

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: March 26, 2026

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 1:30 PM / No.2

PROJECT TYPE: 270 W. HWY 86, LLC
CUP #25-0008 / IS #25-0019 SUPERVISOR DIST #4

LOCATION: 270 W. HWY 86 APN: 046-280-008-000

Brawley, CA 92227 PARCEL SIZE: +/-19.15 Acres

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

ZONE (existing) C-2-U (Medium Commercial within Urban Boundaries) 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: 03/26/2026

INITIAL STUDY: #25-0019

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☐ NONE	☒ ATTACHED
AG	☐ NONE	☒ ATTACHED
APCD	☐ NONE	☒ ATTACHED
E.H.S.	☐ NONE	☒ ATTACHED
FIRE / OES	☐ NONE	☒ ATTACHED
SHERIFF	☐ NONE	☒ ATTACHED
OTHER		

County Executive Office (CEO), Imperial Irrigation District (IID),
Quechan Indian Tribe, Agua Caliente Indian Tribe, Caltrans, City of
Brawley.

REQUESTED ACTION:

(See Attached)

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

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EEC ORIGINAL PKG

☒ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

*Initial Study & Environmental Analysis
For:*

**Conditional Use Permit #25-0008
Initial Study #25-0019
270 US HWY 86, LLC**



Prepared By:

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

MARCH 2026

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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 #25-0008 (Refer to Exhibit "A").

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 the 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 the 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.
- 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:** 270 US HWY 86, LLC
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** Rocio Yee, Project Planner, (442)265-1736, ext. 1750
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** rociyee@co.imperial.ca.us
6. **Project location:** 270 US Highway 86, Brawley, CA 92227
Assessor's Parcel Number (APN) 046-280-008-000
7. **Project sponsor's name and address:** 270 US HWY 86, LLC
Jilette J. Yousif
1650 Emerald Point Court
El Cajon, CA 92019
8. **General Plan designation:** Urban Area
9. **Zoning:** C-2-U (Medium Commercial, Urban Area Overlay)
10. **Description of project:** 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 proposed cannabis project is to be situated at 270 US Highway 86, Brawley, CA. The subject property is legally described as That Portion South of Tract 197, North of Highway, Excepting Any Part Conveyed to the State of California, Township 13 South, Range 14 East of the San Bernardino Base and Meridian (S.B.B.M.). 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. An estimated 100 to 120 customers are expected daily during the initial months of operation. This number is projected to increase to approximately 200 to 250 customers per day within the first year to year-and-a-half following the business's opening. Generated Cannabis waste will be securely disposed of in full compliance with all applicable state and local regulations. Employee identification protocols, bookkeeping procedures, and cannabis product inventory tracking systems will be implemented to fully comply with all applicable state laws, standards, and regulatory requirements.

Access to the project site will continue to be provided via U.S. Highway 86. Water service will remain connected through the existing pipeline tied to the Sandal Lateral 1, Gate 181, and wastewater will continue to be managed via the existing underground septic system.

At this time, the applicant does not intend to apply for a Commercial Cannabis Activity (CCA) license. If the project is approved and moves forward to the operational stage, Security and Odor Control Plans will be prepared and submitted for review and approval by the Imperial County Sheriff's Office and the Air Pollution Control District. An approved Commercial Cannabis Activity (CCA) license with conditions, a Conditional Use Permit (CUP), and all necessary Local Business and State licenses must be obtained prior to commencing operations. No changes to the current zoning designation are proposed as part of this application.
11. **Surrounding land uses and setting:** The project site is located within the County's Urban Overlay area, just outside the City Limits of Brawley. It is bordered by active agricultural lands to the North, the New River to the East, U.S. Highway 86 to the South, and existing rural residences to the West. The subject property is described as That Portion South of Tract 197, North of Highway, Excepting Any Part Conveyed to the State of California, Township 13 South, Range 14 East of the San Bernardino Base and Meridian (S.B.B.M.). The property is also known as Assessor's Parcel Number (APN) 046-280-008-000.

The project site is surrounded by parcels zoned as A-1-U (Light Agricultural, Urban Area Overlay) & A-2-U (General Agricultural, Urban Area Overlay) on the North, A-1-U (Light Agriculture, Urban Area Overlay) & C-2-U (Medium Commercial, Urban Area Overlay) on the South, C-2-U (Medium Commercial, Urban Area Overlay) & the City of Brawley on the East, and A-1-U (Light Agriculture, Urban Area Overlay) on the West.

Pursuant to Division 5, Section 90513.02, Subsection (m), Commercial Cannabis Retail Sales are allowed in a C-2 (Medium Commercial) zone with an approved Conditional Use Permit (CUP) subject to the requirements of Division 4, Chapter 6 (Cannabis & Industrial Hemp Operations) of the County's Land Use Ordinance (Title 9) and Title 14 (Cannabis and Industrial Hemp) of the Imperial County Codified Ordinance.

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Planning Commission.

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 confidentiality, etc.?

On October 14, 2025, consultation letters pursuant to AB 52 were sent to the Fort Yuma Quechan Indian Tribe, the Campo Band of Mission Indians, and the Agua Caliente Band of Cahuilla Indians. On October 15, 2025, email responses were received from both the Cultural Resources Analyst of the Agua Caliente Band of Cahuilla Indians and Historic Preservation Officer of the Quechan Indian Tribe. The analyst indicated that a records review of the Tribal Historic Preservation Office's cultural registry confirmed the project site is not located within the Tribe's Traditional Use Area. Accordingly, they deferred consultation to the other tribes in the region and provided no further comments. The Historic Preservation Officer for the Quechan Indian Tribe indicated that the Tribe has no comments regarding the proposed project. To date, no responses have been received from the Campo Band of Mission Indians.

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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ 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.

EEC VOTES

PUBLIC WORKS
ENVIRONMENTAL HEALTH SVCS
OFFICE EMERGENCY SERVICES
APCD
AG
SHERIFF DEPARTMENT
ICPDS

YES

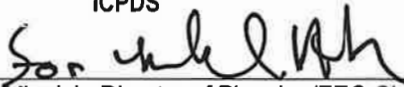
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NO

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ABSENT

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Jim Minnick, Director of Planning/EEC Chairman

5-26-2026
Date:

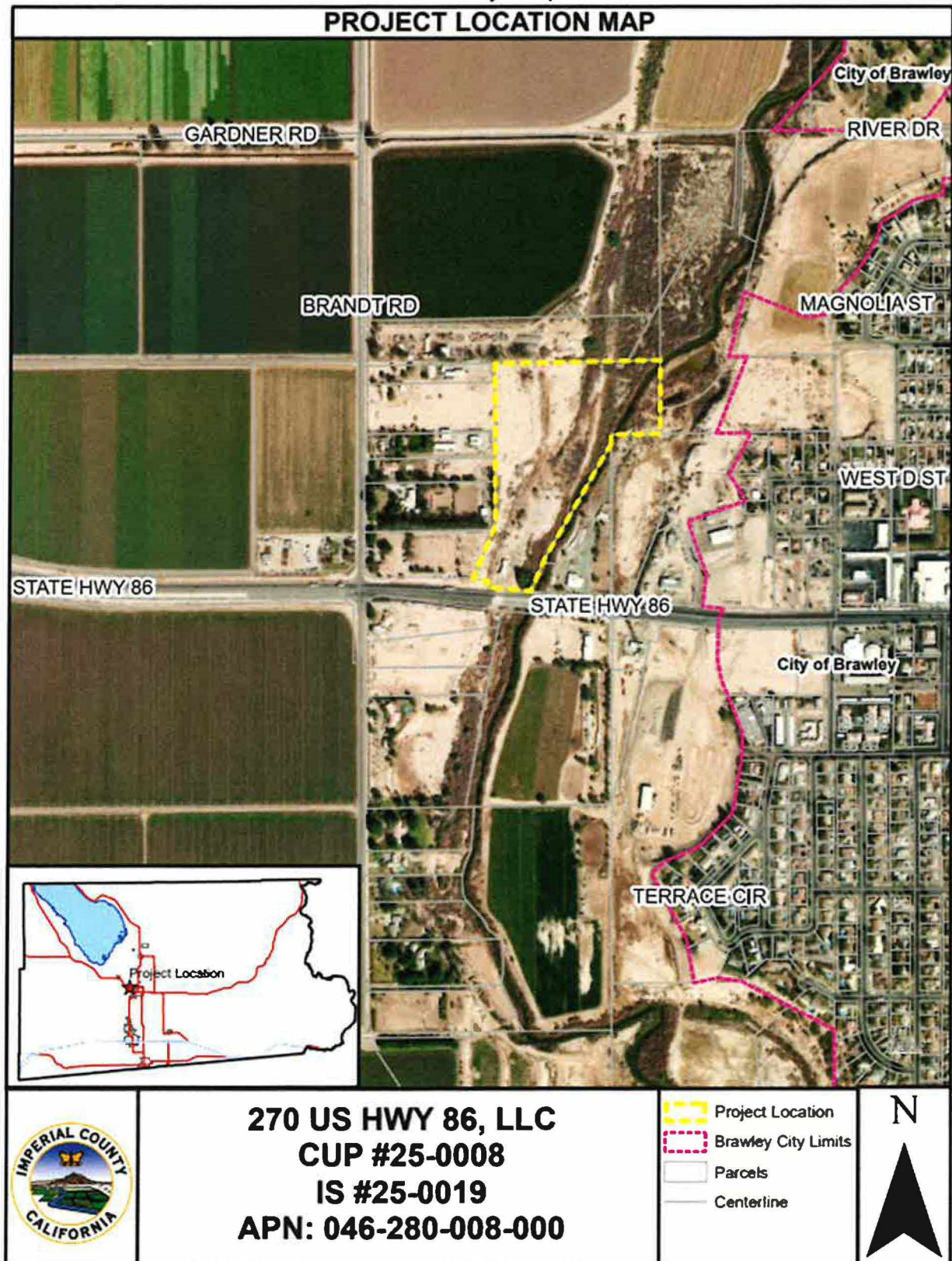
PROJECT SUMMARY

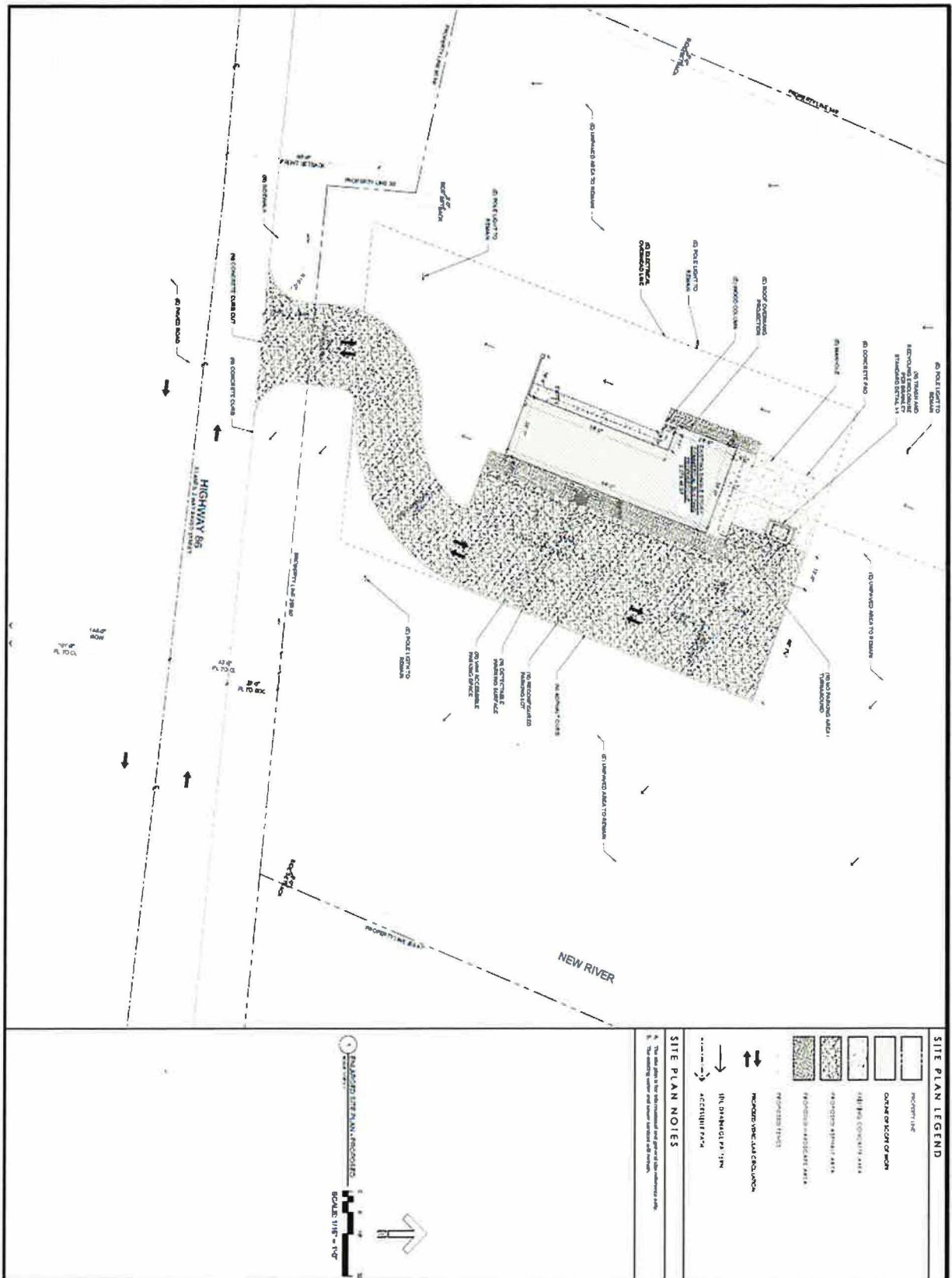
- A. **Project Location:** The proposed project would be located at 270 U.S. Highway 86, Brawley, CA 92227; Assessor's Parcel Number (APN) 046-280-008-000.
- B. **Project Summary:** The Applicant, 270 US HWY 86, LLC, proposes Conditional Use Permit #25-0008 to establish a Commercial Cannabis Storefront 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.
- C. **Environmental Setting:** The proposed project parcel is relatively flat and situated approximately one-quarter ($\frac{1}{4}$) mile west of the City of Brawley's limits. It is bounded by U.S. Highway 86 to the south, the New River to the east, and is surrounded by active farmlands and rural residential properties to the north and west.
- D. **Analysis:** Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Urban Area." It is classified as C-2-U (Medium Commercial, Urban Area Overlay) per Zone Map #2 of the Imperial County Land Use Ordinance (Title 9). Initial Study #25-0019 will analyze any impacts related to the proposed project.

Pursuant to Division 5, Section 90513.02, Subsection (m), Commercial Cannabis Retail Sales are allowed in a C-2 (Medium Commercial) zone with an approved Conditional Use Permit (CUP) subject to the requirements of Division 4, Chapter 6 (Cannabis & Industrial Hemp Operations) of the County's Land Use Ordinance (Title 9) and Title 14 (Cannabis and Industrial Hemp) of the Imperial County Codified Ordinance.

- E. **General Plan Consistency:** Per the Imperial County General Plan, the land use designation for this project is "Urban Area" and zoned as C-2-U (Medium Commercial, Urban Area Overlay) per Zone Map #2 of the Imperial County Land Use Ordinance (Title 9). The proposed project is consistent with the General Plan and County Land Use Ordinance (Title 9), Section 90513.02, Subsection (m).

Exhibit "A" Vicinity Map





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) Four areas within the County have the potential as state-designated scenic highways; however, the project site is not located near any scenic vista or scenic highway according to the Imperial County General Plan Circulation and Scenic Highway Element¹ and California State Scenic Highway System Map². 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) As previously stated on section (I)(a), the proposed project is not located near a scenic vista or scenic highway and would not substantially damage any scenic resources. The nearest highway is U.S. Highway 86 (CA SR-86) directly adjacent, just south of the proposed Project site. This highway is not a designated scenic highway. According to the Caltrans' California State Scenic Highway System Map, the closest eligible State Scenic Highway is the final 13-mile segment of U.S. Highway 78 (CA SR-78) leading to the San Diego County Line, located approximately 20 miles northwest of the Project site. The project's vicinity does not contain any rock outcroppings and has very few trees. Additionally, according to the California Historic Resources³ in Imperial County, the nearest eligible historic building is the Site of Fort Romualdo Pacheco (Landmark Plaque #944) which is located approximately 12 miles southwest of the project site, west bank of the New River, south of Worthington Road, approximately 6.5 miles west of the City of Imperial. Therefore, no substantial damage to scenic resources, including, but not limited to trees, rock outcropping, and historic buildings within a state scenic highway is anticipated. 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 project is for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building. The proposed project includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway. Additionally, the proposed cannabis project would undergo a comprehensive Design Review to ensure that its architectural design, site layout, and overall aesthetics comply with all applicable standards and requirements of the County of Imperial. As a result, the project would not substantially degrade or physically alter the existing visual character or quality of public views of the site and its surroundings, which are consistent with the current zoning designations and land uses. Therefore, any visual impacts are anticipated to be less than significant.**
- 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 project will operate through the adaptive reuse of an existing 2,267-square-foot single-story commercial building. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse off-site glare or adverse light intrusion into neighboring properties and roads. Additionally, as previously stated in section (I)(c), the proposed Cannabis project undergo a comprehensive Design Review to ensure that its architectural design, site layout, and overall aesthetics comply with all applicable standards and requirements of the County of Imperial. Any impacts are anticipated 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? ☐ ☐ ☐ ☒

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>a) The proposed project is for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building. The proposed project includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway. According to the California Farmland Mapping & Monitoring Program: Important Farmland Finder (Imperial County) 2025,⁴ the proposed project site is classified as "Other Land," which refers to vacant and nonagricultural areas greater than 40 acres in size that are surrounded by urban development.⁵ This classification indicates that the site does not meet the criteria for inclusion in any other designated farmland category. Additionally, the proposed project site is located within the Urban Area land use designation as identified in the County's General Plan and does not anticipate in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p> <p>b) The County of Imperial has no current active Williamson Act contracts. Additionally, according to the California Williamson Act Enrollment Finder⁶, Imperial County is not participating in the 2024 Williamson Act; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No Impacts are expected.</p>	☐	☐	☐	☒
<p>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))?</p> <p>c) The proposed project is consistent with the existing zoning designation under Division 5, Section 90513.02, Subsection (m) of the County's Land Use Ordinance, which allows Commercial Cannabis Retail Sales within the C-2 (Medium Commercial) zone with approval of a Conditional Use Permit (CUP), subject to the requirements of Division 4, Chapter 6 (Cannabis and Industrial Hemp Operations) of Title 9 and Title 14³⁵ (Cannabis and Industrial Hemp) of the Imperial County Codified Ordinance. The project site and surrounding areas are not utilized for timber production and are not classified as forest lands. Accordingly, the proposed cannabis project would not conflict with any zoning designations intended to preserve timber or agricultural resources and would not result in the rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or lands zoned Timberland Production (as defined in Government Code Section 51104(g)). Therefore, no impacts are anticipated.</p>	☐	☐	☐	☒
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>d) As previously stated under item (II)(c) above, the proposed project is not located in a forest land with no existing forest lands either on-site or in the project vicinity; therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.</p>	☐	☐	☐	☒
<p>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?</p> <p>e) As previously stated on sections (II)(a), II(c) and II(d) above, the proposed project does not include changes in the existing environment which, due to their location or nature, would result in the conversion of neighboring farmland to non-agricultural use. As previously stated, the proposed Cannabis project is consistent with the County's Land Use Ordinance (Title 9), Division 5, Section 90513.02, Subsection (m), which allows Commercial Cannabis Retail Sales within the C-2 (Medium Commercial) zone with approval of a Conditional Use Permit (CUP), subject to the requirements of Division 4, Chapter 6 (Cannabis and Industrial Hemp Operations) of Title 9 and Title 14³⁵ (Cannabis and Industrial Hemp) of the Imperial County Codified Ordinance. Therefore, no impacts are expected.</p>	☐	☐	☐	☒

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 project is for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building which includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. Additionally, on October 28, 2025, ICPDS received a comment letter from the Imperial County Air Pollution Control District⁸ advising that during construction, the project would adhere to Regulation VIII at all times. Regulation VIII is a set of rules designed to limit emissions of fugitive dust (PM10) to no

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>more than 20 percent opacity. A Construction Dust Control Plan (CDCP) will be required as well as a Construction Notification must be filed with the Air District no less than 10 days prior to start of construction (earthmoving). The applicant submitted a response to comments on January 22, 2026, acknowledging those conditions. Adherence to Imperial County Air Pollution Control District's standards and recommendations would reduce any impacts to less than significant.</p>				
<p>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?</p> <p>b) As previously stated under item (III)(a) above, the proposed Commercial Cannabis Storefront project is not expected to substantially contribute to any existing or projected air quality violation. Therefore, adherence to Imperial County Air Pollution Control District's standards and recommendations would reduce any impacts to less than significant.</p>	☐	☐	☒	☐
<p>c) Expose sensitive receptors to substantial pollutants concentrations?</p> <p>c) As previously stated under items III(a) and III(b), the proposed project is for a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building which includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway. At this time, the applicant does not intend to apply for an Commercial Cannabis Activity (CCA) license. However, should the applicant choose to pursue a CCA license in the future, an Odor Control Plan will be submitted for review and approval by the Imperial Air Pollution Control District. Additionally, per comment letter received from the Imperial County Air Pollution Control District⁸ dated October 28, 2025, during construction, the project would adhere to Regulation VIII at all times. Regulation VIII is a set of rules designed to limit emissions of fugitive dust (PM10) to no more than 20 percent opacity. A Construction Dust Control Plan (CDCP) will be required as well as a Construction Notification must be filed with the Air District no less than 10 days prior to start of construction (earthmoving). Therefore, the proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Adherence to Imperial County Air Pollution Control District's standards and recommendations would reduce any impacts to less than significant.</p>	☐	☐	☒	☐
<p>d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?</p> <p>d) As previously referenced on item (III)(c) above, the proposed Commercial Cannabis Storefront project does not anticipate creating objectionable odors that would adversely affect a substantial number of people. Should the applicant choose to pursue a CCA license in the future, an Odor Control Plan will be submitted for review and approval by the Imperial Air Pollution Control District. Adherence to Imperial County Air Pollution Control District's standards and recommendations would reduce any impacts to less than significant.</p>	☐	☐	☒	☐

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?
- a) Although the Conservation and Open Space Element of the Imperial County General Plan (Figure 2 – "Sensitive Species Map^{9b}") identifies a modeled distribution for the Burrowing Owl within the proposed project area and its vicinity, the proposed commercial cannabis storefront in an existing building is not expected to result in any physical alterations to the environment. Furthermore, according to the California Department of Fish and Game Staff Report on Burrowing Owl Mitigation, the type of action proposed is not considered an activity with the potential to take or adversely affect Burrowing Owls. Therefore, any potential impact on the species is 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?
- b) According to the National Wetlands Inventory: Surface Waters and Wetlands Map¹¹, the proposed project site is not located within or near any riparian habitat. As previously noted in Section (IV)(a), while the Imperial County General Plan's Conservation and Open Space Element⁹ identifies a modeled distribution for the Burrowing Owl in the project area and its surroundings, the proposed action does not appear to conflict with any local or regional plans, policies, or regulations concerning sensitive natural communities, including those recognized by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Additionally, the proposed commercial cannabis storefront facility is not considered an activity likely to result in take or adverse effects on Burrowing Owls, as outlined in the California Department of Fish and

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Game Staff Report on Burrowing Owl Mitigation.¹⁰ Accordingly, any impacts are anticipated to be less than significant.

