



Imperial County Planning & Development Services Planning / Building

POSTED

Jim Minnick
DIRECTOR

NOTICE OF INTENT

MAY 01 2024

Imperial County Clerk-Recorder
California

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #23-0018, WH Lounge LLC., 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: WH Lounge LLC

PROJECT LOCATION: 509 Railroad Ave, Winterhaven, CA 92283

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

PROJECT DESCRIPTION: The project consists of a cannabis dispensary with delivery services and a lounge for onsite consumption of cannabis products as well as a variance for parking due to the historical available parking on the existing site not being able to conform to current parking requirements. The project will be located in the eastern rebuilt suite of an existing three (3) suite commercial building. The front of the suite will contain the dispensary with sales counters and the lounge area being located in the rear allowing customers to sit and consume their purchases on-site.

COMMENT PERIOD: 05/01/24 to 5/27/24 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. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will tentatively be conducted on Wednesday, June 26, 2024, 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.

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 30 DAYS

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

Initial Study #23-00022 Date: 05/01/2027

Project type/name: Conditional Use Permit #23-0018 / Variance 24-0001

Applicant's name: WH Lounge

Applicant's address: 14031 Las Palmas Road, Jamul, CA 91935

Name of person preparing Initial Study: Derek Newland, Planner III

Signature of person preparing Initial Study: _____



I. Project Information

- a. Assessor's Parcel Number(s): 056-283-006-000
- b. Street address: 509 Railroad Avenue, Winterhaven, CA
- c. Cross street: Hwy 98 and Dogwood Road
- d. Township/Section/Range: Section 27, Township 16 South, Range 22 East, SBBM
- e. Project area (acres) : .36 +/- acres

II. General Plan Consistency

- a. General Plan Designation. Urban Area
- b. Is Project in an Urban area? yes
- c. Name of Urban area. Urban Area - Winterhaven
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. C-2 (Medium Commercial)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: C-2 / R-3, South: C-2 / R-1, East: C-2 / R-3 and West: C-2 / R-1
- i. Is proposal consistent with the site's existing or proposed zoning? Yes, with an approved CUP
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes, with an approved CUP
- 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, with an approved CUP
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes, with an approved CUP

Comments: (if any)

None.
