

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: April 25, 2024

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No. 2

WH Lounge LLC

PROJECT TYPE: CUP#23-0018/V#24-0001/IS #23-0022 SUPERVISOR DIST #5

LOCATION: 509 Railroad Avenue APN: 056-283-006-000

Winterhaven, CA 92283 PARCEL SIZE: .2 acres

GENERAL PLAN (existing) Urban Area (Winterhaven) GENERAL PLAN (proposed) N/A

ZONE (existing) C-2 (Medium Commercial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 04/25/24

INITIAL STUDY: #23-0022

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
OTHER	<u>IID</u>			

REQUESTED ACTION:

(See Attached)

Planning & Development Services
801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736
(Jim Minnick, Director)

- NEGATIVE DECLARATION**
- MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Conditional Use Permit #23-0018
Variance #24-0001
Initial Study #23-0022**



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

April, 2024

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SECTION 1 INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #23-0018 and Variance #24-0001 (Refer to Exhibit "A" & "B").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency

which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a potentially significant impact, potentially significant unless mitigation incorporated, less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND ENVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

preparation of this Initial Study and Negative Declaration.

V. **REFERENCES** lists bibliographical materials used in preparation of this document.

VI. **NEGATIVE DECLARATION – COUNTY OF IMPERIAL**

VII. **FINDINGS**

SECTION 4

VIII. **RESPONSE TO COMMENTS (IF ANY)**

IX. **MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)**

E. **SCOPE OF ENVIRONMENTAL ANALYSIS**

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.
2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.
3. **Potentially Significant Unless Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".
4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. **POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS**

This Initial Study and Negative Declaration will be conducted under a policy-level, project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. **TIERED DOCUMENTS AND INCORPORATION BY REFERENCE**

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. **Tiered Documents**

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.
- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

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- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
 - These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.
 - The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. *Environmental Checklist*

1. **Project Title:** WH Lounge LLC
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Derek Newland, Planner III, (442)265-1736, ext. 1756
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** dereknewland@co.imperial.ca.us
6. **Project location:** 509 Railroad Ave, Winterhaven, CA located on Assessor's Parcel Number 056-283-006-000
7. **Project sponsor's name and address:** WH Lounge LLC
8. **General Plan designation:** Urban Area
9. **Zoning:** C-2 (Medium Commercial)

10. **Description of project:** 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.

11. **Surrounding land uses and setting:** The project site is located within the Winterhaven Community Area Plan. The project is surrounded by commercially zoned parcels to the west and south across Winterhaven Drive and residential north and east.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Imperial County Air Pollution Control District (ICAPCD), Imperial County Agricultural Commissioner (ICAC), Imperial County Environmental Health Services (EHS), Imperial County Sheriff's Office (ICSF), Imperial County Fire Department (ICFD), Imperial Irrigation District (IID)

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, _____ procedures _____ regarding _____ confidentially, etc.?

The AB 52 Notice of Opportunity to consult on the proposed project letter was mailed via certified mail on September 15, 2023 to the Campo Band of Mission Indians and the Quechan Indian Tribe no response was received by either.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology /Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

Found that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

Found that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Found that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

<u>EEC VOTES</u>	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>
PUBLIC WORKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL HEALTH SVCS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFFICE EMERGENCY SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APCD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AG	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SHERIFF DEPARTMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICPDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

- A. Project Location:** The project is located at 509 Railroad Avenue, Winterhaven CA.
- B. Project Summary:** The project consists of a cannabis dispensary with delivery service and lounge for onsite consumption, as well as, a variance for required parking due to the historical available parking for the existing commercial site.
- C. Environmental Setting:** The project site is located within the Winterhaven Community Area Plan. The project is surrounded by commercially zoned parcels to the west and south across Winterhaven Drive and residential north and east.
- D. Analysis:** Under the Land Use Ordinance of the Imperial County General Plan the project site is designated as "General Commercial" per the Winterhaven Community Area Plan. The parcel is classified as C-2 (Medium Commercial) under the Imperial County Land Use Ordinance and the project could be permitted in a C-2 zone with an approved Conditional Use Permit and provided is in compliance with Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance.
- E. General Plan Consistency:** The proposed project could be found to be consistent with the General Plan as Commercial Cannabis Retail Sales require an approved Conditional Use Permit and compliance with Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance to operate.

Exhibit "A"
Vicinity Map

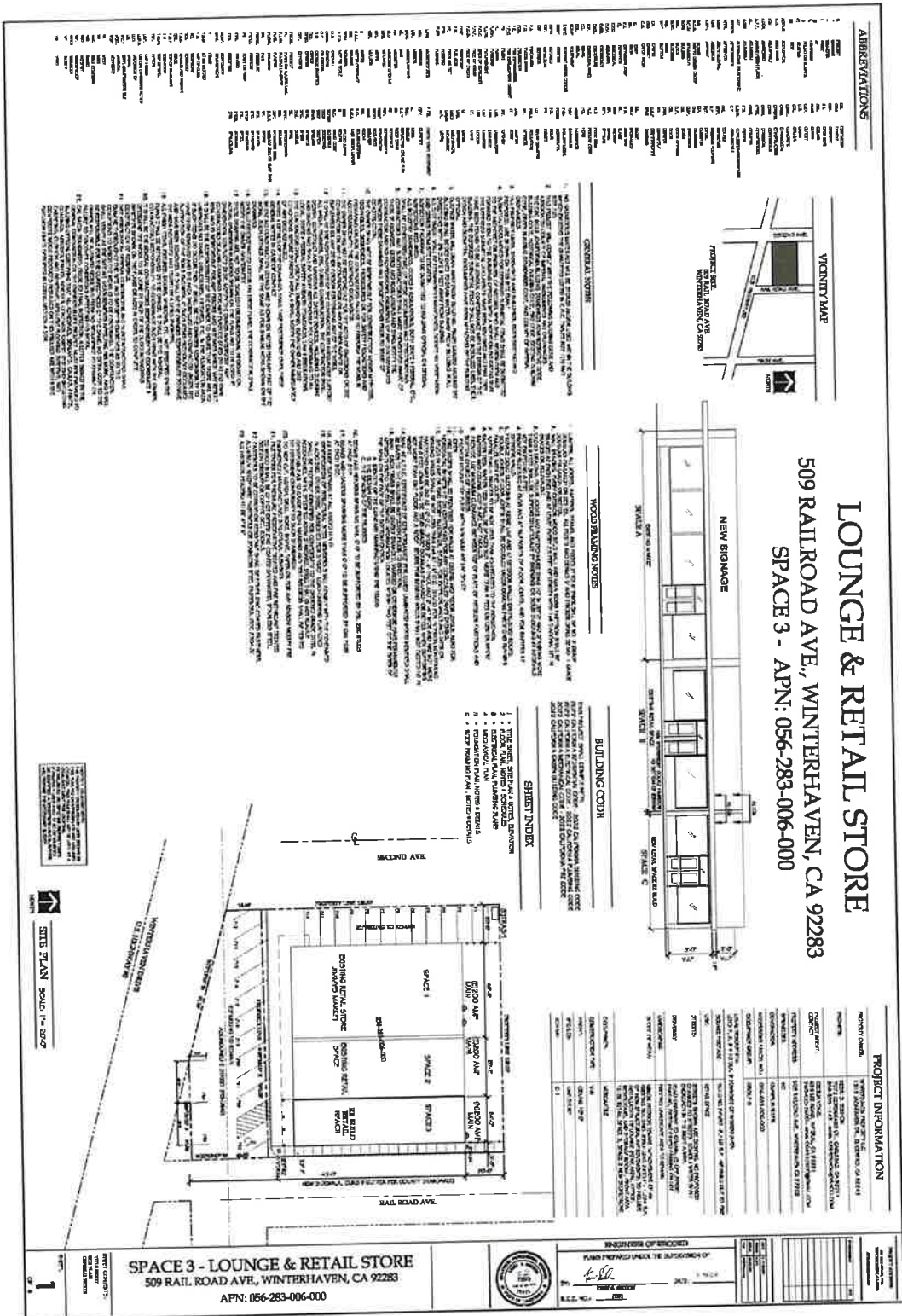


**WH LOUNGE LLC
CUP #23-0018 / IS #23-0022
VARIANCE #24-0001
APN 056-283-006-000**

- Project Location
- Centerline
- Parcels



Exhibit "B" Site Plan/Tract Map/etc.



EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista or scenic highway?
 - a) **The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not located within an officially designated or eligible vista or scenic highway per the Imperial County Circulation and Scenic Highways Element¹, therefore, no impacts are expected.**
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
 - b) **The project is located within the townsite of Winterhaven within an existing building and is not located near a state scenic highway. Therefore, no impacts are expected.**
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
 - c) **The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven which is an urban area and would not conflict with applicable zoning regulations with the approval of a Conditional Use Permit as well as complying with any applicable design standards. Additionally, the project is not within a scenic corridor or highway and therefore no impacts are expected.**
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
 - d) **The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. Increased traffic to the area may create minimal light and glare from vehicles coming and going from the location which would not be uncommon for a commercial business. Any new exterior lighting will be required to be shielded or aim away from traffic on the adjacent streets and from shining into other properties. Any impacts would be considered to be less than significant.**

II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
 - a) **The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not located on farmland nor would it convert any farmland. No impacts will occur.**
- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
 - b) **The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and there are currently no active Williamson Act Contracts in**

¹ Imperial County General Plan's Circulation and Scenic Highways Element

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
the County of Imperial. No impacts will occur.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? c) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and will not conflict with any land zoned for forest land or timberland. No impacts will occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? d) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts will occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? e) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and will not result in the conversion of farmland to a non-agriculture use. No impacts will occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?
a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and will consist of cannabis sales with come and go traffic as well as consumption of cannabis in its various forms within the lounge area. Ventilation of the site will be done for internal air quality and will be required and conditioned to comply with all Air Pollution Control District (APCD) requirements including an Odor Control Plan (OCP) as outlined in APCD's letter dated September 26, 2023². It is expected that with compliance with all of APCD's requirements will ensure that any impacts are less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
b) The proposed project is not expected to result in cumulatively considerable net increase of any criteria pollutant as the project will be required to adhere to APCD's rules and regulations as stated above in III-a. It is expected that compliance with APCD's requirements would bring any impact to less than significant levels. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?
c) The purpose of the Odor Control Plan (OCP) is to prevent nuisance from volatile organic compounds (VOC) and resultant odors related to cannabis-dispensing business operations, therefore, it is expected that compliance with APCD's rules and regulations during the commercial cannabis activities would bring impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?
d) Any odors from the proposed project would be a result of the dispensing and consumption of cannabis onsite. The implementation of the previously mentioned required OCP is expected to bring any potential impacts to less than significant. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

