

PROJECT REPORT

TO: PLANNING DIRECTOR ACTION
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: September 24, 2025
AGENDA TIME: 3:30PM / No. 1

Parcel Map #02517

PROJECT TYPE: Loretta Ann Catania, Trustee of the Childers Family Trust SUPERVISOR DIST # 2

LOCATION: 1905 Wixom Road APN: 051-360-038-000

El Centro, CA PARCEL SIZE: 61.48-AC

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

ZONE (existing) A-3-RE (Heavy Agriculture, Renewable Energy Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: 09-24-2025

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 07-24-2025

INITIAL STUDY: #25-0015

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER				

Fort Yuma Quechan Indian Tribe

REQUESTED ACTION:

IT IS RECOMMENDED THAT THE PLANNING DIRECTOR CONDUCTS A PUBLIC HEARING AND THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU APPROVE PARCEL MAP #02517 BY TAKING THE FOLLOWING 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 JULY 24, 2025; AND,
2. ADOPT THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING PARCEL MAP #02517, SUBJECT TO THE ATTACHED CONDITIONS.

Planning & Development Services

801 MAIN ST., EL CENTRO, CA, 92243 442-265-1736

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STAFF REPORT
Planning Director Action Meeting
September 24, 2025

Project Name: **Parcel Map (PM) #02517**

Applicant: **Loretta Ann Catania, Trustee of the Childers Family Trust**
 1905 Wixom Road
 El Centro, CA 92243

Agent: **Precision Engineering & Surveying, Inc.**
 Taylor Preece, P.L.S.
 799 E. Heil Avenue
 El Centro, CA 92243

Project Location:

The proposed project is situated within a predominantly rural area and is bounded by Wixom Road on the North, Vogel Road on the East, and active agricultural lands on the South and West. The subject property is described as the Remainder Parcel of Parcel Map No. 2345; Township 16 South, Range 12 East of the San Bernardino Base and Meridian (S.B.B.M.), containing approximately 61.48 acres. The property is also known as Assessor's Parcel Number (APN) 051-360-038-000.

Project Summary:

The Applicant seeks approval for a minor subdivision of land. The proposed action involves dividing an existing parcel into two distinct lots. The subject property is the remaining portion of land, approximately 61.48-acres, originating from Parcel Map No. 2345, which had previously been approved by the Imperial County Planning Commission on February 13, 2002. As part of that prior action, a 40-acre relinquishment of residential development rights was granted to the County of Imperial, as documented in recorded Document No. 2003010143. One of the proposed lots would be designated to contain an existing single-family residence, constructed in approximately January 1976, according to County records. The other lot would remain as an active agricultural field. No changes to the existing zoning designation or land uses are proposed as part of this request.

Proposed Parcel 1 would comprise approximately 48.68-acres and would encompass the existing agricultural field. Legal and physical access to the parcel would be provided via Wixom Road. Water service would continue to be supplied from the Fig Canal, Delivery 2, and on-site drainage would remain self-contained. This request does not include any proposed development or modifications to the existing water delivery system for Proposed Parcel 1.

Proposed Parcel 2 would encompass approximately 12.80-acres and would accommodate the existing residential dwelling. Legal and physical access to the parcel would be provided via Wixom Road. Water service would continue to be supplied through an existing pipeline connected to the Fig Canal, while wastewater would continue to be managed through an existing underground septic system.

Existing Parcel Size:

Subject Parcel (051-360-038) ≈ +/- 61.48 AC

New Proposed Parcel Sizes:

Parcel 1 "A" (Existing Agricultural Field) ≈ +/- 48.68 AC

Parcel 2 "B" (Existing Residential Dwelling) ≈ +/- 12.80 AC

Land Use Analysis:

Per Imperial County's General Plan, the land use designation for this project is "Agriculture" and zoned as "A-3-RE" (Heavy Agriculture, Renewable Energy Overlay) per Zoning Map #40 of the Imperial County Title 9 Land Use Ordinance.

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Although Proposed Parcel 2, approximately 12.80-acres in size, does not meet the minimum lot size requirement for the A-3 (Heavy Agriculture) zone, it is deemed consistent with Division 5, Section 90509.04, Lot Reduction Exemption #1 of the Imperial County Land Use Ordinance. Exemption #1 is applicable as the proposed minor subdivision will result in no more than two (2) parcels, one of which is smaller than the minimum required size, while satisfying all three conditions outlined in the exemption: (a) the subdivision is intended to authorize the conveyance of a single-family dwelling that was legally constructed prior to April 1, 1976; (b) the subdivider agrees to convey and relinquish development rights to the County over a sufficient remainder of the property to ensure that the reduction in lot size does not result in an increase in residential density beyond what is permitted in the A-3 zone; and (c) the subdivision complies with all other applicable requirements of the Imperial County Land Use Ordinance (Title 9). Finally, it should be noted that the previously granted relinquishment of residential development rights over a 40-acre portion to the County of Imperial will remain and would be superseded by a new agreement incorporated into the proposed action.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Agricultural Field/Residential Home	A-3-RE (Heavy Agriculture, Renewable Energy Overlay)	Agriculture
North	Active Farmland/Solar Facilities	A-2-RE (General Agricultural, Renewable Energy Overlay)	Agriculture
South	Active Farmland	A-3-RE (Heavy Agriculture, Renewable Energy Overlay)	Agriculture
East	Active Farmland	A-3-RE (Heavy Agriculture, Renewable Energy Overlay)	Agriculture
West	Active Farmland	A-2-R (General Agricultural, Rural Zone)	Agriculture

Environmental Determination:

On July 24, 2025, the Environmental Evaluation Committee (EEC) determined that Parcel Map #02517, a minor subdivision which consists of dividing an existing parcel into two distinct lots, separating an existing home site from an existing agricultural field, would not

have a significant effect on the environment and recommended a Negative Declaration (ND) to be prepared.

The EEC Committee consists of seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services.

On July 29, 2025, the public notice for the Negative Declaration was filed with the Imperial County Clerk-Recorders and was posted and circulated for 30 days with a comment period from July 29, 2025, through September 1, 2025. All comments were received, reviewed and made part of this project.

Staff Recommendation:

It is recommended that the Planning Director conducts a public hearing and hear all the opponents and proponents of the proposed project. Staff would then recommend that approval of Parcel Map #02517 by taking the following 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 July 24, 2025; and,
- 2) Adopt the attached Resolution and supporting findings, approving Parcel Map #02517, subject to the attached conditions.

PREPARED BY:

Gerardo A. Quero, Project Planner
Planning & Development Services

#345

REVIEWED BY:

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

APPROVED BY:

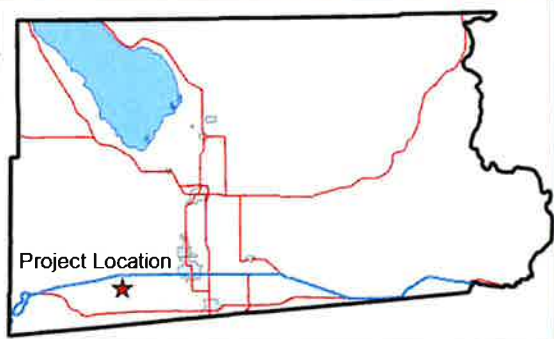
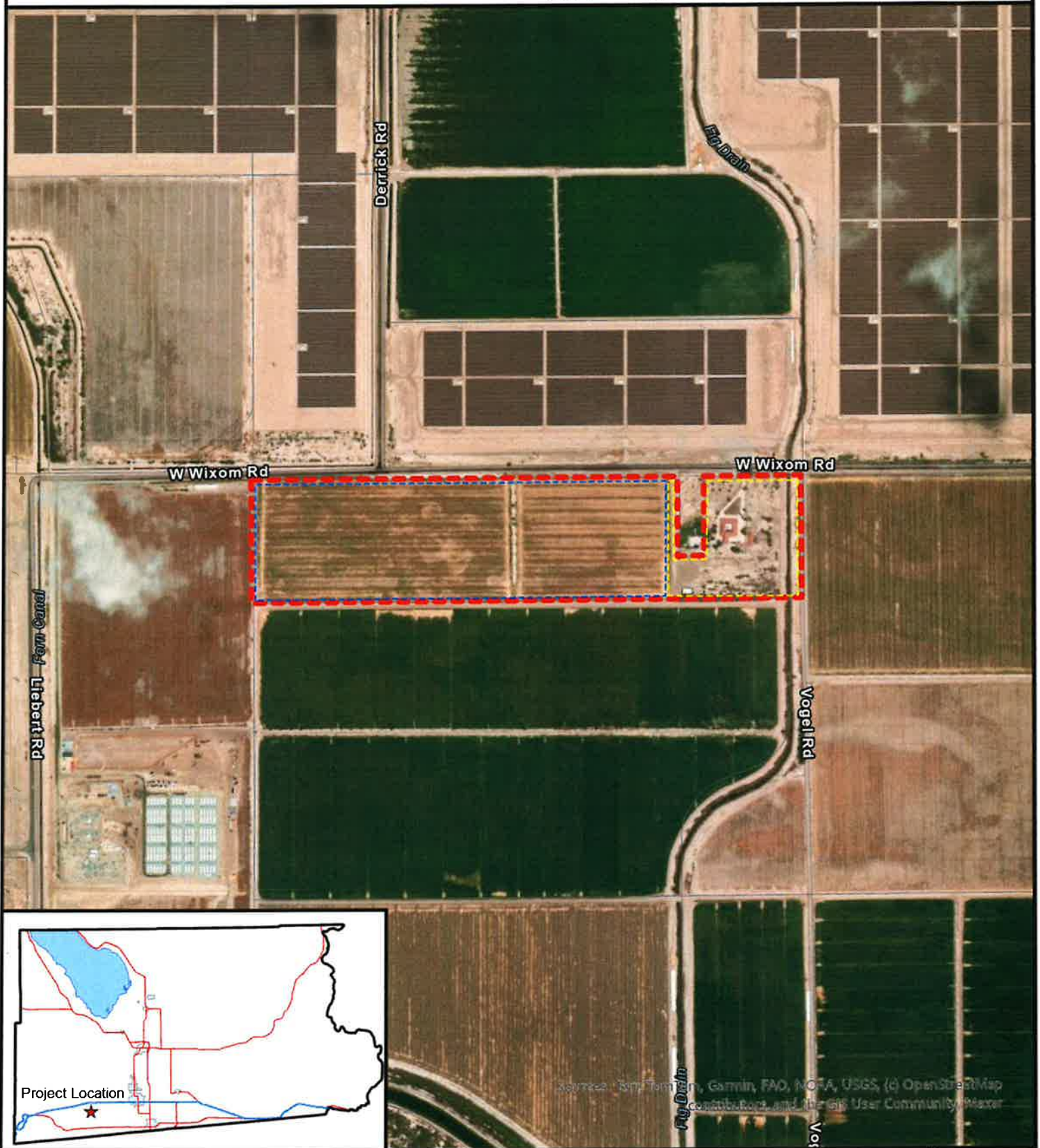
Jim Minnick, Director of
Planning & Development Services

ATTACHMENTS:

- A. Vicinity Map
- B. Tentative Parcel Map
- C. CEQA Resolution
- D. Planning Director Resolution
- E. PM #02517 – Conditions of Approval
- F. Relinquishment of Residential Development Rights (Grant of Easement) Agreement
- G. Environmental Evaluation Committee Package
- H. Comment Letters

ATTACHMENT “A”
VICINITY MAP

PROJECT LOCATION MAP



LORETTA ANN CATANIA
TRUSTEE OF THE CHILDERS FAMILY TRUST
PM #02517 / IS #25-0015
APN 051-360-038

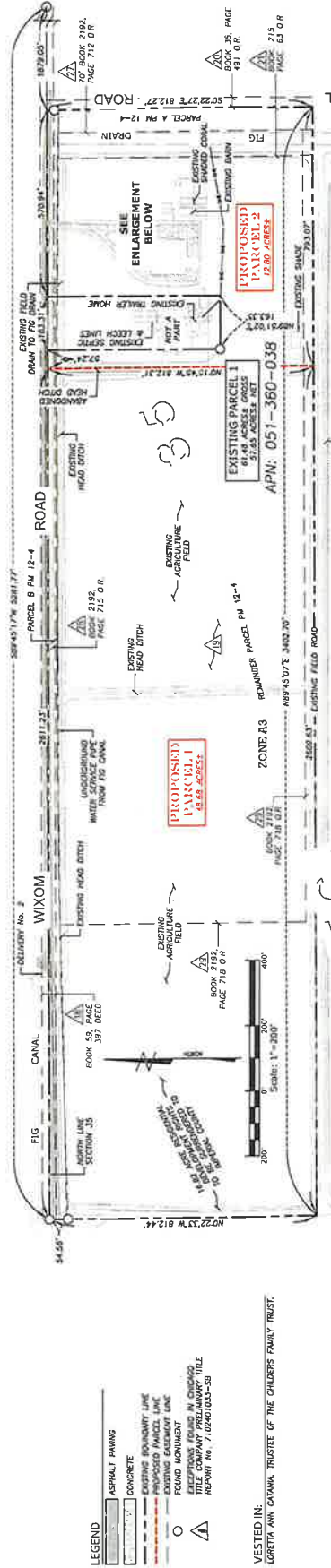
- Project Location
- Proposed Parcel A
- Proposed Parcel B
- Parcels
- Centerline



ATTACHMENT “B”
TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP No.

A PORTION OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



LEGAL DESCRIPTION

ACCORDING TO THE FLOOD INSURANCE MAP PANEL 15 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS REMAINDER OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, THE COUNTY RECORDER OF IMPERIAL COUNTY.

