



Jim Minnick  
DIRECTOR

## Imperial County Planning & Development Services Planning / Building

**POSTED**

**AUG 19 2025**

# NOTICE OF INTENT

Imperial County Clerk-Recorder  
California

**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 [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

**POST FOR 20 DAYS**

**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
- 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)

---

---

---

---

---

---