² Imperial County Air Pollution Control District Letter Dated September 26, 2023

IV. **BIOLOGICAL RESOURCES** *Would the project:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is located on disturbed and covered land. While the project site is located within the Imperial County General Plan's Conservation and Open Space Element³ figure 2 "Burrowing Owl Species Distribution Model" no disturbing of previously undisturbed land is proposed. Therefore, any impacts are expected to be less than significant. | | | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven is not located within a riparian habitat or other sensitive natural community and therefore no impacts are anticipated. | | | | |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven is not located in or near a protected wetlands area and therefore, no impacts are expected. | | | | |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and therefore is not expected to interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. No impacts are expected. | | | | |
| e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not expected to conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance. No impacts are expected. | | | | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not expected to conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impacts are expected. | | | | |

³ County General Plan's Conservation and Open Space Element

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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V. **CULTURAL RESOURCES** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The development of any previously undisturbed land is not proposed by the project and the entirety of the parcel has been developed or historically disturbed. Therefore, the project is not expected to cause a substantial adverse change in the significance of a historical resource. Additionally, an AB 52 letter was sent on September 15, 2023 to the Quechan Indian Tribe and the Campo Band of Mission Indians and no comments were received from either. Therefore, any impacts are expected to be less than significant. | | | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) As stated in V-a, the proposed project is located on disturbed and developed land, and it is not likely to cause a substantial adverse change to an archeological resource. Any impacts are expected to be less than significant. | | | | |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) As stated in V-a, the proposed project is located on disturbed and developed land, and it is not expected that the project will disturb any human remains, including those interred outside of dedicated cemeteries. Any impacts are expected to be less than significant. | | | | |

VI. **ENERGY** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The electrical service to the property is provided by the Imperial Irrigation District (IID). The proposed project is not expected to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Per the IID letter dated September 25, 2023⁴, if the project requires an increase in service the applicant is advised to contact IID to initiate an application for the increase in service and may also be a circuit study required in the case of any system improvements. Any impacts would be considered less than significant. | | | | |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not expected to conflict with or obstruct a stat or local plan or renewable energy or energy efficiency. Any impacts would be considered less than significant. | | | | |

VII. **GEOLOGY AND SOILS** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The majority of the building has been in place for several decades while the eastern suite where the project is proposed was approved by building permit in 2023 under compliance with the 2022 California Building Code to replace the former suite which had demolished in the past due to damage from a fire many years ago. Being that the structure is new using the latest building code any impacts are expected to be less than significant. | | | | |
| 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

⁴ Imperial Irrigation District Letter Dated September 25, 2023

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

1) **The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The project is not located near a known earthquake fault per the California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones map⁵. As stated above the majority of the building has existed for decades with the eastern suite having an approved building permit in 2023 to be rebuilt under compliance with the 2022 California Building Code. Any impacts are expected to be less than significant.**

2) Strong Seismic ground shaking?
2) Ground shaking is expected occur since the project is located in the Imperial Valley which is seismically active. As stated in VII-1, the suite where the project is proposed to be located has an approved building permit complying with 2022 California Building Code and therefore any impacts are expected to be less than significant.

3) Seismic-related ground failure, including liquefaction and seiche/tsunami?
3) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not located in in a tsunami inundation or seiche zone. No impacts are expected.

4) Landslides?
4) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The project is located in a relatively flat area that is not subject to landslide activity. Therefore, no impacts are expected.

b) Result in substantial soil erosion or the loss of topsoil?
b) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The proposed project location has been developed and paved with the surrounding land being paved roads and developed and compacted lands. Therefore, the project will not result in substantial soil erosion or the loss of topsoil. Any impacts are expected to be less than significant.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?
c) The proposed project is located on and surrounded by developed land that has been in place for decades. Therefore the project is not expected to be subject to unstable soil result in creating unstable soil that could result in on or off site landslides, lateral spreading, subsidence, liquefaction or collapse. Furthermore, any improvements to the existing structures will be required to comply with current California Building Codes and therefore, any impacts would be considered less than significant.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?
d) As stated previously, the project is located on and surrounded by land that has been developed and in place for decades. Any onsite improvements as a result of the project will be required to comply with current California Building Code and therefore, any impacts would be considered less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
e) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven which has an existing sewer system that will be utilized by the project. Therefore, any impacts would be expected to be less than significant.

⁵ California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? f) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and no development of previously undisturbed or developed land is proposed. Therefore it is not expected that the project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Any impacts would be considered less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. **GREENHOUSE GAS EMISSION** *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. While the project will create vehicle traffic from the onsite commercial business the project is not expected to create any significant greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. It is expected that compliance with any and all of APCD's requirements would limit any impacts from the project to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not expected to conflict with any applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As stated previously, compliance with APCD requirements are expected to bring any impacts of the project to less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IX. **HAZARDS AND HAZARDOUS MATERIALS** *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and does not include the handling or storing of hazardous materials. Therefore, it is not expected that the project will create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? b) As stated in IX-a, the proposed project does not include the use, handling, or storage of hazardous materials and therefore, is not expected to create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? c) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven with the nearest school being the San Pasqual Elementary School 2.14 miles and therefore, would not pose a risk to school facilities. No impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? d) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not located on a list of hazardous materials sites per the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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California Department of Toxic Substances Control: EnviroStor⁶ website. Therefore, no impacts are expected.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

e) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not located near a public or public use airport, therefore, no impacts are expected.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

f) The proposed project site is not expected to interfere with an adopted emergency response plan or emergency evacuation plan. No impact is expected.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

g) The proposed project site is not located in an area susceptible to wildland fires; additionally, the project will be subject to Imperial County Fire Department requirements, as stated in ICFD's comment letter dated September 29, 2023⁷. It is expected that the project's compliance with the ICFD would bring any impacts to less than significant.

X. **HYDROLOGY AND WATER QUALITY** *Would the project:*

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

a) The proposed project site has an existing building with water and sewer line connection services provided by the Winterhaven Water District, the use of the building will continue to be commercial and it is not expected to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. No impacts are anticipated.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

b) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not expected to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, no impacts are expected.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

c) The proposed project will not substantially alter the existing drainage pattern of the site or area, as the parcel is already developed and there is an existing commercial building. Applicant will be required to submit building permits for any potential improvements on the site to the Department of Planning and Development Services for review and approval. Therefore, impacts are expected to be less than significant.

- (i) result in substantial erosion or siltation on- or off-site;

i) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not expected to result in substantial erosion or siltation on- or off-site. Therefore any impacts would be expected to be less than significant.

⁶ California Department of Toxic Substances Control: EnviroStor

⁷ Imperial County Fire Department Letter Dated September 29, 2023

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven on land that that is already been covered, compacted and/or paved. Therefore, is not expected that the project would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. Any impacts would be considered less than significant.				
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not expected to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, any impacts would be considered less than significant.				
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) The project site is located on Zone X, which is "Area of Minimal Flood Hazard" under FEMA Flood Map service center⁸; therefore, no impacts are expected.				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and as stated above in X-c-iv) is not located in a flooding zone, nor is it located in a tsunami or seiche zone and therefore, any impacts would be expected to be less than significant.				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and the project does not appear to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore no impacts are expected.				

XI. **LAND USE AND PLANNING** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and will not physically divide an established community. No impacts are expected. | | | | |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The project site is designated as "Urban" under the Imperial County Land Use General Plan and zoned C-2 (Medium Commercial). The proposed project would continue the commercial use of the building and property and does not appear to conflict with the General Plan or Land Use Ordinance, since cannabis retail and consumption lounges are a permitted use with an approved conditional use permit, a Commercial Cannabis Activity (CCA) License and a retail license from the California State Bureau of Cannabis Control. Therefore, any impacts are expected to be less than significant. | | | | |

XII. **MINERAL RESOURCES** *Would the project:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

⁸ Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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that would be of value to the region and the residents of the state?

a) The proposed project will not remove mineral resources on-site; therefore, is not expected to result in the loss of availability of a known mineral resource. No impact is expected.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

b) The proposed project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.

XIII. NOISE Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

a) Any potential onsite improvements including internal remodeling of the structure or paving of parking would be expected to create some level of noise during the duration of construction. These noise levels shall not exceed the threshold established in the Imperial County General Plan "Noise Element"⁹ and shall comply with the applicable regulations during construction. Adherence to these noise standards are expected to bring any impacts from onsite construction to less than significant.

- b) Generation of excessive groundborne vibration or groundborne noise levels?

b) Ground-borne noise may be expected during any on-site improvements which would be subject to the "Noise Element" as previously mentioned. Any impacts are expected to be less than significant.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

c) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not located within the vicinity of a private airstrip or an airport land use plan or a public airport or public use airport as shown in the Airport Land use Compatibility Plan Figure 1A¹⁰. Therefore, no impacts are expected.

XIV. POPULATION AND HOUSING Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The proposed project is a commercial a historically commercial location which will continue to operate as a commercial business as a vendor and lounge for cannabis sales and onsite consumption. The project is not expected to induce substantial population growth in the area either directly or indirectly. Any impacts are expected to be less than significant.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) The proposed project is not expected to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Any impacts are expected to be less than significant.

⁹ Imperial County General Plan "Noise Element"

¹⁰ Airport Land use Compatibility Plan

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) The proposed project is for the commercial operation of a cannabis dispensary with delivery service and lounge for onsite consumption in an existing building, and it is not expected to substantially result in adverse physical impacts associated with any new or altered governmental facilities or require the need for new or altered governmental facilities. Any impacts are expected to be less than significant.

1) Fire Protection?

1) As stated earlier in IX-g) the project will be required to comply with the Imperial County Fire Departments letter, which requires improvements:

- An approved water supply capable of supplying the required fire flow as determined by the California Fire Code Appendix B.
- All cannabis facilities shall have an approved automatic fire suppression system. All fire suppression systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have an approved automatic fire detection system. All fire detection systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have approved smoke removal systems installed and maintained to the current adapted fire code and regulations.
- Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
- Compliance with all required sections of the fire code.

Compliance with ICFD's requirements is expected bring any impacts to less than significant.

2) Police Protection?

2) A Safety and Security plan to be reviewed and approved by the County will be required prior to start of operations. Additionally, the project will need to comply with the Sheriff Department's requirements from their comment later dated March 05, 2024. therefore, the proposed project is not expected to result in substantial impacts on police protection. Any impacts would be less than significant.

3) Schools?

3) The proposed project is not expected to result in substantial impacts to schools. Prior to entering the facility all prospective clients will need to pass the screening process and provide a valid form of identification which demonstrates that they are over the age of 21. For medical patients, an identification indicating that the individual is over 18 and accompanying physician's medical recommendation will be required. No impacts are expected.

4) Parks?

4) The proposed project will not result in impacts to parks; no impacts are expected.

5) Other Public Facilities?

5) The proposed project is not expected to any impacts to other public facilities. Any impacts are expected to be less than significant.

