



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☒ Negative Declaration ☐ Mitigated Negative Declaration for Parcel Map #02517 (Initial Study #25-0015) Loretta Ann Catania, Trustee of the Childers Family Trust, pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

LEAD AGENCY: Imperial County Planning & Development Services Department (ICPDS)

APPLICANT: Loretta Ann Catania, Trustee of the Childers Family Trust

PROJECT LOCATION: 1905 Wixom Road, El Centro, CA 92243

The project site ☐ is ☒ is not listed on any list under Government Code Section 65962.5.

PROJECT DESCRIPTION: The Applicant has applied for Parcel Map #02517 seeking approval for a minor subdivision of land consisting of dividing an existing parcel into two distinct lots, separating an existing single-family residence from an existing agricultural field.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: 07/29/25 to 09/01/25 at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at ICPDSCCommentLetters@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

Jim Minnick, Director
Planning & Development Services

13-2025-065

FILED

IMPERIAL COUNTY

Jul 29 2025

CHUCK STOREY, County Clerk

By Deputy Clerk

POST FOR 20 DAYS

**Cover Sheet
Assessment Form
(County of Imperial)**

Initial Study # 25-0015 (Loretta Ann Catania, Trustee of the Childers Family Trust) Date: 07/29/2025

Project type/name: Parcel Map #02517

Applicant's name: Loretta Ann Catania, Trustee of the Childers Family Trust

Applicant's address: 1905 Wixom Road, El Centro, CA 92243

Name of person preparing Initial Study: Gerardo A. Quero, Project Planner

Signature of person preparing Initial Study:  #3415

I. Project Information

- a. Assessor's Parcel Number(s): 051-360-038-000
- b. Street address: 1905 Wixom Road, El Centro, CA 92243
- c. Cross street: Wixom Road and Vogel Road
- d. Township/Section/Range: Township 16 South, Range 12 East, SBBM
- e. Project area (acres) ☐: 61.48 Acres

II. General Plan Consistency

- a. General Plan Designation. Agriculture
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-3-RE (Heavy Agriculture, Renewable Energy Overlay)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-2-RE; South/West: A-3-RE & East: A-2-R
- i. Is proposal consistent with the site's existing or proposed zoning? Yes
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes
- k. Is the proposal consistent with a Specific Plan for the area? Yes
- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes

Comments: (if any)
