SECTION 24, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1, THENCE SOUTH $00^{\circ}17'53''$ EAST, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 24, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP No. 2448, RECORDED IN BOOK 13, PAGES 59 TO 61 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER;

THENCE NORTH $89^{\circ}40'44''$ EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 606.13 FEET;

THENCE SOUTH $00^{\circ}17'53''$ EAST, PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 804.38 FEET;

THENCE SOUTH $89^{\circ}40'44''$ WEST, PARALLEL WITH THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 606.13 FEET TO SAID NORTH-SOUTH QUARTER SECTION LINE;

THENCE NORTH $00^{\circ}17'53''$ WEST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 874.38 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 24 AND POINT OF BEGINNING.

THE ABOVE-DESCRIBED AREA CONTAINS 76.23 ACRES, MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.
AS SHOWN ON EXHIBIT "B", ATTACHED HERETO, AND BY THIS REFERENCE, MADE A PART HEREOF.



EXHIBIT "B"

PARCEL "A" OF LOT LINE ADJUSTMENT No. _____

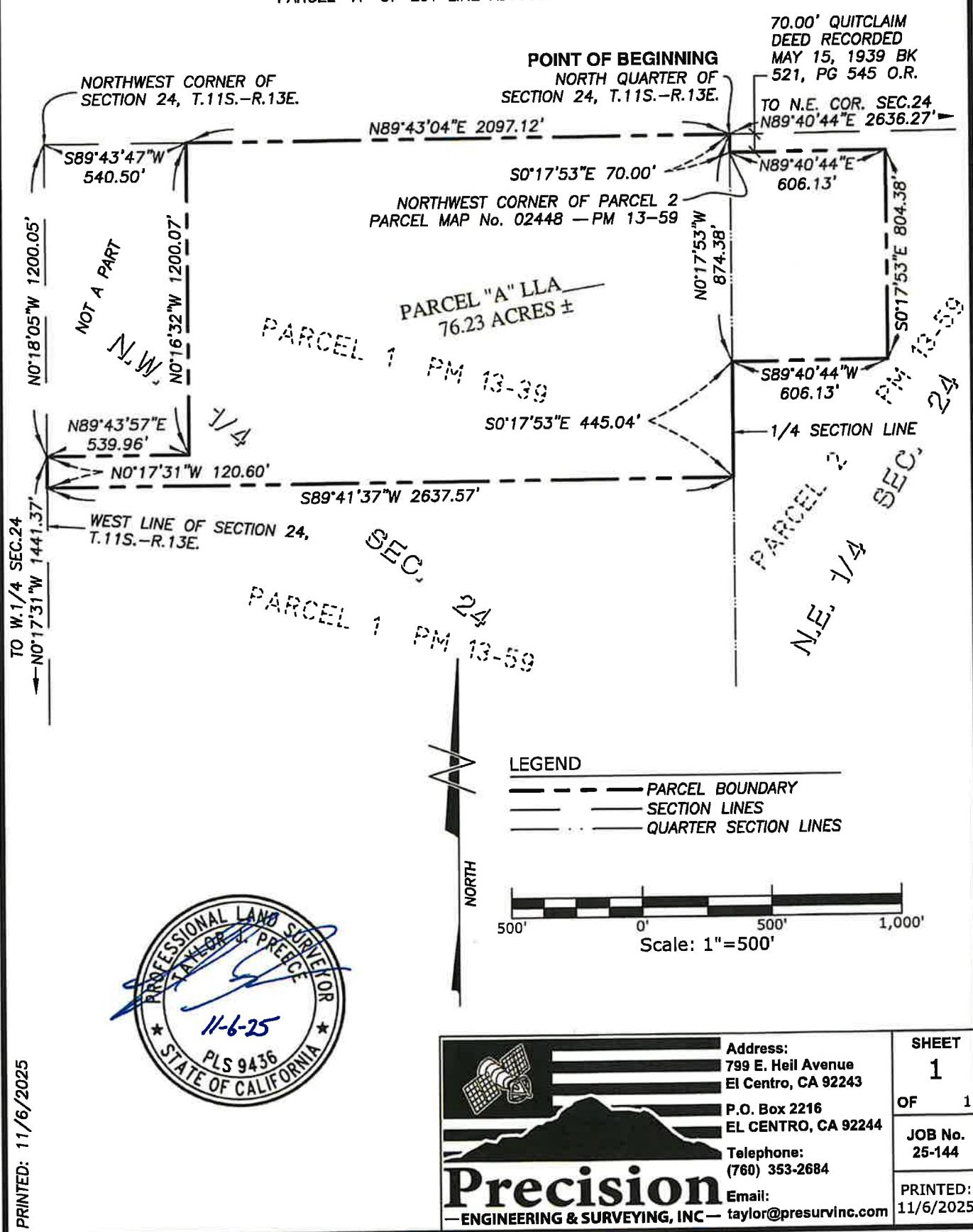


EXHIBIT "A"

LOT LINE ADJUSTMENT No. _____

LEGAL DESCRIPTION

PARCEL B

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 13 EAST, SAN BERNARDINO MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, SHOWN AND DESIGNATED AS PARCEL 2 OF PARCEL MAP No. 02448, RECORDED IN BOOK 13, PAGES 59 TO 61 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE NORTH QUARTER OF SAID SECTION 24, ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP No. 2427, RECORDED IN BOOK 13, PAGES 39 AND 40 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED APRIL 20, 2010 AS DOCUMENT No. 2010-10043 OF OFFICIAL RECORDS, THENCE SOUTH 00°17'53" EAST, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 24, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP No. 2448, RECORDED IN BOOK 13, PAGES 59 TO 61 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER;

THENCE NORTH 89°40'44" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 606.13 FEET;

THENCE SOUTH 00°17'53" EAST, PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 804.38 FEET;

THENCE SOUTH 89°40'44" WEST, PARALLEL WITH THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 606.13 FEET TO SAID NORTH-SOUTH QUARTER SECTION LINE;

THENCE NORTH 00°17'53" WEST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 874.38 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 24 AND POINT OF BEGINNING.

THE ABOVE-DESCRIBED AREA CONTAINS 140.18 ACRES, MORE OR LESS.