XVI. RECREATION

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

a) The proposed project is not expected to increase the use of the existing neighborhood and regional parks or other recreational facilities. No impacts are expected.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts are expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. **TRANSPORTATION** *Would the project:*

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? a) The proposed project is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to it. Traffic impacts during construction of the project's improvements and subsequent operation of the cannabis dispensary are expected to be below the acceptable threshold by the County. Any impact is expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? b) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and does not appear to conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b). Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? c) The proposed cannabis dispensary and lounge is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The applicant has a road abandonment application with Public Works to abandon the portion of E Street in front of the property. Successful abandonment of the road will create a parking lot for the commercial building creating a more defined intersection at Winterhaven Drive and 2 nd Avenue than already exists. It is expected that these improvements will not substantially increase hazards due to geometric designs or incompatible uses. Any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access? d) The proposed project is not expected to result in inadequate emergency access, all on-site traffic area is hard surfaced to provide all weather access for fire protection vehicles; therefore, no impact is expected.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. **TRIBAL CULTURAL RESOURCES**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: a) The proposed cannabis dispensary and lounge is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. As the project site is already developed and paved it is not expected to cause a substantial change in the significance of a tribal cultural resource. A notification of opportunity to consult letter in compliance with AB-52 was sent to the Quechan Indian Tribe and Campo Band of Mission Indians on September 15, 2023 and no comments were received from either. Therefore, any impacts are expected to be less than significant.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or (i) The proposed project site is not listed under the California Historical Resources in County of Imperial nor does	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, any impact is expected to be less than significant.

0 (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

(ii) The proposed project site does not appear to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, nor evidence of important historical resources was associated with the site. Therefore, any impact is expected to be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS *Would the project:*

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

a) The proposed project site is already developed and has existing utilities, including utilities connections to water and sewer provided by Winterhaven Water District, therefore, the proposed project is not expected to result in the relocation or construction of new or expand water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facility. Any impact is expected to be less than significant.

b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

b) The proposed cannabis dispensary and lounge is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The project site has operated as a commercial site for years and has utility connections to water and sewer provided by Winterhaven Water District. There is no proposed excessive use of water outside of restroom facilities for staff and customers and the current development of site does not allow for much if any landscaping requiring water use. It is expected that there will be sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years. Any impacts are considered less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) It is expected that the project will have adequate capacity to serve the projects demand. The Winterhaven County Water District was given opportunity to comment on the project and no comments were received. Any impacts are expected to be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

d) Based on the project description, the proposed project is not expected to exceed the generation of solid waste in excess of State or local standards as the use will remain commercial. Any impacts would be expected to be less than significant

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

e) The proposed project shall comply with federal, state and local statues and regulations related to solid waste. Additionally, a cannabis product disposal procedure to be reviewed and approved by the County will also be required prior to start operations. Adherence to Federal, State and local regulations will bring the project to less than significant levels.

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XX. **WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed cannabis dispensary and lounge with delivery service is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven and is not located in a Fire Hazard Severity Zone per the Cal Fire: Fire Hazard Severity Zones Viewer¹¹. Therefore, any impacts are expected to be less than significant. | | | | |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The proposed project site topography is generally flat and therefore, any impacts due to slope, prevailing winds, and other factors, exacerbate wildfire risks are expected to be less than significant. | | | | |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The proposed cannabis dispensary and lounge is proposed to be located in an existing commercially zoned building in the townsite of Winterhaven. The project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Any impacts are expected to be less than significant. | | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) As mentioned above under item XX-b), the project site area is generally flat and it is not expected to expose people or structures to significant risks due to flooding or landslide as a result of runoff, post-fire slope instability or drainage changes. Any impacts are expected to be less than significant. | | | | |

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
 Revised 2011- ICPDS
 Revised 2016 – ICPDS
 Revised 2017 – ICPDS
 Revised 2019 – ICPDS

¹¹ Cal Fire: Fire Hazard Severity Zones Viewer

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| <p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Derek Newland, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. Imperial County General Plan's Circulation and Scenic Highways Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. Imperial County Air Pollution Control District Letter Dated September 26, 2023
3. County General Plan's Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
4. Imperial Irrigation District Letter Dated September 25, 2023
5. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00>
6. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>
7. Imperial County Fire Department Letter Dated September 29, 2023
8. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor>
9. Imperial County General Plan "Noise Element"
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
10. Airport Land use Compatibility Plan
<http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf>
11. Cal Fire: Fire Hazard Severity Zones Viewer
<https://egis.fire.ca.gov/FHSZ/>

"County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.

VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Conditional Use Permit #23-0018 / Variance #24-0001 / Initial Study #23-0018

Project Applicant: WH Lounge LLC

Project Location: 509 Railroad Avenue, Winterhaven CA.

Description of Project: 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.

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:

The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- (2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.
- (3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Applicant Signature

Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

COMMENTS



September 26, 2023

RECEIVED

By Imperial County Planning & Development Services at 9:58 am, Sep 26, 2023

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit 23-0018 – WH Lounge LLC

Dear Mr. Minnick:

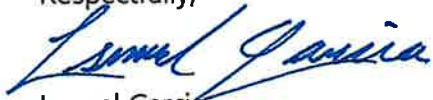
The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 23-0018 (Project). The project proposes to operate a cannabis dispensary and lounge within a former market. The project is located at 509 Railroad Ave., Winterhaven also identified as Assessor's Parcel Number 056-283-006.

Title 14 of the Imperial County Code of Ordinances requires that all commercial cannabis activities comply with Chapter 14.03, Subsection 14.03.080(F) which states, "An odor control plan providing air treatment/filtration systems to eliminate the cannabis operation detection from outside the facility shall be submitted for county of Imperial Air Pollution Control District (APCD)." To assist applicants in developing an adequate OCP the Air District has developed an informational "white paper", which will be included as an attachment, explaining the requirements of an adequate OCP. The project packet does not include an Odor Control Plan (OCP), therefore, the Air District is requesting the applicant submit an OCP to the Air District for review. The Air District, recommends the applicant contact the Air District's Planning and Monitoring Division to discuss any questions regarding the development and requirements of the OCP. The Air District also advises the applicant that a site visit will be required for the finalization of the OCP.

Finally, the Air District is requesting a copy of the draft CUP prior to recording for review.

For your convenience the Air District's rules and regulations can be accessed online at <https://apcd.imperialcounty.org/rules-and-regulations>. Should you have any questions or concerns please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,



Ismael Garcia
Environmental Coordinator



Reviewed by,
Monica N. Soucier
APC Division Manager



AIR POLLUTION CONTROL DISTRICT

WHITE PAPER

ODOR CONTROL PLAN FOR

RECEIVED

By Imperial County Planning & Development Services at 9:59 am, Sep 26, 2023

PURPOSE

This paper provides guidance to operators of Cannabis Facilities (cultivation, processing, and otherwise) when developing and implement an **Odor Control Plan (OCP)**. The intent of an OCP is for the reduction or elimination of the discharge from any source whatsoever of such quantities of air contaminants or other material that may cause a nuisance or annoyance.¹ The pertinent information contained in an OCP is specific to your operation and should reflect the actual practices and customs of the operation.

The OCP is a living document intended for the **life of the project**; however, as operations change updates to the OCP will be necessary to maintain the reduction or elimination of the discharge of air contaminants. An initial site visit maybe necessary to confirm the elements of a draft OCP before the Air District can finalize its review. Once the OCP is finalized, additional site visits may occur to confirm project operations have not caused additional unforeseeable discharges from any source whatsoever of air contaminants or other material that cause a nuisance or annoyance.

MINIMUM REQUIRED ELEMENTS

While the details and specifications of each OCP will vary depending on the type, size, purpose and location of project operations, all OCP's must contain the following minimum elements:

- 1) The OCP must be on company letterhead, dated and signed by an authorizing agent of the facility
- 2) The OCP must indicate the version; draft vs final or revision
- 3) The OCP must contain sufficient information as to identify the legal owner by name, company name, location, headquarters etc.
- 4) The OCP must contain the identity and contact information of all responsible agents, and personnel involved in the day-to-day operations at the site.
 - This section must identify the primary contact for the implementation of the OCP, etc.

¹ Imperial County Rules and Regulations Rule 407 Nuisances, Revised 09/14/1999



WHITE PAPER

ODOR CONTROL PLAN FOR CANNABIS OPERATIONS

- This section must contain a commitment to notify the Air District of any personnel changes within 48 hours of the change.
- 5) The OCP must contain a description, with drawings if appropriate or available, of the project operations and must identify the current existing sources of odor and potential reasonably foreseeable potential sources of odor. This section is specific to the functions of the facility and should reference or include documents that provide sufficient information to identify sources of odors and the mitigation measures or technologies that reduce or eliminate those sources.
- Identify those processes that cause odors.
 - ❖ This section should describe the odor-emitting activities or processes (e.g., cultivation, drying, etc.) that take place at the facility, including the source(s) (e.g., processing of cannabinoids, etc.) of those odors, and the location(s) from where the odors originate. This is not necessarily limited to inside the facility. For instance, outside composting activities can and do produce odors
 - ❖ This section should describe the phases of the odor-emitting activities that take place at the facility (both inside and outside), and the length and frequency of those activities. For instance, cultivation may be continuous, while another activity (e.g., drying) may take place periodically for days or hours.
 - Identify the mitigation measures that will reduce or eliminate the potential existing and reasonably foreseeable odors and describe any contingency measures should primary mitigation measures fail.
 - ❖ This section should specify and describe any control technology utilized at the facility. The Air District recommends industry-specific best control technologies that achieve reductions in odor emissions, such as carbon filtration systems.
 - ❖ This section must provide assurances that all engineering controls for the identified odor sources are sufficient to mitigate odors. This section must also provide assurances that the control technology is installed correctly and properly operating. This can be accomplished by meeting any one of the below:



WHITE PAPER

ODOR CONTROL PLAN FOR CANNABIS OPERATIONS

◇ *Sufficient to demonstrate mitigation of odors*

Provide documentation that attests to the effectiveness of the technology to mitigate the identified odors. Such as a certification from professional engineers.

Provide documentation of the approval by any one of the 38 Air Districts in California of the odor control technology as a suitable technology for odor control.

Provide documentation describing the system design and the technical processes

◇ *Sufficient to demonstrate technology is correctly installed and properly operating*

Provide documentation of the installation, including date of installation and the location of the technology within the facility.

Provide a Maintenance Plan

The maintenance plan is critical to ensure that technology is properly maintained and serviced. A description of the maintenance activities that are to be performed, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for maintenance activities should be included here. The activities should serve to maintain the odor mitigation systems and optimize performance (e.g., the schedule for regularly changing carbon filters as recommended by best engineering control practices).

6) Contingency Measures

- This section should specify the measures the facility will implement in the event installed technology or other administrative controls fail.

7) Notice and Record Keeping

- This section should describe all noticing measures and recordkeeping measures.



IMPERIAL COUNTY SHERIFF'S OFFICE
FRED MIRAMONTES
SHERIFF-CORONER-MARSHAL



Chief Deputy Ryan Kelley
328 Applestill Road
El Centro, Ca. 92243
(442) 265-2003
rkelly@icso.org

March 5, 2024

Imperial County Planning & Development Services
801 Main Street
El Centro, Ca. 92243
(442) 265-1736

Planning & Development Services,

The Imperial County Sheriff's Office is the Chief Law Enforcement agency in Imperial County. The Sheriff's Office provides general law enforcement, detention and court services for the residents, business owners and visitors of Imperial County. We have a service area of approximately 4,597 square miles bordering Mexico to the South, Riverside County to the North, San Diego County to the West, and the State of Arizona to the East.

