



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 #19-0028 for Conditional Use Permit #19-0024, 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: Winterhaven Drive, LLC

PROJECT LOCATION: 2115 Winterhaven Dr., Winterhaven CA 92283

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

PROJECT DESCRIPTION: Applicant is proposing to operate a recreational and medicinal cannabis dispensary with delivery services.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday November 25, 2020, 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: 10/15/2020 to 11/04/2020 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 marielamorán@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

POSTED

OCT 21 2020

IMPERIAL COUNTY CLERK-RECORDER
CALIFORNIA

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

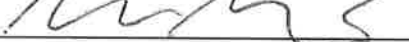
Initial Study # 19-0028 Date: 10/15/2020

Project type/name: Conditional Use Permit #19-0024

Applicant's name: Winterhaven Drive, LLC

Applicant's address: 1336 Granite Hills Dr., El Cajon CA 92019

Name of person preparing Initial Study: Mariela Moran, Planner II

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 056-284-020-000
- b. Street address: 2115 Winterhaven Dr., Winterhaven CA
- c. Cross street: 1st St.
- d. Township/Section/Range: T 16 S/ R 22 E
- e. Project area (acres) : +/- 0.38 Acres

II. General Plan Consistency

- a. General Plan Designation. General Commercial per Winterhaven Urban Area Plan
- b. Is Project in an Urban area? Yes
- c. Name of 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 General Commercial

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. C-2 West and East, R-4 South
- 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.