- 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? ☐ ☐ ☒ ☐

c) The proposed project involves a commercial cannabis storefront operation in an existing building. According to the National Wetlands Inventory: Surface Waters and Wetlands Map,¹¹ the nearest water feature is the Fig Canal, which includes approximately 3.88 acres of Riverine habitat classified as R4SBCx (Riverine, Intermittent, Streambed, Seasonally Flooded, Excavated). However, the proposed project is not expected to result in any direct or indirect impacts to this waterbody or to other sensitive habitats such as marshes, vernal pools, or coastal wetlands. No removal, filling, alteration of hydrology, or similar disturbances are proposed. Therefore, any impact on these resources is anticipated to be less than significant.

- 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? ☐ ☐ ☒ ☐

d) According to the U.S. Fish and Wildlife Service (USFWS) Critical Habitat for Threatened & Endangered Species Mapper¹¹ and the California Department of Fish and Wildlife (CDFW) Lands Viewer,¹² there are no designated federal, state, or local parks, wildlife corridors, or conservation areas located on or adjacent to the project site. The proposed commercial cannabis storefront will not substantially interfere with the movement of any native resident or migratory fish or wildlife species, nor will it disrupt established migratory corridors or impede access to wildlife nursery sites. Accordingly, any impacts associated with the project are expected to be less than significant.

- e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? ☐ ☐ ☒ ☐

e) The proposed project is for a commercial cannabis storefront in an existing building, therefore, the proposed action would not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. Any impacts are expected to be less than significant.

- 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? ☐ ☐ ☒ ☐

f) According to the Imperial County General Plan's Conservation and Open Space Element,⁹ (Figure 1 – "Sensitive Habitats^{9b}") and (Figure 3 – "Agency-Designated Habitats Map^{9c}") the proposed project area is not located within an area that is subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed commercial cannabis storefront is not anticipated to conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable local, regional, or state conservation plans. Furthermore, the applicant shall adhere to the mitigation measures that the California Department of Fish and Game would recommend. Compliance with those rules and regulations would reduce any impact to a level considered less than significant.

V. CULTURAL RESOURCES *Would the project:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐

a) According to the Imperial County General Plan's Conservation and Open Space Element, Figure 5 – Areas of Heightened Historic Period Sensitivity Map,^{7d} the proposed project site is not located within any identified Exploration and Trail Routes (1770–1890). Additionally, Figure 6 – Known Areas of Native American Cultural Sensitivity^{7e} also indicates that the site is not situated within the immediate vicinity of any known areas of cultural sensitivity to Native American communities.

In compliance with Assembly Bill 52, consultation letters regarding the proposed commercial cannabis storefront project were sent on October 14, 2025, to the Quechan Tribe, the Campo Band of Mission Indians, and Agua Caliente Band of Cahuilla Indians. On October 15, 2025, email responses were received from both the Cultural Resources Analyst of the Agua Caliente Band of Cahuilla Indians⁸ and Historic Preservation Officer of the Quechan Indian Tribe⁹. The analyst indicated that a records review of the Tribal Historic Preservation Office's cultural registry confirmed the project site is not located within the Tribe's Traditional Use Area. Accordingly, they deferred consultation to the other tribes in the region and provided no further

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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comments. The Historic Preservation Officer for the Quechan Indian Tribe indicated that the Tribe has no comments regarding the proposed project. To date, no responses have been received from the Campo Band of Mission Indians. 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? ☐ ☐ ☒ ☐
- b) The proposed project is for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building. The proposed project includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway and does not anticipate causing a substantial adverse change to any archeological resource. Additionally, as previously mentioned on item (V)(a), in compliance with Assembly Bill 52, consultation letters regarding the proposed project were sent on October 14, 2025, to the Quechan Tribe, the Campo Band of Mission Indians, and the Agua Caliente Band of Cahuilla Indians. On October 15, 2025, email responses were received from both the Cultural Resources Analyst of the Agua Caliente Band of Cahuilla Indians⁸ and Historic Preservation Officer of the Quechan Indian Tribe⁹. The analyst indicated that a records review of the Tribal Historic Preservation Office's cultural registry confirmed the project site is not located within the Tribe's Traditional Use Area. Accordingly, they deferred consultation to the other tribes in the region and provided no further comments. The Historic Preservation Officer for the Quechan Indian Tribe indicated that the Tribe has no comments regarding the proposed project. To date, no responses have been received from the Campo Band of Mission Indians. Any impacts are expected to be less than significant.
- c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐
- c) The proposed project site is not located within or adjacent to the vicinity of any cemeteries; therefore, the proposed cannabis storefront operation would not disturb any human remains, including those interred outside of dedicated cemeteries. Less than significant impacts are expected.

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? ☐ ☐ ☒ ☐
- a) The proposed Commercial Cannabis Storefront operation does not involve, nor does it anticipate, the wasteful, inefficient, or unnecessary consumption of energy resources. In accordance with the comment letter submitted by the Imperial Irrigation District⁴¹ dated October 28, 2025, electrical capacity is limited in the project area and a circuit study may be required. Also, if and when the project needs electrical service, the applicant should be advised to contact IID. Compliance with IID's applicable standards, regulations, and recommendations would ensure that any potential energy-related impact remains less than significant.
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐
- b) The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Additionally, as previously mentioned on item (VI)(a), the applicant would adhere and comply with IID's standards, regulations, and recommendations. Any impacts are expected to be 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: ☐ ☐ ☒ ☐
- a) The proposed project is for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building. The proposed project includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway. Based on the most recent Earthquake Zones of Required Investigation Map¹⁰ (California Geological Survey), California Department of Conservation Fault Activity Map¹¹, United States Geological Survey's Quaternary Faults Map¹², and the Imperial County Seismic and Public Safety Element, Figure 2 – Regional Fault Lines Map,^{13a} the Brawley Seismic Zone (BSZ), extensional tectonic zone that connects the southern terminus of the San Andreas Fault with the Imperial Fault, is located approximately half (1/2) a mile east of the project site.
- Development on the commercial parcel would be subject to the applicable provisions of the latest edition of the California Building Code¹⁴ and would undergo ministerial review through the County's building permit process. Compliance with these regulatory standards would ensure that potential seismic-related impacts are reduced to less than significant levels.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning 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?	☐	☐	☒	☐
<p>1) As previously stated under item (VII)(a) above, based on the most recent Earthquake Zones of Required Investigation Map¹⁰ (California Geological Survey), California Department of Conservation Fault Activity Map,¹¹ United States Geological Survey's Quaternary Faults Map,¹² and the Imperial County Seismic and Public Safety Element, Figure 2 – Regional Fault Lines Map,^{13a} the Brawley Seismic Zone (BSZ), extensional tectonic zone that connects the southern terminus of the San Andreas Fault with the Imperial Fault, is located approximately half (1/2) a mile east of the project site.</p> <p>Development on the commercial parcel would be subject to the applicable provisions of the latest edition of the California Building Code¹⁴ and would undergo ministerial review through the County's building permit process. Compliance with these regulatory standards would ensure that potential seismic-related impacts are reduced to less than significant levels.</p>				
2) Strong Seismic ground shaking?	☐	☐	☒	☐
<p>2) The proposed project site is located in the seismically active Imperial Valley of southern California with numerous mapped faults traversing the region including the San Andreas, San Jacinto, and Elsinore Fault Zones in southern California.¹³ According to the latest version of the California Building Code¹⁴ Section 1613 et. seq., Imperial Valley is classified as Seismic Zone D, which requires any development within this zone to incorporate the most stringent earthquake resistant measures.</p> <p>As previously mentioned in sections (VII)(a) and (VII)(a)(1), development on the commercial parcel would be subject to the applicable provisions of the latest edition of the California Building Code¹⁴ and would undergo ministerial review through the County's building permit process. Compliance with these regulatory standards would ensure that potential seismic-related impacts are reduced to less than significant levels.</p>				
3) Seismic-related ground failure, including liquefaction and seiche/tsunami?	☐	☐	☒	☐
<p>3) The proposed project is for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building. The proposed project includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway. Pursuant to the Imperial County Seismic and Public Safety Element¹³, the potential for liquefaction is greater in and around the Imperial Valley (Salton Trough) where geologically young, unconsolidated sediments occur. The proposed project site is located approximately 13 miles southeast of the Salton Sea and not located within a seiche/tsunami area per the California Tsunami Hazard Area Map¹⁵. Less than significant impacts are expected.</p>				
4) Landslides?	☐	☐	☒	☐
<p>4) According to the Imperial County General Plan's Seismic and Public Safety Element, Figure 3 – Landslide Susceptibility,^{13b} and the California Geological Survey Landslide Map,¹⁶ the proposed project site is not located within the immediate vicinity of any known landslide activity areas. Although the existing commercial building is located approximately 235 feet west of the New River, the potential for landslides is considered low due to the region's generally flat topography. Nevertheless, development on the commercial parcel would be subject to the applicable provisions of the latest edition of the California Building Code¹⁴ and would undergo ministerial review through the County's building permit process; therefore, any impacts are expected to be less than significant.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
<p>b) The proposed project involves the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot, single-story commercial building. According to the Imperial County General Plan – Seismic and Public Safety Element¹³ (Erosion, page 15), areas most susceptible to erosion within the County include the Algodones Sand Dunes and portions of the Chocolate, Picacho, Cargo Muchacho, and Coast Range Mountains. The proposed project site, however, is located approximately one-quarter (¼) mile west of the City of Brawley, within the Urban Area land use designation identified in the County's General Plan. Given the site's location and existing developed conditions, erosion or other related environmental impacts are expected to be less than significant.</p>				
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?	☐	☐	☒	☐
<p>c) As previously discussed in sections (VII)(3) and (VII)(4), the proposed project's risk for on- or off-site landslide, lateral</p>				

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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spreading, subsidence, or collapse are expected to be less than significant. Additionally, development on the commercial parcel would be subject to the applicable provisions of the latest edition of the California Building Code¹⁴ and would undergo ministerial review through the County's building permit process. Adherence and compliance with these standards and regulations would bring any impact to less than significant levels.

- 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) Although the U.S. Department of Agriculture Soils Map¹⁷ and the University of California Agriculture and Natural Resources SoilWeb Map¹⁸ indicate that the proposed project site is situated on silty and clayey soils—specifically Badland and Imperial-Glenbar series, which are naturally well-drained with medium to slow runoff, and moderately slow permeability—the project would not result in a substantial direct or indirect risk to life or property. Furthermore, as discussed in item (VII)(4)(c), development on the commercial parcel would be subject to the applicable provisions of the latest edition of the California Building Code¹⁴ and would undergo ministerial review through the County's building permit process. Adherence to these regulations would ensure that any geotechnical impacts would be reduced to less than significant levels.**
- 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) According to the submitted application, the proposed project does not include the installation of new septic systems or the expansion of existing leach fields. The existing commercial building will continue to operate using the approved 3,500-gallon septic system currently on record with the Department of Environmental Health. However, based on the EHD comment letter dated March 18, 2026⁴⁰ The applicant shall comply with EHD requirements due to the extended period of non-use of the proposed facility and conduct a septic system certification and evaluation in accordance with EHD requirements. Compliance with that regulation will bring the project to be less than significant impacts.**
- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐
- f) The proposed project site is located within an area characterized by previously disturbed lands, primarily influenced by agricultural activities, rural residential uses, nearby commercial developments, and the surrounding urban area of the City of Brawley. Based on available records and site conditions, there are no known unique paleontological resources or geologic features present on the property or its surroundings. As such, the project is not expected to directly or indirectly destroy any significant paleontological or geologic resources. Therefore, any potential impacts are anticipated to be less than significant.**

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 project does not anticipate nor expect the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. At this time, the applicant does not intend to apply for an Commercial Cannabis Activity (CCA) license. However, should the applicant choose to pursue a CCA license in the future, an Odor Control Plan will be submitted for review and approval by the Imperial Air Pollution Control District. Additionally, per comment letter received from the Imperial County Air Pollution Control District⁸ dated October 28, 2025, during construction, the project would adhere to Regulation VIII at all times. Regulation VIII is a set of rules designed to limit emissions of fugitive dust (PM10) to no more than 20 percent opacity. A Construction Dust Control Plan (CDCP) will be required as well as a Construction Notification must be filed with the Air District no less than 10 days prior to start of construction (earthmoving). Adherence to Imperial County Air Pollution Control District's standards and recommendations would reduce any impacts to less than significant.**
- b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐
- b) The proposed project would not conflict with any regulations under AB 32 Global Warming Solutions Act of 2006, of reducing the emissions of greenhouse gases to 1990 levels by 2020 provided that the applicant adheres to APCD's regulations. Less than significant impacts are expected.**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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 project is for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building which includes associated exterior site improvements, such as the construction of new parking stalls, a code-compliant trash enclosure, and a driveway. Additionally, the proposed project does not involve the use, storage, or handling of hazardous materials and, therefore, is not expected to pose a significant hazard to the public or the environment. Pursuant to Title 14³⁵ (Cannabis and Industrial Hemp) of the County of Imperial Codified Ordinances, Section 14.03.080 (Commercial Cannabis Standards), Subsection (I), a product handling and storage plan, if required, shall be reviewed and approved by the County of Imperial Public Health Department. Per the comment letter received from the Imperial County Fire Department dated October 27, 2025, the applicant shall meet all conditions listed in the letter. Additionally, the applicant prepared a "Standard Operating Procedures and Security Plan," which was submitted to ICFD on February 12, 2026, all storage and handling of flammable and combustible solids, liquids and gases shall be in accordance with the California Fire Code, and all federal, state, and local regulations, codes, and ordinances. As such, adherence to Imperial County Fire Department standards and requirements, as well as compliance with Title 14³⁵ of the County of Imperial Codified Ordinance, any potential impacts related to emergency planning or public safety would be reduced to less than significant.	☐	☐	☒	☐
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) The proposed project is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials. This is because, as previously stated in section (IX)(a) above, the proposed project does not involve, nor anticipate, the use, storage, or generation of hazardous substances. Additionally, per comment letter received from the Imperial County Fire Department²⁶ dated October 27, 2025, a pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD. The applicant prepared a "Standard Operating Procedures and Security Plan," which was submitted to ICFD on February 12, 2026. Therefore, compliance with Imperial County Fire Department standards and requirements would ensure that any potential impacts are reduced to a less-than-significant level.	☐	☐	☒	☐
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 Commercial Cannabis Storefront operation project does not involve, nor is it anticipated to result in, the emission of hazardous substances or the handling of hazardous or acutely hazardous materials, substances, or waste, as previously noted in items (IX)(a) and (IX)(b). Pursuant to Title 14³⁵ (Cannabis and Industrial Hemp) of the County of Imperial Codified Ordinances, Section 14.03.080 (Commercial Cannabis Standards), Subsection (C), Commercial Cannabis activities shall not be located within a (600) six hundred-foot radius of a school providing instruction in kindergarten or any grades one through twelve, commercial day care center(s), or youth center(s) that are in existence at the time the license (CCA) is issued. At this time, the applicant does not intend to apply for a Commercial Cannabis Activity (CCA) license. However, should the applicant choose to pursue a CCA license in the future, Security and Odor Control Plans will be submitted for review and approval by the Imperial County Sheriff's Office and the Air Pollution Control District. The closest school to the proposed commercial cannabis site is Phil D. Swing Elementary School, located approximately one mile northeast of the project site within the City of Brawley. As such, less than significant impacts are expected.	☐	☐	☒	☐
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 project site is not listed on any hazardous materials sites identified by the California Department of Toxic Substances Control's EnviroStor database²⁵, nor is it located within or near any facilities or sites identified on page 35 of the Imperial County General Plan: Seismic and Public Safety Element.¹³ Therefore, the potential for impacts related to hazardous materials is considered less than significant.	☐	☐	☒	☐
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	☐	☐	☒	☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
hazard or excessive noise for people residing or working in the project area?				
<p>e) The proposed Commercial Cannabis Storefront operation project is not located within an area governed by an airport land use plan, as identified in the Imperial County Airport Land Use Compatibility Maps.²⁰ The nearest airport in the vicinity is the Brawley Municipal Airport, situated approximately 2.5 miles northeast of the project site. As such, the project would not result in, or expose people residing or working in the project area, to significant safety hazards or excessive noise levels associated with airport operations. Additionally, as outlined in Section (XIII)(b), the proposed Commercial Cannabis Storefront operation would be subject to the standards outlined in the Imperial County General Plan's Noise Element.¹⁹ Therefore, any impacts are expected to be less than significant.</p>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
<p>f) The proposed Commercial Cannabis Storefront project would not interfere with any adopted emergency response or evacuation plans. According to the comment letter received from the Imperial County Fire Department²⁶ dated October 27, 2025, all fire department access roads shall be installed and maintained in compliance with the California Fire Code. Gates and fire department access shall conform to the current adopted fire code, and the facility will maintain an on-site Knox Box to ensure emergency access. Therefore, adherence to Imperial County Fire Department standards and requirements, as well as compliance with all applicable sections of the Fire Code, would reduce any potential impacts related to emergency planning or public safety to a less-than-significant level.</p>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐
<p>g) According to CalFire's Fire Hazard Severity Zones in Local Responsibility Areas: City of Brawley - Imperial County Map²⁷, effective March 24, 2025, the proposed project site is designated as a Local Responsibility Area (LRA) – Unzoned. As such, the project would not expose people or structures to a significant risk of loss, injury, or death resulting from wildfire hazards. Additionally, as previously noted in Section (IX)(f), the proposed project would adhere to Imperial County Fire Department standards and requirements, as well as compliance with all applicable sections of the Fire Code. Therefore, any wildfire-related impacts are expected to be less than significant.</p>				
<p>X. HYDROLOGY AND WATER QUALITY <i>Would the project:</i></p>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
<p>a) The proposed project involves a commercial cannabis storefront. According to the application, the existing sewer septic system and related services will remain in use. However, as noted in the City of Brawley and Environmental Health Services Department (EHS) comment letters dated October 28, 2025³⁸, and March 18, 2026⁴⁰, the City of Brawley does not currently provide potable water service to the property. Therefore, the applicant must initiate consultations with the City of Brawley, Caltrans, and the EHS Department to evaluate the feasibility of connecting to the municipal water system. Additionally, based on the IID comment letter dated October 28, 2025⁴¹, the applicant will be required to provide rights-of-way and easements for any proposed power line extensions or other infrastructure necessary to serve the project. Based on the available information, the applicant shall comply with all applicable rules and regulations identified through these consultations to ensure that any potential impacts to water quality are reduced to less-than-significant levels.</p>				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
<p>b) As previously stated in item (X)(a) above, the proposed project involves a commercial cannabis storefront that will continue to use the existing sewer septic system. However, compliance with EHD comment letter requirements will determine if the existing septic system can remain due to the extended period of non-use and the location of the septic system on the property is not clearly identify. Therefore, compliance with applicable EHS and IID requirements will ensure that the system can adequately serve the project's demand. Impacts are expected to be less than significant.</p>				
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:	☐	☐	☒	☐
<p>c) The proposed project is located in proximity to a body of water which is approximately 190 feet away from the new river, however they are utilizing an existing commercial building for the proposed commercial cannabis storefront, and is not expected to result in any physical alterations to the site that would significantly modify the existing drainage patterns of the</p>				

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>site or surrounding area. Furthermore, as stated in the comment letter from the Imperial County Department of Public Works³⁰ dated November 20, 2025, a Drainage and grading plan which shall also include prevention of sedimentation of damage to off-site properties, shall be provided by the applicant. Compliance with all applicable requirements and recommendations from the Department of Public Works would ensure that any impact remains less than significant.</p>				
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
<p>(i) According to Imperial County General Plan's Seismic and Public Safety Element,¹⁹ Erosion (page 15), areas in Imperial County that are most susceptible to erosion include the Algodones Sand Dunes, as well as the Chocolate, Picacho, Cargo Muchacho, and Coast Range Mountains. The proposed project site is not located within these areas. Additionally, as previously stated in section (X)(c) above, the applicant shall provide a comprehensive Drainage and Grading Study/Plan will be required by the Department of Public Works to ensure appropriate grading and drainage control and to prevent sedimentation or off-site impacts. Therefore, adherence to ICDPW's standards and requirements would bring any impact to less than significant.</p>				
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
<p>(ii) The proposed commercial cannabis storefront is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite as the existing drainage patterns would not be substantially altered. Also, as previously stated on section (X)(c) above, Compliance with the Imperial County Department of Public Works requirements would bring any impact to less than significant.</p>				
(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;	☐	☐	☒	☐
<p>(iii) As previously stated on items (X)(c) and (X)(c)(ii) above, the applicant will use existing water and sewer services, any proposed grading or planned stormwater drainage systems will require drainage application, review, and approval from the Imperial County Public Works Department. Compliance with Imperial County Public Works Department standards and requirements would ensure that any runoff water impacts would be reduced to less than significant levels.</p>				
(iv) impede or redirect flood flows?	☐	☐	☒	☐
<p>(iv) According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, Flood Insurance Rate Map No. 06025C1375C,³¹ effective September 26, 2008, the proposed project site is located within "Zone X,³¹" an area identified as having minimal flood hazard, situated outside the 500-year floodplain and protected by a levee from the 100-year flood event. Additionally, per Figure 4 – "Flood Hazard Zones" from the Imperial County General Plan's Seismic and Public Safety Element,¹⁹ the project site is not located in an area subject to significant flood hazard. As a result, the proposed project would not impede or redirect existing flood flows. Additionally, Compliance with the standards and requirements of the Imperial County Department of Public Works would ensure that any impacts related to flooding and drainage remain less than significant.</p>				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
<p>d) The topography within the vicinity of the proposed project site is generally level and, therefore, the hazard of mudflows adversely affecting the proposed project site is very low. Also, according to California Tsunami Data Map,²¹ the proposed project site is not located within a tsunami zone. Additionally, as previously discussed in item (X)(c)(iv), the proposed project site is located within "Zone X,^{30a}" an area identified as having minimal flood hazard, situated outside the 500-year floodplain and protected by a levee from the 100-year flood event. Furthermore, per Figure 4 – "Flood Hazard Zones^{19c}" from the Imperial County General Plan's Seismic and Public Safety Element,¹⁹ the project site is not located in an area subject to significant flood hazard. Less than significant impacts are expected.</p>				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
<p>e) As previously noted in item (X)(a), the proposed project will require the submission and approval of the City of Brawley, Caltrans, Public Works and EHS Department rules and regulations; accordingly, the proposed project is not expected to conflict with or obstruct the implementation of any applicable water quality control plan or sustainable groundwater management plan. Compliance with established drainage requirements will ensure that any impact remains less than significant.</p>				

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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XI. **LAND USE AND PLANNING** *Would the project:*

- a) Physically divide an established community? ☐ ☐ ☐ ☒
- a) The proposed project involves the establishment of a Commercial Cannabis Storefront through the adaptive reuse of an existing 2,267-square-foot, single-story commercial building. The project also includes associated exterior site improvements, such as the construction of new parking stalls and a code-compliant trash enclosure. The proposed development would be located on a parcel zoned Medium Commercial (C-2) and designated as Urban Area in the County's General Plan. The project is subject to approval of a Conditional Use Permit by the County and would not physically divide an established community. No adverse impacts related to land use or planning are anticipated.**
- 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? ☐ ☐ ☒ ☐
- b) As noted previously in item (XI)(a), the proposed project is for the establishment of a Commercial Cannabis Storefront through the adaptive reuse of an existing 2,267-square-foot, single-story commercial building. The project also includes associated exterior site improvements, such as the construction of new parking stalls and a code-compliant trash enclosure. Pursuant to Division 5, Section 90513.02, Subsection (m), Commercial Cannabis Retail Sales are allowed in a C-2 (Medium Commercial) zone with an approved Conditional Use Permit (CUP) subject to the requirements of Division 4, Chapter 6 (Cannabis & Industrial Hemp Operations) of the County's Land Use Ordinance (Title 9) and Title 14³⁵ (Cannabis and Industrial Hemp) of the Imperial County Codified Ordinance; therefore, the proposed project is not expected to result in any significant environmental impacts related to conflicts with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects. Impacts would be less than significant.**

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

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☐ ☒
- a) The proposed project does not involve the extraction or removal of mineral resources and is not situated within the boundaries of an active mining site, as depicted in the Imperial County General Plan's Conservation and Open Space Element, Figure 8 – "Existing Mineral Resources Map."⁷⁹ Therefore, no impacts related to mineral resources are anticipated.**
- 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 reduce the availability of locally important mineral resource recovery sites identified in the local General Plan, specific plans, or other land use documents. Furthermore, as noted in Section (XII)(a), the project site is not located within the boundaries of an active mining operation, as shown in the Imperial County General Plan's Conservation and Open Space Element, Figure 8 – "Existing Mineral Resources Map."⁷⁹ Therefore, no impacts related to mineral resources are anticipated.**

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) The proposed project is not expected to generate temporary or permanent noise levels beyond those currently experienced in the surrounding area. The proposed Commercial Cannabis Storefront operation would be subject to the Imperial County General Plan's Noise Element,¹⁹ which restricts commercial zone operations to 60 dB between 7 a.m. and 10 p.m., and to 55 dB between 10 p.m. to 7 a.m. During construction activities, the operation of construction equipment shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Furthermore, construction noise generated by any single piece of equipment or combination of equipment shall not exceed 75 dB Leq when averaged over an eight-hour period. Adherence to these standards ensures that any noise-related impact would be less than significant.**
- b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐
- b) The proposed project neither anticipates nor includes the generation of excessive groundborne vibration or groundborne noise. Additionally, as previously discussed in item (XIII)(a), the proposed Commercial Cannabis Storefront operation would**

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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be subject to the standards outlined in the Imperial County General Plan's Noise Element.¹⁹ Consequently, 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) As noted previously in Section (IX)(e), the proposed project is not located within the vicinity of any private airstrip or airport land use plan, according to the Imperial County Airport Land Use Compatibility Map.²⁰ The nearest airport in the vicinity is the Brawley Municipal Airport, situated approximately 2.5 miles northeast of the project site. Therefore, the proposed action would not expose customers or workers in the project area to excessive noise levels. Additionally, as outlined in Section (XIII)(b), the proposed Commercial Cannabis Storefront operation would be subject to the standards outlined in the Imperial County General Plan's Noise Element.¹⁹ Accordingly, any noise-related impacts are anticipated to be less than significant.