The Imperial County Sheriff's Office appreciates this opportunity to provide comments. This response is in regards to WH Lounge LLC, a cannabis dispensary (CUP#23-0018) proposing a cannabis dispensary and lounge located within a former market at 509 Railroad Avenue in Winterhaven, California.

The Imperial County Sheriff's Office has reviewed the project description. The Imperial County Sheriff's Office request that a detailed security plan and security diagram be included and approved by the county prior to any activity on the premises.

It is the position of the Imperial County Sheriff's Office to prevent or deter criminal activity that could potentially be associated with the approval of a cannabis facility in our area of responsibility. The project site will see a large volume of commercial and passenger vehicles. The Imperial County Sheriff's Office requests that the applicant install license plate reading cameras at all ingress and regress locations at the project site and grant access to the Imperial County Sheriff's Office to review the data collected. It is requested that these cameras be included in the security plan.

The Imperial County Sheriff's Office requests that the Imperial County Planning and Development Services also include the below language in the conditional use permit (CUP). This request is in consideration of the potential hazards to the Imperial County Sheriff's Office

employees associated with responding to emergencies originating at a cannabis dispensary and lounge:

The County of Imperial is committed to being a partner and provide effective and consistent patrolling to such projects. Thus, the Imperial County Sheriff's Office will require WH Lounge LLC to contribute its proportionate share associated with the cost of training related to, but not limited to: Driving Under the Influence of Drugs (DUID), California Highway Patrol Drug Recognition Expert (DRE) certification courses. Final cost and conditions shall be reasonably determined by the Sheriff's Office.

- (a) The County shall be responsible for managing the reimbursement component of this condition.

The Imperial County Sheriff's Office is available to discuss our concerns with the advancement of CUP# 23-0018.

If you have any questions, please contact the Imperial County Sheriff's Office at (442)265-2003.

Sincerely,

Chief Deputy Ryan Kelley
Imperial County Sheriff's Office

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011



OPERATIONS/PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

September 29, 2023

RE: Conditional Use Permit #23-0018,
WH Lounge LLC
509 Railroad Ave. Winterhaven CA 92283



Imperial County Fire Department would like to thank you for the opportunity to review and comments on CUP #23-0018, Cannabis dispensary and lounge located at 509 Railroad Ave, Winterhaven CA 92283

Imperial County Fire Department has the following comments and/or requirements for Cannabis operations.

- An approved water supply capable of supplying the required fire flow as determined by the California Fire Code Appendix B.
- All cannabis facilities shall have an approved automatic fire suppression system. All fire suppression systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have an approved automatic fire detection system. All fire detection systems will be installed and maintained to the current adapted fire code and regulations.
- All cannabis facilities shall have approved smoke removal systems installed and maintained to the current adapted fire code and regulations.
- Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
- Compliance with all required sections of the fire code.
- Further requirement shall be required for cultivation and manufacturing process.

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper
Lieutenant/Fire Prevention Specialist



ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
Fax: (760) 482-2427

Training

Phone: (442) 265-6011



OPERATIONS / PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

Operations

Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

Imperial County Fire Department
Fire Prevention Bureau

CC

David Lantzer
Fire Chief

Imperial County Fire Department

Robert Malek

Deputy Fire Marshal
Imperial County Fire Department



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September 25, 2023

Mr. Derek Newland
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

RECEIVED

By Imperial County Planning & Development Services at 9:16 am, Sep 25, 2023

SUBJECT: Cannabis Dispensary Project (CUP23-0018, IS23-0022)

Dear Mr. Newland:

On September 15, 2023, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on WH Lounge LLC cannabis project (Conditional Use Permit No. 23-0018, Initial Study No. 23-0022). The applicant proposes to establish a cannabis dispensary and lounge within a former market at 509 Railroad Avenue, Winterhaven, CA 92283 (APN 056-283-006).

The IID has reviewed the project information and has the following comments:

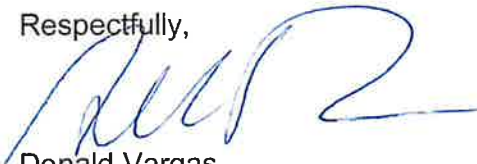
1. If the proposed project requires additional electrical service to the location's existing one, the applicant should be advised to contact Joel Lopez, IID project development service planner, at (760) 482-3444 or e-mail Mr. Lopez at jflopez@iid.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the district website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary

to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

4. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements. No foundations or buildings will be allowed within IID's right of way.
5. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Energy Dept.
Geoffrey Holbrook – General Counsel
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

APPLICATION

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736



- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -


1. PROPERTY OWNER'S NAME WH Market LLC	EMAIL ADDRESS maddocksgreencp.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 14031 Las Palmas Rd, Jamul, CA	ZIP CODE 91935	PHONE NUMBER 619-955-9433
3. APPLICANT'S NAME WH Lounge LLC	EMAIL ADDRESS maddocksgreencp.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 14031 Las Palmas Rd, Jamul, CA	ZIP CODE 91935	PHONE NUMBER 619-955-9433
4. ENGINEER'S NAME Kersi Sekhon	CA. LICENSE NO. RCE NO: 72537	EMAIL ADDRESS kesisekhon@yahoo.com
5. MAILING ADDRESS (Street / P O Box, City, State) 7072 Cordgrass Ct., Carlsbad, CA	ZIP CODE 92011	PHONE NUMBER 858-395-1143
6. ASSESSOR'S PARCEL NO. 056-283-006-001	SIZE OF PROPERTY (in acres or square foot) 16,250	ZONING (existing) C-2
7. PROPERTY (site) ADDRESS 509 Railroad Avenue, Winterhaven, CA 92283		
8. GENERAL LOCATION (i.e. city, town, cross street) City of Winterhaven; Cross Streets of Winterhaven Drive and Railroad Avenue		
9. LEGAL DESCRIPTION <u>Lot Number 10; Block 9; Brief Description: Lots 7, 8, 9, and 10 BLK 9 TOWNSITE OF WINTERHAVEN</u>		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) (Medical and Adult-Use)	<u>Commercial Cannabis Retailer and Lounge</u>
11. DESCRIBE CURRENT USE OF PROPERTY	<u>Market</u>
12. DESCRIBE PROPOSED SEWER SYSTEM	<u>Utilize existing approved building sewer line and connection</u>
13. DESCRIBE PROPOSED WATER SYSTEM	<u>Utilize existing approved building water line and connection</u>
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	<u>Utilize existing approved fire alarm and extinguishers (upgrade to code if necessary)</u>
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? <u>4-6</u>

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Stewart Namao
Print Name

Signature
Vince Hallak
Print Name

Signature

 09-26-2023
Date
09-26-2023
Date

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY OTHER DEPT'S required <input type="checkbox"/> P W <input type="checkbox"/> E H S <input type="checkbox"/> A P C D <input type="checkbox"/> O E S <input type="checkbox"/> _____ <input type="checkbox"/> _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	
APPLICATION REJECTED BY: _____	DATE _____	
TENTATIVE HEARING BY: _____	DATE _____	
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	

CUP #

SUMMARIZE THE PROPOSED USE

WH Lounge, LLC has secured the property zoned C-2 at APN: 056-283-006-000. WH Lounge, LLC is committed to community improvement; the operating plan demonstrates serious measures to mitigate any potential nuisances, the security plan suggests the immediate neighborhood will benefit from an increased security presence, the site plans show compliant parking and ingress and egress, and the overall proposal constitutes a pledge to site clean-up and neighborhood revitalization.

WH Lounge, LLC's proposed location is well over 600 ft from any sensitive uses as proposed by Imperial County. The closest school is San Pasqual Valley Elementary, which is more than 2 miles from the proposed location. Yuma's West Wetlands Park, the closest park to the facility, is over 2,650 feet away. WH Lounge, LLC's site is 1.19 miles from the nearest youth center, Martin Luther King Youth Career Center. The closest day care, Helping Hands Head Start, is located 1.25 miles from the proposed dispensary location.

Site Address: 509 Railroad Ave., Winterhaven, CA 92283

- Closest Park:** West Wetland Park (2,650 feet)
282 N 12th Ave, Yuma, AZ 85364
- Closest Youth Center:** Martin Luther King Youth Center (1.19 miles)
300 S 13th Avenue, Yuma, AZ 85364
- Closest School:** San Pasqual Elementary School (2.14 miles)
Rt 1 676 Baseline Rd, Winterhaven, CA
- Closest Day Care:** Helping Hands Head Start (1.25 miles)
384 S 13th Avenue, Yuma AZ 85364

VICINITY MAP



PROJECT SITE:
509 RAILROAD AVENUE
WINTERHAVEN, CA 92283

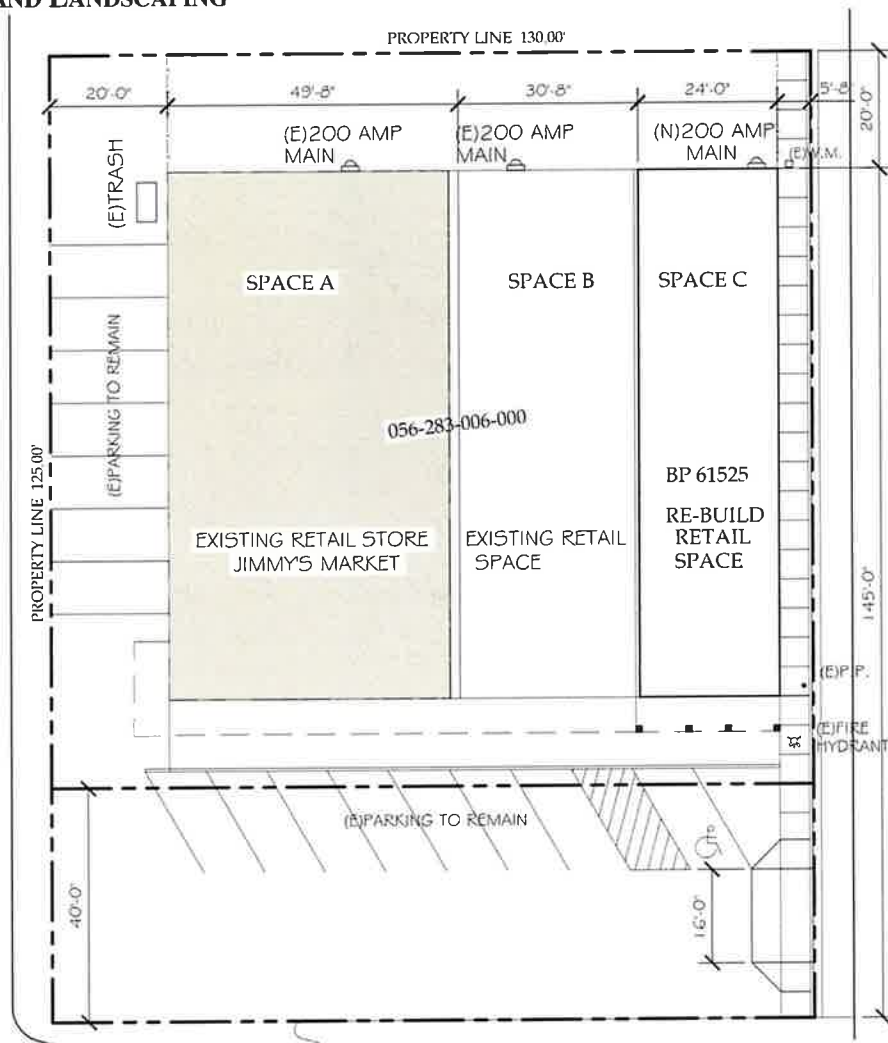




PROJECT DESCRIPTION

WH LOUNGE LLC

PARKING AND LANDSCAPING



Parking: WH Lounge LLC’s proposed dispensary location located at 509 Railroad Ave., Winterhaven Drive, CA 92283 features ample off-street parking for customers and employees. The roughly 4,300ft² facility conveniently located off Winterhaven Dr and features 28 parking spaces, which exceeds Imperial County’s parking rate requirement of 1 space per 250ft² of the gross building area for retail facilities (ICCO §90402.01(G)(1)). The parking lot is accessible from Winterhaven Drive and has be designed in a way to restrict traffic congestion. Handicap parking and ADA compliant walkways will permit all patrons accessibility to the facility.

