



# 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 Conditional Use Permit #22-0019 (Initial Study #22-0033) Karen Brunell, 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:** Karen Brunell

**PROJECT LOCATION:** 1374 Shell Canyon Road, Ocotillo, CA 92259

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

**PROJECT DESCRIPTION:** The applicant is proposing the construction and operation of a new residential water well to supply a future home with a projected annual water extraction of one (1) acre-foot.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted on Wednesday, January 11, 2023, 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:** 11/22/22 to 12/19/22 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 [ICPDSComentLetters@co.imperial.ca.us](mailto:ICPDSComentLetters@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

**POSTED**

NOV 22 2022

Imperial County Clerk-Recorder  
California

**POST FOR 25 DAYS**

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

Initial Study #22-0033 (Karen Brunell) \_\_\_\_\_ Date: 11/22/2022

Project type/name: Conditional Use Permit #22-0019

Applicant's name: Karen Brunell

Applicant's address: 4135 Avenida de la Plata, Oceanside, CA 92056

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

Signature of person preparing Initial Study: \_\_\_\_\_



**I. Project Information**

- a. Assessor's Parcel Number(s): 033-250-074-000
- b. Street address: 1374 Shell Canyon Road, Ocotillo, CA 92259
- c. Cross street: Imperial Highway
- d. Township/Section/Range: Township 10 South, Range 15 East, SBBM
- e. Project area (acres) : 17 Acres

**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-L-5 (Low Density Residential, Lot 5-Acre Minimum)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: BLM/R-1-L-5, South: R-1-L-5, East: GS and West: R-1-L-5/R-1-L-40
- 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)

None.

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