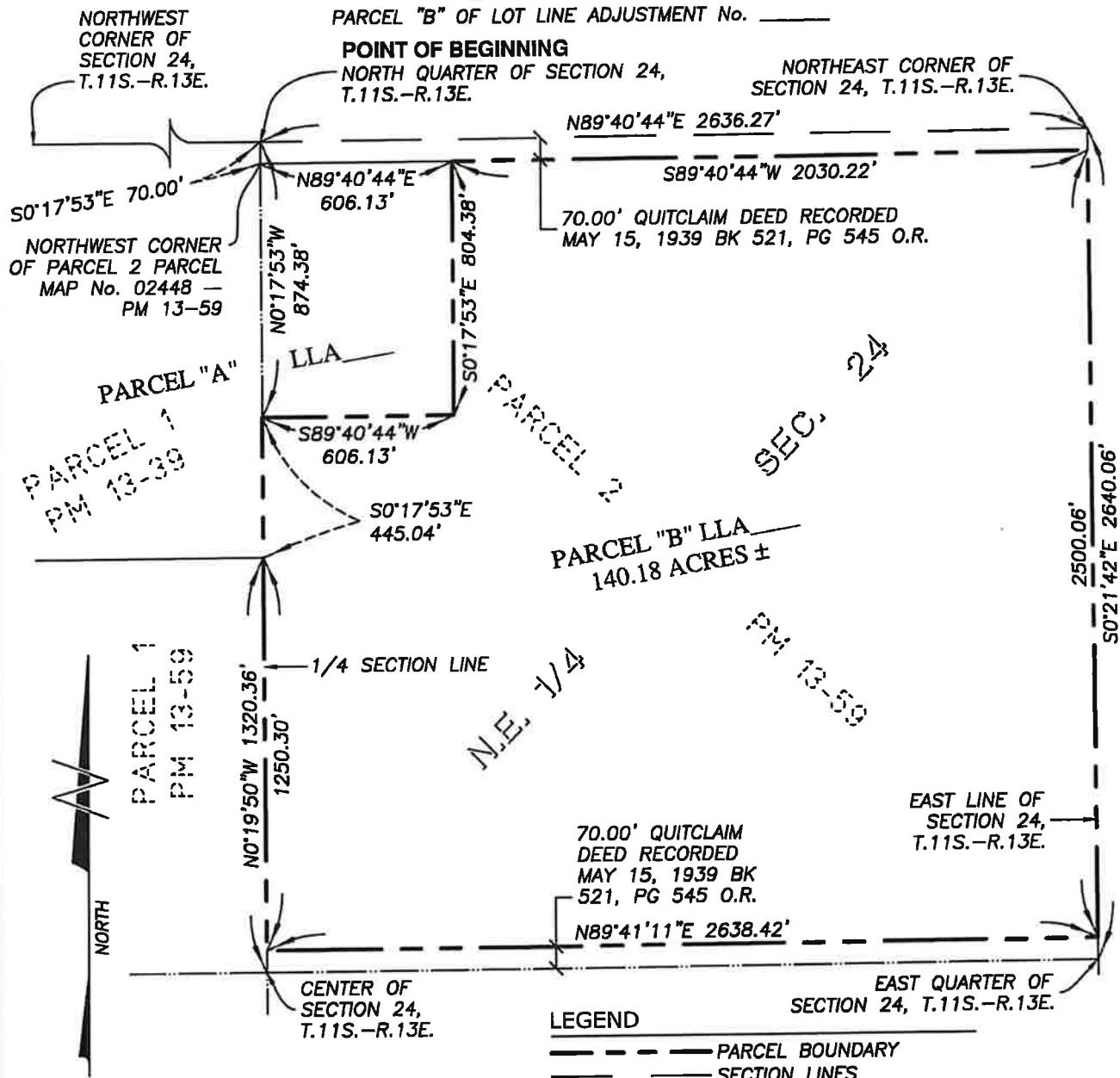
SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORD.
AS SHOWN ON EXHIBIT "B", ATTACHED HERETO, AND BY THIS REFERENCE, MADE A PART HEREOF.