The Lounge portion of the premises requires one space per 75 sq. ft., which is calculated separately from the Retail, Lobby, Security Check-In and other portions of the premises. The chart below provides a detailed breakdown of compliance with Imperial County’s parking requirements:

PARKING REQUIREMENTS

RM #	DESCRIPTION	S.F.	1/SF REQ.	SPACES REQ.
100	LOBBY	385.2	1/250	1.54
101	SECURITY CHECK IN	277.3	1/250	1.10
102	DISPLAY	592.9	1/250	2.37
103	BREAK AREA	555.8	1/250	2.22
104	RESTROOM	87	N/A	N/A
105	OFFICE	346.6	1/250	1.38
106	STORAGE	435.5	1/250	1.74
107	DISPLAY	232.7	1/250	0.93
108	LOUNGE AREA	1072.17	1/75	14.29
109	WOMEN'S RESTROOM	87	N/A	N/A
110	MEN'S RESTROOM	87	N/A	N/A

TOTAL REQUIRED PARKING

25.57
(28 PROVIDED)

Traffic: We have based our customer-related traffic projections on our estimated transactions per day, which is 55 daily transactions in Year One and 100 daily transactions in Year 2. Our Delivery-related traffic projections are based on an estimated 30 daily deliveries in Year One and 75 daily deliveries in Year Two. We have based our staff-related traffic projections on four (4) day-to-day employees, including one (1) Cannabis Specialists, one (1) Screeners, one (1) Delivery Drivers, one (1) Dispatcher. We have anticipated our Distributor-related traffic projections on the expectation that we will have at least one (1) incoming delivery per day. We anticipate the following trips generated by each respective group on daily basis:

Customers (passenger vehicles)

Year One: ~22 trips per day

Year Two: ~40 trips per day

Staff/employees (passenger vehicles):

Year One: ~6 trips per day

PROJECT DESCRIPTION

WH LOUNGE LLC

Year Two: ~11 trips per day

Delivery Vehicles (commercial vehicles)

Year One: ~4 trips per day

Year Two: ~8 trips per day

Distribution (commercial vehicles)

Year One: ~1 trips per day

Year Two: ~1 trips per day

Landscaping will be employed to the fullest extent permitted by our location. The County of Imperial requires that landscaping consist of a minimum of 10% of the total developed lot or parcel (ICCO §90302.04(A)). California's temperate environment can sustain a wide variety of landscaping, but California natives will be emphasized in order to reduce watering needs and reflect the area's natural flora. The Landscaping plan will incorporate xeriscaping for the selected drought tolerant local species. Landscaping will be extended throughout the parking area to create a cohesive exterior theme.

Both entrances and exits to the parking area will be adorned with planters featuring shrubs and trees. Additionally, a newly proposed planter will be built at the corner of Winterhaven Drive and Railroad Ave.

NEIGHBORHOOD COMPATIBILITY

The proposed location is in the C2 Commercial Zoning District. The immediate neighborhood consists of other commercial activities including retailers and residential uses. Nonetheless, frosted privacy glass that meets all relevant security standards will prevent public sight lines from the exterior of the entire property. The property will blend in with the surrounding neighborhood, and its overall appearance will provide an improved aesthetic within the general vicinity and to the current state of the nearby area. Further, WH Lounge's security plans include round the clock surveillance, which will help maintain and increase the safety of the nearby area. The dispensing operations will comply with all setback requirements and building regulations, and accordingly WH Lounge, LLC will comply with all Imperial County zoning and buffer requirements.

The following screenshots indicate high neighborhood compatibility: APN: 056-283-006-000

PROJECT DESCRIPTION

WH LOUNGE LLC



WH Lounge, LLC's proposed location is well over 600 ft from any sensitive uses as proposed by Imperial County. The closest school is San Pasqual Valley Elementary, which is more than 2 miles from the proposed location. Yuma's West Wetlands Park, the closest park to the facility, is over 2,650 feet away. WH Lounge, LLC's site is 1.19 miles from the nearest youth center, Martin Luther King Youth Career Center. The closest day care, Helping Hands Head Start, is located 1.25 miles from the proposed dispensary location.

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PROJECT DESCRIPTION

WH LOUNGE LLC

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300 S 13th Avenue, Yuma, AZ 85364

Closest School: San Pasqual Elementary School (2.14 miles)
Rt 1 676 Baseline Rd, Winterhaven, CA

Closest Day Care: Helping Hands Head Start (1.25 miles)
384 S 13th Avenue, Yuma AZ 85364

HOURS OF OPERATION

Monday: 8:00AM – 10:00PM (14 hours)
Tuesday: 8:00AM – 10:00PM (14 hours)
Wednesday: 8:00AM – 10:00PM (14 hours)
Thursday: 8:00AM – 10:00PM (14 hours)
Friday: 8:00AM – 10:00PM (14 hours)
Saturday: 8:00AM – 10:00PM (14 hours)
Sunday: 8:00AM – 10:00PM (14 hours)

PROJECT INFORMATION

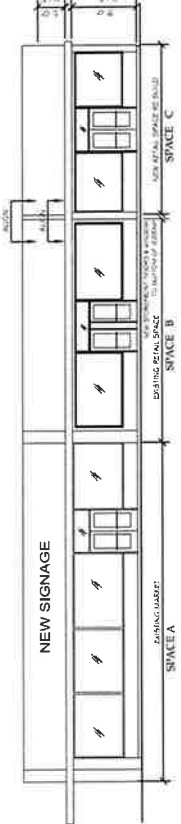
PROJECT CHAIRMAN: INTERSTATE PROPERTY LLC, 1317 WESTBURY DRIVE, #12, CHICO, CA 95926
PROJECT MANAGER: TERRY J. BULLOCK, INTERSTATE PROPERTY LLC, 1317 WESTBURY DRIVE, #12, CHICO, CA 95926
PROJECT ARCHITECT: WINTERHAVEN ARCHITECTURE, 1000 W. RAILROAD AVENUE, WINTERHAVEN, CA 92283
PROJECT ELECTRICAL ENGINEER: INTERSTATE PROPERTY LLC, 1317 WESTBURY DRIVE, #12, CHICO, CA 95926
CONTRACTOR: CHANCE WILKINSON, 2220 W. RAILROAD AVENUE, WINTERHAVEN, CA 92283

DATE: 12-18-24
PROJECT NO: 24-0001
DRAWING NO: 111111

ENGINEER OF RECORD: INTERSTATE PROPERTY LLC, 1317 WESTBURY DRIVE, #12, CHICO, CA 95926

LOUNGE & RETAIL STORE

509 RAILROAD AVE., WINTERHAVEN, CA 92283
SPACE 3 - LOUNGE & RETAIL STORE
APN: 056-283-006-000



BUILDING CODE

- 1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA ELECTRICAL CODE
3. 2022 CALIFORNIA MECHANICAL CODE
4. 2022 CALIFORNIA PLUMBING CODE
5. 2022 CALIFORNIA GREEN BUILDING CODE

SHEET INDEX

- 1. TITLE SHEET, SITE PLAN & NOTES, ELEVATION
2. FLOOR PLAN, NOTES & SCHEDULES
3. ELECTRICAL PLAN, NOTES & SCHEDULES
4. FOUNDATION PLAN, NOTES & DETAILS
5. ROOF FRAMING PLAN, NOTES & DETAILS

WOOD FRAMING NOTES

- 1. LAWFUL, ALL STUDIES, DEVICES, AND TESTS TO BE CONDUCTED BY THE CONTRACTOR AS REQUIRED BY THE LOCAL PERMITS AND ALL TESTS AND DEVICES SHALL BE CONDUCTED AND REPORTS SUBMITTED TO THE LOCAL PERMITS.
2. ALL JOISTS AND BEAMS SHALL BE 12" X 12" UNLESS OTHERWISE NOTED.
3. ALL JOISTS AND BEAMS SHALL BE SIZED AND SPACED TO SUPPORT THE DEAD AND LIVE LOADS OF THE FLOOR AND ROOF SYSTEMS AND SHALL BE PROTECTED FROM WEATHER AND FIRE AS REQUIRED BY THE LOCAL PERMITS.
4. ALL JOISTS AND BEAMS SHALL BE SIZED AND SPACED TO SUPPORT THE DEAD AND LIVE LOADS OF THE FLOOR AND ROOF SYSTEMS AND SHALL BE PROTECTED FROM WEATHER AND FIRE AS REQUIRED BY THE LOCAL PERMITS.
5. ALL JOISTS AND BEAMS SHALL BE SIZED AND SPACED TO SUPPORT THE DEAD AND LIVE LOADS OF THE FLOOR AND ROOF SYSTEMS AND SHALL BE PROTECTED FROM WEATHER AND FIRE AS REQUIRED BY THE LOCAL PERMITS.

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS MANUFACTURED AND SHALL BE PROTECTED FROM WEATHER AND FIRE AS REQUIRED BY THE LOCAL PERMITS.
3. ALL MATERIALS SHALL BE AS MANUFACTURED AND SHALL BE PROTECTED FROM WEATHER AND FIRE AS REQUIRED BY THE LOCAL PERMITS.
4. ALL MATERIALS SHALL BE AS MANUFACTURED AND SHALL BE PROTECTED FROM WEATHER AND FIRE AS REQUIRED BY THE LOCAL PERMITS.

ABBREVIATIONS

Table listing abbreviations for various materials and construction elements used in the drawing, such as CMU, GYP, BRK, and others.