FLOOD ZONE

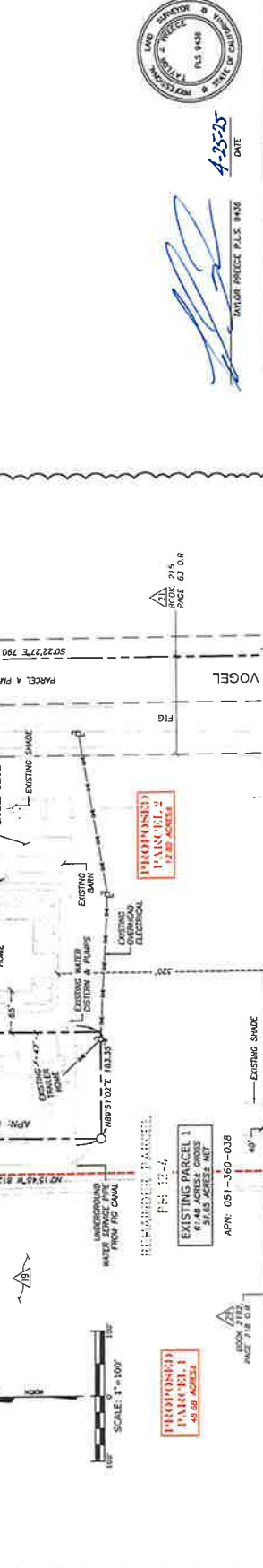
ACCORDING TO FEMA FLOOD INSURANCE MAP PANEL 15 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SHOWN AND DESIGNATED AS REMAINDER OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, THE COUNTY RECORDER OF IMPERIAL COUNTY.

ZONING

AS ILLUSTRATED ON MAP, THIS PROPERTY IS SUBJECT TO ZONE A3.

GENERAL NOTES

1. PROPOSED ACRES: 12.89
2. TOTAL NUMBER OF PARCELS: TWO
3. EXISTING ZONING: A3
4. PROPOSED PARCEL 1: 61.48 ACROSS GROSS, 51.65 ACROSS NET
5. PROPOSED PARCEL 2: 12.89 ACROSS
6. EXISTING ZONING: A3



PRECISION
ENGINEERING & SURVEYING, INC.

CHILDERS TESTAMENTARY PARCEL MAP

DATE: 4-25-25

CLIENT: CHILDERS FAMILY TRUST

PROJECT: CHILDERS TESTAMENTARY PARCEL MAP

PREPARED BY: J. L. CHILDERS

CHECKED BY: J. L. CHILDERS

DATE: 4-25-25

SCALE: 1"=100'

FIG. 1

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ATTACHMENT “C”
CEQA RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING DIRECTOR ACTION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING “NEGATIVE DECLARATION” (INITIAL STUDY #25-0015) FOR PARCEL MAP #02517 (LORETTA ANN CATANIA, TRUSTEE OF THE CHILDERS FAMILY TRUST).

WHEREAS, on July 11, 2025, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for July 24, 2025; and,

WHEREAS, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County's “Rules and Regulations to Implement CEQA, as Amended”; and,

WHEREAS, on July 24, 2025, the Environmental Evaluation Committee heard the project and recommended the Planning Director of the County of Imperial to adopt the Negative Declaration for Parcel Map #02517; and,

WHEREAS, the Negative Declaration was circulated for 30 days from July 29, 2025, to September 1, 2025; and,

WHEREAS, the Planning Director of the County of Imperial has been designated with the responsibility of adoptions and certifications; and,

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

The Planning Director has reviewed the attached Negative Declaration (ND) prior to approval of Parcel Map #02517. The Planning Director finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Director has reviewed the attached Negative Declaration (ND) for Parcel Map #02517 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Parcel Map; and,
3. That the Negative Declaration reflects the Planning Director's independent judgment and analysis.

NOW, THEREFORE, the County of Imperial Planning Director **DOES HEREBY ADOPT** the Negative Declaration for Parcel Map #02517.

Jim Minnick
Imperial County Planning & Development
Services Director

ATTACHMENT “D”
PLANNING DIRECTOR
RESOLUTION

RESOLUTION NO.

A RESOLUTION OF THE PLANNING DIRECTOR ACTION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING PARCEL MAP #02517 AND CONDITIONS OF APPROVAL FOR LORETTA ANN CATANIA, TRUSTEE OF THE CHILDERS FAMILY TRUST.

WHEREAS, Loretta Ann Catania, Trustee of the Childers Family Trust, has submitted an application for Parcel Map #02517 seeking approval for a minor subdivision consisting of dividing an existing parcel into two distinct lots, separating an existing home site from an existing agricultural field; and,

WHEREAS, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended"; and,

WHEREAS, the Planning Director of the County of Imperial has been delegated with the responsibility of adoptions and certifications; and,

WHEREAS, public notice of said application has been given, and the Planning Director 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 September 24, 2025; and,

WHEREAS, on July 24, 2025, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Director adopt the Negative Declaration; and,

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

SECTION 1. The Planning Director has considered Parcel Map #02517 and Conditions of Approval prior to approval; the Planning Director finds and determines that the Parcel Map and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes 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, the following findings for the approval of Parcel Map #02517 have been made:

Finding 1: That the subdivision is not a major subdivision.

The subdivision is a minor subdivision, which consists of dividing an existing parcel into two distinct lots. One lot would be designated to accommodate an existing home site, while the other would be intended to accommodate an existing agricultural field. The proposed parcels, identified as Proposed Parcel 1 and Proposed Parcel 2, would be approximately 48.68 acres and 12.80 acres respectively, according to the proposed Exhibit (See Attachment B).

Finding 2: That the Tentative Parcel Map meets the requirements of the County Subdivision Ordinance.

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Although Proposed Parcel 2, approximately 12.80-acres in size, does not meet the

minimum lot size requirement for the A-3 (Heavy Agriculture) zone, it is deemed consistent with Division 5, Section 90509.04, Lot Reduction Exemption #1 of the Imperial County Land Use Ordinance. Exemption #1 is applicable as the proposed minor subdivision will result in no more than two (2) parcels, one of which is smaller than the minimum required size, while satisfying all three conditions outlined in the exemption: (a) the subdivision is intended to authorize the conveyance of a single-family dwelling that was legally constructed prior to April 1, 1976; (b) the subdivider agrees to convey and relinquish development rights to the County over a sufficient remainder of the property to ensure that the reduction in lot size does not result in an increase in residential density beyond what is permitted in the A-3 zone; and (c) the subdivision complies with all other applicable requirements of the Imperial County Land Use Ordinance (Title 9). Finally, it should be noted that the previously granted relinquishment of residential development rights over a 40-acre portion to the County of Imperial will remain and would be superseded by a new agreement incorporated into the proposed action.

Finding 3: The proposed map is consistent with applicable General and Specific Plans.

The proposed minor subdivision consists of dividing an existing parcel into two distinct lots, separating an existing home site from an existing agricultural field and is consistent with the Imperial County General Plan. The project site is designated as "Agriculture."

Finding 4: The design or improvement of the proposed land division consistent with applicable General and Specific Plans.

The design of the proposed parcel map is consistent with the Imperial County General Plan; the project site is designated as Agriculture and zoned A-3-RE (Heavy Agriculture, Renewable Energy Overlay).

Finding 5: The site is physically suitable for the type of development.

The proposed parcel map consists of dividing an existing parcel into two distinct lots. One lot would be designated to accommodate an existing home site, while the other would be intended to accommodate an existing agricultural field; therefore, the proposed minor subdivision is considered consistent with the Imperial County General Plan.

Finding 6: The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidable injure fish or wildlife or their habitat.

The proposed project was environmentally assessed, and it was determined that there will be no significant impacts to fish & wildlife habitats. A Negative Declaration was recommended to be adopted at the July 24, 2025, Environmental Evaluation Committee hearing.

Finding 7: The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

The project proposes a minor subdivision consisting of dividing an existing parcel into two distinct lots. One lot would be designated to accommodate an existing home site, while the other would be intended to accommodate an existing agricultural field; therefore, it is not likely to cause serious public health problems.

Finding 8: That the design of the subdivision or the type of improvements will not conflict with easements of records or easements established by court judgement acquired by the public at large for access through or use of property within the proposed division of land.

The design of the proposed land division will not conflict with easements for access through, or use of, property within the proposed site.

Finding 9: There will be no adverse impacts upon wildlife or natural resources and no intrusion upon any known habitat, nor is it likely to have future impact.

A Negative Declaration was recommended to be adopted at the July 24, 2025, Environmental Evaluation Committee hearing which determined a less than significant impact on wildlife or natural resources; no future impacts are anticipated.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Director **DOES HEREBY APPROVE** Parcel Map #02517, subject to the Conditions of Approval.

Jim Minnick
Imperial County Planning & Development
Services Director

ATTACHMENT “E”

**PM#02517 – CONDITIONS OF
APPROVAL**

CONDITIONS OF APPROVAL

PARCEL MAP #02517

(Loretta Ann Catania, Trustee of the Childers Family Trust)
[051-360-038-000]

NOTICE TO APPLICANT!

The above-referenced Parcel Map, 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/SUBDIVIDER or any subsequent owner(s), shall comply with all of the CONDITIONS specified herein, whether at the time of recordation of the Map 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, and/or the subdivider. If approved, this project has 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 parcel maps 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 parcel map.

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 Map.
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 Subdivision, subdivider 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 Subdivision 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 subdivider, arising out of or in connection with the approval of this Subdivision, 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 map shall abut a maintained road and/or have legal and physical access to a public road before this Parcel Map 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. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered, or unauthorized existing driveway(s) to access the properties through surrounding roads.
9. 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.

SITE SPECIFIC CONDITIONS:

1. Provide a Parcel Map 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.¹
2. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey show

connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).¹

3. Tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map shall be provided.¹
4. An original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map shall be provided.¹
5. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road. The proposed access easement for one of the parcels cannot be accepted since all parcels are under the same ownership (California Civil Code sections 811 and 805).¹
6. Each parcel created or affected by this map shall abut and have legal and physical access to a publicly maintained road prior to the recordation of the project documents. The proposed access for both parcels will be Wixom Road.¹
7. An encroachment permit shall be secured from the Department of Public Works for any new, altered, or unauthorized existing driveways, and for any activity or work within or near an Imperial County Public Road Right-of-Way. For future development, rural concrete driveways per County standards (Dwg. No. 411B) will be required.¹
8. A Drainage Letter that takes into account the prevention of sedimentation or damage to off-site properties and county road right-of-way(s) from storm run-off may be accepted in lieu of a full Grading Plan, since no new development is being proposed at this time. Should any future development occur on any of the properties, a comprehensive Drainage and Grading Study/Plan shall be required by this Department, to provide for property grading and drainage control and to prevent sedimentation or damage to off-site properties, prepared according to the Engineering Design Guidelines Manual.¹
9. A new Grant of Easement agreement, superseding the existing agreement recorded under Document No. 2003-010143, shall be recorded to formalize the relinquishment of residential development rights over the remainder ±48-acre parcel (Proposed Parcel 1 "A") to the County of Imperial, and the "Surrender of Residential Development Rights" notated on the Final Parcel Map.²

1 - Imperial County Department of Public Works comment letter dated June 11, 2025.

2 - Imperial County Planning & Development Services Department

ATTACHMENT “F”

**RELINQUISHMENT OF RESIDENTIAL
DEVELOPMENT RIGHTS (GRANT OF
EASEMENT) AGREEMENT**

Recording Requested by and
When Recorded Mail to:

Imperial County Planning & Development
Services Department
801 Main Street
El Centro, CA 92243

GRANT OF EASEMENT

THIS AGREEMENT is made and entered in to this ____ day of _____ by and between Loretta Ann Catania, Trustee of the Childers Family Trust, hereinafter referred to as "GRANTOR (S)" and the County of Imperial, a political subdivision of the State of California, hereinafter referred to as "GRANTEE".

As a condition of approval of Parcel Map No. 02517 and in accordance with the provision of Section 90804.01 (A) of the Codified Ordinances of Imperial County, California. The GRANTORS hereby grant to the Count of Imperial an exclusive easement in gross as to residential development rights on the property described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The easement granted herein transfers and surrenders the right of constructing, erecting or installing any structure which can be used as a residence on the property described above from Grantor to Imperial County. This easement shall be binding on the Grantor, their heirs, assigns or successor(s) in interest.

APN 051-360-038-000

The undersigned Grantor declares
Document Transfer Tax \$No Tax Due (R&T 11922)

Loretta Ann Catania, Trustee of the Childers Family Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Imperial} S.S.

On _____ before me, _____, a Notary Public
in _____ and _____ for said _____ County _____ and _____ State, personally appeared _____
_____ proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the Stat of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent
attachment of this certificate to unauthorized document.

TITLE OR TYPE OF DOCUMENT _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

CERTIFICATE OF ACCEPTANCE
(Section 27281, Government Code, 1957)

This is to certify that the interest in real property conveyed by deed or grant dated _____, from _____ to the County of Imperial, a political corporation is hereby accepted by order of the Board of Supervisors on _____ (or by the undersigned officer or agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on February 22, 1977 and recorded in Book 1398, Page 724 Official Records on file in the Office of the County Recorder of Imperial County and the Grantee herein consents to recordation thereof by its Duly Authorized Officer.