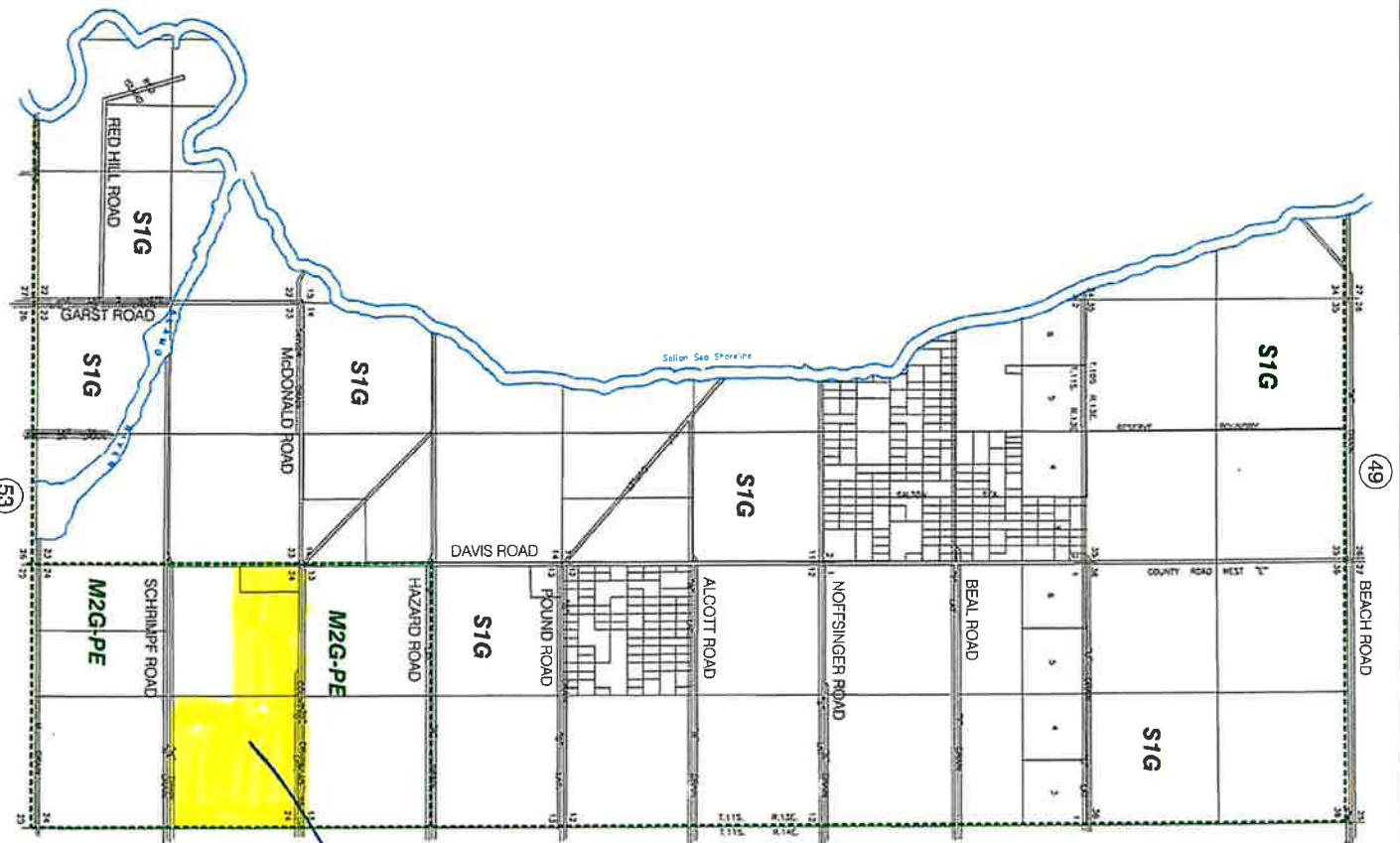
11-6-25

EXHIBIT "B"

PARCEL "B" OF LOT LINE ADJUSTMENT No. _____



	Address: 799 E. Heil Avenue El Centro, CA 92244	SHEET 1
	P.O. Box 2216 EL CENTRO, CA 92244	OF 1
	Telephone: (760) 353-2684	JOB No. 25-144
	Email: taylor@presurvinc.com	PRINTED: 11/6/2025



NOTE: Efforts have been made to insure zoning accuracy; however, this map may be revised at any time. Therefore this map is generally accurate, for zoning information only! Neither the County of Imperial nor the Planning/Building Department are responsible for erroneous information or improper use of this map.

Adopted by M. O. (j) on Jan. 27, 1998 effective July 1, 1998.

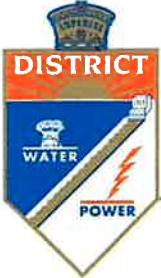
Director _____

Revision Dates:

RED HILL AREA

Title 9 Division 25 Section 92554.00

ATTACHMENT "F"
COMMENT LETTERS



IID

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Since 1911

Friday, December 12, 2025

RECEIVED

By Imperial County Planning & Development Services at 11:27 am, Dec 15, 2025

Luis Bejarano
Planner I
Planning & Development Services
801 Main St.
El Centro, CA 92243

SUBJECT: Hudson Ranch Power I (APN: 020-100-044-000 & 020-100-047-000)

Dear Luis Bejarano:

On Thursday, December 4, 2025, the Imperial Irrigation District received a request from the Imperial County Planning & Development Services for agency for the Hudson Ranch Power I located at 409 W Mc Donald Rd., Calipatria, CA 92233. The project consists of The applicant, Hudson Ranch Power I LLC, is proposing a Lot Line Adjustment (LLA) between two adjoining properties: Parcel 1 (Assessor's Parcel Number 020-100-044-000) and Parcel 2 (Assessor's Parcel Number 020-100-047-000). The proposed adjustment would transfer approximately 11.19 acres from Parcel 2 to Parcel 1, resulting in Parcel 1 increasing to approximately 76.23 acres and Parcel 2 being reduced to approximately 140.18 acres. No new parcels would be created; the LLA would solely modify the shared boundary to add 10 usable acres (11.19 acres gross) to the existing geothermal parcel for a lay-down area.

