

FILED

IMPERIAL COUNTY

Sep 24 2025

## Notice of Determination

Appendix D

CHUCK STORY, County Clerk

To:

☒ Office of Planning and Research  
 For U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

By:

(Public Agency): County of Imperial  
 Address: 801 Main Street  
 El Centro, CA 92243  
 Contact: Jim Minnick, Director  
 Phone: (442) 265-1736

☒ County Clerk  
 County of: Imperial  
 Address: 940 Main Street  
 El Centro, CA 92243

Lead Agency (if different from above):

Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse):

SCH#2024050090

Project Title: Conditional Use Permit #23-0018, Variance #24-0001 & Initial Study #23-0030

Project Applicant: WH Lounge, LLC

Project Location (include county): 509 Railroad Avenue, Winterhaven, Imperial County, California

## Project Description:

The applicant proposes the development of a cannabis dispensary featuring both delivery services and an onsite consumption lounge through Conditional Use Permit #23-0018. The establishment will occupy the easternmost suite—scheduled for reconstruction—within a three-suite commercial building. The front portion of the suite will house the retail dispensary, including sales counters and customer service areas, while the rear section will be dedicated to a lounge space where patrons may consume cannabis products onsite in a safe and controlled environment. Additionally, the applicant has applied for Variance #24-0001 to permit the project to operate with a maximum of 25 parking spaces, including one handicapped-accessible space, as proposed. In addition, it would permit employees to park across the street on an adjacent, paved, and striped property (APN 056-284-020-000), which is also owned by the applicant.

This is to advise that the Imperial County Board of Supervisors has approved the above  
☒ Lead Agency or ☐ Responsible Agency

POSTED

described project on 09/23/2025 and has made the following determinations regarding the  
 (date) SEP 24 2025

above described project.

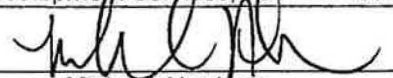
Imperial County Clerk-Records  
 California

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Imperial County Planning & Development Services, 801 Main Street, El Centro, CA 92243

Signature (Public Agency):

  
 Michael Abraham

Title: ICPDS Assistant Director

Date: September 23, 2025

Date Received for filing at OPR:

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Authority cited: Sections 21083, Public Resources Code.  
 Reference Section 21000-21174, Public Resources Code.

POST FOR 30 DAYS

Revised 2015