Dated: _____

By: _____
James A. Minnick, Director
Planning & Development Services

ATTACHMENT “G”
ENVIRONMENTAL EVALUATION
COMMITTEE PACKAGE

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE
FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: July 24, 2025
AGENDA TIME: 1:30PM / No. 2

Parcel Map #02517
PROJECT TYPE: Loretta Ann Catania, Trustee of the Childers Family Trust SUPERVISOR DIST # 2
LOCATION: 1905 Wixom Road APN: 051-360-038-000

El Centro, CA PARCEL SIZE: 61.48-AC

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

ZONE (existing) A-3-RE (Heavy Agriculture, Renewable Energy Overlay) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION:

HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIRONMENTAL EVALUATION COMMITTEE DECISION:

HEARING DATE: 07-24-2025

INITIAL STUDY: #25-0015

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS
AG
APCD
E.H.S.
FIRE / OES
SHERIFF
OTHER

☐ NONE
☐ NONE
☐ NONE
☒ NONE
☐ NONE
☒ NONE

☒ ATTACHED
☒ ATTACHED
☒ ATTACHED
☐ ATTACHED
☒ ATTACHED
☐ ATTACHED

Fort Yuma Quechan Indian Tribe

REQUESTED ACTION:

(See Attached)

☒ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Parcel Map #02517
Initial Study #25-0015
Loretta Ann Catania, Trustee of the Childers Family Trust**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

July 2025

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Parcel Map #02517 (Refer to Exhibit "A").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☐ According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade the quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☒ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the

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principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (30-days if submitted to the State Clearinghouse for a project of area-wide significance) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a potentially significant impact, potentially significant unless mitigation incorporated, less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

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preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in the preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a ☐ policy-level, ☒ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared

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for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- These documents must summarize the portion of the document being incorporated by reference or briefly

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describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

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II. Environmental Checklist

1. **Project Title:** Loretta Ann Catania, Trustee of the Childers Family Trust
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Gerardo A. Quero, Planner II, (442)265-1736, ext. 1748
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** gerardoquero@co.imperial.ca.us
6. **Project location:** 1905 Wixom Road, El Centro, CA 92243
Assessor's Parcel Number (APN) 051-360-038-000
7. **Project sponsor's name and address:** Loretta Ann Catania, Trustee of the Childers Family Trust
2178 N. East Street
Alturas, CA 96101
8. **General Plan designation:** Agriculture
9. **Zoning:** A-3-RE (Heavy Agriculture, Renewable Energy Overlay)

10. **Description of project:** The applicant, Loretta Ann Catania, Trustee of the Childers Family Trust, is requesting approval for a minor subdivision of land. The proposed action involves dividing an existing parcel into two distinct lots. The subject property is the remaining portion of land, approximately 61.48-acres, originating from Parcel Map No. 2345, which had previously been approved by the Imperial County Planning Commission on February 13, 2002. As part of that prior action, a 40-acre relinquishment of residential development rights was granted to the County of Imperial, as documented in recorded Document No. 2003010143. One of the proposed lots would be designated to contain an existing single-family residence, constructed in approximately January 1976, according to County records. The other lot would remain as an active agricultural field. No changes to the existing zoning designation or land uses are proposed as part of this request.

Proposed Parcel 1 would comprise approximately 48.68-acres and would encompass the existing agricultural field. Legal and physical access to the parcel would be provided via Wixom Road. Water service would continue to be supplied from the Fig Canal, Delivery 2, and on-site drainage would remain self-contained. This request does not include any proposed development or modifications to the existing water delivery system for Proposed Parcel 1. Proposed Parcel 2 would encompass approximately 12.80-acres and would accommodate the existing residential dwelling. Legal and physical access to the parcel would be provided via Wixom Road. Water service would continue to be supplied through an existing pipeline connected to the Fig Canal, while wastewater would continue to be managed through an existing underground septic system.

11. **Surrounding land uses and setting:** The project site is situated within a predominantly rural area and is bounded by Wixom Road on the North, Vogel Road on the East, and active agricultural lands on the South and West. The subject property is described as the Remainder Parcel of Parcel Map No. 2345; Township 16 South, Range 12 East of the San Bernardino Base and Meridian (S.B.B.M.), containing approximately 61.48 acres. The property is also known as Assessor's Parcel Number (APN) 051-360-038-000.

The project site is surrounded by parcels zoned as A-2-RE (General Agricultural, Renewable Energy Overlay) on the North, A-3-RE (Heavy Agriculture, Renewable Energy Overlay) on the South, A-2-R (General Agricultural/Rural Zone) on the East, and A-3-RE (Heavy Agriculture, Renewable Energy Overlay) on the West.

The proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Although Proposed Parcel 2, approximately 12.80-acres in size, does not meet the minimum lot size requirement for the A-3 (Heavy Agriculture) zone, it is deemed consistent with Division 5, Section 90509.04, Lot Reduction Exemption #1 of the Imperial County Land Use Ordinance. Exemption #1 is applicable as the proposed minor subdivision will result in no more than two (2) parcels, one of which is smaller than the minimum required size, while satisfying all three conditions outlined in the exemption: (a) the subdivision is intended to authorize the conveyance of a single-family dwelling that was legally constructed prior to April 1, 1976; (b) the subdivider agrees to convey and relinquish development rights to the County over a sufficient remainder of the property to ensure that the reduction in

lot size does not result in an increase in residential density beyond what is permitted in the A-3 zone; and (c) the subdivision complies with all other applicable requirements of the Imperial County Land Use Ordinance (Title 9). Lastly, it should be noted that the previously granted relinquishment of residential development rights over a 40-acre portion to the County of Imperial will remain in effect as part of the proposed action.

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Planning Commission.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On May 30, 2025, consultation letters were sent to both the Fort Yuma Quechan Indian Tribe and the Campo Band of Mission Indians. On the same day, the Imperial County Planning and Development Services Department (ICPDS) received an email from the Historic Preservation Officer of the Fort Yuma Quechan Indian Tribe indicating that they had no comments on the proposed project. As of this date, no response has been received from the Campo Band of Mission Indians.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

☒ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EEC VOTES

PUBLIC WORKS
ENVIRONMENTAL HEALTH SVCS
OFFICE EMERGENCY SERVICES
APCD
AG
SHERIFF DEPARTMENT
ICPDS

YES

☒
☒
☒
☒
☒
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☒
☒

NO

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ABSENT

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☐


Jim Minnick, Director of Planning/EEC Chairman

Date:

7-24-2025

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PROJECT SUMMARY

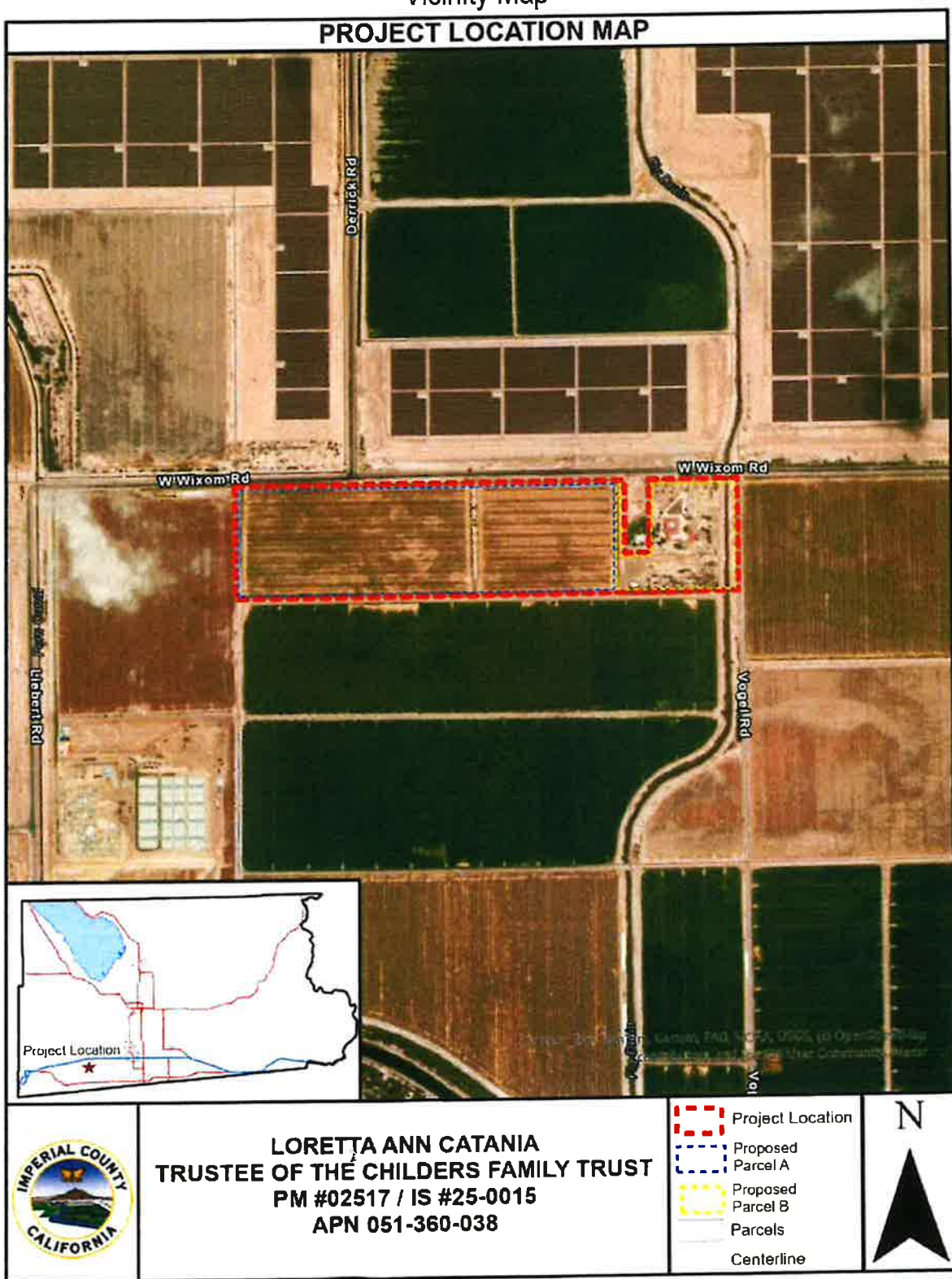
- A. **Project Location:** The proposed project would be located at 1905 Wixom Road, El Centro, CA 92243; Assessor's Parcel Number (APN) 051-360-038-000.
- B. **Project Summary:** The applicant, Loretta Ann Catania, Trustee of the Childers Family Trust, proposes a minor subdivision of land to create two distinct lots separating an existing single-family residence from an existing and active agricultural field. The subject parcel is approximately 61.48-AC.
- C. **Environmental Setting:** The proposed project parcel is relatively flat, located approximately 7 miles southwest of the city limits of the City of El Centro, bounded by Wixom Road to the North, Vogel Road to the East, and active farmlands to the South and West.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture." It is classified as A-3-RE (Heavy Agriculture, Renewable Energy Overlay) per Zone Map #40 of the Imperial County Land Use Ordinance (Title 9). Initial Study #25-0015 will analyze any impacts related to the proposed project.

The proposed minor subdivision is projecting (2) two parcels: proposed Parcel 1 with approximately ± 48.68 Acres and proposed Parcel 2 with approximately ± 12.80 Acres, which complies with Section 90805.00 et. al. of the Imperial County Land Use Ordinance (Title 9). Although Proposed Parcel 2, approximately 12.80-acres in size, does not meet the minimum lot size requirement for the A-3 (Heavy Agriculture) zone, it is deemed consistent with Division 5, Section 90509.04, Lot Reduction Exemption #1 of the Imperial County Land Use Ordinance. Both proposed parcels are to remain in their existing residential and agricultural uses. No change to the existing zoning is anticipated.

- E. **General Plan Consistency:** Per the Imperial County General Plan, the land use designation for this project is "Agriculture" and zoned as A-3-RE (Heavy Agriculture, Renewable Energy Overlay) per Zone Map #40 of the Imperial County Land Use Ordinance (Title 9). The proposed project is consistent with the General Plan and County Land Use Ordinance, Sections 90509.04 and 90805.00 et. al.

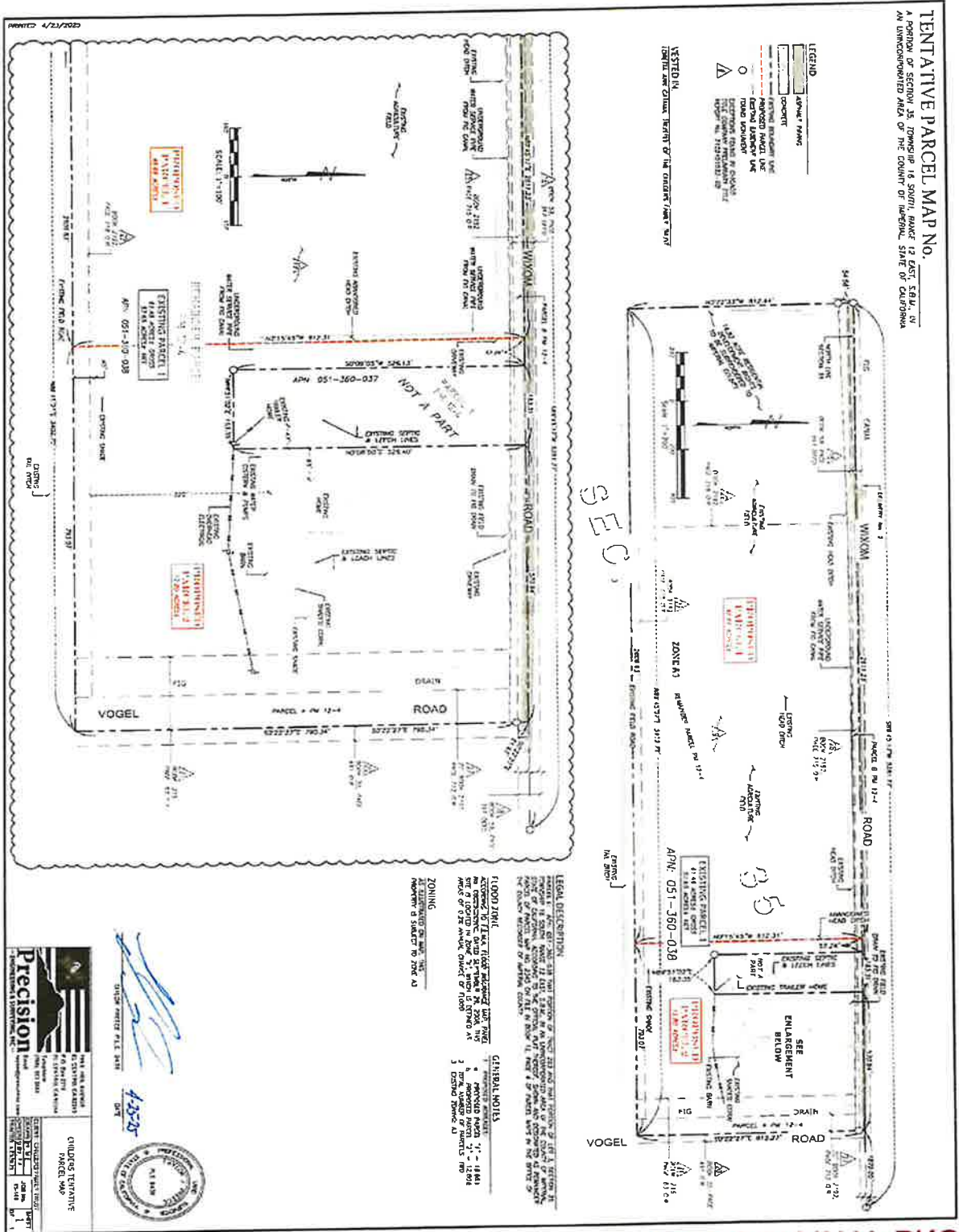
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Exhibit "A" Vicinity Map