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) As previously stated in section (X)(I)(a) above, the proposed project intends to establish a Commercial Cannabis Storefront through the adaptive reuse of an existing 2,267-square-foot, single-story commercial building. The project also includes associated exterior site improvements, such as the construction of new parking stalls and a code-compliant trash enclosure. The proposed development would be located on a parcel zoned Medium Commercial (C-2) and designated as Urban Area in the County's General Plan. The project is subject to approval of a Conditional Use Permit by the County. Since no changes to the current land uses are proposed, the project is not expected to induce substantial unplanned population growth, either directly or indirectly. Therefore, any related impacts are anticipated to be less than significant.

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

b) The proposed Commercial Cannabis Storefront project would not displace a substantial number of people or require the construction or replacement of housing elsewhere, as the existing Urban Area designation under the County's General Plan will remain unchanged. Therefore, any related impacts are expected to be less than significant.

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 project proposed to establish a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot single-story commercial building, therefore is not expected to result in substantial adverse physical impacts related to the provision of new or physically altered governmental facilities. Additionally, it would not create the need for such facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios for public services. Therefore, any associated impacts are anticipated to be less than significant.

- 1) Fire Protection? ☐ ☐ ☒ ☐

1) The proposed commercial cannabis storefront is not expected to result in substantial impacts related to fire protection services. Additionally, on October 27, 2025, the Imperial County Planning and Development Services Department (ICPDS) received a comment letter from the Imperial County Fire Department²⁸ (ICFD), indicating conditions from the department regarding the proposed project. Compliance with all applicable ICFD standards and requirements would ensure that any impact remains less than significant.

- 2) Police Protection? ☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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2) The proposed project is not expected to result in substantial impacts on police protection services. In the event that law enforcement assistance is needed, the project site is currently served by active patrol operations from both the California Highway Patrol El Centro Sector³³ (625) and the Imperial County Sheriff's Office – North County Patrol Division. Additionally, according to the comment letter dated October 17, 2025, the Imperial County Sheriff's Office³⁴ (ICSO) the applicant submitted a Standard Operating Procedures and Security Plan. Given the existing level of service, the nature of the proposed project, and adherence to the ICSO's recommendations, any impacts related to police protection would be reduced to less than significant.

3) Schools? ☐ ☐ ☒ ☐

3) The proposed Commercial Cannabis Storefront operation project is not expected to have a substantial impact on schools. As previously stated in section (IX)(c), pursuant to Title 14³⁵ (Cannabis and Industrial Hemp) of the County of Imperial Codified Ordinances, Section 14.03.080 (Commercial Cannabis Standards), Subsection (C), Commercial Cannabis activities shall not be located within a (600) six hundred-foot radius of a school providing instruction in kindergarten or any grades one through twelve, commercial day care center(s), or youth center(s) that are in existence at the time the license (CCA) is issued. At this time, the applicant does not intend to apply for a Commercial Cannabis Activity (CCA) license. However, should the applicant choose to pursue a CCA license in the future, Security and Odor Control Plans will be submitted for review and approval by the Imperial County Sheriff's Office and the Air Pollution Control District. The closest school to the proposed commercial cannabis site is Phil D. Swing Elementary School, located approximately one mile northeast of the project site within the City of Brawley. As such, less than significant impacts are expected.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed project is not expected to create a substantial impact on parks. As previously stated in section (XVI)(a) below, nearest public park, Pat Williams Park, is situated approximately three-quarters (¾) of a mile northeast of the proposed project site. No impacts are expected.

5) Other Public Facilities? ☐ ☐ ☒ ☐

5) The proposed Commercial Cannabis Storefront facility in an existing building is not expected to result in substantial impacts on other public facilities. Furthermore, according to the comment letter received from the Imperial County Department of Public Works dated November 20, 2025³⁶, Conditions of approval shall require the preparation of a drainage and grading plan/study, and water retention shall be provided in accordance with the Imperial County Department of Public Works (ICDPW); Compliance with all applicable requirements and recommendations from the Department of Public Works would ensure that any impact remains 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 for the establishment of a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267-square-foot, single-story commercial building. Pursuant to Title 14³⁵ (Cannabis and Industrial Hemp) of the County of Imperial Codified Ordinances, Section 14.03.080 (Commercial Cannabis Standards), Subsection (D), commercial cannabis activities shall be not less than twenty-five (25) feet away from any existing residential structure located within a residential zone. The closest residence in the vicinity is located approximately 750 feet due west of the proposed project site. No regional parks are located within the project area. The nearest public park, Pat Williams Park, is situated approximately three-quarters (¾) of a mile northeast of the proposed project site. Therefore, the proposed cannabis operation would not result in increased use of existing parks or recreational facilities that could lead to substantial physical deterioration or accelerated wear. Furthermore, compliance with Title 14³⁵ of the County of Imperial Codified Ordinances would ensure that potential impacts are avoided.

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 which might have an adverse effect on the environment. Also, as previously stated on item (XVI)(a), there are no regional parks within the proposed project area; therefore, no impacts are expected.

XVII. TRANSPORTATION *Would the project:*

a) Conflict with a program plan, ordinance or policy addressing ☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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the circulation system, including transit, roadway, bicycle and pedestrian facilities?

a) The proposed project does not anticipate nor expect any conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The proposed commercial cannabis storefront is not expected to create a substantial impact to surrounding roads nor conflicting with Imperial County General Plan's Circulation and Scenic Highway Element¹. Additionally, the Imperial County Planning and Development Services Department (ICPDS) received a comment letter from Caltrans on January 26, 2026³⁷. Adherence to the conditions outlined in the letter would reduce any potential impact to less than significant.

- b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☐ ☒

b) The proposed commercial cannabis storefront would be operating through the adaptive reuse of an existing 2,267 sq ft building, therefore would not conflict with CEQA Guidelines Section 15064.3, subdivision (b), as it is not expected to generate a significant transportation impact. Therefore, no impact is expected.

- 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) As mentioned above in XVII (b), the proposed commercial cannabis storefront will be operating through an existing building, therefore, the site's design does not include any geometric design features or land use components that would substantially increase safety hazards or result in incompatibilities with surrounding uses. Additionally, the applicant shall comply with the requirements and changes listed on Caltrans letter³⁷, as well as the City of Brawley comment letter received on October 28, 2025³⁸. Adherence to Caltrans and city of Brawley conditions and requirements will bring any impact to be less than significant.

- d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

d) The proposed project would not result in inadequate emergency access. No changes to the existing land use or zoning designations are proposed. The project site would have legal and physical access via State Hwy 86. The applicant shall adhere to the requirements and changes listed in the Caltrans letter such a traffic control plan to be submitted 30 days prior to the start of any construction, encroachment permit and have a complete Caltrans local development review (LDR) process. Additionally, as listed in the Imperial County Fire Department letter the applicant must comply with the following conditions: Fire Department access roads shall be installed and maintained in accordance with the California Fire Code. Roadways within the project will be provided with all-weather surface and capable of supporting impose loads of fire apparatus. Secondary access will be required for the project. Roadway width will be determined upon further review of the site plan. Knox box (locks) will be required for the project. All locks and gates shall be installed in accordance with the California Fire Code. Compliance with these requirements would reduce any impact related to emergency access to a less-than-significant level.

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) According to the Imperial County General Plan's Conservation and Open Space Element,⁸ Figure,^{8a} the proposed project site is not located within any known Native American cultural sensitivity area. Additionally, as previously referenced in section (V)(a) above, in compliance with Assembly Bill 52, consultation letters regarding the proposed commercial cannabis storefront project were sent on October 14, 2025, to the Quechan Tribe and the Campo Band of Mission Indians. On October 15, 2025 the Imperial County Planning and Development Services Department (ICPDS) received an email from the Historic Preservation Officer of the Fort Yuma Quechan Indian Tribe¹⁶ indicating that they had no comments on the proposed project. As of the date of this writing, no response has been received from the Campo Band of Mission Indians. Any impacts are expected to be less than significant.

- (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 ☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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(i) According to the California Historic Resources³ in Imperial County, the proposed project site is not listed or seem to be eligible under the Public Resources Code Section 21074 or 5020.1 (k); therefore, any impacts are expected to be less than significant.

- (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.

☐ ☐ ☒ ☐

(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed commercial cannabis storefront. Additionally, as previously discussed in item (XVIII)(a) above, AB 52 consultation letters regarding the proposed project were sent on October 14, 2025, to the Quechan Tribe and the Campo Band of Mission Indians. The Imperial County Planning and Development Services Department (ICPDS) received an email from the Historic Preservation Officer of the Fort Yuma Quechan Indian Tribe¹⁶ indicating that they had no comments on the proposed project. As of the date of this writing, no response has been received from the Campo Band of Mission Indians. Any impacts are 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?

☐ ☐ ☒ ☐

a) The proposed project is for a commercial cannabis storefront operation through the adaptive reuse of an existing 2,267 sq ft building, the facility will remain to use existing sewer septic tank system and services, the water services are received by a water underground service pipe through the sandal lateral 1 gate 1181; any need of remodel or construction would not cause significant environmental effects. Additionally, as per comment letter from the EHS Department dated March 18, 2026⁴⁰ their records indicate that the property was originally permitted for the installation of a septic system in 1960, due to the extended period of non-use, and the EHD records do not clearly identify the location of the septic system on the property, the applicant will be required to conduct a septic system certification and evaluation in accordance with EHD requirements, additionally, based on the Department of Public Works comment letter³⁰ the applicant shall furnish a Drainage and Grading Plan/ Study to provide property grading and drainage control, as well as onsite water retention. Compliance with all applicable requirements and recommendations from the County Departments would ensure that any impacts are 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?

☐ ☐ ☒ ☐

b) As noted above, the proposed project consists of a commercial cannabis storefront within an existing building. According to the comment letter received from the Environmental Health Services (EHS) Department and the City of Brawley, the applicant is advised to initiate discussions to ensure compliance with the applicable rules and regulations outlined in those letters. At this time, the use of canal water is not considered an acceptable source of potable water. By following the required procedures to secure a reliable and sufficient water supply to serve the project and reasonably foreseeable future development, any potential impacts are expected to be 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?

☐ ☐ ☒ ☐

c) Based on the comment letter received from EHD dated March 18, 2026, their records indicate that the proposed site was originally permitted for the installation of a septic system in the 1960s. Due to the extended period of non-use and because existing EHD records do not clearly identify the location of the septic system on the property, the applicant will be required to conduct a septic system certification and evaluation in accordance with EHD requirements. The project will continue to rely on an on-site septic system rather than a wastewater treatment provider. Therefore, no determination from a wastewater treatment provider regarding capacity is required. Compliance with EHD requirements will ensure the system is adequate to serve the project's demand, and impacts would be less than significant.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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? d) According to the cannabis waste disposal procedures, any product that is not suitable for consumption, expired, or opened as a sample for customers to smell will be destroyed and mixed with litter prior to disposal. A licensed third-party waste management company will collect the waste bin. Therefore, the proposed commercial cannabis storefront is not anticipated to generate significant amounts or excess solid waste. Impacts are expected to be less than significant.	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? e) As previously stated on item (XIX)(d) above, the proposed project does not anticipate the generation of any solid waste, however, the applicant shall comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts are expected to be less than significant.	☐	☐	☒	☐

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? | ☐ | ☐ | ☒ | ☐ |
| a) As previously noted in item (IX)(f), the proposed commercial cannabis storefront facility in an existing building would not interfere with any adopted emergency response or evacuation plans. The applicant has provided a security plan and will comply with all applicable requirements and conditions set forth by the Imperial County Fire Department as listed in the ICFD comment letter dated October 27, 2025²⁸. Adherence to these standards and regulations will ensure that any impact remains 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? | ☐ | ☐ | ☒ | ☐ |
| b) As previously noted in Section (XX)(a), the applicant will comply with all applicable standards, requirements, and recommendations as listed in the Imperial County Fire Department (ICFD) comment letter²⁸. Given the site's topography, prevailing wind patterns, and absence of significant wildfire risk factors, the project is not expected to expose occupants to substantial pollutant concentrations from wildfire smoke or contribute to the uncontrolled spread of wildfire. Therefore, any impacts related to wildfire risk are anticipated 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? | ☐ | ☐ | ☒ | ☐ |
| c) The proposed commercial cannabis storefront does not involve any changes to the existing land use. As previously noted in items (XX)(a) and (XIX)(a), the applicant will comply with all applicable standards, requirements, and recommendations of the Imperial County Fire Department²⁸. Therefore, any potential impacts are anticipated 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? | ☐ | ☐ | ☒ | ☐ |
| d) As previously noted in item (VII)(a)(4), and according to the Imperial County General Plan Seismic and Public Safety Element (Figure 3 – "Landslide Susceptibility^{20b}"), the proposed project site is not located within an area identified as being susceptible to landslide activity. The project is located within an existing building on the southern portion of the 19.15-acre property. The site's topography is generally flat, which further minimizes the potential for geologic hazards. Any remodel to the existing building would be required to comply with the most recent edition of the California Building Code²¹ and undergo ministerial review through the County's building permit process. | | | | |
| Additionally, the applicant shall comply with the Imperial County Public Works (ICPW) comment letter dated November 20, 2025³⁰. Furthermore, any impacts are anticipated to be less than significant. | | | | |

Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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

SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | ☐ | ☐ | ☒ | ☐ |
| 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.) | ☐ | ☐ | ☒ | ☐ |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

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
- Rocio Yee, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agricultural Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- Fort Yuma Quechan Indian Tribe

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

V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element
<https://www.icpds.com/assets/planning/circulation-scenic-highway-element-2008.pdf>
2. California State Scenic Highway System Map
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>
3. California Historic Resources: Imperial County
<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13>
4. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2025
<https://maps.conservation.ca.gov/dlrp/ciff/>
5. California Department of Conservation: Important Farmland Categories
<https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx#:~:text=Land%20not%20included%20in%20any,the%20FMMP's%20development%20in%201982.>
6. Imperial County Agricultural Commissioner comment letter dated March 15, 2025.
7. California Williamson Act Enrollment Finder
<https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>
8. Imperial County Air Pollution Control District comment letter dated October 28, 2025.
9. Imperial County General Plan: Conservation and Open Space Element
<https://www.icpds.com/assets/planning/conservation-open-space-element-2016.pdf>
 - a) Figure 1: Sensitive Habitat Map
 - b) Figure 2: Sensitive Species Map
 - c) Figure 3: Agency-Designated Habitats Map
 - d) Figure 5: Areas of Heighten Historic Period Sensitivity Map
 - e) Figure 6: Known Areas of Native American Cultural Sensitivity Map
 - f) Figure 7: Seismic Hazards Map
 - g) Figure 8: Existing Mineral Resources Map
10. State of California Natural Resources Agency, Department of Fish and Game: Staff Report on Burrowing Owl Mitigation
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>
11. National Wetlands Inventory Map: Surface Waters and Wetlands
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
12. U.S. Fish & Wildlife (USFWS) Critical Habitat for Threatened & Endangered Species Mapper
https://www.arcgis.com/apps/Embed/index.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77&extent=-124.1522,38.0501,-121.4496,39.2098&zoom=true&scale=true&details=true&disable_scroll=true&theme=light
13. California Department of Fish and Wildlife (CDFW) Lands Viewer
<https://apps.wildlife.ca.gov/lands/>
14. Imperial Irrigation District: Imperial Valley Natural Community Conservation Plan and Habitat Conservation Plan (Planning Agreement No. 2810-2004-001-06)
www.iid.com/home/showpublisheddocument/2260/635648001335730000
15. California Department of Fish and Game
California Endangered Species Act: Incidental Take Permit No. 2081-2003-024-006 (Imperial Irrigation District)
www.iid.com/home/showpublisheddocument/2281/635648001335730000
16. Fort Yuma Quechan Indian Tribe comment email dated October 15, 2025.
17. California Department of Conservation: Earthquake Zones of Required Investigation Maps and Reports
<https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/>
18. California Department of Conservation: Fault Activity Map
<https://maps.conservation.ca.gov/cgs/fam/>
19. United States Geological Survey's Quaternary Faults Map
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
20. Imperial County General Plan: Seismic and Public Safety Element
<https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf>

- a) Figure 2: Regional Fault Lines
 - b) Figure 3: Landslide Susceptibility
 - c) Figure 4: Flood Hazards
 - d) Figure 6: Fire Hazard Severity Zones
21. California Building Standards Commission, 2022 California Building Code. California Code of Regulations, Title 24, Part 2, Volume 2 of 2.
 22. California Tsunami Data Maps
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 23. California Geological Survey Landslide Map
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 24. U.S. Department of Agriculture Soils Map
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
 25. University of California Agriculture and Natural Resources SoilWeb Map
<https://casoilresource.lawr.ucdavis.edu/gmap/>
 26. California Department of Toxic Substances Control: EnviroStor
<https://www.envirostor.dtsc.ca.gov/public/>
 27. Imperial County Airport Land Use Compatibility Maps
<https://www.icpds.com/planning/maps/airport-land-use-compatibility-maps>
 28. Imperial County Fire Department comment email dated October 27, 2025.
 29. CalFire: Fire Hazard Severity Zones in Local Responsibility Areas – Imperial County Map
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 30. Imperial County Department of Public Works comment letter dated November 20, 2025.
 31. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
<https://msc.fema.gov/portal/search?AddressQuery=1905%20wixom%20road%2C%20el%20centro%20ca>
 - a) FEMA Zone X
<https://www.fema.gov/about/glossary/zone-c-or-x-unshaded>
 32. Imperial County General Plan: Noise Element
<https://www.icpds.com/assets/planning/noise-element-2015.pdf>
 33. Imperial County Sheriff's Office: Patrol Operations Map
<https://icso.imperialcounty.org/operations/>
 34. Imperial County Sheriff's Department comment email dated October 17, 2025.
 35. California Code of Regulations, Title 14 <https://www.law.cornell.edu/regulations/california/14-CCR-722>
 36. Imperial County Department of Public Works comment letter dated November 20, 2025
 37. Caltrans comment letter dated January 26, 2026.
 38. City of Brawley comment letter received on October 28, 2025.
 39. "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.
 40. Imperial County Environmental Health Services Department comment letter dated March 18, 2026.
 41. Imperial Irrigation District (IID) comment letter dated October 28, 2025.

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: 270 W. Hwy 86 LLC
CUP#25-0008
IS#25-0019

Project Applicant: 270 W. Hwy 86 LLC.
Yousif Jilette
Property Owner
1650 Emerald Point Court
El Cajon, CA 92019

Project Location: The proposed project would be located at 270 U.S. Highway 86, Brawley, CA 92227;
Assessor's Parcel Number (APN) 046-280-008-000.

Description of Project: 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 proposed cannabis project is to be situated at 270 US Highway 86, Brawley, CA. The subject property is legally described as That Portion South of Tract 197, North of Highway, Excepting Any Part Conveyed to the State of California, Township 13 South, Range 14 East of the San Bernardino Base and Meridian (S.B.B.M.). 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, Visitors and Vendors hours will be from 9:00 AM to 5:00 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. An estimated 100 to 120 customers are expected daily during the initial months of operation. This number is projected to increase to approximately 200 to 250 customers per day within the first year to year-and-a-half following the business's opening. Generated Cannabis waste will be securely disposed of in full compliance with all applicable state and local regulations. Employee identification protocols, bookkeeping procedures, and cannabis product inventory tracking systems will be implemented to fully comply with all applicable state laws, standards, and regulatory requirements.

Access to the project site will continue to be provided via U.S. Highway 86. Water service will remain connected through the existing pipeline tied to the Sandal Lateral 1, Gate 181, and wastewater will continue to be managed via the existing underground septic system.

At this time, the applicant does not intend to apply for a Commercial Cannabis Activity (CCA) license. If the project is approved and moves forward to the operational stage, Security and Odor Control Plans will be prepared and submitted for review and approval by the Imperial County Sheriff's Office and the Air Pollution Control District. An approved Commercial Cannabis Activity (CCA) license with conditions, a Conditional Use Permit (CUP), and all necessary Local Business and State licenses must be obtained prior to commencing operations. No changes to the current zoning designation are proposed as part of this application.

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.