509 RAILROAD AVE., WINTERHAVEN, CA 92283
APN: 056-283-006-000

SHEET COVERS: TITLE SHEET, GENERAL NOTES

ENGINEER OF RECORD: INTERSTATE PROPERTY LLC, 1317 WESTBURY DRIVE, #12, CHICO, CA 95926

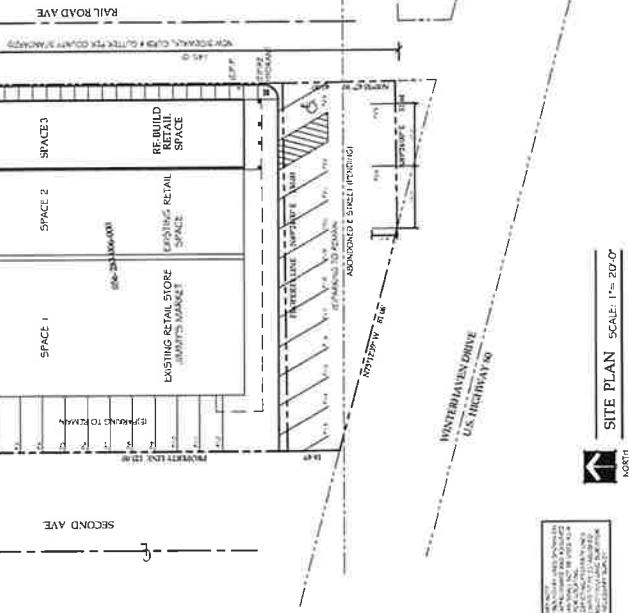
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CONTRACTOR: CHANCE WILKINSON, 2220 W. RAILROAD AVENUE, WINTERHAVEN, CA 92283



SITE PLAN SCALE: 1\"/>



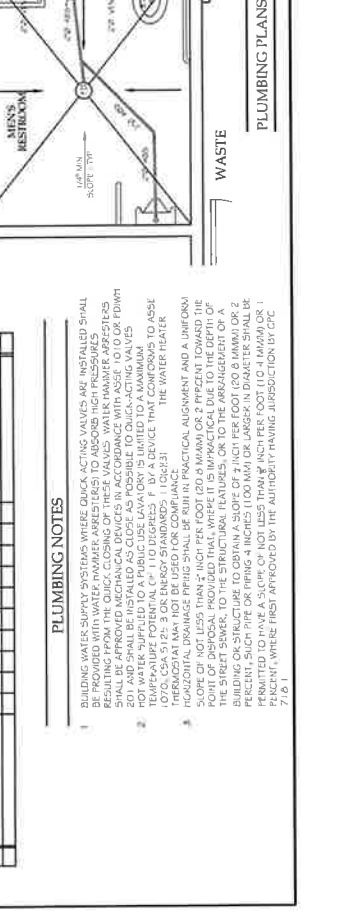
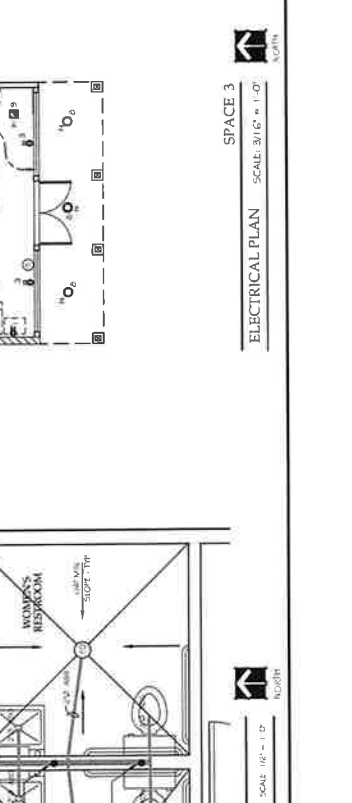
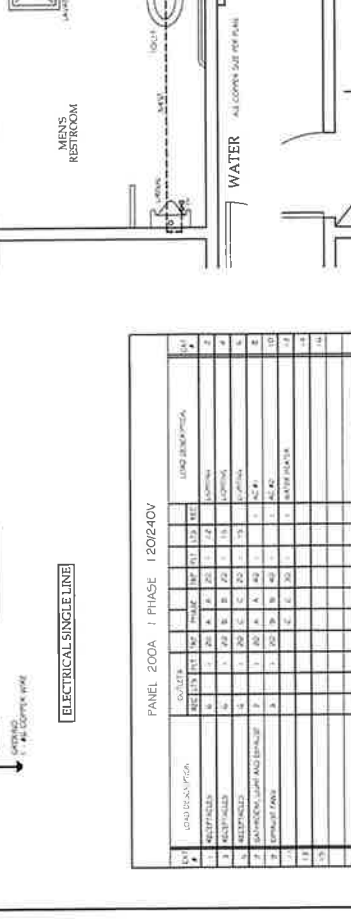
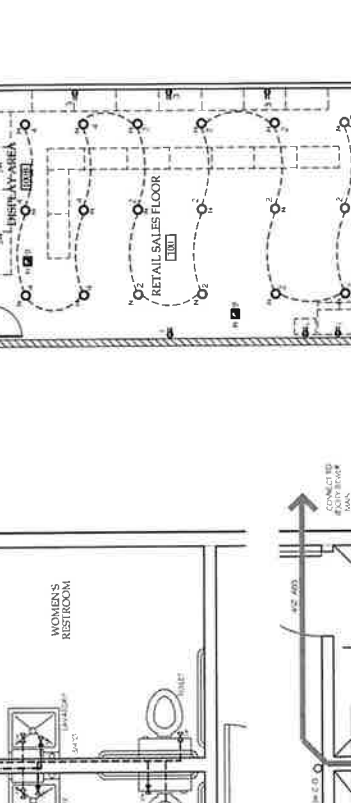
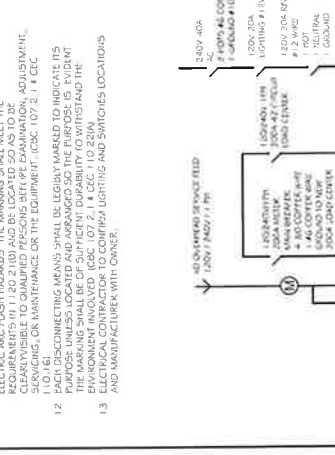
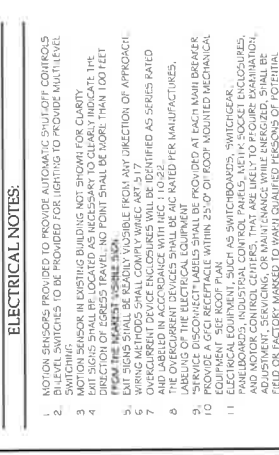
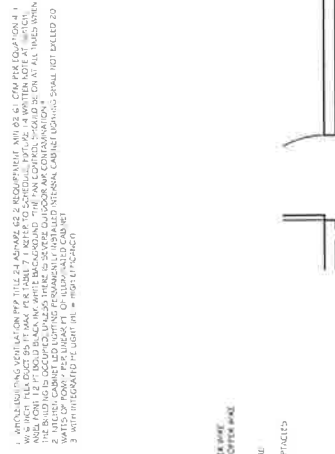
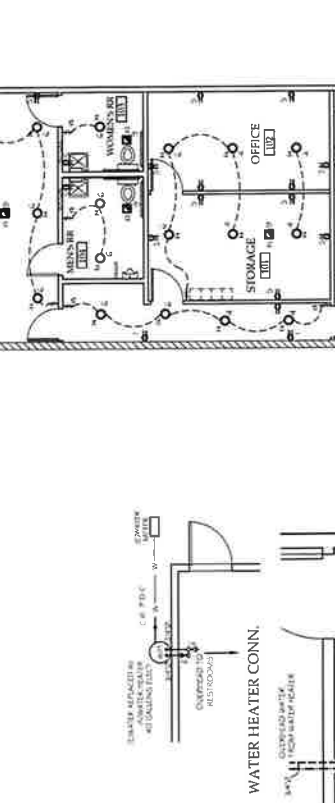
RETAIL STORE

ELECTRICAL NOTES:

- MOTION SENSORS PROVIDED TO PROVIDE AUTOMATIC SHUTOFF CONTROLS. BULB-TYPE SWITCHES TO BE PROVIDED FOR LIGHTING TO PROVIDE MULTILEVEL MOTION SENSOR IN EXISTING BUILDING NOT SHOWN FOR CLARITY.
- EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLARITY INDICATE THE EXIT FROM THE BUILDING. NO POINT SHALL BE MORE THAN 100' LET FROM THE EXIT SIGN.
- EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. WIRING METHODS SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND LABELLED IN ACCORDANCE WITH NEC 110.22.
- THE OVERCURRENT DEVICES SHALL BE A.C. RATED PER MANUFACTURER'S REQUIREMENTS. THE OVERCURRENT DEVICES SHALL BE PROVIDED AT EACH MAIN BREAKER AND SHALL BE IDENTIFIED WITH THE MANUFACTURER'S MARKING AND THE TYPE OF EQUIPMENT TO WHICH IT IS TO BE PROVIDED.
- ALL SWITCHES SHALL BE IDENTIFIED WITH THE MANUFACTURER'S MARKING AND THE TYPE OF EQUIPMENT TO WHICH IT IS TO BE PROVIDED.
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LIGHT FIXTURE / ACCESSORY SCHEDULE

SYMBOL	MANUFACTURER	DESCRIPTION	MODEL #	AMPS	WATTS	REMARKS
1	WESTINGHOUSE	VARIABLE VOLTAGE	120V/120V	1.5	180	2100W/120V
2	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
3	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
4	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
5	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
6	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
7	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
8	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
9	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V
10	WESTINGHOUSE	RECYCLED MATERIALS	120V/120V	1.5	180	2100W/120V



SYMBOL	MECHANICAL SYMBOLS	DESCRIPTION
(Symbol)		1/2" x 1/2" AIR VENT, 14" DIA., 10" HIGH
(Symbol)		1/2" x 1/2" AIR VENT, 14" DIA., 10" HIGH
(Symbol)		2" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		3" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		4" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		5" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		6" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		7" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		8" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		9" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		10" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		11" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		12" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		13" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		14" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		15" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		16" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		17" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		18" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		19" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		20" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		21" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		22" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		23" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		24" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		25" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		26" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		27" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		28" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		29" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		30" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		31" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		32" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		33" DIA. AIR VENT, 14" DIA., 10" HIGH