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Tentative Parcel Map



EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☐ ☒
- a) Four areas within the County have the potential as state-designated scenic highways; however, the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element¹ and California State Scenic Highway System Map². No impacts are expected.
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒
- b) As previously stated on section (I)(a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. The nearest highway is Interstate 8 (I-8) located approximately 2.5 miles north of the Project site. This highway is not a designated scenic highway. According to the Caltrans' California State Scenic Highway System Map, the closest eligible State Scenic Highway is the final 5-mile westbound segment of Interstate 8 (I-8) leading to the San Diego County Line, located approximately 19 miles west of the Project site. The project's vicinity does not contain any rock outcroppings and has very few trees. Additionally, according to the California Historic Resources³ in Imperial County, the nearest eligible historic building is the Old U.S. Postal Office-EI Centro which is located approximately 9 miles northeast of the project site, within the City of EI Centro. Therefore, no substantial damage to scenic resources, including, but not limited to trees, rock outcropping, and historic buildings within a state scenic highway is anticipated. No impacts are expected.
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☐ ☒
- c) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field. The proposed action would not substantially degrade or physically alter the existing visual character or quality of public views of the site and its surroundings, as the current zoning designations and land uses are proposed to remain unchanged. No impacts are expected.
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☐ ☒
- d) The proposed minor subdivision does not include any substantial source of nighttime light in the project's vicinity. No impacts are expected.

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. —Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒
- a) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field. According to the California Farmland Mapping & Monitoring Program: Important Farmland Finder (Imperial County) 2025,⁴ the proposed project site is classified as Prime Farmland, Unique Farmland, and Other Land. The proposed action would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. A previously granted relinquishment of residential development rights over a 40-acre portion to the County of Imperial will remain in effect as part of the proposed action. Furthermore, the existing zoning designations and land uses are proposed to remain unchanged. Additionally, on June 16, 2025, IGPDS

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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received a comment letter from the Imperial County Agricultural Commissioner⁵ stating they had no comments about the proposed project. No impacts are expected.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒
b) The County of Imperial has no current active Williamson Act contracts. Additionally, according to the California Williamson Act Enrollment Finder⁶, Imperial County is not participating in the 2024 Williamson Act; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts are expected.
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
☐ ☐ ☐ ☒
c) The proposed project is consistent with the existing zoning (Division 5) and subdivision (Division 8) ordinances, and neither the project site area nor surrounding areas are used for timber production or are defined as forest lands. The proposed minor subdivision would not conflict with any zoning designations designed to preserve timber or agricultural resources; therefore, it is not expected to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). No impacts are expected.
- d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒
d) As previously stated under item (II)(c) above, the proposed project is not located in a forest land with no existing forest lands either on-site or in the project vicinity; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒
e) As previously stated on sections (II)(a), II(c) and II(d) above, the proposed minor subdivision does not include changes in the existing environment which, due to their location or nature, would result in the conversion of neighboring farmland to non-agricultural use. As previously stated, the previously granted relinquishment of residential development rights over a 40-acre portion to the County of Imperial will remain in effect as part of the proposed action. Additionally, as previously referenced in item (II)(a), on June 16, 2025, ICPDS received a comment letter from the Imperial County Agricultural Commissioner⁵ stating they had no comments about the proposed project. Therefore, no impacts are expected.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐
a) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. Additionally, on June 11, 2025, ICPDS received a comment letter from the Imperial County Air Pollution Control District⁷ stating they had no comments on the proposed minor subdivision of land. Less than significant impacts are expected.
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐
b) As previously stated under item (III)(a) above, the proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field, and it is not expected that to substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant.
- c) Expose sensitive receptors to substantial pollutants ☐ ☐ ☒ ☐

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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concentrations?

c) As previously stated under items III(a) and III(b), the proposed action minor subdivision is to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field; therefore, the proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Additionally, on June 11, 2025, ICPDS received a comment letter from the Imperial County Air Pollution Control District⁷ stating they had no comments on the proposed minor subdivision of land. Less than significant impacts are expected.

- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ☐ ☐ ☒ ☐
- d) As previously referenced on item (III)(c) above, the proposed minor subdivision does not anticipate creating objectionable odors that would adversely affect a substantial number of people. Any impacts are expected to be less than significant.

IV. BIOLOGICAL RESOURCES Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐

a) Although the Conservation and Open Space Element of the Imperial County General Plan (Figure 2 – "Sensitive Species Map^{8b}") identifies a modeled distribution for the Burrowing Owl within the proposed project area and its vicinity, the proposed minor subdivision of land is not expected to result in any physical alterations to the environment. As previously noted in item (II)(a), a relinquishment of residential development rights over a 40-acre portion of the project site, previously granted to the County of Imperial, will remain in effect as part of this proposal. Furthermore, according to the California Department of Fish and Game Staff Report on Burrowing Owl Mitigation⁹, the type of action proposed, minor subdivision of land, is not considered an activity with the potential to take or adversely affect Burrowing Owls. Therefore, any potential impact on the species is expected to be less than significant.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐

b) According to the National Wetlands Inventory: Surface Waters and Wetlands Map¹⁰, the proposed project site is not located within or near any riparian habitat. As previously noted in Section (IV)(a), while the Imperial County General Plan's Conservation and Open Space Element⁸ identifies a modeled distribution for the Burrowing Owl in the project area and its surroundings, the proposed action does not appear to conflict with any local or regional plans, policies, or regulations concerning sensitive natural communities, including those recognized by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Additionally, the proposed minor subdivision of land is not considered an activity likely to result in take or adverse effects on Burrowing Owls, as outlined in the California Department of Fish and Game Staff Report on Burrowing Owl Mitigation.⁹ Accordingly, any impacts are anticipated to be less than significant.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☒ ☐

c) The proposed project involves a minor subdivision of land to create two separate parcels, one encompassing an existing single-family residence and the other an actively cultivated agricultural field. According to the National Wetlands Inventory: Surface Waters and Wetlands Map,¹⁰ the nearest water feature is the Fig Canal, which includes approximately 3.88 acres of Riverine habitat classified as R4SBCx (Riverine, Intermittent, Streambed, Seasonally Flooded, Excavated). However, the proposed subdivision is not expected to result in any direct or indirect impacts to this waterbody or to other sensitive habitats such as marshes, vernal pools, or coastal wetlands. No removal, filling, alteration of hydrology, or similar disturbances are proposed. Therefore, any impact on these resources is anticipated to be less than significant.

- d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☐ ☒ ☐

d) According to the U.S. Fish and Wildlife Service (USFWS) Critical Habitat for Threatened & Endangered Species Mapper¹¹ and the California Department of Fish and Wildlife (CDFW) Lands Viewer,¹² there are no designated federal, state, or local parks, wildlife corridors, or conservation areas located on or adjacent to the project site. The proposed minor subdivision will not substantially interfere with the movement of any native resident or migratory fish or wildlife species, nor will it disrupt

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
established migratory corridors or impede access to wildlife nursery sites. Accordingly, any impacts associated with the project are expected to be less than significant.				
e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field, and whose proposed action would not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. Any impacts are expected to be less than significant.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) According to the Imperial County General Plan's Conservation and Open Space Element,⁸ (Figure 1 – "Sensitive Habitats^{8b}") and (Figure 3 – "Agency-Designated Habitats Map^{8c}") the proposed project area is not located within an area that is subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Although the proposed project site lies within the boundaries of the Imperial Irrigation District's Imperial Valley Natural Community Conservation Plan and Habitat Conservation Plan (Planning Agreement No. 2810-2004-001-06),¹³ the proposed minor subdivision is not anticipated to conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable local, regional, or state conservation plans. Furthermore, should there be any future development, adherence to the mitigation measures outlined in the California Department of Fish and Game's Incidental Take Permit No. 2081-2003-024-006¹⁴, as required by the Imperial Irrigation District, would reduce any impact to a level considered less than significant.				

V. CULTURAL RESOURCES *Would the project:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5 – Areas of Heightened Historic Period Sensitivity Map,^{4d} the proposed project site may be located between the historic Ewing Young and Phillip Cooke Exploration and Trail Routes (1770–1890). However, Figure 6 – Known Areas of Native American Cultural Sensitivity^{8e} indicates that the site is not situated within the immediate vicinity of any known areas of cultural sensitivity to Native American communities.**
- In compliance with Assembly Bill 52, consultation letters regarding the proposed minor subdivision project were sent on May 30, 2025, to the Quechan Tribe and the Campo Band of Mission Indians. On the same day, the Imperial County Planning and Development Services Department (ICPDS) received an email from the Historic Preservation Officer of the Fort Yuma Quechan Indian Tribe¹⁵ indicating that they had no comments on the proposed project. As of the date of this writing, no response has been received from the Campo Band of Mission Indians. Any impacts are expected to be less than significant.**
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐
- b) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field and does not anticipate causing a substantial adverse change to any archaeological resource. Additionally, as previously mentioned on item (V)(a), in compliance with Assembly Bill 52, consultation letters regarding the proposed minor subdivision project were sent on May 30, 2025, to the Quechan Tribe and the Campo Band of Mission Indians. On the same day, the Imperial County Planning and Development Services Department (ICPDS) received an email from the Historic Preservation Officer of the Fort Yuma Quechan Indian Tribe¹⁵ indicating that they had no comments on the proposed project. As of the date of this writing, no response has been received from the Campo Band of Mission Indians. Any impacts are expected to be less than significant.**
- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐
- c) The proposed project site is not located within or adjacent to the vicinity of any cemeteries; therefore, the proposed minor subdivision would not disturb any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected.**

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
VI. ENERGY Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The proposed minor subdivision does not involve, nor does it anticipate, the wasteful, inefficient, or unnecessary consumption of energy resources. If electrical infrastructure improvements are required for either of the newly created parcels, the applicant will be responsible for coordinating with the Imperial Irrigation District (IID). Compliance with IID's applicable standards, regulations, and recommendations would ensure that any potential energy-related impact remains less than significant.				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Additionally, as previously mentioned on item (VI)(a), the applicant would adhere and comply with IID's standards, regulations, and recommendations. Any impacts are expected to be less than significant.				

VII. GEOLOGY AND SOILS Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The proposed project involves a minor subdivision to create two distinct lots, separating an existing single-family residence from an active agricultural field. Based on the most recent Earthquake Zones of Required Investigation Map ¹⁶ (California Geological Survey), California Department of Conservation Fault Activity Map ¹⁷ , United States Geological Survey's Quaternary Faults Map ¹⁸ , and the Imperial County Seismic and Public Safety Element, Figure 2 – Regional Fault Lines Map, ^{19a} the Route 247 Fault is located approximately 2.5 miles southwest of the project site.				
Any future development on the residential parcel would be subject to the applicable provisions of the latest edition of the California Building Code ²⁰ and would undergo ministerial review through the County's building permit process. Compliance with these regulatory standards would ensure that potential seismic-related impacts are reduced to less than significant levels.				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) As previously stated under item (VII)(a) above, based on the most recent Earthquake Zones of Required Investigation Map ¹⁶ (California Geological Survey), California Department of Conservation Fault Activity Map, ¹⁷ United States Geological Survey's Quaternary Faults Map, ¹⁸ and the Imperial County Seismic and Public Safety Element, Figure 2 – Regional Fault Lines Map, ^{19a} the Route 247 Fault is located approximately 2.5 miles southwest of the project site.				
Any new future development on the residential parcel would be subject to the applicable provisions of the latest edition of the California Building Code ²⁰ and would undergo ministerial review through the County's building permit process. Compliance with these regulatory standards would ensure that potential seismic-related impacts are reduced to less than significant levels.				
2) Strong Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The proposed project site is located in the seismically active Imperial Valley of southern California with numerous mapped faults traversing the region including the San Andreas, San Jacinto, and Elsinore Fault Zones in southern California. ¹⁹ According to the latest version of the California Building Code ²⁰ Section 1613 et. seq., Imperial Valley is classified as Seismic Zone D, which requires any development within this zone to incorporate the most stringent earthquake resistant measures.				
As previously mentioned in sections (VII)(a) and (VII)(a)(1), any new future development on the residential parcel would be subject to the applicable provisions of the latest edition of the California Building Code ²⁰ and would undergo ministerial review through the County's building permit process. Compliance with these regulatory standards would ensure that potential seismic-related impacts are reduced to less than significant levels.				