3-26-2026

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

03/26/26
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

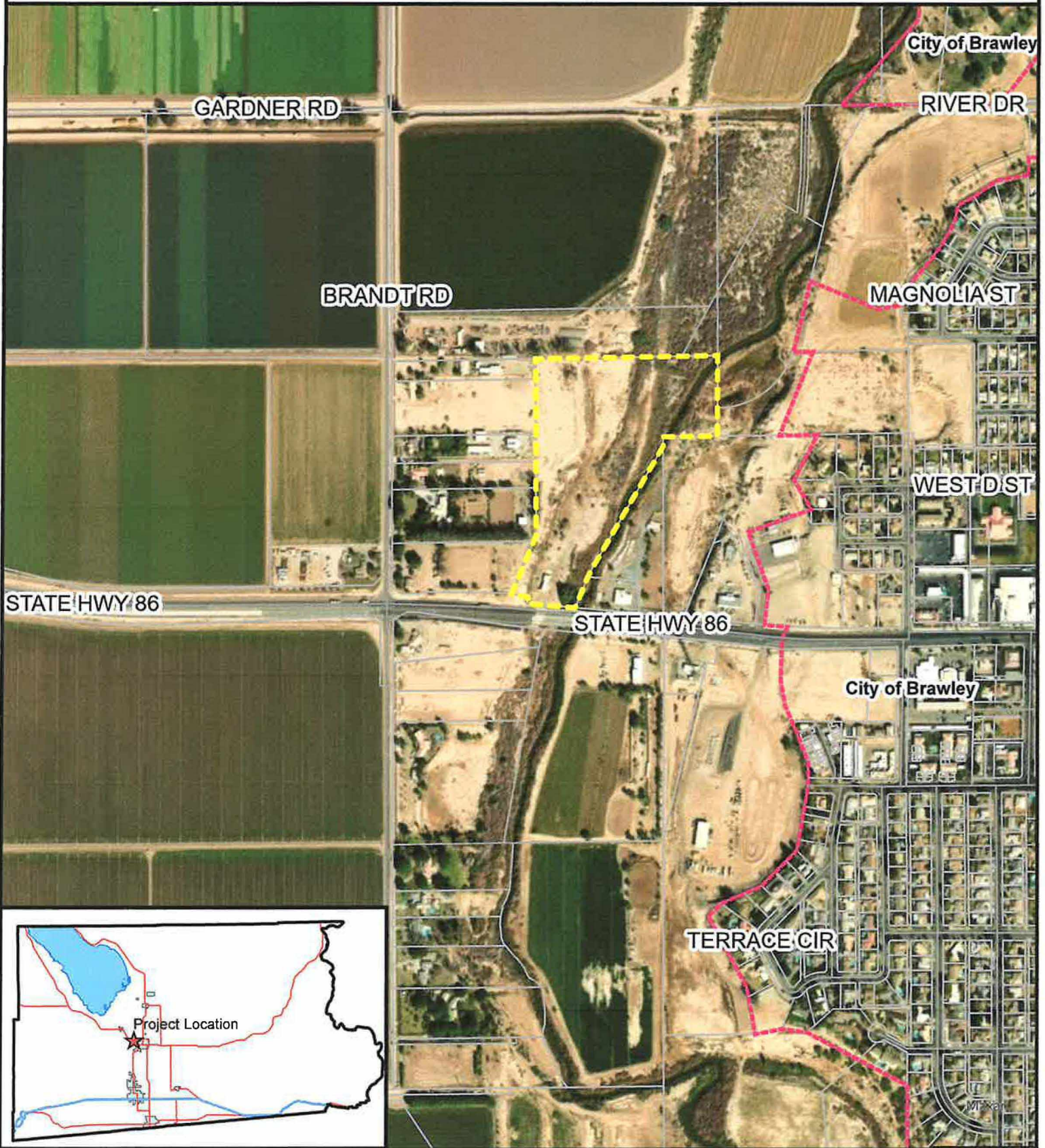
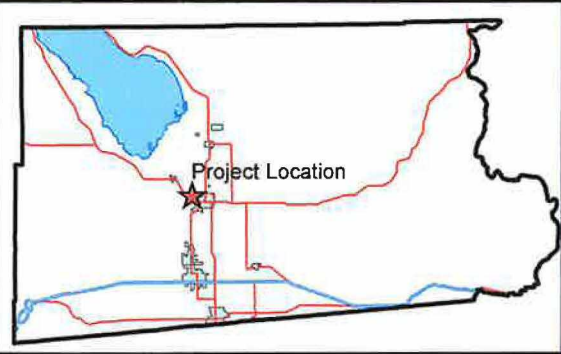
IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

RY\S:\AllUsers\APN\046\280\008\CUP25-0008_JS25-0019\EEC\JS25-0019\Initial Study 25-0019 for CUP25-0008.docx

VICINITY MAP

PROJECT LOCATION MAP



270 US HWY 86, LLC
CUP #25-0008
IS #25-0019
APN: 046-280-008-000

- Project Location
- Brawley City Limits
- Parcels
- Centerline



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COMMENT LETTERS



Imperial County

Public Health Department

RECEIVED

MAR 18 2026

IMPERIAL COUNTY

PLANNING & DEVELOPMENT SERVICES

Janette Angulo, M.P.A.
Director

Stephen Munday, M.D., M.P.H., M.S.
Health Officer

March 18, 2026

Rocio Yee, Planner II
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
Sent Via Email: rocioyee@co.imperial.ca.us

Subject: Environmental Health Division Comments for Conditional Use Permit #25-0008

Dear Ms. Yee,

The Imperial County Public Health Department, Environmental Health Division (EHD), has reviewed the initial study documents prepared for Conditional Use Permit #25-0008. The applicant, 270 W. Hwy 86, LLC, proposes to operate a commercial cannabis storefront within an existing commercial structure located at 270 W. Highway 86 (APN: 046-280-008), just outside Brawley city limits.

Based on the initial study documents prepared for the Environmental Evaluation Committee, EHD has the following comments:

Potable Water

According to a comment letter from the City of Brawley dated October 28, 2025, the City does not currently provide potable water service to this property. However, a 16" diameter water line runs west along Highway 86 to supply potable water to the Poe Colonia. Based on the number of employees and customers, the proposed facility meets the definition of a public water system pursuant to the California Health and Safety Code, Section 116275(h) and (k). Obtaining a permit to operate a public water system at this location is highly unlikely due to the proximity of the municipal water system. Therefore, EHD strongly recommends that the applicant begin consultations with the City of Brawley and Caltrans to evaluate the feasibility of connecting to the municipal water system. The use of canal water, as referenced in the initial study, is not an acceptable source of potable water.

Wastewater

EHD records indicate that the property was originally permitted for installation of a septic system in 1960 to serve a 10-space mobile home park. EHD is also aware that the most recent use of the building - as a veterinary clinic - ceased operating more than a decade ago, and the building appears to have remained vacant since that time. Due to the extended period of non-use, and because existing EHD records do not clearly identify the location of the septic system on the property, the applicant will be required to conduct a septic system certification and evaluation in accordance with EHD requirements.

In addition, the applicant shall clarify whether the storefront restrooms will be limited to employees and vendors or will also be available for customer use. This information will assist in determining whether additional septic system

Environmental Health Division

1221 W. State Street, Suite B, El Centro, CA 92243 • Phone: (442) 265 - 1888 • Fax: (442) 265 - 1903 • icphd.org

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capacity or improvements may be required.

Please contact our office if you or the applicant have any questions or would like to discuss these requirements in greater detail.

Sincerely,

**Jorge A.
Perez**

Digitally signed by
Jorge A. Perez
Date: 2026.03.18
12:21:11 -07'00'

Jorge A. Perez
EHS Manager
Environmental Health Division

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov

**RECEIVED**

FEB 12 2026

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**11-IMP-86
PM 21.623Commercial Cannabis Storefront
CUP#25-0008/Initial Study#25-0019

Ms. Rocio Yee
Planner II
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Dear Ms. Yee:

Thank you for including the California Department of Transportation (Caltrans) in the development review process for the Conditional Use Permit (CUP#25-0008)/Initial Study (IS#25-0019) for the Commercial Cannabis Storefront Project located near State Route 86 (SR-86). The mission of Caltrans is to improve lives and communities through transportation. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

We look forward to working with the Imperial County (County) in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

"Improving lives and communities through transportation."

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Caltrans has the following comments:

Traffic Engineering Analysis

- Please see and address the Caltrans redline comments on the proposed Site Plan (Sheet A102) from the CUP packet (See attachment titled, TEA Review Comments on Site Plan A102.pdf., for further details).
- If a Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) and/or Local Mobility Analysis is completed, please provide a copy for this project.
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

Planning

On all plans, indicate Caltrans' Right-of-Way (R/W) lines. It's important to clearly delineate Caltrans' R/W limits by calling them out on your plans so we can identify any impacts to Caltrans' State facilities. You can access Caltrans' R/W lines/maps by following the link to the Caltrans public website below.

<https://experience.arcgis.com/experience/04ae3745190047c5adf8f33714af9e3a>

Design

- The driveway connecting to SR-86 should meet Caltrans' current standards and Caltrans' Highway Design Manual (HDM) Section 205.3-Urban Driveways.
- Please show sight distance calculations for both sides of highway as there is a bridge barrier on the right side of the driveway and berm (approximately 1:1 slope) on the left side of the driveway.
- The proposed driveway must be paved.
- Please provide the driveway pavement structural section for review.
- A Truck turning template will be required for the largest vehicle entering and exiting the project site.
- Please refer to standard plan A87A for the curb and driveway for the accessibility design standards.
- Driveway corner radii should be minimized to encourage low speed turns by motorized vehicles and bicycles for pedestrian safety.

Hydrology and Drainage Studies

- Please provide hydraulics studies, drainage and grading plans to Caltrans for review.

- Provide a pre- and post-development hydraulics and hydrology study.
- Show drainage configurations and patterns.
- Provide drainage plans and details. How will stormwater be collected from the property?
- Provide a contour grading plan with legible callouts and minimal building data. Show drainage patterns.
- The proposed project features may significantly alter the FEMA defined Floodplain and associated water surface elevations through the project area and have potential adverse impacts to the Caltrans State facilities along SR-86. Caltrans requests that the County of Imperial, acting as the Local FEMA Administrator, include Caltrans in reviews of all submittals to the Development Services Department regarding floodplain administration and allow for Caltrans to comment prior to the Conditional Letter of Map Revision (CLOMR) application or the Permit issue, to assure that Caltrans' assets are not adversely impacted by any change in the water surface elevation resulting from this project.
- Per 44 CFR §65.12, Caltrans requests that a formal notification be sent to Caltrans when the County of Imperial approves the permit to alter the floodplain and/or when the developer applies for the Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR).
- On all plans, show Caltrans' R/W.
- Early coordination with Caltrans is recommended. Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.

Complete Streets Program

The segment of SR-86 adjacent to the project area has been identified as a District 11 Caltrans Active Transportation Plan tier 1 need for bicycle and pedestrian infrastructure. Accordingly, please work with Caltrans District 11 including the Complete Streets Program to explore options for comfortable, convenient, and connected bicycle and pedestrian facilities along this segment of SR-86. At this time, Caltrans recommends that the applicant provide the proposed 10-foot sidewalk along SR-86 as identified in Site Plan (Sheet 5 of 12) submitted with the Conditional Use Permit dated October 14, 2025. Caltrans would like to ensure complete streets connectivity for this project and future developments. The proposed sidewalk improvement of this project supports the complete streets connectivity.

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facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the County, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the County to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Hauling/Traffic Control Plan

Caltrans has discretionary authority with respect to highways under its jurisdiction and may, upon application and if good cause appears, issue a special permit to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code. The Caltrans Transportation Permits Issuance Branch is responsible for the issuance of these special transportation permits for oversize/overweight vehicles on the State Highway network. Additional information is provided online at: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>

A Traffic Control Plan is to be submitted to Caltrans District 11, including the intersections at SR-86 between Brandt Road and New River, at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage.

Potential impacts to the highway facilities (SR-86) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

Noise

The applicant must be informed that in accordance with 23 Code of Federal Regulations (CFR) 772, Caltrans is not responsible for existing or future traffic noise impacts associated with the existing configuration of SR-86.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the Environmental Document that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

Right-of-Way

The project's assessor's map and site plan depict Caltrans' R/W differently than the official Caltrans Right of Way Maps (See attachments, LO-73573 and LO-73574). This discrepancy will need to be resolved. Please depict Caltrans' R/W lines correctly on all plans.

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Ms. Rocio Yee, Planner II
January 26, 2026
Page 6

Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

- require a Caltrans Encroachment Permit
- have completed the Caltrans Local Development Review (LDR) process
- have an approved environmental document

need to have documents submitted for Quality Management Assessment Process (QMAP) process via email to D11.QMAP.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Charlie Lecourtois, LDR Coordinator, at (619) 985-4766 or by e-mail sent to charlie.lecourtois@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, GISP
Branch Chief
Local Development Review

Attachment(s):

1. TEA Review Comments on Site Plan A102.pdf
2. LO-73573.jpg
3. LO-73574.jpg

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov

**RECEIVED**

JAN 27 2026

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**11-IMP-86
PM 21.623Commercial Cannabis Storefront
CUP#25-0008/Initial Study#25-0019

January 26, 2026

Ms. Rocio Yee
Planner II
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Dear Ms. Yee:

Thank you for including the California Department of Transportation (Caltrans) in the development review process for the Conditional Use Permit (CUP#25-0008)/Initial Study (IS#25-0019) for the Commercial Cannabis Storefront Project located near State Route 86 (SR-86). The mission of Caltrans is to improve lives and communities through transportation. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

We look forward to working with the Imperial County (County) in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

"Improving lives and communities through transportation."

EEC ORIGINAL PKG

Caltrans has the following comments:

Traffic Engineering Analysis

- Please see and address the Caltrans redline comments on the proposed Site Plan (Sheet A102) from the CUP packet (See attachment titled, TEA Review Comments on Site Plan A102.pdf., for further details).
- If a Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) and/or Local Mobility Analysis is completed, please provide a copy for this project.
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

Planning

On all plans, indicate Caltrans' Right-of-Way (R/W) lines. It's important to clearly delineate Caltrans' R/W limits by calling them out on your plans so we can identify any impacts to Caltrans' State facilities. You can access Caltrans' R/W lines/maps by following the link to the Caltrans public website below.

<https://experience.arcgis.com/experience/04ae3745190047c5adf8f33714af9e3a>

Design

- The driveway connecting to SR-86 should meet Caltrans' current standards and Caltrans' Highway Design Manual (HDM) Section 205.3-Urban Driveways.
- Please show sight distance calculations for both sides of highway as there is a bridge barrier on the right side of the driveway and berm (approximately 1:1 slope) on the left side of the driveway.
- The proposed driveway must be paved.
- Please provide the driveway pavement structural section for review.
- A Truck turning template will be required for the largest vehicle entering and exiting the project site.
- Please refer to standard plan A87A for the curb and driveway for the accessibility design standards.
- Driveway corner radii should be minimized to encourage low speed turns by motorized vehicles and bicycles for pedestrian safety.

Hydrology and Drainage Studies

- Please provide hydraulics studies, drainage and grading plans to Caltrans for review.

- Provide a pre- and post-development hydraulics and hydrology study.
- Show drainage configurations and patterns.
- Provide drainage plans and details. How will stormwater be collected from the property?
- Provide a contour grading plan with legible callouts and minimal building data. Show drainage patterns.
- The proposed project features may significantly alter the FEMA defined Floodplain and associated water surface elevations through the project area and have potential adverse impacts to the Caltrans State facilities along SR-86. Caltrans requests that the County of Imperial, acting as the Local FEMA Administrator, include Caltrans in reviews of all submittals to the Development Services Department regarding floodplain administration and allow for Caltrans to comment prior to the Conditional Letter of Map Revision (CLOMR) application or the Permit issue, to assure that Caltrans' assets are not adversely impacted by any change in the water surface elevation resulting from this project.
- Per 44 CFR §65.12, Caltrans requests that a formal notification be sent to Caltrans when the County of Imperial approves the permit to alter the floodplain and/or when the developer applies for the Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR).
- On all plans, show Caltrans' R/W.
- Early coordination with Caltrans is recommended. Caltrans generally does not allow development projects to impact hydraulics within the State's R/W. Any modification to the existing Caltrans drainage and/or increase in runoff to State facilities will not be allowed.

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Ms. Rocio Yee, Planner II
January 26, 2026
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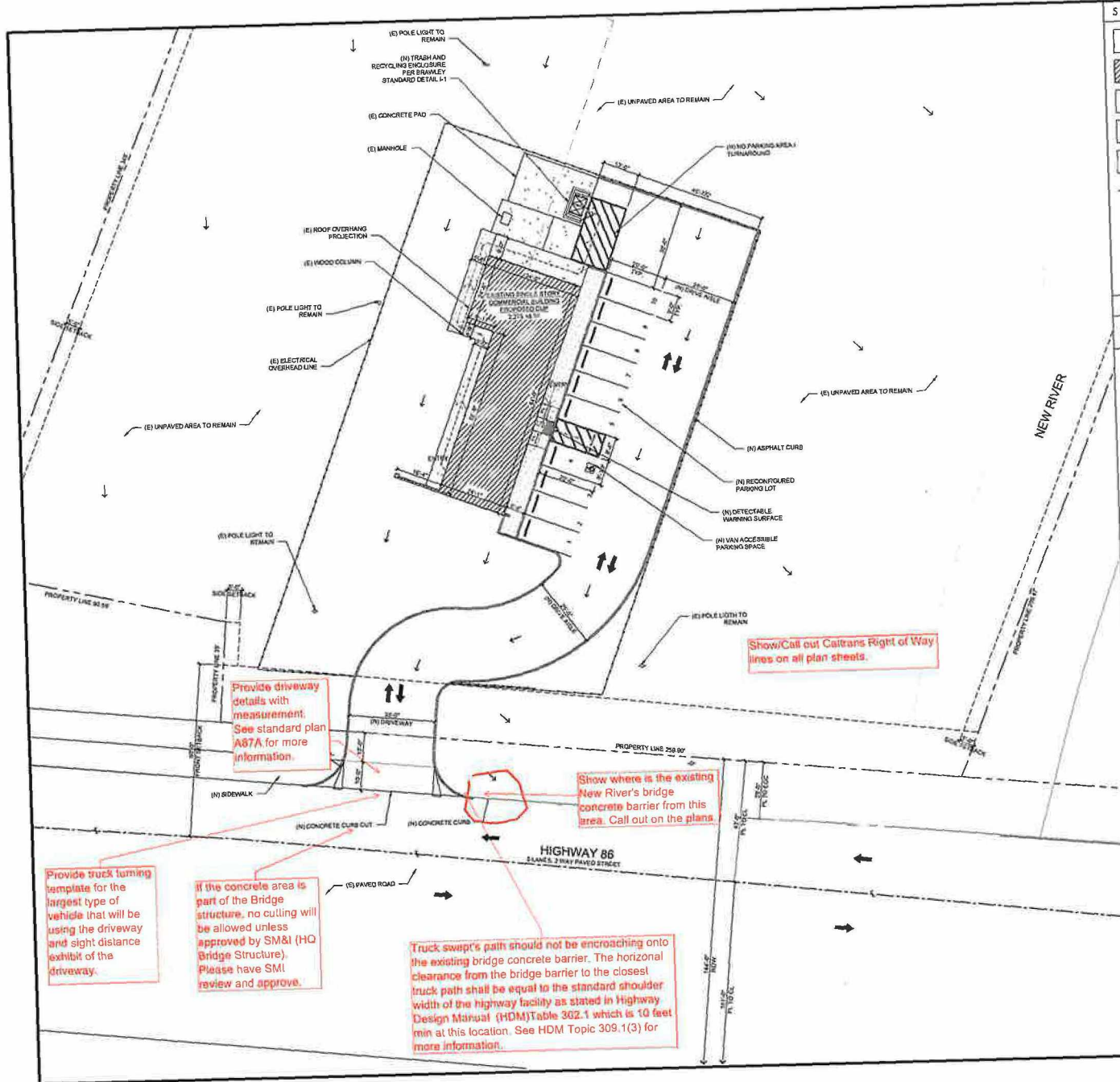
Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, GISP
Branch Chief
Local Development Review

Attachment(s):

1. TEA Review Comments on Site Plan A102.pdf
2. LO-73573.jpg
3. LO-73574.jpg



SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF SCOPE OF WORK
- EXISTING CONCRETE AREA
- PROPOSED ASPHALT AREA
- PROPOSED HARDSCAPE AREA
- PROPOSED FENCE
- PROPOSED VEHICLE CIRCULATION
- SIDE DRAINAGE PATTERN
- ACCESSIBLE PATH

SITE PLAN NOTES

- A. The site plan is for informational and general site reference only.
- B. The existing water and sewer services will remain.

TECHNI
DESIGN & DEVELOPMENT

2884 Lincoln Ave., San Diego, CA 92104
tech@tda.com santa@tda.com
619-940-9284 619-940-9284

CONSULTANTS



BRAWLEY CUP
270 US Highway 86,
Brawley, CA 92227

APPLICANT

270 US HWY 86 LLC
270 US Highway 86,
Brawley, CA 92227



1 ENLARGED SITE PLAN - PROPOSED
SCALE: 1/16" = 1'-0"

Provide driveway details with measurement. See standard plan A87A for more information.

Provide truck turning template for the largest type of vehicle that will be using the driveway and sight distance exhibit of the driveway.

If the concrete area is part of the Bridge structure, no cutting will be allowed unless approved by SM&I (HQ Bridge Structure). Please have SMI review and approve.

Show where is the existing New River's bridge concrete barrier from this area. Call out on the plans.

Truck sweep's path should not be encroaching onto the existing bridge concrete barrier. The horizontal clearance from the bridge barrier to the closest truck path shall be equal to the standard shoulder width of the highway facility as stated in Highway Design Manual (HDM) Table 302.1 which is 10 feet min at this location. See HDM Topic 309.1(3) for more information.

NO.	DATE	DESCRIPTION
1	05-23-11	1st CUP Submission
2	06-13-11	2nd CUP Submission - Prop. Street
3	07-20-11	3rd CUP Submission - Prop. Street
MARK DATE DESCRIPTION		
PROJECT NO. 1317		
CAD DWG FILE: 0001		
DRAWN BY: AS, SV, BC, JA, MD, LB		
CHECK BY: AS		
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SHEET NAME		
ENLARGED SITE PLAN - PROPOSED		
A102		
SHEET NO. 1 OF 1		



COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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[https://twitter.com/
CountyDpw/](https://twitter.com/CountyDpw/)



Public Works works for the Public

November 20, 2025

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

RECEIVED

By Imperial County Planning & Development Services at 2:59 pm, Nov 20, 2025

Attention: Gerardo Quero, Planner II

SUBJECT: CUP 25-0008 270 US Hwy 86, LLC
Located at 270 US Hwy 86, Brawley, CA 92227
APN 046-280-008

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on October 14, 2025, for the above-mentioned project. The applicant proposes to establish a Commercial Cannabis Storefront operation through the adaptive reuse of an existing 2,267 square foot single story commercial building.

