



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HEREBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #25-0008, (Initial Study #25-0019) 270 US HWY 86, LLC (Cannabis Storefront Facility), pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

LEAD AGENCY: Imperial County Planning & Development Services Department (ICPDS)

APPLICANT: 270 US HWY 86, LLC

PROJECT LOCATION: 270 US Highway 86, Brawley, CA 92227

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

PROJECT DESCRIPTION: The Applicant, 270 US HWY 86, LLC, proposes Conditional Use Permit #25-0008 to establish a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building. The project includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway. The property is also known as Assessor's Parcel Number (APN) 046-280-008-000. The proposed business would operate Monday through Sunday from 7:00 AM to 9:00 PM and would employ a total of eight (8) staff members, including one (1) on-site security guard. All activities conducted on-site would be limited to retail sales.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on a date to be determined in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA 92243 to consider approval of the proposed Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: April 1, 2026, to April 30, 2026, at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at ICPDSComentLetters@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,



Jim Minnick, Director
Planning & Development Services

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

Initial Study #25-0019 _____ Date: 03/30/2026 _____

Project type/name: Conditional Use Permit #25-0008 _____

Applicant's name: 270 US HWY 86 LLC _____

Applicant's address: 1650 Emerald Point Court, El Cajon, CA 92019 _____

Name of person preparing Initial Study: Rocio Yee, Planner II _____

Signature of person preparing Initial Study: _____


I. Project Information

- a. Assessor's Parcel Number(s): 046-280-008-000 _____
- b. Street address: 270 US Highway 86, Brawley, CA 92227 _____
- c. Cross street: US STATE HWY 86 _____
- d. Township/Section/Range: POR S 46.71 AC TR 197 13-14 19.15 AC N OF HWY _____
- e. Project area (acres) : 19.15 Acres _____

II. General Plan Consistency

- a. General Plan Designation. Urban _____
- b. Is Project in an Urban area? Yes _____
- c. Name of Urban area. Brawley _____
- d. Is Project within an adopted Specific Plan area? No _____
- e. Name of Specific Plan area. N/A _____
- f. Existing zoning. C-2-U (Medium Commercial within Urban Boundaries) _____

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| g. | Proposed zoning, if any. | N/A |
| h. | Adjacent zoning. | A-1-U (Limited Agriculture within Urban Boundaries) & C-2-U ((Medium Commercial within Urban Boundaries) |
| i. | Is proposal consistent with the site's existing or proposed zoning? | Yes |
| j. | Is proposal compatible with existing or surrounding zoning or can it be made compatible? | Yes |
| k. | Is the proposal consistent with a Specific Plan for the area? | N/A |
| l. | Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? | Yes |
| m. | Is the proposal consistent with the land use designation and policies of the 1993 General Plan? | Yes |

Comments: (if any)

None.