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
3) Seismic-related ground failure, including liquefaction and seiche/tsunami? 3) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field and is not located within a seiche/tsunami area per the California Tsunami Hazard Area Map²¹. Less than significant impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides? 4) According to the Imperial County General Plan's Seismic and Public Safety Element, Figure 3 – Landslide Susceptibility,^{19b} and the California Geological Survey Landslide Map,²² the proposed project site is not located within the immediate vicinity of any known landslide activity areas. The potential for landslides is considered low due to the region's generally flat topography. Nevertheless, any future development on the residential parcel would be subject to the latest edition of the California Building Code²⁰ and would undergo ministerial review through the County's building permit process. Compliance with these requirements would ensure that any potential geologic hazards are addressed appropriately; therefore, impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? b) The proposed project is for a minor subdivision which does not include changes to the existing topography. Additionally, according to Imperial County General Plan's Seismic and Public Safety Element,¹⁹ Erosion (page 15), areas in Imperial County that are most susceptible to erosion include the Algodones Sand Dunes, as well as the Chocolate, Picacho, Cargo Muchacho, and Coast Range Mountains. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? c) As previously discussed in sections (VII)(3) and (VII)(4), the proposed minor subdivision's risk for on- or off-site landslide, lateral spreading, subsidence, or collapse are expected to be less than significant. Additionally, any new future development in the residential parcel would be subjected to compliance with the latest edition of the California Building Code²⁰ as well as to go through a ministerial building permit review. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? d) Although the U.S. Department of Agriculture Soils Map²³ and the University of California Agriculture and Natural Resources SoilWeb Map²⁴ indicate that the proposed minor subdivision site is situated on clayey soils—specifically Vint, Meloland, and Imperial series, which are naturally well-drained—the project would not result in a substantial direct or indirect risk to life or property. Furthermore, as discussed in item (VII)(4)(c), any future development on the residential parcel would be required to comply with the latest edition of the California Building Code²⁰ and undergo ministerial review through the County's building permit process. Adherence to these regulations would ensure that any geotechnical impacts would be reduced to less than significant levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? e) No new septic system or leach field is proposed as part of the project. The proposed residential parcel will continue to utilize the existing septic system, which has been approved by the Department of Environmental Health. The newly created agricultural parcel will maintain its current drainage into the Fig Drain. As such, no significant impacts related to wastewater or drainage are anticipated, and any potential impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The proposed project site is surrounded by previously disturbed lands, primarily impacted by agricultural operations and nearby solar developments. Based on available records and site conditions, there are no known unique paleontological resources or geologic features present on the property or its surroundings. As such, the project is not expected to directly or indirectly destroy any significant paleontological or geologic resources. Therefore, any potential impacts are anticipated to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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VIII. **GREENHOUSE GAS EMISSION** *Would the project:*

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐
a) The action being proposed under the minor subdivision application does not anticipate nor expect the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, on June 11, 2025, ICPDS received a comment letter from the Imperial County Air Pollution Control District⁷ stating they had no comments on the proposed minor subdivision of land. Less than significant impacts are expected.
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐
b) The proposed project would not conflict with any regulations under AB 32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.

IX. **HAZARDS AND HAZARDOUS MATERIALS** *Would the project:*

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒
a) The proposed project involves a minor subdivision to create two distinct lots, separating an existing single-family residence from an active agricultural field. The project does not involve the use, storage, or handling of hazardous materials and, therefore, is not expected to pose a significant hazard to the public or the environment. As such, no impacts are anticipated.
- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒
b) The proposed project is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials. This is because the project does not involve, nor anticipate, the use, storage, or generation of hazardous substances. Therefore, no impacts are expected.
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒
c) The proposed minor subdivision does not involve, nor is it anticipated to result in, the emission of hazardous substances or the handling of hazardous or acutely hazardous materials, substances, or waste, as previously noted in items (IX)(a) and (IX)(b). Additionally, the project site is not located within a ¼-mile radius of any school facilities. The nearest school, Seeley Elementary School in the townsite of Seeley, located approximately four (4) miles northeast of the project site. Therefore, the proposed project would not pose a risk to nearby educational institutions. As such, no impacts are expected.
- d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☒ ☐
d) The proposed project site is not listed on any hazardous materials sites identified by the California Department of Toxic Substances Control's EnviroStor database²⁵, nor is it located within or near any facilities or sites identified on page 35 of the Imperial County General Plan: Seismic and Public Safety Element.¹⁹ Therefore, the potential for impacts related to hazardous materials is considered less than significant.
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☒ ☐
e) The proposed minor subdivision is not located within an area governed by an airport land use plan, as identified in the Imperial County Airport Land Use Compatibility Maps.²⁶ The nearest airport facility, El Centro Naval Air Facility (NAF), is

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located approximately six (6) miles northeast of the project site. As such, the project would not result in, or expose people to, significant safety hazards or excessive noise levels associated with airport operations. Therefore, any impacts are expected to be less than significant.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐
- f) The proposed minor subdivision would not interfere with any adopted emergency response or evacuation plans. Furthermore, on June 5, 2025, the Imperial County Planning and Development Services Department (ICPDS) received confirmation via email from the Imperial County Fire Department²⁷ indicating that they had no comments or concerns regarding the proposed project. Therefore, any potential impacts related to emergency planning or public safety are expected to be less than significant.
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐
- g) According to CAL FIRE's Fire Hazard Severity Zones in Local Responsibility Areas – Imperial County Map²⁸, effective April 1, 2024, the proposed project site is designated as a Local Responsibility Area (LRA) – Unzoned. As such, the project would not expose people or structures to a significant risk of loss, injury, or death resulting from wildfire hazards. Additionally, as previously noted in Section (IX)(f), on June 5, 2025, the Imperial County Planning and Development Services Department (ICPDS) received an email from the Imperial County Fire Department²⁷ stating that they had no comments or concerns regarding the proposed project. Therefore, any wildfire-related impacts are expected to be less than significant.

X. HYDROLOGY AND WATER QUALITY *Would the project:*

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ☐ ☐ ☒ ☐
- a) The proposed minor subdivision is not anticipated to violate any water quality standards or waste discharge requirements, nor is it expected to result in the substantial degradation of surface or groundwater quality. According to the minor subdivision application, water and sewer services for both the newly created agricultural and residential parcels would be provided through Fig Canal (Delivery Number 2), Fig Drain, and a dedicated service pipe from the Fig Canal. Wastewater for the residential parcel would be managed by an existing, self-contained septic system previously approved by the Division of Environmental Health. Based on the available information, any potential impacts to water quality are expected to be less than significant.
- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐
- b) As previously stated on item (X)(a) above, the proposed minor subdivision does not expect to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Less than significant impacts are expected.
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: ☐ ☐ ☒ ☐
- c) The proposed project is not located in proximity to any bodies of water and is not expected to result in any physical alterations to the site that would significantly modify the existing drainage patterns of the site or surrounding area. This includes potential changes to the course of a stream or river, or the introduction of impervious surfaces. Furthermore, as stated in the comment letter from the Imperial County Department of Public Works²⁹ dated June 11, 2025, a Drainage Letter that addresses the prevention of sedimentation and potential damage to off-site properties or County Road rights-of-way due to stormwater runoff may be accepted in lieu of a full Grading Plan, given that no new development is currently proposed. Should future development occur on any of the parcels, a comprehensive Drainage and Grading Study/Plan will be required by the Department of Public Works to ensure appropriate grading and drainage control and to prevent sedimentation or off-site impacts. Compliance with all applicable requirements and recommendations from the Department of Public Works would ensure that any impact remains less than significant.
- (i) result in substantial erosion or siltation on- or off-site; ☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(i) According to Imperial County General Plan's Seismic and Public Safety Element, ¹⁹ Erosion (page 15), areas in Imperial County that are most susceptible to erosion include the Algodones Sand Dunes, as well as the Chocolate, Picacho, Cargo Muchacho, and Coast Range Mountains. The proposed project site is not located within these areas. Additionally, as previously stated in section (X)(c) above, a Drainage Letter that addresses the prevention of sedimentation and potential damage to off-site properties or County Road rights-of-way due to stormwater runoff may be accepted in lieu of a full Grading Plan, given that no new development is currently proposed. Should future development occur on any of the parcels, a comprehensive Drainage and Grading Study/Plan will be required by the Department of Public Works to ensure appropriate grading and drainage control and to prevent sedimentation or off-site impacts. Therefore, adherence to ICDPW's standards and requirements would bring any impact to less than significant.				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) The proposed minor subdivision is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite as the existing drainage patterns would not be substantially altered. Also, as previously stated in section (X)(c) above, a Drainage Letter that addresses the prevention of sedimentation and potential damage to off-site properties or County Road rights-of-way due to stormwater runoff may be accepted in lieu of a full Grading Plan, given that no new development is currently proposed. Should future development occur on any of the parcels, a comprehensive Drainage and Grading Study/Plan will be required by the Department of Public Works to ensure appropriate grading and drainage control and to prevent sedimentation or off-site impacts. Compliance with the Imperial County Department of Public Works requirements would bring any impact to less than significant.				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) As previously stated on items (X)(c) and (X)(c)(ii) above, any proposed grading or planned stormwater drainage systems will require drainage application, review, and approval from the Imperial County Public Works Department. Compliance with Imperial County Public Works Department standards and requirements would ensure that any runoff water impacts would be reduced to less than significant levels.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, Flood Insurance Rate Map No. 06025C2050C, ³⁰ effective September 26, 2008, the proposed project site is located within "Zone X _{30a} " an area identified as having minimal flood hazard, situated outside the 500-year floodplain and protected by a levee from the 100-year flood event. Additionally, per Figure 4 – "Flood Hazard Zones ^{19c} " from the Imperial County General Plan's Seismic and Public Safety Element, ¹⁹ the project site is not located in an area subject to significant flood hazard. As a result, the proposed project would not impede or redirect existing flood flows.				
Furthermore, as stated in the comment letter from the Imperial County Department of Public Works, ²⁹ a Drainage Letter that addresses the prevention of sedimentation and potential damage to off-site properties or County Road rights-of-way from stormwater runoff may be accepted in lieu of a full Grading Plan, given that no new development is currently proposed. Compliance with the standards and requirements of the Imperial County Department of Public Works would ensure that any impacts related to flooding and drainage remain less than significant.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In recognition of the proposed project site's inland location, the threat of tsunamis or seiche originating from the Salton Sea is considered negligible as such is located approximately 26 miles north of the proposed project site. The topography within the vicinity of the proposed project site is generally level and, therefore, the hazard of mudflows adversely affecting the proposed project site is very low. Also, according to California Tsunami Data Map, ²¹ the proposed project site is not located within a tsunami zone. Additionally, as previously discussed in item (X)(c)(iv), the proposed project site is located within "Zone X _{30a} " an area identified as having minimal flood hazard, situated outside the 500-year floodplain and protected by a levee from the 100-year flood event. Furthermore, per Figure 4 – "Flood Hazard Zones ^{19c} " from the Imperial County General Plan's Seismic and Public Safety Element, ¹⁹ the project site is not located in an area subject to significant flood hazard. Less than significant impacts are expected.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously noted in item (X)(c)(ii), the proposed project will require the submission and approval of a Drainage Letter				

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Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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by the Imperial County Department of Public Works prior to the recordation of the parcel map. Accordingly, the minor subdivision is not expected to conflict with or obstruct the implementation of any applicable water quality control plan or sustainable groundwater management plan. Compliance with established drainage requirements will ensure that any impact remains less than significant.

XI. LAND USE AND PLANNING *Would the project:*

- a) Physically divide an established community? ☐ ☐ ☐ ☒
a) The proposed project is for a minor subdivision of land to create two distinct lots, separating an existing single-family residence from an existing and active agricultural field and would not physically divide an established community. Additionally, the proposed action on the submitted application is considered as a minor subdivision of land, creating four (4) or fewer parcels, meeting the requirements for a parcel map under Division 8 (Subdivision Ordinance), Section 90805.00 et. al. Although Proposed Parcel 2, approximately 12.80-acres in size, does not meet the minimum lot size requirement for the A-3 (Heavy Agriculture) zone, it is deemed consistent with Division 5, Section 90509.04, Lot Reduction Exemption #1 of the Imperial County Land Use Ordinance. Exemption #1 is applicable as the proposed minor subdivision will result in no more than two (2) parcels, one of which is smaller than the minimum required size, while satisfying all three conditions outlined in the exemption: (a) the subdivision is intended to authorize the conveyance of a single-family dwelling that was legally constructed prior to April 1, 1976; (b) the subdivider agrees to convey and relinquish development rights to the County over a sufficient remainder of the property to ensure that the reduction in lot size does not result in an increase in residential density beyond what is permitted in the A-3 zone; and (c) the subdivision complies with all other applicable requirements of the Imperial County Land Use Ordinance (Title 9). Lastly, it should be noted that the previously granted relinquishment of residential development rights over a 40-acre portion to the County of Imperial will remain in effect as part of the proposed action. No land use or planning impacts are expected.
- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☐ ☒
b) As noted previously in item (XI)(a), the proposed project is consistent with the Imperial County General Plan and Land Use Ordinance (Title 9), specifically Division 5, Section 90509.04, Lot Reduction Exemption #1 within the A-3 (Heavy Agricultural) zone, as well as Division 8 (Subdivision Ordinance), Section 90805.00 et seq. The project is not expected to result in any significant environmental impacts related to conflicts with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects. Therefore, no impacts are anticipated.

XII. MINERAL RESOURCES *Would the project:*

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒
a) The proposed project does not involve the extraction or removal of mineral resources and is not situated within the boundaries of an active mining site, as depicted in the Imperial County General Plan's Conservation and Open Space Element, Figure 8 – "Existing Mineral Resources Map.⁸⁵" Therefore, no impacts related to mineral resources are anticipated.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☐ ☒
b) The proposed minor subdivision will not reduce the availability of locally important mineral resource recovery sites identified in the local General Plan, specific plans, or other land use documents. Furthermore, as noted in Section (XII)(a), the project site is not located within the boundaries of an active mining operation, as shown in the Imperial County General Plan's Conservation and Open Space Element, Figure 8 – "Existing Mineral Resources Map.⁸⁵" Therefore, no impacts related to mineral resources are anticipated.