Department staff have reviewed the package information, and **all the following comments shall be Conditions of Approval as described:**

1. A record of survey is required, per Section 8762(b)(4)(5) of the Professional Land Surveyors' Act, (paraphrasing) "a record of survey is required to be filed after making a field survey that establishes one or more lines that are not shown on any subdivision map, official map, or record of survey, the positions of which are unascertainable from inspection of a subdivision map, official map, or record of survey".
2. The Applicant shall furnish a **Drainage and Grading Plan/Study** to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. Employment of the appropriate Best Management Practices (BMP's) should be included. Said plan shall be completed per the Engineering Design Guidelines Manual and comply with the State's MS4 guidelines.
3. **Water Retention:** On site water retention shall be provided per County of Imperial Department of Public Works Engineering Design Guidelines Manual for the Preparation and Checking of Street Improvement, Drainage, and Grading Plans within the Imperial County.
4. Retention volume on retention or detention basins should have a total volume capacity for a three (3) inch **minimum** precipitation covering the entire site with no C reduction factors. Volume can be considered by a combination of basin size and volume considered within parking and/or landscaping areas

5. The applicant shall submit trip generation calculations related to the proposed project prior to the issuance of Building or Grading Permits. The project generation trips shall be calculated by a California-registered traffic engineer.

INFORMATIVE

- All solid and hazardous waste shall be **disposed of in approved solid waste disposal sites** in accordance with existing County, State and Federal regulations (Per Imperial County Code of Ordinances, Chapter 8.72).
- **NPDES Permit:** The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to county approval of the on-site grading plan.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE
Director of Public Works

By:



Veronica Atondo, PE, PLS
Deputy Director of Public Works - Engineering



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

RECEIVED

NOV 17 2025

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

November 17, 2025

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

Re: CUP25-0008/IS25-0019-270 Hwy 86, LLC-Request for Comments

Our department has reviewed the documents pertaining to CUP25-0008/IS25-0019-270 Hwy 86, LLC- and has the following comments and further attachments with information relating to this project.

Should the project require the movement of plant material into Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines for movement of plant material, as there are several quarantines that must be observed. Please contact CDFA Nursery Services Program for requirements regarding movement of cannabis nursery stock and a nursery license.

Please refer to the handouts attached for additional requirements. The handouts will explain the need for the applicant to register their point of sale systems with our office, help in determining what type of scale(s) if any will be required by their operations, address label requirements for cannabis, and the need to apply for a weighmaster license with DMS if scales will be used. Please be advised that any commercial weighing and measuring devices are required to be type approved for commercial use and must be registered, inspected, and sealed by our office on an annual basis. The applicant can also register any non-commercial scale, such as prepacking scales, with our office and have them inspected upon request for a fee.

If you or the applicant have any questions, please feel free to contact our office at (442) 265-1500.

Regards,

A handwritten signature in blue ink, appearing to read "Jolene Dessert".
Jolene Dessert



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolenē Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

March 15, 2025

To Landscapers, Nurseries, Retailers, Homeowners, and Planning Departments:

This letter is to remind you of the legal requirements you must follow for transporting plants and plant materials into Imperial County. There are numerous quarantines in place to safeguard landscape plants, the agricultural industry of Imperial County, and the whole of California from exotic pests and diseases. Please see the attached "Summary of Shipment Requirements and Quarantines," for information on quarantines that most commonly affect Imperial County.

All plants coming into Imperial County are required by law to be held for inspection by the Agricultural Commissioner prior to planting or being made available for sale. This applies to plants brought in by any party, including commercial businesses and homeowners. It is very important that our office is notified immediately upon arrival of any plant shipment. You must not commingle incoming shipments with other plants until after they are inspected and released by our office.

Call our office as early as possible to schedule an inspection. Inspectors are usually available Monday through Friday, 8:00 a.m. to 4:00 p.m. If you intend to bring a shipment in on a weekend or County holiday, please call ahead to see if an inspector will be available.

If you have any questions or concerns, our office is here to help. Please call us at (442) 265-1500.

Sincerely,

Nelson Perez
Deputy Agricultural Commissioner
Pest Detection and Eradication

RECEIVED
NOV 17 2025
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Summary of Shipment Requirements and Quarantines

- All nursery stock must be accompanied by valid proof of ownership.
- Nursery stock shipments may be released by phone at the discretion of the Agricultural Commissioner.
- Landscapers and other entities that have a growing ground or holding yard where nursery stock is held prior to delivery to the planting site must be licensed as a nursery.

Pierce's Disease and the Glassy-winged Sharpshooter

The Pierce's Disease Control Program (PDCP) exists in California to prevent the artificial movement and spread of the glassy-winged sharpshooter (GWSS), a vector of Pierce's Disease. Pierce's Disease is caused by the bacterium *Xylella fastidiosa*. It is deadly to many plant species, and its vector, GWSS, has an extensive list of hosts including many agricultural crops and landscape plants. Imperial County is the only Southern California County not infested with GWSS.

It is unlawful to bring plants into Imperial County from inside the GWSS-infested area; however, nurseries located within the infested area may do so under a compliance agreement from their county's Agricultural Commissioner. It is lawful to bring plants in from a nursery within the infested area so long as they meet the terms of their compliance agreement. These terms include (but are not limited to):

- Notify the Imperial County Agricultural Commissioner (CAC) at least 24 hours prior to shipment.
- Shipment paperwork is stamped with a GWSS compliance agreement number.
- Shipment is accompanied by a "Blue Tag" shipping permit stating "Warning – Hold for Inspection".
- Shipment is accompanied by a valid Certificate of Quarantine Compliance (CQC), if applicable.

For additional information regarding the PDCP or GWSS, please visit <https://www.cdfa.ca.gov/pdcp/>.

Other Plants with Quarantine Restrictions

- All **citrus species** from other California counties and other states.
- All **palms of the Phoenix genus**, including Pygmy Date Palms (*P. roebelenii*), except when originating from certain areas of Riverside County.
- Nursery stock originating in **Florida** (specifically Burrowing and Reniform Nematode [3 CCR § 3271] and Imported Fire Ant [7 CFR § 301.81]).
- Nursery stock originating in **Arizona** (specifically Ozonium Root Rot [3 CCR § 3261]).
- All **lettuce plants** are prohibited unless tested for Lettuce Mosaic Virus.
- All plants shipped *from* Imperial County must be certified free from Ozonium Root Rot by the CAC.

Penalties for Failure to Comply with Requirements (California Food and Agricultural Code [FAC])

Any violation of quarantine requirements is an infraction punishable by a fine of one thousand dollars (\$1,000) for the first offense. Second and subsequent offenses within three years are punishable as misdemeanors. (FAC § 5309)

In addition to any other penalties, any person violating quarantine requirements may be liable civilly in an amount not exceeding ten thousand dollars (\$10,000) for each violation. (FAC § 5310)

In lieu of civil action, the Agricultural Commissioner (CAC) may levy a civil penalty of up to two thousand five hundred dollars (\$2,500) for each violation. (FAC § 5311)

Anyone who negligently or intentionally violates any state or federal law or regulation by importing any plant or other article infested by pest or disease and causes an infestation or causes the spread of an existing infestation beyond quarantine boundaries is liable civilly up to twenty-five thousand dollars (\$25,000) for each act that constitutes a violation. (FAC § 5028)



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

POINT-OF-SALE SCANNERS & ELECTRONIC PRICING DEVICES

The Imperial County Weighing and Measuring Devices and Point-of-Sale Systems ordinance (Chapter 5.68) requires businesses to register with the Imperial County Sealer of Weights and Measures Department and pay an annual registration fee. Registration certificate fees are based on the number of point of sale stations at each retail location. This registration certificate is required in addition to any other certificate, license or permit which may be required by the county, cities, or any public entity. Any registration certificate for which fees have not been paid within forty –five (45) days from the date that such payment is due, will be subject to a twenty percent (20%) penalty. See the attached fee schedule for reference.

All retail locations that utilize a point of sale system are subject to the county ordinance. Such systems include Universal Product Code (UPC) scanners, price look-up codes, or any other system that relies on the retrieval of electronically stored information to complete a transaction. Per the ordinance, all systems shall be available for testing and inspection by the county sealer of weights and measures.

The Imperial County Weights and Measures Office enforces the California Business and Professions Code as well as the California Code of Regulations as it pertains to point-of-sale systems. Below is a summary of applicable code sections:

In accordance to the California Business and Professions Code § 12024.2 and § 12024.6, it is unlawful for any person, at the time of sale of a commodity, to do any of the following:

- Charge an amount greater than the price, or to compute an amount greater than a true extension of a price per unit, that is then advertised, posted, marked, displayed, or quoted for that commodity.
- Charge an amount greater than the lowest price posted on the commodity itself or on a shelf tag that corresponds to the commodity, notwithstanding any limitation of the time period for which the posted price is in effect.

- No person, firm, corporation, or association shall advertise, solicit, or represent by any means, a product for sale or purchase if it is intended to entice a customer into a transaction different from that originally represented.

In accordance to the California Business and Professions Code sections § 13300-13303 and § 12024.6:

- Any business that uses a point-of-sale system must have a display of the prices charged visible to the customer from a reasonable and typical position
- When a price reduction or discount regarding an item is advertised, the checkout system customer indicator shall display either the discounted price for that item, or alternatively, the regular price and a credit or reduction of the advertised savings
- Any surcharges and the total value to be charged for the overall transaction also shall be displayed for the consumer at least once before the consumer is required to pay for the goods or services
- "Point-Of-Sale System" means any computer or electronic price look-up system that retrieves the price of the item being purchased

The Imperial County Sealer of Weights and Measures is authorized to levy a civil penalty against a person violating any provision of this law or regulation adopted pursuant to this law, of not more than one thousand dollars (\$1,000) for each violation.

Please remember that it is the responsibility of the owner/operator of a business to obtain a current registration from the Sealer's Office before using an electronic point-of-sale checkout system. Our office is open to the public from 8:00AM to 5:00PM, Monday through Friday. If you have any questions or need assistance, please contact us at (442) 265-1500. We will be happy to assist you.

Sincerely,



Margo Sanchez
Deputy Sealer of Weights & Measures
Special Projects Division



Office of the Agricultural Commissioner
Sealer of Weights and Measures
852 Broadway, El Centro CA 92243

Jolene Dessert
Commissioner / Sealer

Rachel Garewal
Asst. Commissioner / Sealer

ANNUAL REGISTRATION/RENEWAL APPLICATION (expires December 31, 2025)

Registration No.:

Please update any outdated or missing information.

Company Headquarters:

Name: _____ Contact: _____
Mailing Address: _____ Phone: _____
City/State/Zip: _____ Fax: _____
Email: _____

Physical Location:

Business Name: _____ Primary Contact: _____
Physical Address: _____ Phone: _____
City/State/Zip: _____ Fax: _____

Device Type	Location Fee	Quantity	Fee per Device	Device Fee Subtotal	DMS Fee per Device	DMS Fee Subtotal	Device Total
TOTAL FEES DUE:							

For Department Use Only	Make check or money order payable to:
DMS Receipt #: _____ DMS Date: _____	IMPERIAL COUNTY WEIGHTS & MEASURES
Deposit #: _____ Deposit Date: _____	852 Broadway
	El Centro, CA 92243

I CERTIFY THAT THE INFORMATION SUBMITTED IN THIS APPLICATION IS TRUE AND CORRECT.

Print Name of Authorized Representative

Signature

Date

We gladly accept checks.

If your check is returned unpaid, your account will be debited electronically for the original amount and electronically or via paper for the state's maximum allowable service fee. Payment by check constitutes authorization of these transactions. You may revoke this authorization by calling (800) 666-5222, ext. 2, to arrange payment for any outstanding checks and service fees due. www.fiserv.com

fiserv.



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2025 Imperial County Weights and Measures Registration Fees

Fees are based on a statewide fee structure approved by the State Legislature and Governor. Fees partially offset the cost of administering the commercial weighing and measuring program and are based on the number and type(s) of devices and/or point-of-sale systems in use per location. These fees have been adopted in the Imperial County Ordinance Chapter 5.68 and are authorized by the California Business and Professions Code: Device Fees- Section 12240(f)-(t); Location Fees- Section 12240(u); State Administrative Fees- Section 12241, and California Code of Regulations Title 4, Division 9, Chapter 3, Article 3, Section 4075.

All fees are due and payable January 1st. Any registration certificate for which the fees have not been paid within forty-five (45) days from January 1st will be subject to a penalty of one-half the annual Registration Fee. Thereafter, continued failure to pay Registration Fees after ninety days (90) days may result in collection agency reporting and action.

Device Location Fee: *Each location (scanner/point-of-sale excluded) is charged a location fee of \$120.* A location is considered a business with one or more types of devices that require specialized testing equipment that will necessitate more than one trip. Additionally, if a commercial device is installed on a vehicle, each vehicle is considered a single location.

Registration Fees = Location Fee per Location + County Device Fee per Device + DMS Admin Fee per Device

Weights & Measures Fee Schedule				
Device Type	County Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Animal Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Class II Scale	\$80.00	\$2.20		(o)
CNG Compressed Natural Gas Meter	\$185.00	\$2.20		(l)
Computing Scale <100 lb	\$25.00	\$2.20	\$1,200.00	(n)
Computing Scale 100 lb<2,000 lb	\$50.00	\$2.20		(p)
Counter Scale <100 lb - interfaced with a cash register or any point-of-sale system	\$25.00	\$2.20	\$1,200.00	(n)
Counter Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Counter Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Dormant/Platform Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Dormant/Platform Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Dormant/Platform Scale ≥10,000 lb	\$250.00	\$24.00		(h)
Electric Submeters	\$3.00	\$0.50		(g)
EVSE Electric Vehicle Charging Station	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Fabric/ Wire/Cordage Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale <100 lb	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Hanging Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hanging Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
High-Flow Motor Fuel Meter	\$26.00	\$2.20	\$1,200.00	Not listed (t)

Device Type	County Device Reg Fee	DMS Admin Fee	BPC 12240 Fee Cap	BPC 12240 Section
Hopper/Tank Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Hopper/Tank Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Hopper/Tank Scale ≥10,000 lb	\$250.00	\$24.00		(h)
LPG Liquified Petroleum Gas Meter	\$185.00	\$16.00		(l)
Livestock Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Livestock Scale 2,000>10,000 lb	\$100.00	\$16.00		(k)
Livestock Scales ≥ 10,000 lb	\$150.00	\$16.00		(k)
Monorail/Meatbeam Scale 100<2,000 lb	\$50.00	\$2.20		(p)
Monorail/Meatbeam Scale 2,000>10,000 lb	\$150.00	\$16.00		(h)
Other Measuring Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Other Weighing Devices	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Prescription/Jewelry Scales	\$80.00	\$2.20		(o)
Railway Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Retail Meters (such as DEF)	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Motor Fuel Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Retail Water Meters	\$26.00	\$2.20	\$1,200.00	Not listed (t)
Vehicle Meters	\$75.00	\$2.20		(m)
Vehicle Scales ≥10,000 lb	\$250.00	\$24.00		(h)
Wholesale Meters	\$75.00	\$2.20		(m)

Other Weights and Measures Fees

Fee Name	Amount	Unit	Authority
Business Location Registration Fee	\$120.00	per location	BPC 12240(f)
Commercial Devices by Request - when inspection or testing could be performed by a registered service agency	Schedule of Uniform Fees prescribed by Secretary		BPC 12210.5

Non-Commercial Device Inspections and Hourly Rates

Scales (> or = 2,000 lb)	\$170.00	per hour	BPC 12210(b)
All other instruments/devices	\$85.00	per hour	BPC 12210(b)
Standby Time	\$85.00	per hour	BPC 12210(b)
Vehicle Mileage	Federal rate	per mile	BPC 12210(b)

Price Verification Initial and Reinspection Fees

Scanners (1-3)	\$160.00	per location	BPC 13350
Scanners (4-9)	\$205.00	per location	BPC 13350
Scanners (10 or more)	\$270.00	per location	BPC 13350

Effective: 8/3/2024



CANNABIS BUSINESSES: WHEN DO I NEED TO LICENSE AS A WEIGHMASTER?

On January 16, 2019, permanent cannabis regulations became effective for three licensing authorities in California:

- California Department of Food and Agriculture, CalCannabis Division
(CDFA CalCannabis Division)
[California Code of Regulations, Title 3, Division 8](#)
- California Department of Public Health, Manufactured Cannabis Safety Branch
(CDPH MCSB)
[California Code of Regulations, Title 17, Division 1, Chapter 13](#)
- California Department of Consumer Affairs, Bureau of Cannabis Control
(CDCA BCC)
[California Code of Regulations, Title 16, Division 42](#)

You need a weighmaster license if you have a license issued by CDFA CalCannabis Division and/or CDPH MCSB.

You do not need a weighmaster license if you only have one license, and that license was issued by CDCA BCC.

HOW DO I OBTAIN A WEIGHMASTER LICENSE?

Weighmaster licenses are issued by CDFA, Division of Measurement Standards, Weighmaster Program.

Go to the Weighmaster Program [webpage](https://www.cdfa.ca.gov/dms/programs/wm/wm.html) where you can find Frequently Asked Questions, licensing information, and an application. (<https://www.cdfa.ca.gov/dms/programs/wm/wm.html>)

When filling out your application, choose the classification(s) that correctly describes your cannabis business.

Business Classification by Commodity

CANNABIS-RELATED ACTIVITIES		
Adult Use. Cultivator (nurseries, growers, and processors)	Medicinal Use. Cultivator (nurseries, growers, and processors)	Cannabis (other businesses Not Elsewhere Classified)
Adult Use. Distributors/Transporter (Agents who supply products to other businesses, businesses that transport cannabis products from one point to another and/or provide quality assurance)	Medicinal Use. Distributors/Transporter (Agents who supply products to other businesses, businesses that transport cannabis products from one point to another and/or provide quality assurance)	Hemp (Cannabis plant fiber)
Adult Use. Manufacturers (extractions, infusions, packaging, and labeling)	Medicinal Use. Manufacturers (extractions, infusions, packaging, and labeling)	
Adult Use. Microbusiness (business that engages in cultivation, manufacturing, distribution, and retail sale under one license)	Medicinal Use. Microbusiness (business that engages in cultivation, manufacturing, distribution, and retail sale under one license)	

You may submit your application and payment electronically or print and fill out a paper version and submit with your payment.

Weighmaster laws are in the California Business and Professions Code, Division 5. Weights and Measures, Chapter 7, Weighmasters.

You may access these from the [California Legislative Information website](https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=BPC&division=5.&title=&part=&chapter=7.&article=)

http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=BPC&division=5.&title=&part=&chapter=7.&article=

Weighmaster regulations are in the California Code of Regulations (CCR), Title 4, Division 9, Chapter 9.

You may access these from the [WESTLAW](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I519487C0D45911DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)) website at:

[https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I519487C0D45911DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I519487C0D45911DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

WHO HAS TO ISSUE WEIGHMASTER CERTIFICATES?

Each state agencies' regulations are slightly different [California Code of Regulations (CCR)].

You must issue a weighmaster certificate if you have a license from CDFA CalCannabis Division.

CCR Title 3 § 8213. Requirements for Weighing Devices and Weighmasters.

(a) Weighing devices used by a licensee shall be approved, registered, tested, and sealed pursuant to chapter 5 (commencing with section 12500) of division 5 of the Business and Professions Code and its implementing regulations and registered with the county sealer consistent with chapter 2 (commencing with section 12240) of division 5 of the Business and Professions Code and its implementing regulations. Approved, registered, tested, and sealed devices shall be used whenever any one or more of the following apply:

- (1) Cannabis and nonmanufactured cannabis products are bought or sold by weight or count;
- (2) Cannabis and nonmanufactured cannabis products are packaged for sale by weight or count;
- (3) Cannabis and nonmanufactured cannabis products are weighed or counted for entry into the track-and-trace system; or
- (4) The weighing device is used for commercial purposes as defined in section 12500 of the Business and Professions Code.

(b) In any county in which a sealer is unable or not required to approve, register, test, and seal weighing devices used by a licensee, the department may perform the duties of the county sealer in the same manner, to the same extent, and with the same authority as if it had been the duly appointed sealer in such county. In those instances, the department shall charge a licensee for its services using the schedule of fees established in Business and Professions Code section 12240.

(c) For the purposes of this chapter a licensee must use wet weight or net weight. Wet weight and net weight shall be measured, recorded, and reported in U.S. customary units (e.g., ounce or pound); or International System of Units (e.g., kilograms, grams, or milligrams).

(d) For the purposes of this chapter, "count" means the numerical count of the individual cannabis plants, seeds, or nonmanufactured cannabis product units.

(e) Any licensee weighing or measuring cannabis or nonmanufactured cannabis product in accordance with subsection (a) shall be licensed as a weighmaster.

(f) A licensed weighmaster shall issue a weighmaster certificate whenever payment for the commodity or any charge for service or processing of the commodity is dependent upon the quantity determined by the weighmaster in accordance with section 12711 of the Business and Professions Code and shall be consistent with the requirements in chapter 7 (commencing with section 12700) of division 5 of the Business and Professions Code.

You may have to issue a weighmaster certificate if you have a license from CDPH MCSB, but not if the measurement is only to be entered into the Track-and-Trace System.

CCR Title 17 § 40277. Weights and Measures.

(a) Weighing devices used by a licensee shall be approved, tested, and sealed in accordance with the requirements in Chapter 5 (commencing with section 12500) of Division 5 of the Business and Professions Code, and registered with the county sealer consistent with Chapter 2 (commencing with section 12240) of Division 5 of the Business and Professions Code. Approved and registered devices shall be used whenever:

- (1) Cannabis or cannabis product is bought or sold by weight or count;
- (2) Cannabis or cannabis product is packaged for sale by weight or count;
- (3) Cannabis or cannabis product is weighed or counted for entry into the track-and-trace system; and
- (4) The weighing device is used for commercial purposes as defined in section 12500 of the Business and Professions Code.

(b) For the purposes of this chapter, "count" means the numerical count of the individual cannabis product units.

(c) Whenever the licensee is determining the weight, measure, or count of cannabis and cannabis products for the purposes specified in subsection (a), the weight, measure, or count shall be determined by a licensed weighmaster as required by Chapter 7 (commencing with section 12700) of Division 5 of the Business and Professions Code. The weighmaster certificate required under section 12711 of the Business and Professions Code shall not be required when cannabis or cannabis products are weighed for entry into the track-and-trace system.

You do not have to issue a weighmaster certificate if you are licensed only by CDCA BCC.

CCR Title 16 § 5049. Track and Trace Reporting.

- (a) A licensee shall record in the track and trace system all commercial cannabis activity, including:
 - (1) Packaging of cannabis goods.
 - (2) Sale and transfer of cannabis goods.
 - (3) Transportation of cannabis goods to a licensee.
 - (4) Receipt of cannabis goods.
 - (5) Return of cannabis goods.
 - (6) Destruction and disposal of cannabis goods.
 - (7) Laboratory testing and results.
 - (8) Any other activity as required pursuant to this division, or by any other licensing authority.
- (b) The following information shall be recorded for each activity entered in the track and trace system:
 - (1) Name and type of the cannabis goods.
 - (2) Unique identifier of the cannabis goods.
 - (3) Amount of the cannabis goods, by weight or count, and total wholesale cost of the cannabis goods, as applicable.**
 - (4) Date and time of the activity or transaction.
 - (5) Name and license number of other licensees involved in the activity or transaction.
 - (6) If the cannabis goods are being transported:
 - (A) The licensee shall transport pursuant to a shipping manifest generated through the track and trace system, that includes items (1) through (5) of this subsection, as well as:
 - (i) The name, license number, and licensed premises address of the originating licensee.
 - (ii) The name, license number, and licensed premises address of the licensee transporting the cannabis goods.
 - (iii) The name, license number, and licensed premises address of the destination licensee receiving the cannabis goods into inventory or storage.
 - (iv) The date and time of departure from the licensed premises and approximate date and time of departure from each subsequent licensed premises, if any.
 - (v) Arrival date and estimated time of arrival at each licensed premises.
 - (vi) Driver license number of the personnel transporting the cannabis goods, and the make, model, and license plate number of the vehicle used for transport.
 - (B) Upon pick-up or receipt of cannabis goods for transport, storage, or inventory, a licensee shall ensure that the cannabis goods received are as described in the shipping manifest, and shall record acceptance or receipt, and acknowledgment of the cannabis goods in the track and trace system.
 - (C) If there are any discrepancies between the type or quantity of cannabis goods specified in the shipping manifest and the type or quantity received by the licensee, the licensee shall record and document the discrepancy in the track and trace system and in any relevant business record.
 - (7) If cannabis goods are being destroyed or disposed of, the licensee shall record in the track and trace system the following additional information:
 - (A) The name of the employee performing the destruction or disposal.

