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 Initial Study #25-0017/Conditional Use Permit #25-0007, Don Whitacre, 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: Don Whitacre

PROJECT LOCATION: 915 Mesquite Rd, Ocotillo, CA 92259

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

PROJECT DESCRIPTION: The applicant, Don Whitacre, is proposing to construct and operate a new residential water well to supply a future 50 x 50-foot barndominium home with a projected maximum annual water extraction of one (1) acre-foot per year.

COMMENT PERIOD: 08/19/2025 to 09/17/25 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 ICPDSCommentLetters@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

Cover Sheet
Assessment Form
(County of Imperial)

Initial Study #25-0017 (Don Whitacre) Date: 08/19/2025

Project type/name: Initial Study #25-0017, Conditional Use Permit #25-0007,

Applicant's name: Don Whitacre

Applicant's address: 915 Mesquite Rd, Ocotillo, CA 92259

Name of person preparing Initial Study: Luis Valenzuela, Planner II

Signature of person preparing Initial Study: 

I. Project Information

a.	Assessor's Parcel Number(s):	033-405-012-000
b.	Street address:	915 Mesquite Rd, Ocotillo, CA 92259
c.	Cross street:	Old Highway 111
d.	Township/Section/Range:	Lot 36 Nomirage Sub T16/161/2S R10E
e.	Project area (acres) ☐:	1.72 AC

II. General Plan Consistency

a.	General Plan Designation	Ocotillo/Nomirage Community Area Plan
b.	Is Project in an Urban area?	No
c.	Name of Urban area	N/A
d.	Is Project within an adopted Specific Plan area?	No
e.	Name of Specific Plan area	N/A
f.	Existing zoning.	R-1 (Low Density Residential Zone)
g.	Proposed zoning, if any.	N/A

g. Proposed zoning, if any. N/A

h. Adjacent zoning.

North: R-1, South: GS, East: R-1, West: R-1

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? N/A

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)