XIII. NOISE *Would the project result in:*

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐
a) The proposed action is not expected to generate temporary or permanent noise levels beyond those currently experienced in the surrounding area. As noted previously in item (II)(a), the relinquishment of residential development rights over a 40

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acre portion of the project site, previously granted to the County of Imperial, will remain in effect under this proposal, thereby precluding development on the newly created agricultural parcel. Any future development on the residential parcel would be subject to the Imperial County General Plan's Noise Element, ³¹ which restricts construction equipment operation to between 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 5 p.m. on Saturdays. Additionally, construction noise from any single piece or combination of equipment shall not exceed 75 dB Leq averaged over an eight-hour period. Adherence to these standards ensures that any noise-related impact would be less than significant.				
b) Generation of excessive groundborne vibration or groundborne noise levels? b) The proposed minor subdivision neither anticipates nor includes the generation of excessive groundborne vibration or groundborne noise. Additionally, as previously discussed in item (XII)(a), any future development would be subject to the standards outlined in the Imperial County General Plan's Noise Element. ³¹ Consequently, any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? c) As noted previously in Section (IX)(e), the proposed minor subdivision is not located within the vicinity of any private airstrip or airport land use plan, according to the Imperial County Airport Land Use Compatibility Map. ²⁶ The nearest airport is El Centro NAF, situated approximately six miles northeast of the project site. Therefore, the proposed action would not expose residents or workers in the project area to excessive noise levels. Additionally, as outlined in Section (XIII)(b), any future development would be subject to the standards of the Imperial County General Plan's Noise Element. ³¹ Accordingly, any noise-related impacts are anticipated to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. POPULATION AND HOUSING *Would the project:*

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?
a) The proposed project involves a minor subdivision to create two separate lots, effectively separating an existing single-family residence from an adjacent active agricultural field. Since no changes to the current land uses are proposed, the project is not expected to induce substantial unplanned population growth, either directly or indirectly. Additionally, as noted previously in item (II)(a), the relinquishment of residential development rights over a 40-acre portion of the project site, previously granted to the County of Imperial, will remain in effect under this proposal, thereby precluding development on the newly created agricultural parcel. Therefore, any related impacts are anticipated to be less than significant.
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?
b) The proposed action will not displace a substantial number of people or require the construction or replacement of housing elsewhere, as the existing rural residential and agricultural designations on the newly created parcels will remain unchanged. Therefore, any related impacts are expected to be less than significant.

XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
a) The proposed project involves a minor subdivision to create two separate parcels: one containing an existing single-family residence and the other encompassing an existing, actively cultivated agricultural field. The proposed subdivision is not expected to result in substantial adverse physical impacts related to the provision of new or physically altered governmental facilities. Additionally, it would not create the need for such facilities, the construction of which could cause significant

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environmental impacts in order to maintain acceptable service ratios for public services. Therefore, any associated impacts are anticipated to be less than significant.				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) The proposed minor subdivision is not expected to result in substantial impacts related to fire protection services. Additionally, on June 5, 2025, the Imperial County Planning and Development Services Department (ICPDS) received a "no comments" response from the Imperial County Fire Department ²⁷ (ICFD), indicating that the department has no concerns regarding the proposed project. Compliance with all applicable ICFD standards and requirements would ensure that any impact remains less than significant.				
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The proposed project is not expected to result in substantial impacts on police protection services. In the event that law enforcement assistance is needed, the project site is currently served by active patrol operations from both the California Highway Patrol and the Imperial County Sheriff's Office ³² – South County Patrol Division. Given the existing level of service and the nature of the proposed minor subdivision, any impacts related to police protection are anticipated to be less than significant.				
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The proposed subdivision is not expected to have a substantial impact on schools. Additionally, as previously stated in section (IX)(c), the nearest school, Seeley Elementary School in the townsite of Seeley, is located approximately four (4) miles northeast of the project site. No impacts are expected.				
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The proposed project is not expected to create a substantial impact on parks. No impacts are expected.				
5) Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) The proposed minor subdivision is not expected to result in substantial impacts on other public facilities. Furthermore, according to the comment letter received from the Imperial County Department of Public Works, an encroachment permit must be obtained for any new, modified, or unauthorized existing driveways, as well as for any activity or work conducted within or adjacent to an Imperial County public road right-of-way. In addition, a Drainage Letter addressing the prevention of sedimentation and potential damage to off-site properties or County Road rights-of-way from stormwater runoff may be accepted in lieu of a full Grading Plan, given that no new development is currently proposed. Compliance with all applicable requirements and recommendations from the Department of Public Works would ensure that any impact remains less than significant.				

XVI. RECREATION

- a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- a) The proposed project involves a minor subdivision to create two separate lots, effectively separating an existing single-family residence from an adjacent active agricultural field. Furthermore, there are no neighborhood or regional parks located within the immediate project area. As a result, the proposed subdivision would not increase the use of existing parks or recreational facilities to a degree that would cause substantial physical deterioration or accelerated wear. Therefore, no impacts are anticipated.
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?
- b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Also, as previously stated on item (XVI)(a), there are no regional parks within the proposed project area; therefore, no impacts are expected.

XVII. TRANSPORTATION *Would the project:*

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- a) The proposed project does not anticipate nor expect any conflict with a program plan, ordinance or policy addressing the

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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circulation system, including transit, roadway, bicycle and pedestrian facilities. The subdivision is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element¹. Any impact would be less than significant.

- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☒ ☐
- b) The proposed minor subdivision would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), as it is not expected to generate a significant transportation impact. The project does not propose changes to the existing land use and is not located within a designated transit priority area. In accordance with the Imperial County Department of Public Works,²³ each parcel created or affected by the subdivision must abut and have both legal and physical access to a publicly maintained road prior to the recordation of project documents. Access to both proposed parcels will be provided via Wixom Road. Pursuant to CEQA Guidelines Section 15064.3(b), projects of this nature are generally presumed to result in less than significant transportation impacts. Additionally, the applicant is required to comply with all applicable conditions and requirements established by the Department of Public Works. Therefore, transportation-related impacts are anticipated to be less than significant.
- c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐
- c) The proposed residential and agricultural uses are compatible with the Heavy Agriculture (A-3) zoning district. Furthermore, the proposed minor subdivision is consistent with the Imperial County Land Use Ordinance (Title 9), Division 8 (Subdivision Ordinance), including Section 90805.00 et seq. and Section 90509.04, Exception #1. The site's design does not include any geometric design features or land use components that would substantially increase safety hazards or result in incompatibilities with surrounding uses. Therefore, any impacts are anticipated to be less than significant.
- d) Result in inadequate emergency access? ☐ ☐ ☒ ☐
- d) The proposed project would not result in inadequate emergency access. No changes to the existing land use or zoning designations are proposed. Both newly created parcels would have legal and physical access via Wixom Road, and the proposed access points appear to be adequate for emergency response vehicles. Should any access improvements be required, they would be constructed in compliance with the standards and requirements of the Imperial County Fire Department. Therefore, any impacts related to emergency access are anticipated to be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: ☐ ☐ ☒ ☐
- a) According to the Imperial County General Plan's Conservation and Open Space Element,⁸ Figure,²⁴ the proposed project site is not located within any known Native American cultural sensitivity area. Additionally, as previously referenced in section (V)(a) above, in compliance with Assembly Bill 52, consultation letters regarding the proposed minor subdivision project were sent on May 30, 2025, to the Quechan Tribe and the Campo Band of Mission Indians. On the same day, the Imperial County Planning and Development Services Department (ICPDS) received an email from the Historic Preservation Officer of the Fort Yuma Quechan Indian Tribe¹⁵ indicating that they had no comments on the proposed project. As of the date of this writing, no response has been received from the Campo Band of Mission Indians. Any impacts are expected to be less than significant.
- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or ☐ ☐ ☒ ☐
- (i) According to the California Historic Resources³ in Imperial County, the proposed project site is not listed or seem to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.
- (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in ☐ ☐ ☒ ☐

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed minor subdivision. Additionally, as previously discussed in item (XVIII)(a) above, AB 52 consultation letters regarding the proposed minor subdivision project were sent on May 30, 2025, to the Quechan Tribe and the Campo Band of Mission Indians. On the same day, the Imperial County Planning and Development Services Department (ICPDS) received an email from the Historic Preservation Officer of the Fort Yuma Quechan Indian Tribe¹⁵ indicating that they had no comments on the proposed project. As of the date of this writing, no response has been received from the Campo Band of Mission Indians. Any impacts are expected to be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐
- a) The proposed project involves a minor subdivision to create two separate lots, effectively separating an existing single-family residence from an adjacent active agricultural field and does not include nor anticipate any other changes and does not expect or result in the relocation or construction of a new expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects. Additionally, as per comment letter from the Department of Public Works,²⁹ a Drainage Letter addressing the prevention of sedimentation and potential damage to off-site properties or County Road rights-of-way from stormwater runoff may be accepted in lieu of a full Grading Plan, given that no new development is currently proposed. Compliance with all applicable requirements and recommendations from the Department of Public Works would ensure that any impacts are less than significant.
- b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years? ☐ ☐ ☒ ☐
- b) According to the project's application for the proposed minor subdivision, water and sewer services for both the newly created agricultural and residential parcels would continue to be provided through Fig Canal (Delivery Number 2), Fig Drain, and a dedicated service pipe from the Fig Canal. Wastewater for the residential parcel would be managed by an existing, self-contained septic system previously approved by the Division of Environmental Health; therefore, sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are expected to be less than significant.
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐
- c) The proposed project is not expected to result in any significant impacts related to wastewater services. As previously noted in Section (XIX)(b), and as detailed in the minor subdivision application, water and sewer services for both the newly created agricultural and residential parcels would be provided via the Fig Canal (Delivery Number 2), Fig Drain, and a dedicated service pipe from the Fig Canal. Wastewater generated by the residential parcel would be managed through an existing, self-contained septic system that was previously approved by the Division of Environmental Health. Therefore, adequate water supply is available to serve the proposed project and any reasonably foreseeable future development under normal, dry, and multiple dry-year conditions. As such, any impacts are anticipated to be less than significant.
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐
- d) The proposed minor subdivision does not anticipate any generation or an excess generation of solid waste. Additionally, any waste removal from the residential parcel would require a contracted service from a local waste provider. Less than significant impacts are expected.

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	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) As previously stated on item (XIX)(d) above, the proposed minor subdivision does not anticipate the generation of any solid waste, however, should there be any new development, such shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.				

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) As previously noted in item (IX)(f), the proposed minor subdivision would not interfere with any adopted emergency response or evacuation plans. The applicant will comply with all applicable requirements and conditions set forth by the Imperial County Fire Department and the Office of Emergency Services (OES). Adherence to these standards and regulations will ensure that any impact remains less than significant. | | | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As previously noted in Section (IX)(g), the proposed project site is located within a Local Responsibility Area (LRA) designated as Unzoned and is not situated within a Very High Fire Hazard Severity Zone (VHFHZ). Additionally, as stated in Section (IX)(f), the applicant will comply with all applicable standards, requirements, and recommendations of the Imperial County Fire Department (ICFD). Given the site's topography, prevailing wind patterns, and absence of significant wildfire risk factors, the project is not expected to expose occupants to substantial pollutant concentrations from wildfire smoke or contribute to the uncontrolled spread of wildfire. Therefore, any impacts related to wildfire risk are anticipated to be less than significant. | | | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed minor subdivision does not involve any changes to the existing land use beyond the creation of two separate parcels. As previously noted in items (XX)(a) and (XIX)(a), the applicant will comply with all applicable standards, requirements, and recommendations of the Imperial County Fire Department, Office of Emergency Services (OES). Therefore, any potential impacts are anticipated to be less than significant. | | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) As previously noted in item (VII)(a)(4), and according to the Imperial County General Plan Seismic and Public Safety Element (Figure 3 – "Landslide Susceptibility ^{19b} "), the proposed project site is not located within an area identified as being susceptible to landslide activity. The topography of the project site is generally flat, further minimizing potential geologic hazards. While no new development is currently proposed, any future development would be required to comply with the most recent edition of the California Building Code ²⁰ and undergo ministerial review through the County's building permit process. | | | | |
| Additionally, as noted in Section (X)(c), the applicant will be required to submit a Drainage Letter that addresses the prevention of sedimentation and potential damage to off-site properties or County Road rights-of-way from stormwater runoff. This may be accepted in lieu of a full Grading Plan, as no new development is proposed at this time. Furthermore, as previously referenced in section (VII)(4) above, in accordance to the Imperial County General Plan's Seismic and Public Safety Element, Figure 3 – Landslide Susceptibility ^{19b} and the California Geological Survey Landslide Map, ²² the proposed project site is not located within the immediate vicinity of any known landslide activity areas. Accordingly, any impacts are anticipated to be less than significant. | | | | |

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water

EFC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
---	--	--	-------------------

Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

*Revised 2009- CEQA
 Revised 2011- ICPDS
 Revised 2016 – ICPDS
 Revised 2017 – ICPDS
 Revised 2019 – ICPDS*

EFC ORIGINAL PKG

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

FEC ORIGINAL PKG

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Gerardo A. Quero, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agricultural Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Fort Yuma Quechan Indian Tribe

(Written or oral comments received on the checklist prior to circulation)

FEC ORIGINAL PKG

V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>
3. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
4. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2025
<https://maps.conservation.ca.gov/dlrp/cifff/>
5. Imperial County Agricultural Commissioner comment letter dated November 8, 2024.
6. California Williamson Act Enrollment Finder
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>
7. Imperial County Air Pollution Control District comment letter dated November 7, 2024.
8. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Map
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 7: Seismic Hazards Map
 - g) Figure 8: Existing Mineral Resources Map
9. State of California Natural Resources Agency, Department of Fish and Game: Staff Report on Burrowing Owl Mitigation
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>
10. National Wetlands Inventory Map: Surface Waters and Wetlands
<https://fwswprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
11. U.S. Fish & Wildlife (USFWS) Critical Habitat for Threatened & Endangered Species Mapper
https://www.arcgis.com/apps/Embed/index.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77&extent=-124.1522,38.0501,-121.4496,39.2098&zoom=true&scale=true&details=true&disable_scroll=true&theme=light
12. California Department of Fish and Wildlife (CDFW) Lands Viewer
<https://apps.wildlife.ca.gov/lands/>
13. Imperial Irrigation District: Imperial Valley Natural Community Conservation Plan and Habitat Conservation Plan (Planning Agreement No. 2810-2004-001-06)
www.iid.com/home/showpublisheddocument/2260/635648001335730000
14. California Department of Fish and Game
California Endangered Species Act: Incidental Take Permit No. 2081-2003-024-006 (Imperial Irrigation District)
www.iid.com/home/showpublisheddocument/2281/635648001335730000
15. Fort Yuma Quechan Indian Tribe comment email dated May 30, 2025.
16. California Department of Conservation: Earthquake Zones of Required Investigation Maps and Reports
<https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>
17. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
18. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
19. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>
 - a) Figure 2: Regional Fault Lines
 - b) Figure 3: Landslide Susceptibility
 - c) Figure 4: Flood Hazards