- (B) The reason for destruction and disposal.
- (C) The entity disposing of the cannabis waste.
- (8) Description for any adjustments made in the track and trace system, including, but not limited to:
 - (A) Spoilage or fouling of the cannabis goods.
 - (B) Any event resulting in damage, exposure, or compromise of the cannabis goods.
- (9) Any other information as required pursuant to this division, or by any other applicable licensing authorities.
- (c) Unless otherwise specified, all transactions must be entered into the track and trace system within 24 hours of occurrence.
- (d) Licensees shall only enter and record complete and accurate information into the track and trace system and shall correct any known errors entered into the track and trace system immediately upon discovery.

SCALES USED FOR COMMERCIAL PURPOSES

All scales used for commercial purposes must meet strict standards for accuracy and customer visibility in the California Code of Regulations. Appropriate and suitable scales must be of a type approved by the Division of Measurement Standards and issued either a California Type Evaluation Program (CTEP) Certificate of Approval or a National Type Evaluation Program (NTEP) Certificate of Conformance before commercial use. This process is known as "Type Evaluation." See the CTEP Information Guide at: <https://www.cdfa.ca.gov/dms/programs/ctep/CTEPInfoGuide.pdf>

Step 1: Selecting a suitable scale to meet your business needs.

Step 2: Setting up your scale.

Step 3: Using and maintaining your scale.

Step 4: Notifying your County Weights and Measures Office.

Step 1: Selecting a suitable scale to meet your business needs.

Consider:

- Range of weighing (minimum and maximum capacities)
- Division (increment) size
- Precision (i.e., scales that comply with Accuracy Class I & II parameters)

Legal-for-trade scales purchased from a scale dealer or purchased online will require calibration before use. A Registered Service Agency (RSA) can assist you in the selection of a type approved and suitable scale. They will ensure the scale is accurate and correct, install and place the scale into commercial use pending inspection by a local weights and measures official, and can assist in the scale registration process. [RSAs listings](#) can be found at <https://www.cdfa.ca.gov/dms/programs/rsa/rsa.html> or via online searches.

Step 2: Setting up your scale.

- Scales must be installed and operated per the manufacturer's instructions and California laws and regulations.
- Scales must be placed on a level solid surface and properly used and maintained (refer to owner's manual).
- Legal-for-trade scales must be "inspected, tested and sealed" by a County Weights and Measures Office.
- Precision scales may need to be verified and recalibrated when moved to another location within a production facility or retail establishment.

Step 3: Using and maintaining your scale.

- Use the scale according to the owner's reference manual.
- Deduct "TARE" (packaging, wrappings, containers, labels etc.) to determine "NET" weight (NET = GROSS – TARE).
- The owner or user is responsible for ensuring the accuracy and proper maintenance of a commercial scale.
- EVERYBODY benefits from an accurate scale. The customer is not cheated, and the seller is protected by weights and measures officials who ensure a level playing field for all competing businesses.

Step 4: Register a scale with your county.

- Most California counties have local ordinances requiring annual registration of commercial scales.
- Find your County Weights and Measures Office at: <https://www.cdfa.ca.gov/exec/county/countymap/>

For additional information, go online at <https://www.cdfa.ca.gov/dms/> or send an email to DMS@cdfa.ca.gov.

SCALES USED FOR CANNABIS

For Harvest Weights, Bulk Packaging, Net Weight Verification and Weight Verification for Track and Trace Reporting.

Typical Class I & II Scale Capacities		Maximum Scale Division Size (Increments)*	
Metric Units kilogram (kg)	US Standard Units pound (lb)	Metric Units gram (g)	US Standard Units pound (lb)
0.5 kg (500 g)	1 lb	0.5 g	0.001 lb
5 kg	10 lb	5 g	0.01 lb
50 kg	100 lb	50 g	0.1 lb
50 kg +	100 lb +	500 g +	1.0 lb +
*EXAMPLES: Capacity = 100 kg: min. div. can be (0.001 kg, 0.002 kg, 0.005 kg or smaller) Capacity = 5000 lb: min. div. can be (1 lb, 0.2 lb, 0.5 lb, or smaller)			

For Retail Packaging, Net Weight Verification, and Retail Sales from Bulk.

Typical Weighing Range	Maximum Scale Division Size (Increments)
0-1 gram (g)	0.01 g
Between 1-10 g	0.01 g
Between 10-100 g	0.1 g
Between 100-1,000 g	1 g
Between 1/8 ounce (oz) to 1/2 oz	0.0005 oz (0.00002 lb) (0.01 g)*
Between 1/2+ oz to 1 oz	0.005 oz (0.0002 lb) (0.1 g)*
Greater than 1 oz	0.05 oz (0.002 lb) (1 g)*

*Conversions rounded to nearest legal division size.

Additional Resources

California Weights and Measures Laws and Regulations	www.cdfa.ca.gov/dms/publications.html
Buying Legal-for-Trade Scales Online	ncwm.net/resource/consumer-information
National and California Type Evaluation Program - Certificate Search Database	ncwm.net/ntep/cert_search and cdfa.ca.gov/dms/ctep.html
California Weighmaster Requirements	https://www.cdfa.ca.gov/dms/programs/wm/wm.html

SALES BY WEIGHT:

A business needs to determine weight of:

- containers/packages of trimmings,
- containers/packages of product, and
- packages of dried flower.

These different types of containers and packages will likely require scales of different capacities and division sizes due to basic suitability requirements.

Scale 1: For weighing 1 lb net weight packages the grower could use a 1 kg x 0.001 kg scale (1000 g x 1 g).

Scale 2: For weighing 1 gram net weight packages the grower could use a 500 g x 0.01 g scale.

This may include, but is not limited to packages of:

- Usable cannabis (buds, flowers)
- Edibles
- Topicals (ointments, creams, balms, emollients)
- Shatter (cannabis concentrate)

SALES BY VOLUME:

Cannabis products in liquid form are sold by volume, e.g., milliliters (ml) and fluid ounces (fl oz).

This may include, but is not limited to packages of:

- Oils
- Tinctures
- Extracts



For additional information, go online at <https://www.cdfa.ca.gov/dms/> or send an email to DMS@cdfa.ca.gov.

CALIFORNIA WEIGHTS AND MEASURES LABEL REQUIREMENTS

Cannabis products sold in California must also meet the labeling requirements for the California Department of Public Health. Contact the appropriate agency for specific requirements.

This is a brief summary of regulations adopted by the State of California, pursuant to the Fair Packaging and Labeling Act, for packages in general. For complete requirements, consult the [California Code of Regulations \(CCR\), Title 4](#). Other agencies may have different or additional labeling requirements (e.g., ingredient, nutritional labeling, pharmacological, safety related). Those requirements are not covered in this guide.

Packages and their labels should enable consumers to obtain accurate information as to the quantity of the contents and should facilitate value comparisons.

The **three basic requirements** are:

1. A declaration of **identity** that is the common or usual name of the commodity.
2. A declaration of **responsibility** that includes the **name, address, and zip code** of the manufacturer, packer, or distributor. A street address is required if the name is not listed in a current directory, which can include an online source. The connection of a distributor must be shown (e.g., "packed for, distributed by"). This statement is not required to be on the principal display panel.
3. A declaration of the **quantity** of the commodity in the lower 30% of the principal display panel area, in a size depending upon the area of the principal display panel.

Units of Weight or Measure: Both SI (metric) and inch-pound units are **required** for most consumer packages. SI units may appear first and the converted value must not overstate the net contents. Exceptions include: labels printed before February 14, 1994, random weight packages, foods packed at retail, camera film, audio and video recording media. There may be different requirements for the following federally regulated commodities: meat, poultry, alcoholic beverages, drugs, cosmetics, insecticides, fungicides, rodenticides, and tobacco products.

CONSUMER PACKAGES

Principal Display Panel Area Determination: This area, not the area of the label, determines the minimum height requirement of the declaration of quantity (see table).

1. A rectangular package where an entire side is the principal display panel - height times width.
2. A cylindrical or nearly cylindrical container - 40% of the product of the height times the circumference.
3. Other shaped containers - 40% of the entire square area of the container.
4. Obvious principal display panels - the actual square area of the panel.

Determination of the principal display panel shall exclude tops, bottoms, flanges at tops and bottoms of cans, and shoulders and necks of bottles or jars.

Minimum Height of Numbers and Letters for Principal Display Panel		
Area of Principal Display Panel	Minimum Height of Numbers and Letters (Printer)	Minimum Height Label Information (Blown or Molded)
32 cm² (5 in ²) or less	1.6 mm (1/16 in)	3.2 mm (1/8 in)
Over 32 cm² (5 in ²) to 161 cm² (25 in ²)	3.2 mm (1/8 in)	4.8 mm (3/16 in)
Over 161 cm² (25 in ²) to 645 cm² (100 in ²)	4.8 mm (3/16 in)	6.4 mm (1/4 in)
Over 645 cm² (100 in ²) to 2581 cm² (400 in ²)	6.4 mm (1/4 in)	7.9 mm (5/16 in)
Over 281 cm² (400 in ²)	12.7 mm (1/2 in)	14.3 mm (9/16 in)

Proportion: Letters of a declaration of quantity must not be more than three (3) times as high as they are wide. Except for blown or molded declarations, the style of type or lettering shall be bold, clear, and conspicuous against its background.

A Free Area: A free area, equal to at least the height of the lettering, is required above and below the quantity declaration. At each end, the free area must be equal to twice the width of the capital "N" of the style and size of type used.

Decimal Fractions: Decimal fractions may be carried to three places. SI unit declarations may contain only decimal fractions. Decimal fractions are permitted in inch-pound declarations.

Common Fraction: Common fraction use is restricted to inch-pound units and is normally limited to halves, quarters, eighths, sixteenths, and thirty-seconds to the lowest term. Each number of a fraction in a declaration of quantity must be at least 1/2 the minimum height.

Abbreviations:

Inch-pound: avdp, lb, oz, gal, qt, pt, yd, ft, in, sq, and cu

SI units: kg, g, mg, L or l, mL or ml, m, cm, mm, m, m², dm², cm², m³, dm³, and cm³

Both systems may use: wt, fl, liq, dr, dia, pc, ea, and ct

Periods and plural forms are not recommended for inch-pound units and are prohibited for metric.

Rule of 1000 for SI Units: Numerical values should be between 1 and 1000 (e.g., 500 g not 0.5 kg; 1.96 kg not 1960 g; 750 ml not 0.75 l; 750 mm or 75 cm not 0.75 meters).

Weight Declarations: The words "net mass" or "net weight" are optional.

Less than 1 kilogram: must be stated in grams, decimals of a gram or milligrams.

1 kilogram or more: kilograms and decimals of a kilogram up to three places.

Less than 1 pound: must be stated as ounces or fraction of ounces.

1 pound or more: in pounds, with remainder in fractions of pounds, or ounces and fractions of ounces.

Fluid Declarations: The words "net" or "net contents" are optional. "Fluid" is required with ounces (e.g., 12 fl oz) unless the meaning is obvious by association (e.g., 1 pint 4 ounces).

Less than 1 liter: must be stated in milliliters.

1 liter or more: liters and decimal fractions of a liter up to three places.

Less than 1 pint: fluid ounces and fractions of an ounce.

- 1 pint to less than 1 gallon:** largest whole unit (quarts or pints as appropriate), with remainder in ounces, fractions of a pint or a quart. (2 quarts may be stated as 1/2 gallon)
- 1 gallon or more:** gallons and fractions of a gallon.

Supplementary Declarations: Non-required quantity declarations are not permitted on the principal display panel.

Qualifying Statements: Quantity declarations containing qualifying words are not permitted. Words such as "minimum," "approximately," "when packed," or any words that tend to exaggerate are considered qualifying words.

Multi-Unit, Combination or Variety Packages: Consult California Code of Regulations, Title 4, for specific requirements.

NONCONSUMER PACKAGES

Nonconsumer Package: This term applies to any package other than a consumer package, and particularly a package intended solely for industrial or institutional use or for wholesale distribution.

Basic Requirements: A declaration of identity of the commodity, the name, address, and zip code of the packer, and a declaration of quantity shall be prominently and conspicuously displayed on the outside of the package.

Declaration of Quantity: The declaration of quantity shall be in the largest whole unit. SI and inch-pound units may be used, individually or together.

EXEMPTIONS FROM LABELING REQUIREMENTS

Bulk Foods Repacked and Sold by Retailer - Food and Drug Administration (FDA) Retail Food Labeling Exemptions

FDA regulations specify that foods **received by retailers in bulk quantities that are repackaged by the retailer and displayed for sale on the premises**, are exempt from:

1. Net content statements - if it is obvious that they are to be weighed, measured, or counted, within view of the customer or in compliance with the customer's order. [21 CFR § 1.24(a)(1)]
2. Identity statements - if a placard, counter card, or the master container bears the identity statement. [21 CFR § 101.100(b)(3)]
3. Responsibility statements. [21 CFR § 101.100(b)(1)]

Commodities Packed and Sold on the Same Premises

A package sold on the same premises where it was packed is not required to have a declaration of responsibility (i.e., name and address of the manufacturer, packer, or distributor).
[CCR § 4510 UPLR 5]

However, the package must still have the declarations of quantity and identity.
[CCR § 4510 UPLR 3, 4, 6, 7]

Random Weight Packages

These are packages from a lot having identical labels **except** for the net weight. An example would be packages of bricks of cheese labeled: *Extra Sharp Cheddar, Audry Cheese Company, Sell by April 25 '18*, each package having a different net weight ranging from 0.94 to 1.64 lb.

As of January 1, 2000, a random weight package must bear a label conspicuously declaring:

- a) the net weight
- b) unit price
- c) the total price

[CCR § 4510 UPLR 6.16, 11.1]

Exemptions

1. If the random weight package is packaged for sale at another location, the unit price and total price may be omitted providing they are on the package at the time of sale. [CCR § 4510 UPLR 6.16]
2. Random weight packages are not required to be labeled with the net weight if they are "sold intact and intended to be weighed and marked with the correct quantity statement prior to or at the point of retail sale." For this exemption, no quantities can be represented on the package prior to being weighed or measured at the time of sale. The outside container is required to bear a label declaration of the total net weight. [CCR § 4510 UPLR 11.26]

A random weight package will have a conspicuous label stating:

- a) net weight
- b) price per pound
- c) total sales price

It is exempt from the requirements for:

- a) SI (Metric) quantity labeling
- b) type size
- c) placement in the lower 30% of the principal display panel free area

[CCR § 4510 UPLR 11.1]

3. If the random weight package does not state the net weight, price per pound and total sales on the same label at the time of sale, it must conform to all package labeling requirements. This includes placement, letter size, color contrast, prominence, etc., unless it is done as an indirect sale. [CCR § 4510 UPLR 11.1 and 11.1.1]
4. Indirect sales, such as internet orders, shall be exempt from the labeling requirements of unit price and total price when at the time of delivery, the package is marked with a statement of net weight and all of the following requirements are met:
 - (a) the unit price is set forth and established in the initial product offering
 - (b) the maximum possible net weight, unit price, and maximum possible price are provided to the customer by order confirmation when the product is ordered
 - (c) at delivery, the customer receives a receipt bearing the following information: identity, declared net weight, unit price, and the total price. [CCR § 4510 UPLR 11.1.1]

AIR POLLUTION CONTROL DISTRICT



RECEIVED

By Imperial County Planning & Development Services at 9:06 am, Oct 29, 2025

October 28, 2025

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

SUBJECT: Conditional Use Permit (CUP) 25-0008 – 270 US Hwy 86, LLC (Commercial Cannabis Storefront Operation)

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on the application for a Conditional Use Permit (CUP) 25-0008 that would allow the conversion of an existing 2,267 square-foot single story building for a potential cannabis retail operation ("Project"). The project is located at 270 US Hwy 86 in Brawley, California, also identified as Assessor's Parcel Number (APN) 046-280-008.

The Air District understands that the CUP application is for the conversion of the building and installation of a driveway and parking spaces only. Once completed, the project applicant will apply for a Commercial Cannabis Activity (CCA) license. Therefore, the following comments are directed at the CUP application.

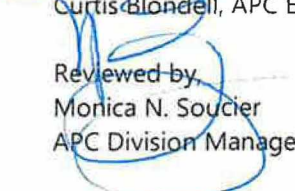
- During construction adherence to **Regulation VIII** is required at all times. Regulation VIII is a set of rules designed to limit emissions of fugitive dust (PM₁₀) to no more than 20 percent opacity.
- A **Construction Dust Control Plan** (CDCP) will be required.
- A **Construction Notification** must be filed with the Air District no less than 10 days prior to the start of construction (earthmoving). A list of equipment to be used on site must be included. A site visit will be required to verify compliance with the State of California's In-Use Off-Road Diesel-Fueled Fleets Regulation.

Finally, the Air District requests a **draft copy of the CUP prior to recording**.

For informational purposes, a formal stand-alone Odor Control Plan (OCP) will be required for operation of a cannabis facility as required by Title 14 Chapter 14.03.080(F) of the Imperial County Code. The Air District has a guidance document titled *Odor Control Plan for Cannabis Operations* which outlines the minimal requirements of an acceptable OCP. The applicant is encouraged to consult with the Air District as the project moves forward. The Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org>.

Respectfully,


Curtis Blondell, APC Environmental Coordinator II


Reviewed by,
Monica N. Soucier
APC Division Manager

Rocio Yee

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Wednesday, October 15, 2025 9:48 AM
To: Kayla Henderson
Cc: Gerardo Quero; Jim Minnick; Michael Abraham; Diana Robinson; Adriana Ceballos; Aimee Trujillo; Kamika Mitchell; Olivia Lopez; Valerie Grijalva; Vanessa DeLaTeja
Subject: RE: AB52 letter for CUP#25-0008 / IS#25-0019

CAUTION: This email originated outside our organization; please use caution.

Greetings,

A records check of the Tribal Historic Preservation Office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,



Anthony Kline

Cultural Resources Analyst

akline@aguacaliente.net

C: (760) 413-5836 | D: (760) 883-1139

5401 Dinah Shore Drive, Palm Springs

From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>
Sent: Tuesday, October 14, 2025 4:14 PM
To: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Cc: Gerardo Quero <gerardoquero@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: AB52 letter for CUP#25-0008 / IS#25-0019

This email was sent by a person from outside your organization. Please verify the authenticity of this email before taking further action.

Good afternoon,

Attached hereto please find the AB52 letter for **CUP#25-0008 / IS#25-0019**

The contact person for this project is Gerardo Quero, and can be reached at 442-265-1736, or via-email at gerardoquero@co.imperial.ca.us.

Thank you,

Kayla Henderson

Office Assistant III
IC Planning & Development Services
801 Main Street
El Centro, CA 92243
(442)265-1736
(442)265-1735 (Fax)
kaylahenderson@co.imperial.ca.us

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



October 24, 2025

03-015-2025-012

[VIA EMAIL TO:gerardoquero@co.imperial.ca.us]
Imperial County
Gerardo Quero
801 Main St.
El Centro, CA 92243

RECEIVED

OCT 24 2025

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Re: CUP25-0008

Dear Gerardo Quero,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP #25-0008 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

- *Formal government to government consultation under California Assembly Bill No. 52 (AB-52).
- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *A copy of the records search with associated survey reports and site records from the information center.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

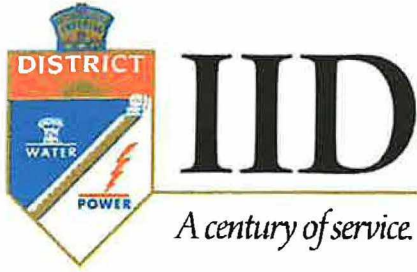
Cordially,

Xitlaly Madrigal

Xitlaly Madrigal
NAGPRA Supervisor
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760-699-6800 F 760-699-6924 WWW.AGUACALIENTE.NSN.GOV

EEC ORIGINAL PKG



www.iid.com

Since 1911

Tuesday, October 28, 2025

RECEIVED

OCT 28 2025

Gerardo Quero
Planner II
Planning & Development Services
801 Main St.
El Centro, CA 92243

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

SUBJECT: Commercial Cannabis Storefront (APN: 046-280-008-000)

Dear Gerardo Quero:

On Wednesday, October 15, 2025, the Imperial Irrigation District received a request from the Imperial County Planning & Development Services for an agency review for the Commercial Cannabis Storefront located at 270 U.S. Highway 86, Brawley, CA 92227. The project consists of the Applicant's proposal 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 proposed business would operate Monday through Saturday, from 8:00 AM to 8:00 PM, and would employ a total of eight staff members, including **one** on-site security guard. All activities conducted on-site would be limited to retail sales. At this time, the Applicant does not intend to apply for a Commercial Cannabis Activity (CCA) license. However, Security and Odor Control Plans will be submitted at a later date, should the Applicant decide to pursue a CCA license in the future. Access to the project site will continue to be provided via U.S. Highway 86. Water service will remain connected through the existing pipeline tied to the Sandal Lateral 1, Gate 181, and wastewater will continue to be managed via the existing underground septic system. No changes to the current zoning designation are proposed as part of this application.

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

1. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.

IMPERIAL IRRIGATION DISTRICT
GENERAL COUNSEL'S OFFICE • 333 E. BARIONI BLVD. • P.O. BOX 937 • IMPERIAL, CA 92251
TELEPHONE (760) 339-9564 • FAX (760) 339-9062

EEC ORIGINAL PKG

2. Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
3. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.
4. The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
5. Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.
6. If and when the customer is contemplating electrical service, please contact the areas service planner Mr. Oscar Ruelas at 760-482-3423 or email at ORuelas@IID.com. Customer is required to apply with IID for electrical service to the project. In addition to submitting a formal application (available for download at <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of the site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and 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.
7. 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.
8. Applicant shall provide a surveyed legal description and 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. Below is a screen shot of the subject property.

9. The applicant must reach out to the City of Brawley for treated water service as it appears they may be close enough to a treated water connection.
10. Pursuant to IID Regulation 21, new water service installations will not be allowed within any areas that have a reasonable access to potable water supplies from a private or municipal water system. Dual connection is discouraged for parcels able to connect to an existing water treatment system. Based on records available, the City of Brawley owns and operates a water distribution pipeline immediately south from the subject property. Please refer to Regulation 21 IID Rules and Regulations (iid.com), regarding small parcel service restrictions (beginning on page 31).
11. This regulation was implemented to support IID's Safe Drinking Water Act commitments outlined in its 1998 Compliance Agreement with the California Department of Health Services (now the State Water Resources Control Board's Department of Drinking Water). In this Agreement, IID committed to long-term efforts to reduce, where feasible, service connections where untreated canal water is piped into rural domestic uses in Imperial County. DHS's May 16, 2000 determination that IID is "not a public water system," and a more recent November 5, 2018 audit confirming IID remains in compliance with its SDWA commitments, is of critical importance to the district. The state DDW maintains oversight of IID's SDWA compliance monitoring and overall efforts to improve rural residential access to safe drinking water supplies, and IID values its collaborative working relationship with both the state and the County to work towards identifying potential solutions to improve rural domestic water use access within its water service area.

