

FILED

IMPERIAL COUNTY

Feb 03 2026

## Notice of Exemption

Appendix E

CHUCK STOREY, County Clerk

By Chuck Storey  
Deputy ClerkTo: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044From: (Public Agency):  
County of Imperial  
Planning & Development Services  
801 Main Street  
El Centro, CA 92243County Clerk  
County of Imperial  
940 Main Street  
El Centro, CA 92243Project Title: Lot Line Adjustment #00344Project Applicant: Hudson Ranch Power, LLC & Terralithium, LLC

Project Location – Specific:

477 W McDonald RdProject Location – City: Calipatria, CA 92233Project Location – County: Imperial

## Description of Nature, Purpose and Beneficiaries of Project:

The applicants propose a lot line adjustment between two (2) continuous lots identified under Assessor's Parcel Number(s) APN 020-100-044-000 (Parcel A) & 020-100-047-000 (Parcel B) zoned as M-2-G-PE (Medium Industrial with a Geothermal and Pre-Existing Overlay), increasing the acreage on Parcel A 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.

Name of Public Agency Approving Project: Imperial County Planning CommissionName of Person or Agency Carrying Out Project: Luis Bejarano, Planner II**POSTED**

## Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
☒ Categorical Exemption. State type and section number: Section 15305  
☐ Statutory Exemptions, State Code Number: \_\_\_\_\_

FEB 03 2026

Imperial County Clerk-Recorder  
California

## Reasons why project is exempt:

Section 15305 "Minor Alterations in Land Use Limitations" of Article 19 "Categorical Exemptions" "consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density." The lot merger meets this classification and is therefore exempt.

Lead Agency  
Contact Person:Luis Bejarano, Planner IArea Code/ Telephone  
Extension:(442) 265-1736

## If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:

Date: 02/03/2026Michael Abraham  
ICPDS Assistant  
Director

Title: \_\_\_\_\_

☒ Signed by Lead Agency ☐ Signed by Applicant

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Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for Filing at OPR: \_\_\_\_\_

**POST FOR 30 DAYS**

Revised 2011