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d) Figure 6: Fire Hazard Severity Zones

20. California Building Standards Commission, 2022 California Building Code.
California Code of Regulations, Title 24, Part 2, Volume 2 of 2.
 21. California Tsunami Data Maps
<https://www.conservation.ca.gov/cgs/tsunami/maps>
 22. California Geological Survey Landslide Map
<https://maps.conservation.ca.gov/cgs/informationwarehouse/landslides/>
 23. U.S. Department of Agriculture Soils Map
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
 24. University of California Agriculture and Natural Resources SoilWeb Map
<https://casoilresource.lawr.ucdavis.edu/gmap/>
 25. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>
 26. Imperial County Airport Land Use Compatibility Maps
<https://www.icpds.com/planning/maps/airport-land-use-compatibility-maps>
 27. Imperial County Fire Department comment email dated June 5, 2025.
 28. CalFire: Fire Hazard Severity Zones in Local Responsibility Areas – Imperial County Map
https://34c031f8-c9fd-4018-8c5a-4159cdf6b0d-cdn-endpoint.azureedge.net/-/media/osfm-website/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-map-2022/fire-hazard-severity-zone-maps---lra/imperial_lra_draft_fhszl06_1_map13.pdf?rev=ae37a06cab87486b8814874bfa7cfb16&hash=4B1355741F43E2EE3852E0A4A20DE497
 29. Imperial County Department of Public Works comment letter dated June 11, 2025.
 30. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=1905%20wixom%20road%2C%20el%20centro%20ca>
- a) FEMA Zone X
<https://www.fema.gov/about/glossary/zone-c-or-x-unshaded>
31. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
 32. Imperial County Sheriff's Office: Patrol Operations Map
<https://icso.imperialcounty.org/operations/>
 33. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993;
and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.

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VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Parcel Map #02517

Project Applicant: Loretta Ann Catania, Trustee of the Childers Family Trust

Project Location: 1905 Wixom Road, El Centro, CA 92243

Description of Project: The applicant, Loretta Ann Catania, Trustee of the Childers Family Trust, is requesting approval for a minor subdivision of land. The proposed action involves dividing an existing parcel into two distinct lots. The subject property is the remaining portion of land, approximately 61.48-acres, originating from Parcel Map No. 2345, which had previously been approved by the Imperial County Planning Commission on February 13, 2002. As part of that prior action, a 40-acre relinquishment of residential development rights was granted to the County of Imperial, as documented in recorded Document No. 2003010143. One of the proposed lots would be designated to contain an existing single-family residence, constructed in approximately January 1976, according to County records. The other lot would remain as an active agricultural field. No changes to the existing zoning designation or land uses are proposed as part of this request.

Proposed Parcel 1 would comprise approximately 48.68-acres and would encompass the existing agricultural field. Legal and physical access to the parcel would be provided via Wixom Road. Water service would continue to be supplied from the Fig Canal, Delivery 2, and on-site drainage would remain self-contained. This request does not include any proposed development or modifications to the existing water delivery system for Proposed Parcel 1. Proposed Parcel 2 would encompass approximately 12.80-acres and would accommodate the existing residential dwelling. Legal and physical access to the parcel would be provided via Wixom Road. Water service would continue to be supplied through an existing pipeline connected to the Fig Canal, while wastewater would continue to be managed through an existing underground septic system.

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VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:

☒ The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

7-24-2025 
Date of Determination Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.


Applicant Signature

7-24-25
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

EEC ORIGINAL PKG

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

ATTACHMENT #1
COMMENT LETTERS

EEC ORIGINAL PKG

Valerie Grijalva

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Friday, May 30, 2025 11:49 AM
To: Kayla Henderson; ICPDSCCommentLetters
Subject: Re: [EXTERNAL]:Parcel Map #02517/Initial Study #25-0015 Request for Comments

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

MAY 30 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>
Sent: Friday, May 30, 2025 9:43 AM
To: Rosa Lopez <RosaLopez@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Robert Benavidez <RBenavidez@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Ryan Kelley <rkelley@icso.org>; Marcus Cuero <marcuscuero@campo-nsn.gov>; Daniel Tsosie <dtosie@campo-nsn.gov>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Jill McCormick <historicpreservation@quechantribe.com>; Donald Vargas (dvargas@iid.com) <dvargas@iid.com>; Martha Singh <marthasingh@co.imperial.ca.us>; Tribal Secretary <tribalsecretary@quechantribe.com>
Cc: Alan Molina <alanmolina@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>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:Parcel Map #02517/Initial Study #25-0015 Request for Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see attached Request for Comments packet for **PM02517/IS25-0015** Loretta Ann Catania, Tristee Childers Family Trust

Comments are due by **June 16th, 2025 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Kayla Henderson

Office Assistant III
IC Planning & Development Services
801 Main Street
El Centro, CA 92243
(442)265-1736
(442)265-1735 (Fax)
kaylahenderson@co.imperial.ca.us

Gerardo Quero

From: Alan Molina
Sent: Thursday, June 5, 2025 1:38 PM
To: Gerardo Quero
Subject: Fw: Parcel Map #02517/Initial Study #25-0015 Request for Comments

Gerardo,

Please find the ICFD comment below.

Best regards,

Alan Molina

Planner I

Imperial County Planning & Development Services Department

801 W. Main St

El Centro, CA 92243

☎ (442) 265-1736

alanmolina@co.imperial.ca.us

From: Andrew Loper <AndrewLoper@co.imperial.ca.us>

Sent: Thursday, June 5, 2025 9:16 AM

To: Kayla Henderson <kaylahenderson@co.imperial.ca.us>

Cc: Alan Molina <alanmolina@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>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valriegrijalva@co.imperial.ca.us>

Subject: RE: Parcel Map #02517/Initial Study #25-0015 Request for Comments

Good Morning

Imperial County Fire Department has no comments for PM #02517 at this time. Thank you

**IMPERIAL COUNTY FIRE DEPARTMENT
OFFICE OF EMERGENCY SERVICES**



2514 LA BRUCHERIE ROAD
IMPERIAL, CA 92251
andrewloper@co.imperial.ca.us

OFFICE (442) 265-3020
CELL (760) 604-1828

From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>

Sent: Friday, May 30, 2025 9:43 AM

To: Rosa Lopez <RosaLopez@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Sheila Vasquez-Bautista

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<sheilavasquezbazua@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Robert Benavidez <RBenavidez@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Ryan Kelley <rkelley@icso.org>; Marcus Cuero <marcuscuero@campo-nsn.gov>; Daniel Tsosie <dtosie@campo-nsn.gov>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Jill McCormick <historicpreservation@quechantribe.com>; Donald Vargas (dvargas@iid.com) <dvargas@iid.com>; Martha Singh <marthasingh@co.imperial.ca.us>; tribalsecretary@quechantribe.com
Cc: Alan Molina <alanmolina@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>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: Parcel Map #02517/Initial Study #25-0015 Request for Comments

Good morning,

Please see attached Request for Comments packet for **PM02517/IS25-0015** Loretta Ann Catania, Tristee Childers Family Trust

Comments are due by **June 16th, 2025 at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Kayla Henderson

Office Assistant III
IC Planning & Development Services
801 Main Street
El Centro, CA 92243
(442)265-1736
(442)265-1735 (Fax)
kaylahenderson@co.imperial.ca.us

EEC ORIGINAL PKG

AIR POLLUTION CONTROL DISTRICT



June 11, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 4:03 pm, Jun 11, 2025

SUBJECT: Minor Subdivision – Parcel Map 02517 (Initial Study 25-0015)

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Minor Subdivision – Parcel Map (PM) 02517 located at 1905 Wixom Road in El Centro, California (also identified as Assessor Parcel Number 051-360-038). The applicant intends to divide the existing 61.48-acre parcel to create Parcel A (1) of approximately 48.68 acres, and Parcel B (2) of approximately 12.80 acres, which currently contains an existing home. The purpose of the subdivision is to separate the existing residential homesite from the agricultural parcel. The PM application states there is no proposed development for either of the parcels.

The Air District has no comment.

The Air District's rule book can be accessed via the internet at <https://apcd.imperialcounty.org>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,


Curtis Blondell

APC Environmental Coordinator

Reviewed by,


Monica N. Soueif

APC Division Manager

PM 02517

Page 1 of 1

EEC ORIGINAL PKG



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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[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)



Public Works works for the Public

June 11, 2025

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

Attention: Alan Molina, Planner I

SUBJECT: PM 2517 Loretta Ann Catania, Trustee Childers Family Trust.
Located at 1905 Wixom Road, El Centro, CA 92243.
APN 051-360-038.

Dear Mr. Minnick:

This letter is in response to your submittal received on May 30th, 2025, for the above-mentioned project. The applicant proposes a minor subdivision of a 61.48 acre parcel to create two (2) separate parcels.

Department staff has reviewed the package information and the following comments **shall be conditions of approval as described:**

1. Provide a Parcel Map 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. The Parcel Map shall be based upon a field survey. The basis of bearings for the Parcel Map shall be derived from the current epoch of the California Coordinate System (CCS), North America Datum of 1983 (NAD83). The survey shall show connections to a minimum of two (2) Continuously Operating Reference Stations (CORS) of the California Real Time Network (CRTN).
3. Tax certificate from the Tax Collector's Office prior to recordation of the Parcel Map shall be provided.
4. An original Subdivision Guarantee, no older than three (3) months, prior to recordation of the Parcel Map shall be provided.
5. Each parcel created or affected by this map shall abut a maintained road and/or have legal and physical access to a public road. The proposed access easement for one of the parcels can not be accepted since all parcels are under the same ownership (California Civil Code sections 811 and 805).

6. Each parcel created or affected by this project shall abut and have legal and physical access to a publicly maintained road prior to the recordation of the project documents. The proposed access for both parcels will be from Wixom Road.
7. An encroachment permit shall be secured from the Department of Public Works for any new, altered, or unauthorized existing driveways, and for any activity or work within or near an Imperial County Public Road Right-of-Way. For future development, rural concrete driveways per County standards (Dwg. No. 411B) will be required.
8. A Drainage Letter that takes into account the prevention of sedimentation or damage to off-site properties and county road right-of-way(s) from storm run-off may be accepted in lieu of a full Grading Plan, since no new development is being proposed at this time. Should any future development occur on any of the properties, a comprehensive Drainage and Grading Study/Plan shall be required by this Department, to provide for property grading and drainage control and to prevent sedimentation or damage to off-site properties, prepared according to the Engineering Design Guidelines Manual.

Respectfully,

John A. Gay, PE
Director of Public Works

By:



Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering

EEC ORIGINAL PKG



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

May 30th, 2025
REQUEST FOR REVIEW
AND COMMENTS

The attached project and materials are being sent to you for your review and as an early notification that the following project is being requested and being processed by the County's Planning & Development Services Department. Please review the proposed project based on your agency/department area of interest, expertise, and/or jurisdiction.

To:	County Agencies	State Agencies/Other	Cities/Other
<input checked="" type="checkbox"/>	County Executive Office – Rosa Lopez	<input checked="" type="checkbox"/> IC Sheriff's Office – Robert Benavidez/Fred Miramontes/Ryan Kelley	<input checked="" type="checkbox"/> IID – Donald Vargas
<input checked="" type="checkbox"/>	Ag. Commissioner – Margo Sanchez/Antonio Venegas/ Jolene Dessert	<input checked="" type="checkbox"/> Board of Supervisors – Martha Cardenas-Singh District #2	
<input checked="" type="checkbox"/>	Public Works – Carlos Yee/Carmen Zamora/ Veronica Atondo/ John Gay	<input checked="" type="checkbox"/> Campo Band of Mission Indians – Marcus Cuero / Daniel Tsosie	
<input checked="" type="checkbox"/>	EHS – Jeff Lamoure / Jorge Perez / Sheila Vasquez/ Alphonso Andrade/ Marco Topete	<input checked="" type="checkbox"/> IC Fire/OES Office – Andrew Loper/ David Lantzer	
<input checked="" type="checkbox"/>	APCD – Jesus Ramirez/Belen Leon-Lopez/ Monica Soucier	<input checked="" type="checkbox"/> Fort Yuma Quechan Indian Tribe- H.- Johnathan E. Koteen/ Jill McCormick	

From: Alan Molina Planner I - (442) 265-1736 or Alanmolina@co.imperial.ca.us

Project ID: Parcel Map #02517/ Initial Study #25-0015

Project Location: 1905 Wixom Road, El Centro, CA 92243 APN: 051-360-038-001

Project Description: The Applicant is proposing a minor subdivision of a 61.48-acre parcel to create two (2) separate parcels: Proposed Parcel A, approximately 48.68-acres, which includes an existing and active agricultural field; and Proposed Parcel B, approximately 12.80-acres, which contains an existing home.