IID has reviewed the project information and has the following comments:

1. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost

IMPERIAL IRRIGATION DISTRICT

GENERAL COUNSEL'S OFFICE • 333 E. BARONI BLVD. • P.O. BOX 937 • IMPERIAL, CA 92251
TELEPHONE (760) 339-9564 • FAX (760) 339-9062

of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.

4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.
6. Hudson Ranch Power 1 LLC's proposes LLA #00344 located at 409 W McDonald Rd., Calipatria, CA 92233. The two adjoining properties are APN 020-100-044-000 and APN 020-100-047-000. Lot Line Adjustment #00344 does not propose modifications to existing IID facilities or right of ways. If future modifications of right of ways, along IID facilities are proposed, please submit plans to IID Water Department Engineering Services for review.

Should you have any questions, please do not hesitate to contact IID at iidenviornmental@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Wayne K. Strumpfer
General Counsel

Cc: Matthew H Smelser – Manager, Power Dept.
Mike Pacheco – Manager, Water Dept.
Tina Shields – Manager, Water Dept
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Power Dept.
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Supervisor, Environmental Compliance Water

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT



December 17, 2025

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

SUBJECT: LLA 00344 Hudson Ranch Power I LLC

RECEIVED

DEC 18

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Lot Line Adjustment (LLA) 00344 that would transfer approximately 11.19 acres from Parcel 2 (APN 020-100-047-000) to Parcel 1 (APN 020-100-044-000), thereby increasing Parcel 1 to 76.23 acres for the purpose of creating a lay-down area for the existing Hudson Ranch geothermal facility. No new parcels would be created.

The Air District has no comment on the lot line adjustment itself. However, the applicant is reminded that all activities on the lay-down area remain subject to applicable Air District permits and rules and regulations. Regulation VIII must be adhered to at all times to limit emissions of fugitive dust to 20 percent opacity.

The Air District's rule book can be accessed via the internet at <https://apcd.imperialcounty.org/rules-and-regulations/>. The Air District offices can be reached at (442) 265-1800.

Sincerely,

Curtis Blondell

Curtis Blondell

APC Environmental Coordinator II

Reviewed by,

Monica N. Soucier
Monica N. Soucier
APC Division Manager

LLA 00344

Page 1 of 1

Kayla Henderson

From: Margo Sanchez
Sent: Wednesday, December 17, 2025 2:38 PM
To: Kayla Henderson; Planning - ICPDSCommentLetters
Cc: Luis Bejarano
Subject: RE: Lot Line Adjustment #00344 Request for Comments

Good afternoon,

The Agricultural Commissioner's Office has No Comment for this project.

Best regards,
Margo

Margo Sanchez

Deputy Agricultural Commissioner
Deputy Sealer of Weights & Measures
Special Projects / Weights & Measures Division
Imperial County Agricultural Commissioner's Office
442.265.1500
7-4:30pm / Off rotating Fridays
agcom.imperialcounty.org

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DEC 18 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>
Sent: Thursday, December 4, 2025 9:33 AM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Kathleen Lang <KathleenLang@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Bari Bean <baribean@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; rpena@iid.com; jlasbury@iid.com; iidenvironmental@iid.com; jjbrooks@iid.com; JFLopez@iid.com; jmontano@iid.com; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; acbci-thpo@aguacaliente.net; acbci-thpo@aguacaliente.net
Cc: Luis Bejarano <luisbejarano@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Nicole Atondo <nicoletondo@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: Lot Line Adjustment #00344 Request for Comments

Good morning,

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION OFFICE



03-015-2025-016

December 05, 2025

[VIA EMAIL TO:luisbejarano@co.imperial.ca.us]
Imperial County
Luis Bejarano
801 Main Street
El Centro, CA 92243

Re: LLA #00344

Dear Luis Bejarano,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the LLA00344 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. A records check of the ACBCI registry indicates this area has not been surveyed for cultural resources. In consultation, the ACBCI THPO requests the following:

*Formal government to government consultation under California Assembly Bill No. 52 (AB-52).