MECHANICAL NOTES

- 1) THESE DRAWINGS ARE A GENERAL GRAPHIC PRESENTATION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH OTHER TRADES. PROVIDE A COMPLETE SET OF SHOP DRAWINGS REFLECTING ACTUAL DIMENSIONS, ACCESS REQUIREMENTS, AND DETAILS BASED UPON THE ACTUAL EQUIPMENT PROCURED.
- 2) ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC), AND NATIONAL FIRE PROTECTION AGENCY (NFPA) AND GOVERNING CODES. THERE SHALL BE NO LACIPTION, REPORT DEVIATIONS WITHIN THIRTY (30) DAYS UPON AUTHORIZATION TO PROCEED.
- 3) ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC), AND NATIONAL FIRE PROTECTION AGENCY (NFPA) AND GOVERNING CODES. THERE SHALL BE NO LACIPTION, REPORT DEVIATIONS WITHIN THIRTY (30) DAYS UPON AUTHORIZATION TO PROCEED.
- 4) PROVIDE ACCESS AND CLEARANCE FOR MAINTENANCE FOR MECHANICAL AND APPLICABLE CODES. ALL ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE STATIC SECTIONS SHALL BE DESIGNED TO PREVENT AIR LEAKAGE FROM MANUFACTURERS INSTALLATION.
- 5) BRACE AND SUPPORT PIPES, CONDENSATE AND DUCTWORK IN ACCORDANCE WITH SMACNA GUIDELINES FOR 36-SMCA RESTRAINTS OF MECHANICAL AND PLUMBING SYSTEMS.
- 6) ALL DUCTS SHALL BE AS SHOWN.
- 7) INSULATION AND FLEXIBLE DUCT SHALL COMPLY WITH THE STATE THE MARSHAL CUTLERA AND SHALL NOT EXCEED FLAME SPREAD OF 25 AND SMOKE DEVELOPMENT OF 50 PER ASTM E84, NFPA 223 AND UL 723.
- 8) COMPRESSION AND START UP OF THE MECHANICAL SYSTEMS TO BE MADE IN COMPLETE CONFORMANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 9) ALL SQUARE ELBOWS IN DUCTWORK SHALL HAVE TURNING VANES.
- 10) ALL SQUARE ELBOWS IN DUCTWORK SHALL HAVE TURNING VANES.
- 11) MECHANICAL CONTRACTOR MUST APPROVE ANY CHANGES TO HVAC DESIGN OR EQUIPMENT SPECIFICATIONS SHALL BE IN PLACE FOR FINAL INSPECTION.
- 12) ALL RECTANGULAR, ROUND AND FLEXIBLE DUCTS SHALL BE SIZED AS SHOWN ON THESE DRAWINGS. MINIMUM INTERNAL DIMENSIONS ARE SHOWN.
- 13) ALL SUPPLY, RETURN AND OUTSIDE AIR DUCTS ARE SIZED FOR AIR VOLUME AND STATIC PRESSURE DROP WITHOUT INTERIOR INSULATION. SHOULD INTERIOR INSULATION BE REQUIRED, THE CONTRACTOR SHALL VERIFY THE SIZES ACCORDINGLY.
- 14) ALL DUCT HANGER STRIPS SHALL BE 1" X 1/2" GALV. STEEL.
- 15) RECTANGULAR METAL DUCT SHALL BE MILD GALVANIZED STEEL.
- 16) THE CONTRACTOR SHALL CAREFULLY COORDINATE THE LOCATION OF ALL DUCTS, GRILLS, DIFFUSERS, ETC. WITH THE CEILING GRID AND THE PLUMBING AND FRAMING CONTRACTORS.
- 17) AIR GRILLS SHALL BE EASILY REMOVABLE FOR CLEANING.
- 18) ALL CONTROL WIRING SHALL BE BY THE HVAC CONTRACTOR CONTROL WIRING SHALL BE SHEATHED CABLE, IN CONDUIT TO PREVENT ANY ELECTRICAL INTERFERENCE.
- 19) ALL POWER WIRING SHALL BE FINISHED WITH BRIDGES/INSULATED DAMPERS.
- 20) EXHAUST PIPING SHALL BE FINISHED WITH BRIDGES/INSULATED DAMPERS.
- 21) EXHAUST PIPING SHALL BE FINISHED WITH BRIDGES/INSULATED DAMPERS.
- 22) THE CONTRACTOR SHALL CAREFULLY COORDINATE ALL TERMINAL LOCATIONS WITH THE INTERIOR FINISHERS. VERIFY COORDINATE ALL TERMINAL LOCATIONS APPROX. 3 FEET FROM FLOOR.
- 23) ALL EXHAUST DUCTS SHALL HAVE MANUAL FLOW DAMPERS FOR ADJUSTMENT AND BALANCE.
- 24) THE SUBMISSION OF A BID WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE FINISH AND BUILDING SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MAKE NECESSARY ADJUSTMENTS TO HIS DESIGN PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO THE START OF WORK.
- 25) ALL EXHAUST DUCTS SHALL HAVE MANUAL FLOW DAMPERS FOR ADJUSTMENT AND BALANCE.
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- 31) ALL EXHAUST DUCTS SHALL HAVE MANUAL FLOW DAMPERS FOR ADJUSTMENT AND BALANCE.
- 32) THE SUBMISSION OF A BID WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE FINISH AND BUILDING SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MAKE NECESSARY ADJUSTMENTS TO HIS DESIGN PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO THE START OF WORK.
- 33) ALL EXHAUST DUCTS SHALL HAVE MANUAL FLOW DAMPERS FOR ADJUSTMENT AND BALANCE.



SYMBOL	MECHANICAL SYMBOLS	DESCRIPTION
(Symbol)		1/2" x 1/2" AIR VENT, 14" DIA., 10" HIGH
(Symbol)		1/2" x 1/2" AIR VENT, 14" DIA., 10" HIGH
(Symbol)		2" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		3" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		4" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		5" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		6" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		7" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		8" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		9" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		10" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		11" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		12" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		13" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		14" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		15" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		16" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		17" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		18" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		19" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		20" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		21" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		22" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		23" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		24" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		25" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		26" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		27" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		28" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		29" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		30" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		31" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		32" DIA. AIR VENT, 14" DIA., 10" HIGH
(Symbol)		33" DIA. AIR VENT, 14" DIA., 10" HIGH

FOUNDATION NOTES

REINFORCED CONCRETE NOTES

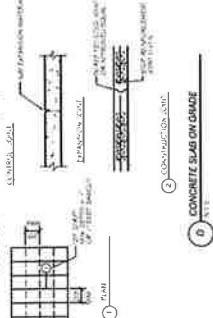
1. THE MATERIALS AND CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL CONCRETE SHALL BE CAST IN PLACE.
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REINFORCING STEEL NOTES

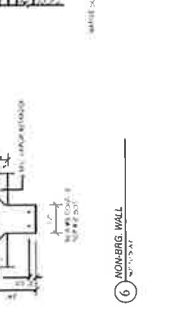
1. REINFORCING STEEL SHALL BE AS SHOWN ON THE DRAWINGS.
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10. REINFORCING STEEL SHALL BE AS SHOWN ON THE DRAWINGS.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	REINFORCING STEEL	100	TON
3	FORMWORK	100	SQ YD
4	BRACING	100	LINEAL FT
5	ADDITIONAL MATERIALS	100	VARIOUS

BRACED WALL SCHEDULE

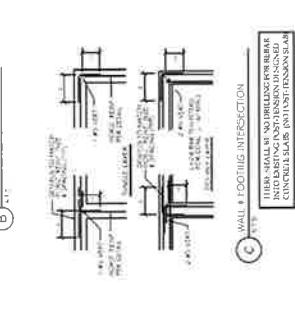


TYPICAL BRACED WALL SCHEDULE

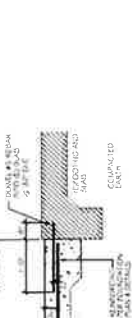


ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	100	CU YD
2	REINFORCING STEEL	100	TON
3	FORMWORK	100	SQ YD
4	BRACING	100	LINEAL FT
5	ADDITIONAL MATERIALS	100	VARIOUS

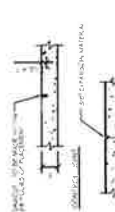
REINFORCEMENT DETAILS



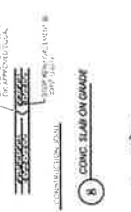
WALL & FOOTING INTERSECTION



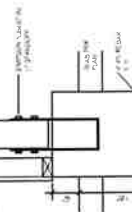
NEW TO EXISTING FOOTING



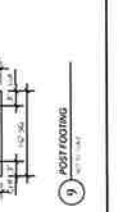
CONCRETE SLAB ON GRADE



POST FOOTING



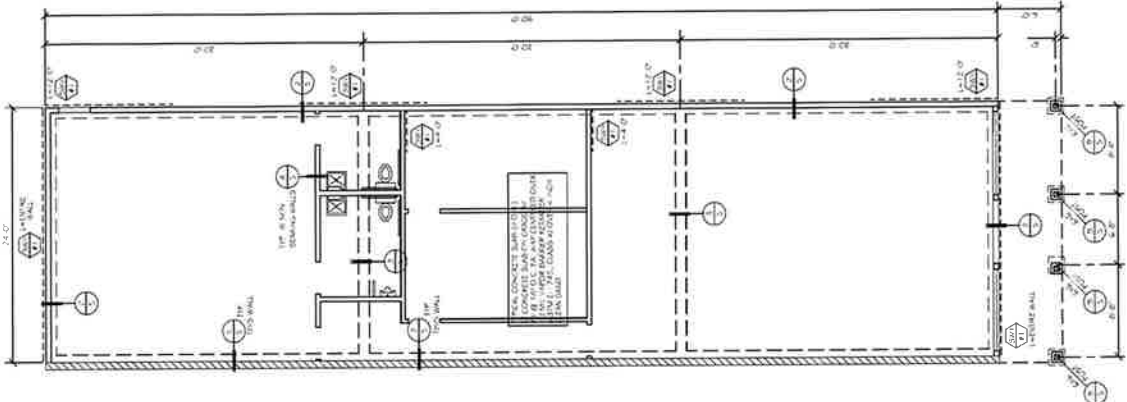
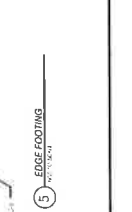
EDGE FOOTING



NON-BEAR WALL



NON-BEAR WALL



FOUNDATION PLAN SCALE 3/16" = 1'-0"

FRAMING NOTES

1. ALL MEMBER CONNECTIONS SHALL BE AS SHOWN.
2. BEAMS AND TRUSSES SHALL BE 1/2" TO BE SURVEYED BY THE CONTRACTOR.
3. BRIMS AND TRUSSES SHALL BE 1/2" TO BE SURVEYED BY THE CONTRACTOR.
4. IDENTIFICATION OF STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL.
5. IDENTIFICATION OF STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL.
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ANCHORAGE SYSTEM

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DESIGN LOADS

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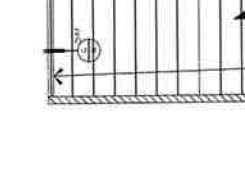
TIMBER NOTES

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SHEATHING NOTES

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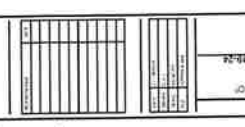
INSIDE-WALL PARAPET DRAIN



TRUSS TO WALL DETAIL



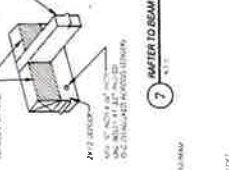
TRUSS TO LEDGER DETAIL



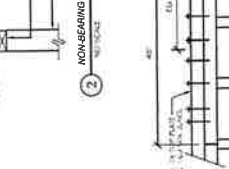
ROOF DRAIN



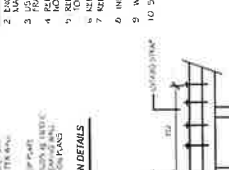
TRUSS TO WALL DETAIL



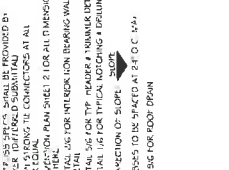
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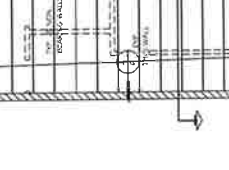
TRUSS TO BEAM



