



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

POSTED

AUG 01 2023

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 Conditional Use Permit #23-0004 (Initial Study #23-0004) NMH Investments, 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: NMH Investments, LLC.

PROJECT LOCATION: 2092 Thomas R. Cannell Rd, Salton City, CA 92274

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

PROJECT DESCRIPTION: The applicant is proposing Conditional Use Permit#23-0004 to allow for the operation for an Adult Use & Medicinal storefront for the sale of cannabis with delivery, on APN# 015-261-020-000 and operate the facility 8am to 10pm, 7 days a week.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, 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: 07/28/23 to 08/21/23 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 ICPDSCommentLetters@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 #23-0004 (NMH Investments, LLC.) Date: 07/27/2023

Project type/name: Conditional Use Permit #23-0004 (NMH Investments, LLC.)

Applicant's name: Stewart Namao

Applicant's address: 401 W. State ST, El Centro, CA 92243

Name of person preparing Initial Study: Luis Valenzuela, Planner I

Signature of person preparing Initial Study:  _____

I. Project Information

- a. Assessor's Parcel Number(s): 015-261-020-000
- b. Street address: 2092 Thomas R. Cannell Rd, Salton City, CA 92274
- c. Cross street: State Highway 86
- d. Township/Section/Range: LOT 50 BLOCK 03 TRACT 537 FM 4 39
- e. Project area (acres) : 23,855 S.F.

II. General Plan Consistency

- a. General Plan Designation. West Shores/Salton City/Urban
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. West Shores/Salton City
- 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.