Should you have any questions, please do not hesitate to contact IID at iidenviornmental@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Wayne K. Strumpfer
General Counsel

Cc: Matthew H Smelser – Manager, Power Dept.
Mike Pacheco – Manager, Water Dept.
Tina Shields – Manager, Water Dept
Paul Rodriguez – Deputy Mgr. Power Dept. Power Dept.
Guillermo Barraza – Mgr. of Distribution Svcs. & Maint. Oprtns., Power Dept.
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Supervisor, Environmental Compliance Water
Vickie Doyle – Engineer Assistant
Ismael Gomez– Manager Water Dept.



CITY OF BRAWLEY

RECEIVED

OCT 28 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

October 28, 2025

Gerardo Quero
Planner II
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Development Services Department
205 S. Imperial Avenue
Brawley, CA 92227

Building Division
Phone: (760) 344-8622
Fax: (760) 351-2656

Housing Division
Phone: (760) 351-1905
Fax: (760) 351-2656

Planning Division
Phone: (760) 344-8822
Fax: (760) 351-2656

RE: REQUEST FOR REVIEW AND COMMENT – CUP #25-0008, A PROPOSED CANNABIS BUSINESS WITHIN THE BRAWLEY SPHERE OF INFLUENCE AT “270 WEST HIGHWAY 86” (APN 046-280-008)

Dear Mr. Quero,

This letter contains the City of Brawley’s comments on a conditional use permit (CUP) application for a proposed commercial cannabis storefront at “270 West Highway 86” (APN 046-280-008), identified by Imperial County Planning & Development Services (ICPDS) as CUP #25-0008. These comments were consolidated from all City departments and account for the site’s location within the Brawley Sphere of Influence as recorded by the Southern California Association of Governments (SCAG). Additionally, the proposed site is only ¼ mile outside of the municipal boundary.

Compatibility with Local Land Use Regulations

The following comments are based on the CUP application submitted to ICPDS, the City of Brawley Municipal Code, and the 2020 City of Brawley Official Zoning Map.

- **Potential Future Annexation:** Land west of the New River is not part of the City of Brawley proper, nor is it included as part of either the Rancho Los Lagos or Rio Vista annexation projects. However, it is assumed that all of the land within the city’s Sphere of Influence could be annexed into the city.

- **Cannabis Sales:** Please note Chapter 19G of the City of Brawley Municipal Code explicitly prohibits the sale of cannabis products within city limits. Section 19G.4 states that it “shall be unlawful for any person or entity to manage, conduct, or engage in commercial cannabis activity in the City.” As such, the proposed activities are incompatible with the City’s cannabis commercial practices. Except for a Municipal Code amendment, annexation of this site would require the termination of the proposed use or the legalization of cannabis sales within city limits.
- **Commercial Zoning:** As the site falls within the City’s Sphere of Influence, the portion of the parcel around the empty commercial building has been pre-zoned as Heavy Commercial (C-3), with the rest of the parcel being zoned as Recreational (R). While the City prohibits cannabis sales outright, C-3 zones permit comparable uses such as liquor stores and tobacco shops by right according to Article V of the City of Brawley Zoning Ordinance.
- **Recreational Zoning:** The portions of the parcel closest to the New River as well as north of the empty commercial building are pre-zoned as Recreational (R). This R zone’s location in the New River is to be understood as a designation for open space. Parking lots are permitted in R zones.
- **Zone Boundary:** Per Section 27.61 of the Zoning Ordinance, the location of the boundary between the Heavy Commercial and Recreational portions of the unsubdivided property shall be determined by use of the scale appearing on the most current Zoning Map, if the site is later considered for annexation.
- **Architecture:** The elevations provided in the CUP application include photographs of the existing empty building, but do not include preliminary concepts of façade, color palette, signage, landscaping, etc. To better understand the aesthetic impacts caused by the project at the west gateway of Brawley, the City’s Planning Division requests that ICPDS considers reviewing the building schematics to adopt, if possible, context-appropriate color and screening strategies (e.g., discreet signage, landscape barriers, an earthy, dark, or desert color palette, etc.). Bright, vibrant colors characteristic of some dispensaries (e.g., cyan, neon/lime green, magenta) should be avoided.

Infrastructure

The City of Brawley Public Works Department has no record of water or sewer connections to the proposed site. The City does not currently provide water or sewer services to the site, and future connections may impact City services. A 16” transmission water pipeline owned by the City exists along CA-86, and a Caltrans encroachment permit may be required for work involving the state right-of-way.

Traffic Safety

The City expects some increase in traffic activity around its western boundary due to customers coming in from Brawley, Westmorland, and east shore communities such as Calipatria and Niland. The following traffic safety-related considerations should be noted:

- **Highway Speeds:** The proposed dispensary is located about 1,300' west of the point where the speed limit for westbound traffic on CA-86 jumps from 45 MPH to 65 MPH. This may pose a safety hazard for both dispensary customers and drivers coming westbound out of Brawley, especially when combined with the slope of the New River gully and impacted visibility from riparian vegetation. A right-turn lane and other safety measures should be considered.
- **Eastbound Traffic Entering:** Vehicles coming in from the Poe Colonia, Westmorland, or other locations via eastbound CA-86 are currently not permitted to take a left turn from the highway to the dispensary site due to the double-lined painted median. If a left-turn lane is not provided for drivers wishing to access the dispensary site, the center turn lane between the New River and Brawley city limits would still provide access by allowing drivers to make U-turns anywhere between the New River bridge and Brawley city limits. However, these U-turns would be moving against 65 MPH traffic, which could pose a significant danger for both customers and drivers coming west out of Brawley.
- **Eastbound Traffic Exiting:** The aforementioned double-lined painted median prevents dispensary customers living in Brawley from making left turns from the site driveway to the eastbound lanes of CA-86. If the median remains unchanged, the most convenient option available for these customers would be a U-turn at Brandt Road against oncoming traffic traveling at 65 MPH. Additionally, the distance between the dispensary driveway and the beginning of the left-turn lane used for making the U-turn is only about 360 feet, leaving customers exiting the dispensary a short window to merge across three lanes
- **Traffic Safety Measures:** Accidents originating from the opening of this business are likely to impact Brawley residents and emergency services. Appropriate signage, lighting, and painting should therefore be posted along both the driveway and highway to prevent illegal left-turns, illegal U-turns, and high-speed traffic collisions.

Fire Prevention and Protection

The close proximity of this site to Brawley city limits means that it is likely to be serviced by the City of Brawley Fire Department. Please consider requesting the project to satisfy the following local Fire safety and protection recommendations:

- Hammerhead shall be provided as the access length exceeds 150'. Per CFC 2022, D103.4. Plan shall be provided with fire apparatus access road detail.

- If gate is provided, Knox key switch shall be installed at the main gate for fire department access.
- Knox Box shall be provided to gain access to the structure.
- Provide nearest hydrant detail. If detail exceeds 300' to the nearest hydrant; then a fire hydrant shall be provided. Per CFC 2022, C102.1, Table C102.1
- Addressing shall be at least 4" in height and be color contrasting with the structure.
- "No Parking – Fire Lane" signage shall be noted on plan in the appropriate locations. Fire lane signage shall include CVC code.

Public Safety

The City of Brawley Police Department found that the plan demonstrates a general understanding of retail cannabis security expectations and includes several important elements. However, several improvements are recommended to meet the higher public safety standards expected within our jurisdiction. By implementing these recommendations, particularly the integration of Flock Safety LPR cameras and a more detailed camera and emergency response framework, the business will significantly improve its overall security profile. Please consider requesting the project to satisfy the following: additional local law enforcement recommendations.

- **Flock License Plate Recognition Cameras:** The Developer/Applicant/Property Owner shall be required to install two Flock Safety LPR cameras, one facing westbound and one facing eastbound on CA-86, positioned to capture vehicles entering and exiting the premises. The system shall be configured to provide real-time access to the Brawley Police Department. Data shall be stored for a minimum of 30 days, searchable by date, time, and license plate; as well as vehicle make, model, and color.
- **Surveillance Camera System:** Surveillance cameras shall be a minimum resolution of 1080p HD, with infrared/night vision capability, as well as a minimum recording framerate of 15 FPS. A camera placement map shall be submitted showing coverage of entry/exit points, vault, parking areas, sales floor, check-in area, and loading zone.
- **Alarm System:** The Developer/Applicant/Property Owner shall be required to install a centrally-monitored alarm system including motion detectors, glass-break sensors, and duress/panic alarms at all cashier points and the manager's office. The Applicant shall identify the alarm vendor and confirm that the company is licensed per California BPC §7590.
- **Access Control:** The Developer/Applicant/Property Owner shall maintain keycard or coded access for all restricted areas. Digital access logs should be kept for review. Vendors and non-employees must be logged and escorted at all times.
- **Security Guards:** Armed guard presence is acceptable and aligns with industry standards. All guards shall be confirmed to have BSIS certification and should receive cannabis-

specific security training including robbery response, customer interaction, and emergency protocols. Quarterly security drills should be encouraged.

- **Deliveries and Loading:** The Developer/Applicant/Property Owner shall post “No Access – Authorized Personnel Only” signage at all delivery entrances. Deliveries must occur in a secure, surveillance-covered loading area away from customer access. Deliveries should be received by a minimum of two employees, with access restricted to authorized personnel only.
- **Cash Handling & Safes:** The Developer/Applicant/Property Owner shall confirm the installation of bolted, time-delay safes. The City of Brawley Police Department encourages the use of licensed armored transport for bank deposits. A segregation of duties in cash handling (counting, reconciling, deposits) shall be maintained.
- **Emergency and Incident Protocols:** The Developer/Applicant/Property Owner shall submit a written Emergency Action Plan covering robbery, fire, medical emergencies, evacuation, and power failure. An incident log shall be maintained on-site for Law Enforcement review. All major incidents (e.g., theft, break-in, assault, loss of product) must be reported to Law Enforcement with a full report within 24 hours.
- **Exterior Lighting:** The Developer/Applicant/Property Owner shall submit a photometric lighting plan showing adequate illumination of entrances and exits, parking areas, driveways and loading zones, and any blind spots or fence lines.
- **Ongoing Law Enforcement Coordination:** The Developer/Applicant/Property Owner should participate in quarterly coordination meetings with Law Enforcement. Law Enforcement shall retain the right to conduct unannounced inspections for compliance verification.

Fiscal Considerations

The City’s Finance Department has reviewed the proposal and was **not able to identify any immediate financial benefit** associated with providing City services to the project. However, the City remains **open to discussing with the applicant and the County potential future arrangements** that may result in a measurable benefit to the City or its residents..

- **Financial Benefit:** The city may see some minor indirect economic activity, such as increased fuel purchases or food sales from customers traveling through Brawley, particularly from the east shore of the Salton Sea. Beyond these, however, there is no clear financial benefit to the City, as it lies outside its boundaries and would therefore not generate tax revenue from either sales tax or a cannabis tax.

- **Business Licenses:** Section 19G.8 of the Municipal Code states that the City will not issue business licenses or permits to operate to individuals or entities for the purposes of selling cannabis products. The City does not currently have jurisdiction over permitting, regulation, or enforcement since the site is outside city limits. Annexation of the site to the City would prohibit the continuation of commercial cannabis activity.
- **Impact on City Resources:** The location of the proposed dispensary right outside city limits and its visibility as a western entry point could potentially generate public perception of operation impacts on City departments pertaining to public safety and infrastructure without a corresponding revenue offset generated by sales tax or a cannabis tax. Should the County consider approval, the City may wish to request consideration of a revenue-sharing agreement or annexation discussion if City resources are likely to be affected.

The City of Brawley has reviewed the Conditional Use Permit application for the proposed cannabis dispensary located outside city limits along a Caltrans-maintained roadway. While the City's Municipal Code prohibits all forms of commercial cannabis activity within its jurisdiction, the project site is located in the County's unincorporated area and would therefore be subject to County land use authority.

The City notes that the proposed project may seek to utilize City-provided infrastructure, including water and/or sewer services. Due to the nature of the proposed use and its inconsistency with the City's adopted cannabis regulations, the City reserves the right to determine whether it will extend any municipal services to the site. Any potential service might require prior City Council consideration and might be contingent upon clear and demonstrable financial or operational benefits to the city and its residents, including but not limited to cost recovery, infrastructure improvements, or other forms of public benefit.

At this time, the City offers no additional comment regarding the land use aspects of the project, as access and electrical services are under the jurisdiction of Caltrans and the Imperial Irrigation District, respectively.

Should you have any questions or concerns regarding this communication, please feel free to contact our Planning Technician, Adrian Ople, at Adrian.Ople@brawley-ca.gov or via phone at (760) 344-8622 ext. 2502.

Sincerely,



Cristhian Barajas
Development Services Director
City of Brawley

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

October 27, 2025

RE: CUP #25-0008/ IS #25-0019
270 US Hwy 86, LLC
APN: 046-280-008
270 US Hwy 86, Brawley CA 92227

RECEIVED

By Imperial County Planning & Development Services at 3:51 pm, Oct 27, 2025

Imperial County Fire Department would like to thank you for the opportunity to review and comment on CUP #25-008 for 270 US Hwy 86, LLC Commercial Cannabis Storefront, APN: 046-280-008, 270 US Hwy 86, Brawley CA 92227.

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 determined by appendix B in the California Fire Code shall be installed and maintained. (Minimum fire flow of 1500 GPM for 2 hours) Private fire service mains and appurtenance shall be installed in accordance with NFPA 20, 22, 24.
- Fire Department access roads shall be installed and maintained in accordance with the California Fire Code. Roadways within the project will be provided with all-weather surface and capable of supporting impose loads of fire apparatus. Secondary access will be required for the project. Roadway width will be determined upon further review of the site plan. Knox box (locks) will be required for the project. All locks and gates shall be installed in accordance with the California Fire Code.
- 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.
- Carbon Dioxide enrichment of cultivation shall comply with Chapter 53 of the California Fire Code.

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

Administration

Phone: (442) 265-6000
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**OPERATIONS/PREVENTION**

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Fax: (760) 355-1482

Prevention

Phone: (442) 265-3020

- Extraction process shall be in accordance with the California Fire Code Chapter 39 Processing and Extraction facilities.
- All storage and handling of flammable and combustible solids, liquids and gases shall be in accordance with the California Fire Code, and all federal, state, and local regulations, codes, and ordinances.
- A pre-incident plan shall be developed and approved by the Imperial County Fire/OES Department in a format and using a platform determined by ICFD.

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 Division at 442-265-3020 or 442-265-3021.

Sincerely

Andrew Loper *Andrew Loper*
Deputy Fire Marshal
Imperial County Fire Department
Fire Prevention Division

CC

David Lantzer
Fire Chief
Imperial County Fire Department

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG



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@icsso.org

RECEIVED

By Imperial County Planning & Development Services at 10:49 am, Oct 17, 2025

October 17, 2025

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 regarding 270 US HWY 86, LLC, a proposal for a Commercial Cannabis Storefront through the adaptive reuse of an existing 2,267-square-foot single story commercial building (CUP#25-0008), located at 270 US Highway 86 in Brawley, California.

The Imperial County Sheriff's Office has reviewed the project description. The Imperial County Sheriff's Office requests 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 Commercial Cannabis Storefront 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 language below 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 Storefront:

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 270 US HWY 86, 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# 25-0008.

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

Kayla Henderson

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Wednesday, October 15, 2025 4:05 PM
To: Kayla Henderson; Gerardo Quero
Subject: Re: [EXTERNAL]:AB52 letter for CUP#25-0008 / IS#25-0019

CAUTION: This email originated outside our organization; please use caution.

Good afternoon,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

RECEIVED
OCT 15 2025
IMPERIAL COUNTY
COUNTY CLERK'S OFFICE



From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>
Sent: Tuesday, October 14, 2025 4:10 PM
To: Jill McCormick <historicpreservation@quechantribe.com>; Tribal Secretary <tribalsecretary@quechantribe.com>
Cc: Gerardo Quero <gerardoquero@co.imperial.ca.us>; Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: [EXTERNAL]:AB52 letter for CUP#25-0008 / IS#25-0019

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

COUNTY EXECUTIVE OFFICE

Dr. Kathleen Lang
County Executive Officer
kathleenlang@co.imperial.ca.us
www.co.imperial.ca.us



County Administration Center
940 Main Street, Suite 208
El Centro, CA 92243
Tel: 442-265-1001
Fax: 442-265-1010

October 14, 2025

RECEIVED

By Imperial County Planning & Development Services at 8:29 am, Oct 15, 2025

TO: Gerardo Quero, Planning and Development Services Department

FROM: Rosa Lopez, Executive Office 

SUBJECT: Request for Comments – 270 US HWY 86 Project, APN 046-280-008-000

The County of Imperial Executive Office is responding to a request for comments: 270 US HWY 86 Project, APN 046-280-008-000. The Executive Office would like to inform the developer of conditions and responsibilities of the applicant seeking approval. The following conditions will be written into the conditions, but not limited to:

- At developers' cost, the County Executive Office shall hire a third-party consultant to produce a Fiscal and Economic Impact Analysis & Job and Employment Analysis (FEIA & JEIA). Report shall be completed prior to project being placed at the Planning Commission meeting.

Should there be any concerns and/or questions, do not hesitate to contact me.

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 270 US HWY 86 LLC,	EMAIL ADDRESS jiletteyousif@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 1650 EMERALD POINT CT, EL CAJON, CA	ZIP CODE 92019-4649	PHONE NUMBER
3. APPLICANT'S NAME 270 US HWY 86 LLC,	EMAIL ADDRESS jiletteyousif@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1650 EMERALD POINT CT, EL CAJON, CA	ZIP CODE 92019-4649	PHONE NUMBER
4. ENGINEER'S NAME	CA. LICENSE NO.	EMAIL ADDRESS
5. MAILING ADDRESS (Street / P O Box, City, State)	ZIP CODE	PHONE NUMBER
6. ASSESSOR'S PARCEL NO 046-280-008-000	SIZE OF PROPERTY (in acres or square foot) 19.15 acres	ZONING (existing) A-1-U
7. PROPERTY (site) ADDRESS 270 W US HIGHWAY 86		
8. GENERAL LOCATION (i.e. city, town, cross street) BRAWLEY, CA 92227-9759		
9. LEGAL DESCRIPTION BRAWLEY Tract No: 197 Brief Description: POR S 46.71 AC TR 197 13-14 19.15 AC N OF HWY		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) The Project consists of the conversion of an existing single-story commercial building into a Commercial Cannabis Storefront	
11. DESCRIBE CURRENT USE OF PROPERTY	Animal Shelters, Club Or Lodge, Community Care Facility, Facilities For Abused People, Library, Etc.
12. DESCRIBE PROPOSED SEWER SYSTEM	Existing sewer septic tank system and services to remain.
13. DESCRIBE PROPOSED WATER SYSTEM	Existing water system and services to remain. Provided through the Imperial Irrigation District via a "gate".
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Fire Extinguishers to be installed per CFC requirements.
15. IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

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

Joe Yousif

4/30/2025

Print Name

DocuSigned by:

Date

Signature

Joe Yousif

Print Name

Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

APPLICATION RECEIVED BY:

DATE

APPLICATION DEEMED COMPLETE BY:

DATE

APPLICATION REJECTED BY:

DATE

TENTATIVE HEARING BY:

DATE

FINAL ACTION:

☐

APPROVED

☐

DENIED

DATE

REVIEW / APPROVAL BY
OTHER DEPT'S required☐ P W☐ E H S☐ A P C D☐ O E S☐**CUP #**

25-008



270 US HWY 86, Brawley, CA 92227 - Project Description

PROJECT TYPE: Commercial Cannabis Storefront Conditional Use Permit (CUP)

PROJECT #: CUP#25-0008

DATE: Wednesday, August 13, 2025

Address: 270 US HWY 86, Brawley, CA 92227

APN: 046-280-008-000

Scope of Work: The project consists of the conversion of an existing 2,267sf single-story commercial building into a Commercial Cannabis Storefront. Additionally, exterior site improvements will include the construction of new parking stalls, a code-compliant trash enclosure, and a driveway.

Hours of Operation: Monday – Saturday: 7AM - 9PM; Sunday: 8AM – 8PM

Number of Employees: Total of 8 employees. Two workers will open at 7AM and will work until 2 PM. Then, another two employees will work from 2PM-9PM. There will be an employee that will handle the intake of inventory and deal with sticking and creating product into the POS. The 8 employees on the shift DO NOT include the security guard.

Shipment Frequency: Usually in the beginning, we will receive orders about twice a week. After 8 to 12 months, when business becomes more established, we can expect deliveries 3-4 times a week at the most.

Business Operations: Operation activities will be retail. Upon arrival, customers will be checked in by the security guard. Once the customer is checked in, they will be allowed to enter the sales floor and browse for the products they wish to purchase.

Security Plan: Security is paramount to operations at a retail storefront. First off, we will have a video surveillance system that will cover and monitor the complete interior and exterior of the store. Video footage will be able to be accessed for up to 90 days for anyone (such as law enforcement) who wishes to review it. Along with cameras, there's a check-in area that is separate from the sales floor. The purpose of the check in area is for the dispensary to capture the ID of the customers and get information, such as making sure they are of legal age to purchase cannabis. Also, every door will have a form of access control so the dispensary staff can monitor who is entering certain areas of the dispensary. For example, only certain personnel will be allowed in the secure storage room. When we

TECHNE

ARCHITECTURE & DEVELOPMENT

close at night, there will be roll down doors that cover the main entrance. Finally, we will employ an armed security guard during the operating hours of the store.

Employee Identification Method through Identification Badges: All employees, agents, officers, or other persons acting for or employed by the cannabis outlet must wear a laminated or plastic-coated identification badge issued by the licensee at all times while engaging in commercial cannabis activity. Each identification badge must include, at a minimum:

- The licensee's "doing business as" name and license number
- The employee's first name
- An employee number exclusively assigned to that employee for identification purposes
- A color photograph of the employee that clearly shows the full front of the employee's face, at least 1 inch in width and 1.5 inches in height
- The badge must be worn and visible at all times while the employee is on the premises or participating in cannabis-related activities.

Cannabis product inventory control method: The cannabis outlet shall use the state-mandated track-and-trace system, seed-to-sale tracking system (currently METRC) to record every movement of cannabis products from receipt to sale. Every product shall be tagged and tracked with unique identifiers, and all inventory changes (sales, transfers, disposals, etc.) must be reported in real time. Products will be pre-packaged before arriving at the facility.

