



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 #21-0024 for Conditional Use Permit #21-0016 (Movocan) 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: Movocan

PROJECT LOCATION: 2129 Winterhaven Drive, Winterhaven, CA

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

PROJECT DESCRIPTION: The Applicant proposes Conditional Use Permit #21-0016 to allow for the operation for an Adult Use & Medicinal store for sale of cannabis, on APN # 056-282-016 and operate the facility 9:00 am to 9:00 pm, 7 days a week.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be schedule in October 2021, 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: 09\10\2021 thru 10\01\2021 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 DavidBlack@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

SEP 10 2021

IMPERIAL COUNTY CLERK-RECORDER
CALIFORNIA

POST FOR 20 DAYS

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

Initial Study # 21-0024 Date: 09/09/2021

Project type/name: Conditional Use Permit #21-0016 Movocan

Applicant's name: Angel Fernandez

Applicant's address: 2625 Heil Circle, El Centro, CA 92243

Name of person preparing Initial Study: David Black, Planner IV

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 056-282-013-000
- b. Street address: 2129 Winterhaven Drive, Wintehaven, CA 92283
- c. Cross street: 2nd Avenue
- d. Township/Section/Range: T16South/27/R22East
- e. Project area (acres) : 6,887 SF

II. General Plan Consistency

- a. General Plan Designation. General Commercial
- 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
- 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.