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1134. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Claritsa Duarte
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

RECEIVED

12/05/2025

AGUA CALIENTE
PLANNING & DEVELOPMENT DEPT.

Luis Bejarano

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Tuesday, December 16, 2025 9:12 AM
To: Luis Bejarano; Duarte, Claritsa (TRBL); Kline, Anthony (TRBL)
Cc: Michael Abraham; Diana Robinson
Subject: RE: LLA #00344

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

Hi Luis,

Thank you for providing the cultural report. We have no further concerns regarding this project and are formally concluding AB 52 consultation.

Best,

Claritsa Duarte
Cultural Resources Analyst
cduarte@aguacaliente.net
C: (760) 985-7538 | D: (760) 883-1134
5401 Dinah Shore Drive, Palm Springs, CA 92264

-----Original Message-----

From: Luis Bejarano <luisbejarano@co.imperial.ca.us>
Sent: Monday, December 15, 2025 1:20 PM
To: THPO Consulting <ACBCI-THPO@aguacaliente.net>; Duarte, Claritsa (TRBL) <cduarte@aguacaliente.net>; Kline, Anthony (TRBL) <akline@aguacaliente.net>
Cc: Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>
Subject: RE: LLA #00344

This email was sent by a person from outside your organization. Please verify the authenticity of this email before taking further action.

Good afternoon Claritsa,

Please see the attached Cultural Studies previously performed on the area within and surrounding the project area. Feel free to let me know if any further consultation will be required or if you have any questions.

Thank you!

-----Original Message-----

From: Luis Bejarano

Vanessa DeLaTeja

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Monday, December 8, 2025 6:17 AM
To: Vanessa DeLaTeja; Luis Bejarano
Subject: Re: [EXTERNAL]:AB52 LETTER FOR LLA #00344

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning,
This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

RECEIVED

DEC 08 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



From: Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Sent: Thursday, December 4, 2025 12:49 PM
To: Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Bejarano <luisbejarano@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Azucena Gallardo <azucenagallardo@co.imperial.ca.us>; Nicole Atondo <nicoleatondo@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:AB52 LETTER FOR LLA #00344



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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Public Works works for the Public



January 15, 2026

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

Attention: Luis Bejarano, Planner I

SUBJECT: LLA 344 Hudson Ranch Power I, LLC.
Located on 409 W McDonald Rd, Calipatria, CA,
APNs 020-100-044 & 047.

RECEIVED

JAN 15 2026

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on December 4, 2025. The applicant proposes to transfer approximately 11.19 acres from Parcel 2 to Parcel 1.

Department staff has reviewed the package information, and the following comments shall be Conditions of Approval as described:

1. The legal description and plat shall be prepared by a California Licensed Land Surveyor and submitted to the Imperial County Department of Public Works for review and approval.
2. The lot line adjustment shall be reflected in a deed, which shall be recorded.
3. Each parcel affected by this lot line adjustment shall abut a maintained road and/or have legal and physical access to a public road.

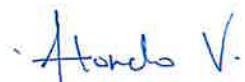
The following comments are informative:

1. Physical alterations to the land or subsequent construction activities triggered by the LLA will necessitate **detailed drainage and grading plans and studies** prepared by qualified professionals to prevent sedimentation or damage to off-site properties. It is the owner's responsibility to ensure that any storm run-off does not impact County facilities or adjacent properties.
2. The Drainage and Grading Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan, and the employment of the appropriate Best Management Practices (BMP's) shall be included within the study/plan. This Drainage and Grading Study/Plan shall also be provided should any future development occur in any of the properties. This requirement is mandated per Imperial County Code of Ordinances, Chapter 12.10.020 B Design and Construction Standards.
3. An encroachment permit shall be secured from the Department of Public Works for all new, altered or unauthorized existing driveway(s) to access the properties through surrounding roads. For projects involving access through surrounding County roads, as a minimum, a commercial driveway shall be constructed. This requirement is mandated per Imperial County Code of Ordinances, Chapter 12.10.020 B.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

By:

A handwritten signature in blue ink, appearing to read "Atondo V." with a small checkmark or dot to the left of "Atondo".

Veronica Atondo, PE, PLS
Deputy Director of Public Works – Engineering, Department Lead