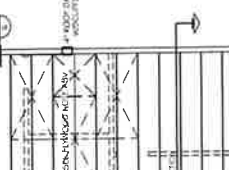
POST TO BEAM



NON-BEARING PARTITION DETAILS



WOOD JOIST TO BE SPICED AT 24" O.C. 1/4"



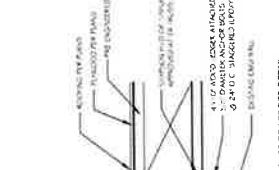
5" TYP. HEADER / TRIMMER DETAIL



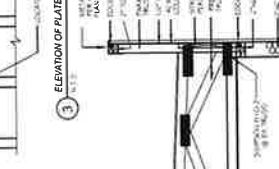
PLAN NOTES

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SECTION



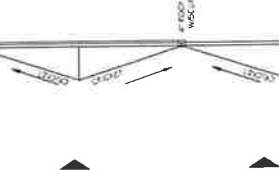
ELEVATION OF PLATE SPICE



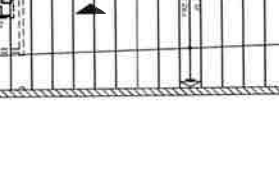
TRUSS TO WALL DETAIL



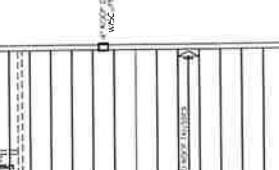
TRUSS TO LEDGER DETAIL



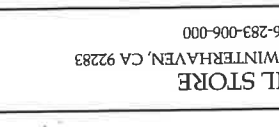
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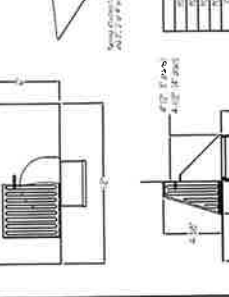
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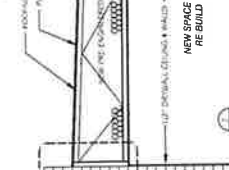
NON-BEARING PARTITION DETAILS



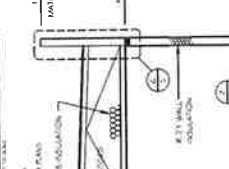
WOOD JOIST TO BE SPICED AT 24" O.C. 1/4"



5" TYP. HEADER / TRIMMER DETAIL



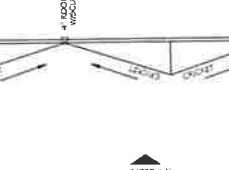
TRUSS TO WALL DETAIL



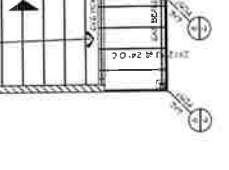
TRUSS TO LEDGER DETAIL



TRUSS TO BEAM



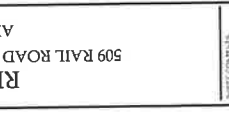
POST TO BEAM



NON-BEARING PARTITION DETAILS



ROOF DRAIN



FRAMING NOTES

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ANCHORAGE SYSTEM

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DESIGN LOADS

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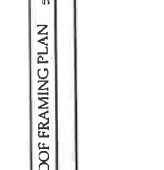
TIMBER NOTES

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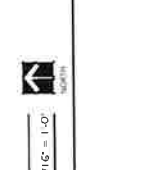
SHEATHING NOTES

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9. SHEATHING NOTES SHALL BE AS SHOWN.
10. SHEATHING NOTES SHALL BE AS SHOWN.

INSIDE-WALL PARAPET DRAIN



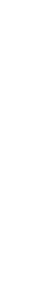
TRUSS TO WALL DETAIL



TRUSS TO LEDGER DETAIL



ROOF DRAIN



TRUSS TO WALL DETAIL



TRUSS TO LEDGER DETAIL



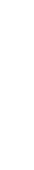
TRUSS TO BEAM



POST TO BEAM



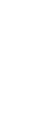
NON-BEARING PARTITION DETAILS



WOOD JOIST TO BE SPICED AT 24" O.C. 1/4"



5" TYP. HEADER / TRIMMER DETAIL



VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME WH MARKET LLC	EMAIL ADDRESS cg4557600@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 509 Railroad Ave., Winterhaven, CA. <i>SP. 3</i>	ZIP CODE 92283	PHONE NUMBER 760-455-7600
3. ENGINEERS NAME KESRI S. SEKHON	CA. LICENSE NO. 72573	EMAIL ADDRESS KESISEKHON@YAHOO.COM
4. MAILING ADDRESS (Street / P O Box, City, State) 7072 Cordgrass Court, Carlsbad, CA	ZIP CODE 92011	PHONE NUMBER 858-395-1143
5. ASSESSOR'S PARCEL NO. 056-283-006-000	ZONING (existing) C2	
6. PROPERTY (site) ADDRESS 509 Railroad Ave., Winterhaven, CA. 92283	SIZE OF PROPERTY (in acres or square foot) 16,250 S.F.	
7. GENERAL LOCATION (i.e. city, town, cross street) WINTERHAVEN		
8. LEGAL DESCRIPTION LOTS 7,8,9 & 10BLK 9 TOWNSITE OF WINTERHAVEN		
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) EXISTING PARKING IS INSUFFICIENT, ALL EMPLOYEES WILL PARK ACROSS THE STREET ON OWNERS OTHER PROPERTY PAVED AND STRIPPED		
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : EXISTING LOT NEVER HAD ENOUGH PARKING WHEN BUILDING WAS BUILT DOING AN ABANDONMENT OF PARTIAL E STREET, CAN ONLY FIT TWO ADDITIONAL SPACES		
10. DESCRIBE THE ADJACENT PROPERTY East APARTMENTS & ABANDONED LIQUOR STORE West COURT HOUSE North SINGLE FAMILY RESIDENCE South COMMERCIAL LOTS, SEVERAL DIFFERENT BUSINESS & POST OFFICE		

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

VINCE HALLAK 01-12-2024
Print Name Date

Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	X
B. FEE	3,000.00
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: _____	DATE: <u>2/27/24</u>	REVIEW / APPROVAL BY OTHER DEPT'S required <input type="checkbox"/> P.W. <input type="checkbox"/> E.H.S. <input type="checkbox"/> A.P.C.D. <input type="checkbox"/> O.E.S. <input type="checkbox"/> _____ <input type="checkbox"/> _____
APPLICATION DEEMED COMPLETE BY: _____	DATE: _____	
APPLICATION REJECTED BY: _____	DATE: _____	
TENTATIVE HEARING BY: _____	DATE: _____	
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE: _____	

V #
24-0001

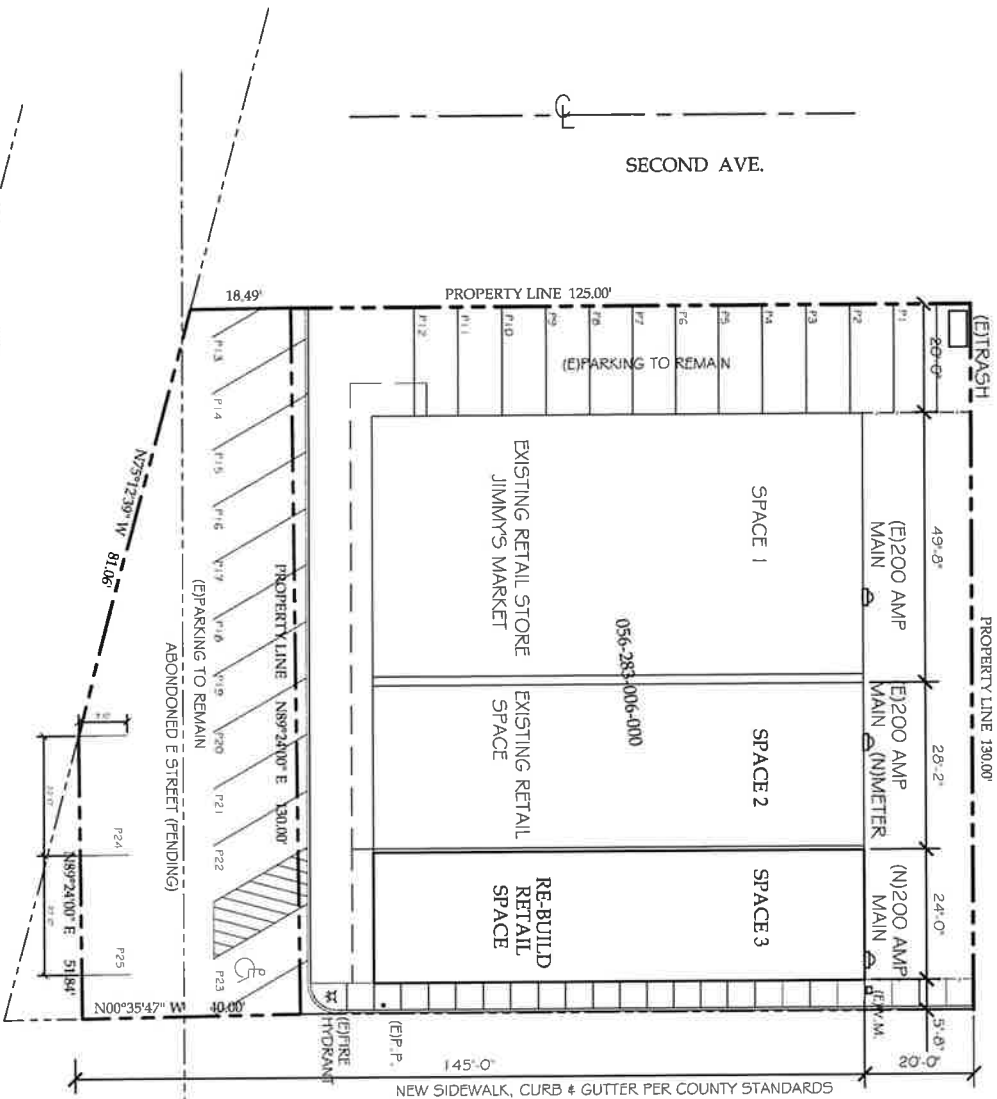
PROPERTY BOUNDARY NOTE:
 THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND UNADJUSTED LOCATION OF THE PROPERTY BOUNDARIES AND SHOULD BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR IDENTIFYING PROPERTY LINES OR IDENTIFYING A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY.



NORTH

SITE PLAN SCALE: 1" = 20'-0"

WINTERHAVEN DRIVE
 U.S. HIGHWAY 80



SECOND AVE.

RAIL ROAD AVE.