Applicants: Loretta Ann Catania, Trustee Childers Family Trust

Comments due by: **June 16th, 2025, at 5:00PM**

COMMENTS: (attach a separate sheet if necessary) (if no comments, please state below and mail, fax, or e-mail this sheet to Case Planner)

Name: Jaciel Lainez Signature: *Jaciel Lainez* Title: Agricultural Biologist/Standards Specialist IV

Date: 6/16/2025 Telephone No.: (442) 265-1490 E-mail: jaciellainez@co.imperial.ca.us

AM/KYS:\AI\Users\APN\051\360\038\PM02517_IS25-0015\PM02517 Request for Comments 05 30 25.docx

EEC ORIGINAL PKG

ATTACHMENT #2
PARCEL MAP #02517
APPLICATION PACKAGE

EEC ORIGINAL PKG

MINOR SUBDIVISION

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME Loretta Ann Catania, Trustee Childers Family Trust	EMAIL ADDRESS panamint@frontiernet.net	
2. MAILING ADDRESS 2178 N. East Street Alturas, CA	ZIP CODE 96101	PHONE NUMBER 530-708-0235
3. ENGINEER'S NAME Taylor Preece	CAL. LICENSE NO. PLS 9436	EMAIL ADDRESS taylor@presurvinc.com
4. MAILING ADDRESS PO Box 2216 El Centro, CA	ZIP CODE 92244	PHONE NUMBER 760-353-2684
5. PROPERTY (site) ADDRESS 1905 Wixom Road Seely, CA 92273	LOCATION Southwest Corner Wixom and Vogel Road	
6. ASSESSOR'S PARCEL NO. 051-360-038	SIZE OF PROPERTY (in acres or square foot) 61.48 Acres	
7. LEGAL DESCRIPTION (attach separate sheet if necessary) Remainder Parcel PM 2345 - Bk 12, Pg 4 of Parcel Maps		
8. EXPLAIN PURPOSE/REASON FOR MINOR SUBDIVISION To separate the existing home built prior to 1976 from the agriculture fields.		

9. Proposed DIVISION of the above specified land is as follows:				
PARCEL	SIZE In acres or sq. feet	EXISTING USE	PROPOSED USE	ZONE
1 or A	48.68 Acres	Agriculture Field	Agriculture Field	A-3
2 or B	12.80 Acres	Residential Home	Residential Home	A-3
3 or C				
4 or D				

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED SEWER SYSTEM(s)	No changes are proposed
11. DESCRIBE PROPOSED WATER SYSTEM	No changes are proposed
12. DESCRIBE PROPOSED ACCESS TO SUBDIVIDED LOTS	Wixom Road
13. IS THIS PARCEL PLANNED TO BE ANNEXED?	IF YES, TO WHAT CITY or DISTRICT?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

I HEREBY APPLY FOR PERMISSION TO DIVIDE THE ABOVE SPECIFIED PROPERTY THAT I ☐ OWN ☐ CONTROL, AS PER ATTACHED INFORMATION, AND PER THE MAP ACT AND PER THE SUBDIVISION ORDINANCE

I, CERTIFY THAT THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

Loretta Ann Catania

4-22-2025

Print Name (owner)

Date

Loretta Ann Catania

Signature (owner)

Taylor Preece

4-25-25

Print Name (agent)

Date

Taylor Preece

Signature (agent)

REQUIRED SUPPORT DOCUMENTS

- A. TENTATIVE MAP
- B. PRELIMINARY TITLE REPORT (6 months or newer)
- C. FEE
- D. OTHER

Special Note:

An notarized owners affidavit is required if application is signed by Agent.

APPLICATION RECEIVED BY: **AM 04/25/25**

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

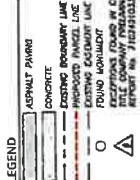
REVIEW / APPROVAL BY
OTHER DEPT'S required.
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐ _____
☐ _____

PM#

02517
IS25-0015

EEC ORIGINAL PKG

A PORTION OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 12 EAST, S.B.M., IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA



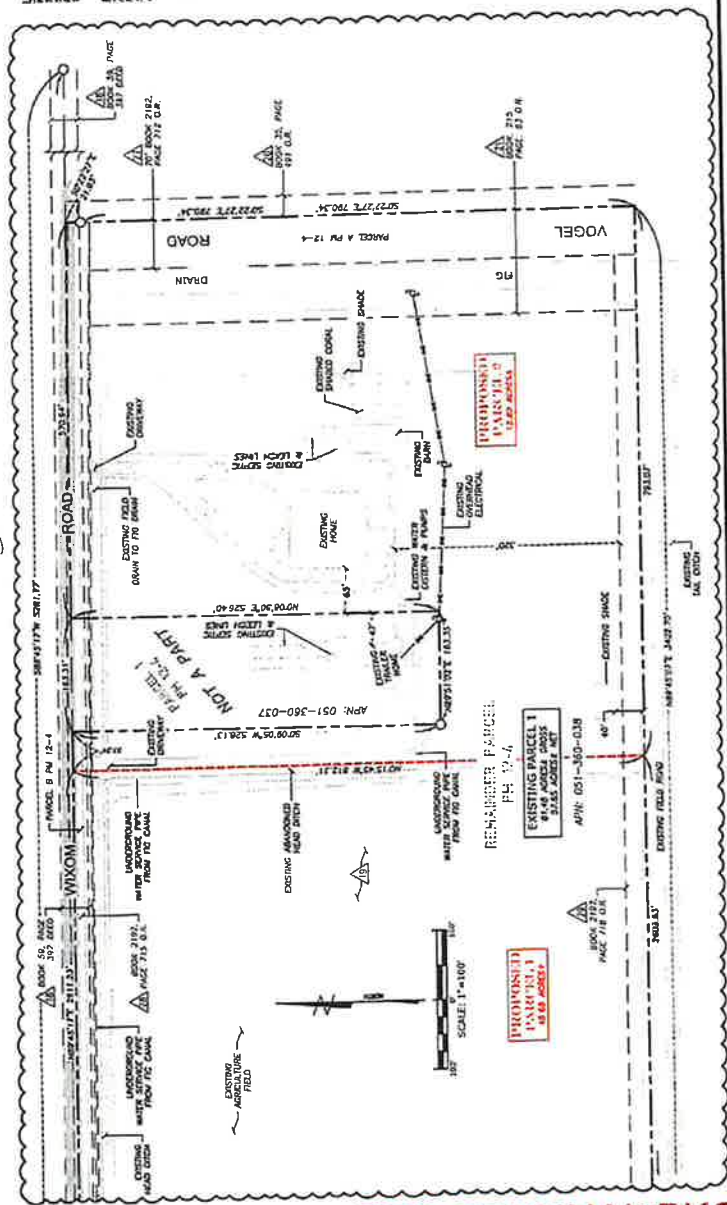
VESTED IN:
LORETTA ANN CIANA, TRUSTEE OF THE CHILDREN FAMILY TRUST.

[illegible]

FLOOD ZONE
 ACCORDING TO T.E.P.A. FLOOD INSURANCE MAP, PARCEL 1, MOVED PARCEL 1, 1" = 49.881
 MOVED PARCEL 1, 1" = 12.854
 TOTAL NUMBER OF PARCELS TWO
 CONTACT: [redacted] AT [redacted]

GENERAL NOTES
 1. PROPOSED ACRES: [redacted]
 a. MOVED PARCEL 1, 1" = 49.881
 b. MOVED PARCEL 1, 1" = 12.854
 2. TOTAL NUMBER OF PARCELS TWO
 CONTACT: [redacted] AT [redacted]

ZONING
AS ILLUSTRATED ON MAP, THIS
PROPERTY IS SUBJECT TO ZONE AJ.



~~EEC ORIGINAL PKC~~



4-25-25
GAIL

Precision
ENGINEERING & CONSTRUCTION, INC.



788 C. HILL AVENUE
SUN CENTER, CA 92514
P.O. Box 2718
SUN CENTER, CA 92514
Telephone
(909) 352-2666
Fax
1-800-333-2666

CHILDERS TENTATIVE
PARCEL MAP

Childers Trust Parcel Map

Project Description

The Parcel Map consists of one separate legal parcel, Assessor Parcel Number 051-360-038, the parcel is located at the Southwest Quadrant of Wixom Road and Vogel Road, in the County of Imperial, California.

The subject property is described as being:

That portion of Tract 293 and that portion of Lot 3, Section 35, shown and designated as Remainder Parcel of Parcel Map No. 2345 on file in Book 12, Page 4 of Parcel Maps in the office of the County Recorder of Imperial County, containing 61.48 Acres gross, being in T.16S., R.12E., S.B.M.

The reasoning behind the proposed parcel map is to separate the existing residential homesite from the agriculture parcel.

Proposed Parcel 1 will have legal and physical access from Wixom Road, will continue to receive water from the Fig Canal, Delivery Number 2, and will continue to drain to the Fig Drain. There is no proposed development on Parcel 1 or any changes in water delivery.

Proposed Parcel 2 will have legal and physical access from Wixom Road, will continue to receive water from the service pipe from the Fig Canal, and will continue to be self contained and will not drain water onto other properties. There is no proposed development on Parcel 2 or any changes in water delivery.

51-36



THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL.
FOR THE ASSESSOR, REV. & TAN. CODE 327

Jon-Order Search

Doc: 51-36 MAP ASSESSOR

MAP 40

WESTSIDE SCHOOL AREA

Title 9 Division 25 Section 92340.00

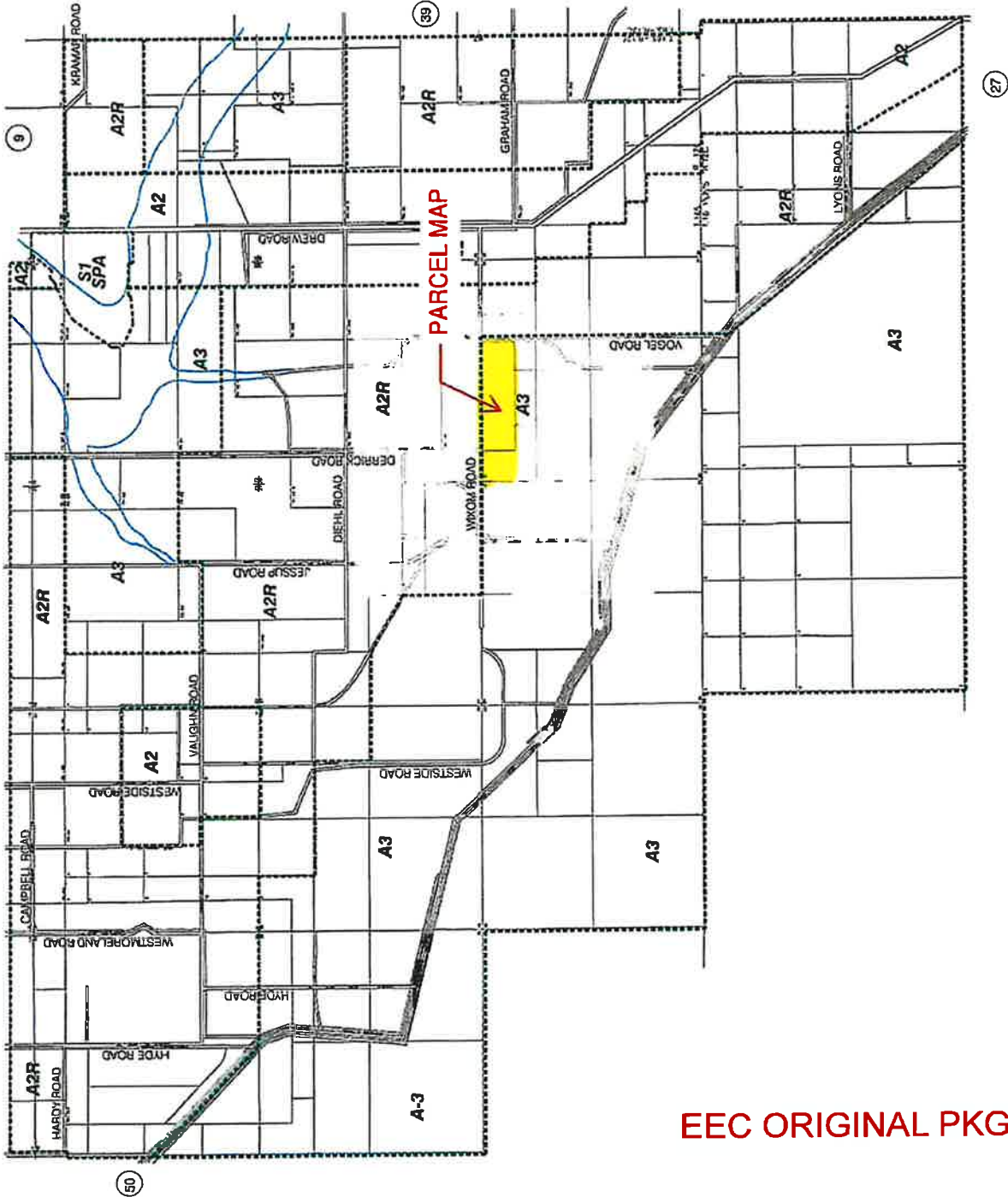
Imperial County Planning/Building Department

Revision Dates:



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.

Director



EEC ORIGINAL PKG

**ATTACHMENT “H”
COMMENT LETTERS**

AIR POLLUTION CONTROL DISTRICT



August 28, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 9:02 am, Aug 28, 2025

SUBJECT: Notice of Intent for a Negative Declaration for Parcel Map 02517 & Initial Study
25-0015 Loretta Ann Catania

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the Notice of Intent for a Negative Declaration for Parcel Map 02517 and Initial Study 25-0015 that would allow a minor subdivision of land into two (2) lots to separate an existing single-family residence from an agricultural field.

The Air District originally commented on this project on June 11, 2025. The Air District has no further comments except to reiterate its request to receive a copy of the recorded Parcel Map, identified as Exhibit "B" in the original packet.

The Air District's rule book, Handbook, and other forms can be accessed via the internet at <https://apcd.imperialcounty.org>. Should you have questions, please call our office at (442) 265-1800.

Sincerely,

Curtis Blondell,
APC Environmental Coordinator II

Reviewed by,
Monica N. Soucier,
APC Division Manager