Bookkeeping practices:

- All business records shall be maintained for seven years, as required by the Medicinal and Adult-Use Cannabis Regulation and Safety Act. This includes sales invoices, purchase invoices, point-of-sale records, cash register tapes, sales and purchase journals, shipping documents, bank records, purchase orders, tax returns, and all California Cannabis Track-and-Trace (CCTT/METRC) records
- Daily cash on hand shall be reconciled with sales records to ensure accuracy and minimize theft risk.
- Different employees shall be assigned to cash handling, recording, and reconciliation to reduce fraud risk
- Cash shall be stored in safes or secure locations with restricted access

270 US HWY 86 LLC
1650 EMERALD POINT CT., EL CAJON, CA 92019-4649
jiletteyousif@gmail.com

EHC ORIGINAL PKG

2934 Lincoln Ave., San Diego, CA 92104
 techne-us.com austina@techne-us.com
 619-940-5814 313-551-5814

APPLICANT

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ABBREVIATIONS

AB	Abandonment	AD	Admission	AE	Admission	AF	Admission	AG	Admission	AH	Admission	AI	Admission	AJ	Admission	AK	Admission	AL	Admission	AM	Admission	AN	Admission	AO	Admission	AP	Admission	AQ	Admission	AR	Admission	AS	Admission	AT	Admission	AV	Admission	AW	Admission	AX	Admission	AY	Admission	AZ	Admission	BA	Admission	BB	Admission	BC	Admission	BD	Admission	BE	Admission	BF	Admission	BG	Admission	BH	Admission	BI	Admission	BJ	Admission	BK	Admission	BL	Admission	BM	Admission	BN	Admission	BO	Admission	BP	Admission	BQ	Admission	BR	Admission	BS	Admission	BT	Admission	BV	Admission	BW	Admission	BX	Admission	BY	Admission	BZ	Admission	CA	Admission	CB	Admission	CC	Admission	CD	Admission	CE	Admission	CF	Admission	CG	Admission	CH	Admission	CI	Admission	CJ	Admission	CK	Admission	CL	Admission	CM	Admission	CN	Admission	CO	Admission	CP	Admission	CQ	Admission	CR	Admission	CS	Admission	CT	Admission	CU	Admission	CV	Admission	CW	Admission	CX	Admission	CY	Admission	CZ	Admission	DA	Admission	DB	Admission	DC	Admission	DD	Admission	DE	Admission	DF	Admission	DG	Admission	DH	Admission	DI	Admission	DJ	Admission	DK	Admission	DL	Admission	DM	Admission	DN	Admission	DO	Admission	DP	Admission	DQ	Admission	DR	Admission	DS	Admission	DT	Admission	DV	Admission	DW	Admission	DX	Admission	DY	Admission	DZ	Admission	EA	Admission	EB	Admission	EC	Admission	ED	Admission	EE	Admission	EF	Admission	EG	Admission	EH	Admission	EI	Admission	EJ	Admission	EK	Admission	EL	Admission	EM	Admission	EN	Admission	EO	Admission	EP	Admission	EQ	Admission	ER	Admission	ES	Admission	ET	Admission	EU	Admission	EV	Admission	EW	Admission	EX	Admission	EY	Admission	EZ	Admission	FA	Admission	FB	Admission	FC	Admission	FD	Admission	FE	Admission	FF	Admission	FG	Admission	FH	Admission	FI	Admission	FJ	Admission	FK	Admission	FL	Admission	FM	Admission	FN	Admission	FO	Admission	FP	Admission	FQ	Admission	FR	Admission	FS	Admission	FT	Admission	FV	Admission	FW	Admission	FX	Admission	FY	Admission	FZ	Admission	GA	Admission	GB	Admission	GC	Admission	GD	Admission	GE	Admission	GF	Admission	GG	Admission	GH	Admission	GI	Admission	GJ	Admission	GK	Admission	GL	Admission	GM	Admission	GN	Admission	GO	Admission	GP	Admission	GQ	Admission	GR	Admission	GS	Admission	GT	Admission	GU	Admission	GV	Admission	GW	Admission	GX	Admission	GY	Admission	GZ	Admission	HA	Admission	HB	Admission	HC	Admission	HD	Admission	HE	Admission	HF	Admission	HG	Admission	HH	Admission	HI	Admission	HJ	Admission	HK	Admission	HL	Admission	HM	Admission	HN	Admission	HO	Admission	HP	Admission	HQ	Admission	HR	Admission	HS	Admission	HT	Admission	HV	Admission	HW	Admission	HX	Admission	HY	Admission	HZ	Admission	IA	Admission	IB	Admission	IC	Admission	ID	Admission	IE	Admission	IF	Admission	IG	Admission	IH	Admission	II	Admission	IJ	Admission	IK	Admission	IL	Admission	IM	Admission	IN	Admission	IO	Admission	IP	Admission	IQ	Admission	IR	Admission	IS	Admission	IT	Admission	IU	Admission	IV	Admission	IW	Admission	IX	Admission	IY	Admission	IZ	Admission	JA	Admission	JB	Admission	JC	Admission	JD	Admission	JE	Admission	JF	Admission	JG	Admission	JH	Admission	JI	Admission	BJ	Admission	JK	Admission	KL	Admission	KM	Admission	KN	Admission	KO	Admission	JP	Admission	QJ	Admission	QK	Admission	QL	Admission	QM	Admission	QN	Admission	QO	Admission	QP	Admission	QQ	Admission	QR	Admission	QS	Admission	QT	Admission	QU	Admission	QV	Admission	QW	Admission	QX	Admission	QY	Admission	QZ	Admission	RA	Admission	RB	Admission	RC	Admission	RD	Admission	RE	Admission	RF	Admission	RG	Admission	RH	Admission	RI	Admission	RJ	Admission	RK	Admission	RL	Admission	RM	Admission	RN	Admission	RO	Admission	RP	Admission	RQ	Admission	RR	Admission	RS	Admission	RT	Admission	RV	Admission	RW	Admission	RX	Admission	RY	Admission	RZ	Admission	SA	Admission	SB	Admission	SC	Admission	SD	Admission	SE	Admission	SF	Admission	SG	Admission	SH	Admission	SI	Admission	SJ	Admission	SK	Admission	SL	Admission	SM	Admission	SN	Admission	SO	Admission	SP	Admission	SQ	Admission	SR	Admission	SS	Admission	ST	Admission	SV	Admission	SW	Admission	SX	Admission	SY	Admission	SZ	Admission	TA	Admission	TB	Admission	TC	Admission	TD	Admission	TE	Admission	TF	Admission	TG	Admission	TH	Admission	TI	Admission	TJ	Admission	TK	Admission	TL	Admission	TM	Admission	TN	Admission	TO	Admission	TP	Admission	TQ	Admission	TR	Admission	TS	Admission	TV	Admission	TW	Admission	TX	Admission	TY	Admission	TZ	Admission	UA	Admission	UB	Admission	UC	Admission	UD	Admission	UE	Admission	UF	Admission	UG	Admission	UH	Admission	UI	Admission	UJ	Admission	UK	Admission	UL	Admission	UM	Admission	UN	Admission	UO	Admission	UP	Admission	UQ	Admission	UR	Admission	US	Admission	UT	Admission	UV	Admission	UW	Admission	UX	Admission	UY	Admission	UZ	Admission	VA	Admission	VB	Admission	VC	Admission	VD	Admission	VE	Admission	VF	Admission	VG	Admission	VH	Admission	VI	Admission	VJ	Admission	VK	Admission	VL	Admission	VM	Admission	VN	Admission	VO	Admission	VP	Admission	VQ	Admission	VR	Admission	VS	Admission	VT	Admission	VV	Admission	VW	Admission	VX	Admission	VY	Admission	VZ	Admission	WA	Admission	WB	Admission	WC	Admission	WD	Admission	WE	Admission	WF	Admission	WG	Admission	WH	Admission	WI	Admission	WJ	Admission	WK	Admission	WL	Admission	WM	Admission	WN	Admission	WO	Admission	WP	Admission	WQ	Admission	WR	Admission	WS	Admission	WT	Admission	WV	Admission	WW	Admission	WX	Admission	WY	Admission	WZ	Admission	XA	Admission	XB	Admission	XC	Admission	XD	Admission	XE	Admission	XF	Admission	YG	Admission	YH	Admission	YI	Admission	YJ	Admission	YK	Admission	YL	Admission	YM	Admission	YN	Admission	YO	Admission	YP	Admission	YQ	Admission	YR	Admission	YS	Admission	YT	Admission	YU	Admission	YV	Admission	YW	Admission	YX	Admission	YY	Admission	YZ	Admission	ZA	Admission	ZB	Admission	ZC	Admission	ZD	Admission	ZE	Admission	ZF	Admission	ZG	Admission	ZH	Admission	ZI	Admission	ZJ	Admission	ZK	Admission	ZL	Admission	ZM	Admission	ZN	Admission	ZO	Admission	ZP	Admission	ZQ	Admission	ZR	Admission	ZS	Admission	ZT	Admission	ZV	Admission	ZW	Admission	ZX	Admission	ZY	Admission	ZZ	Admission
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TECHNE

DESIGN | DEVELOPMENT

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 techne-us.com info@techne-us.com
 619-540-5811 619-540-5814

CONSULTANTS



BRAWLEY CUP
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 Brawley, CA 92227

APPLICANT

270 US HWY 86 LLC
 270 US Highway 86,
 Brawley, CA 92227

01 10-18-2010 In Civil Submittal 02 10-24-2010 In Civil Submittal / Revise 03 10-20-2010 In Civil Submittal / Revise	MARK DESCRIPTION PROJECT NO: 2512 CAD DWG FILE: G001 DRAWN BY: AS, S.V., D.C., J.A., M.D., L.G. CHECK BY: A.S. COPYRIGHT: 2010 Andrew C. Schmitt, Inc. All rights reserved. No part of this document may be reproduced without written permission from Andrew C. Schmitt, Inc.
SHEET TITLE ABBREVIATIONS	
G002	
SHEET 3 OF 12	

ECC ORIGINAL PKG

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CONSTANTS



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APPLICANT

270 US HWY 86 LLC
270 US Highway 86
Brawley, CA 92227

01	05.09.23	1st CUP 3rd Round
02	06.06.23	1st CUP 3rd Round : Pre-Screen
03	07.09.23	1st CUP 3rd Round : Pre-Screen

MARK	DATE	DESCRIPTION
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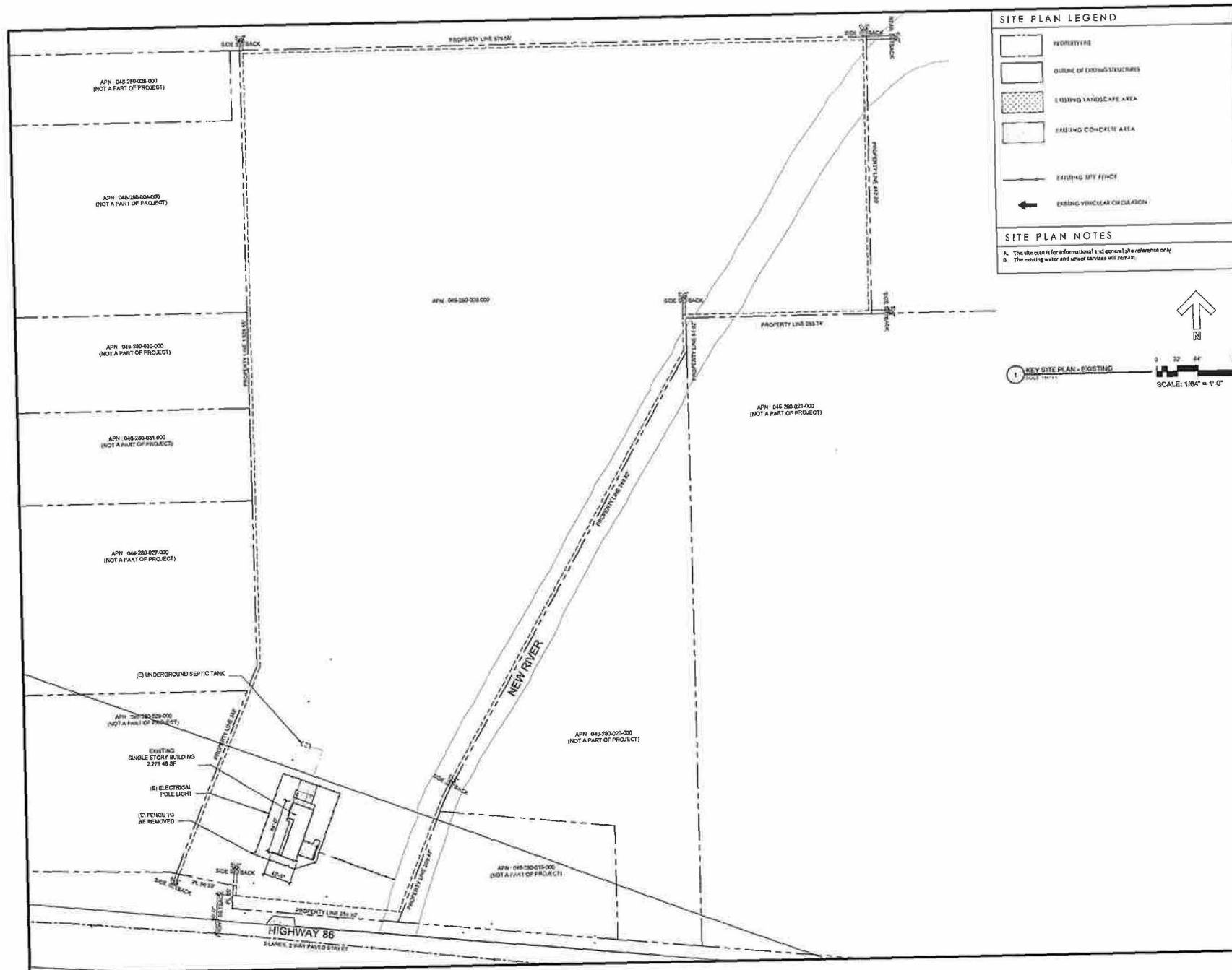
PROJECT NO:	2512
CAD DWG FILE:	G001
DRAWN BY:	A.S., S.V., D.C., J.A., M.D., L.G.
CHECKED BY:	A.S.

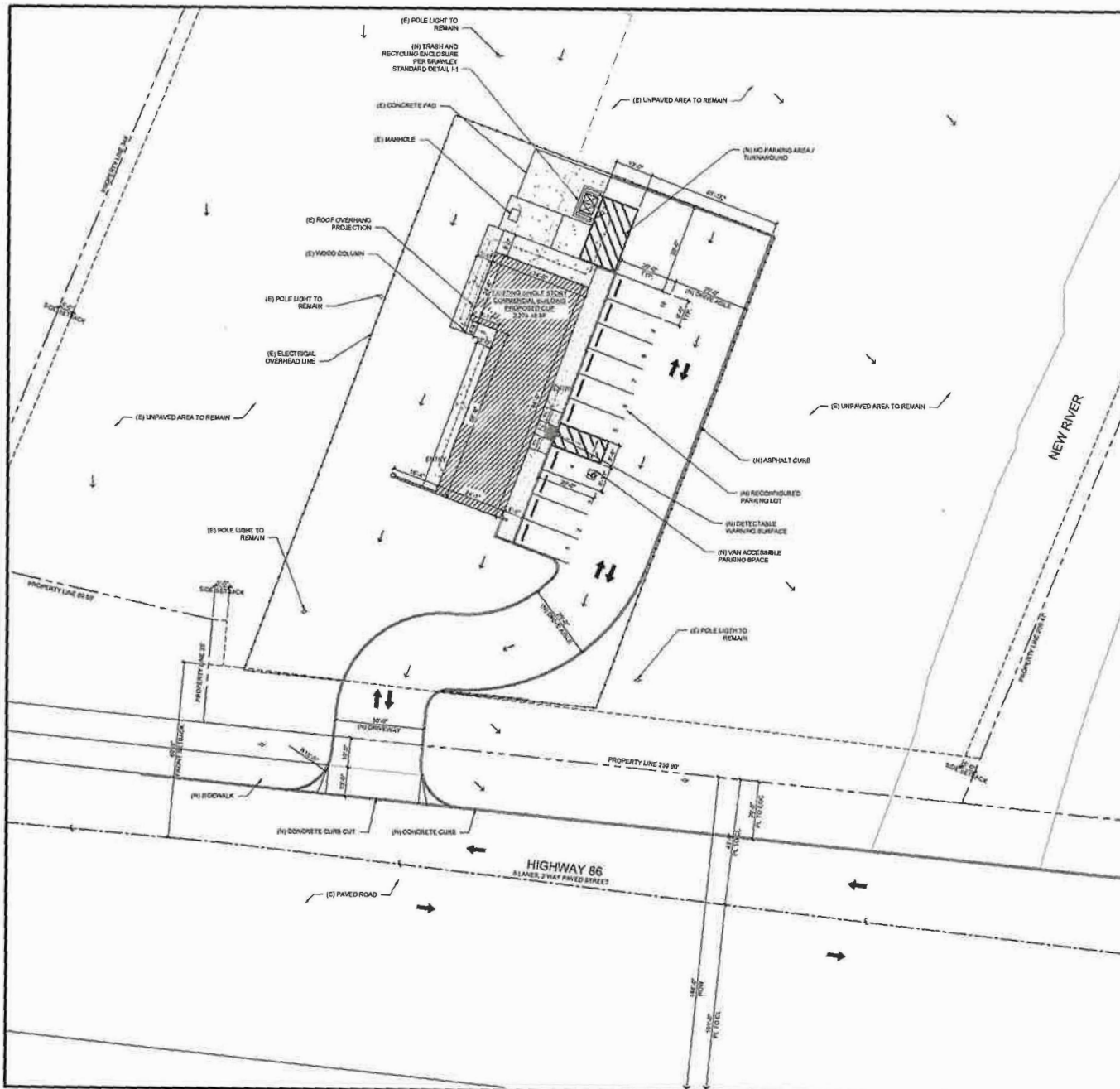
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KEY SITE PLAN -
EXISTING

A100

SHEET 3 OF 3





SITE PLAN LEGEND

- PROPERTY LINE
- OUTLINE OF SCOPE OF WORK
- EXISTING CONCRETE AREA
- PROPOSED ASPHALT AREA
- PROPOSED HARDSCAPE AREA
- PROPOSED FENCE
- PROPOSED VEHICULAR CIRCULATION
- SITE DRAINAGE PATTERN
- ACCESSIBLE PATH

SITE PLAN NOTES

A. The site plan is for informational and general site reference only.
B. The existing water and sewer services will remain.

ENLARGED SITE PLAN - PROPOSED

SCALE: 1/16" = 1'-0"

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APPROVED FOR THE CITY OF SAN DIEGO

APPLICANT

BRAWLEY CUP
270 US Highway 86,
Brawley, CA 92227

270 US HWY 86 LLC
270 US Highway 86,
Brawley, CA 92227

11	06.18.20	1st CUP Submittal
12	06.24.20	1st CUP Amendment / Pre Screen
13	07.08.20	1st CUP Amendment / Pre Screen
MAIN DATA DESCRIPTION		
PROJECT NO: 2317		
CAB DWD FILE: 0001		
DRAWN BY: AS, SV, DC, LA, MD, LG		
CHECK BY: AS		
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ENLARGED SITE PLAN - PROPOSED

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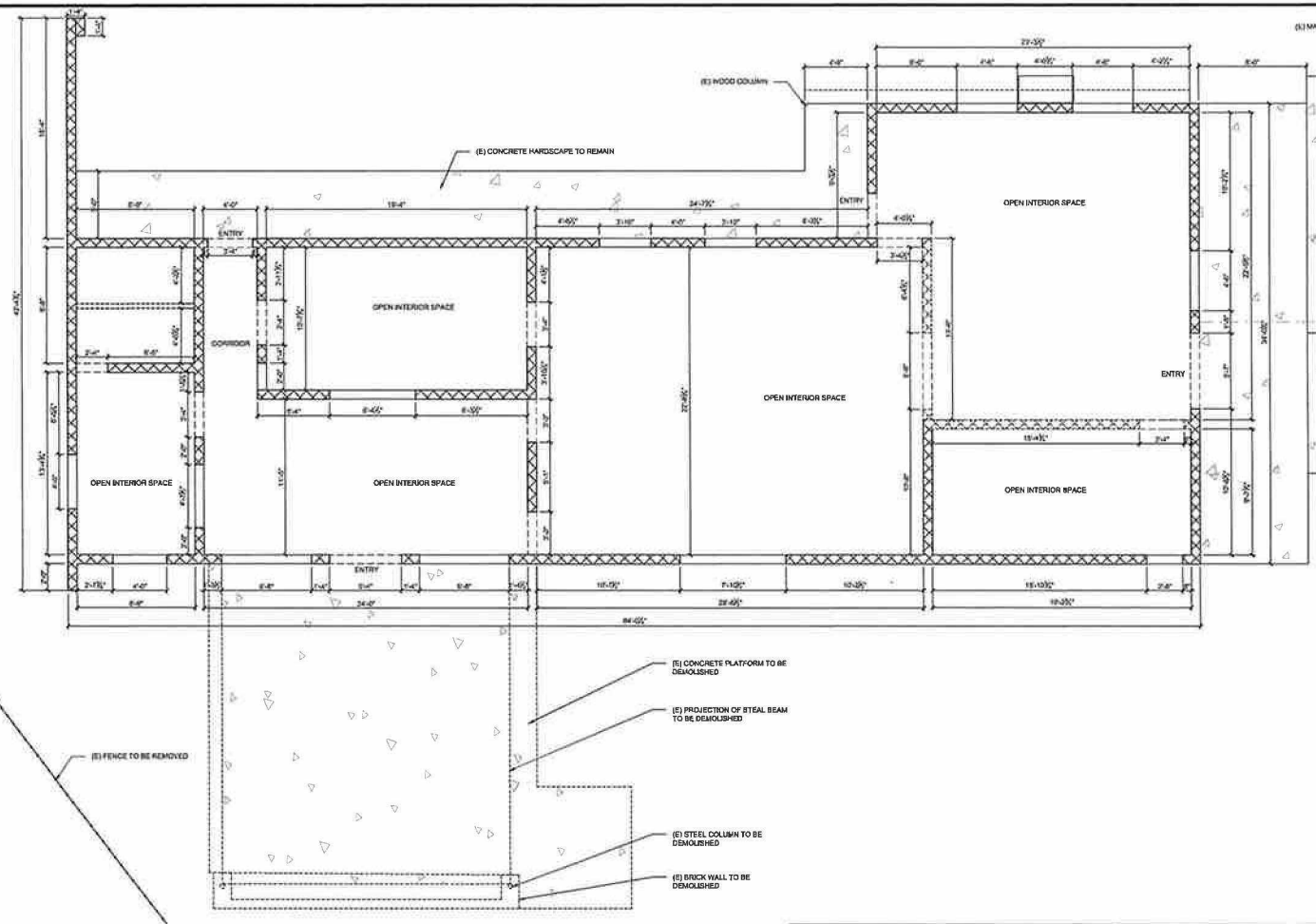
CONSULTANTS



BRAWLEY CUP
270 US Highway 86,
Brawley, CA 92227

APPLICANT

270 US HWY 86 LLC
270 US Highway 86,
Brawley, CA 92227



1 FIRST FLOOR PLAN - EXISTING
DATE: 10-1-19

FLOOR PLAN NOTES	EXISTING FLOOR PLAN LEGEND
<p>A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.</p> <p>B. Vertical dimensions shall state approximate meter scaled dimensions and shall be verified on the job site. On a verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.</p> <p>C. The Contractor or sub contractor shall verify TECHNE if any conflicts or discrepancies occur between this information on this plan and actual field conditions.</p> <p>D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.</p> <p>DIMENSIONS</p> <ul style="list-style-type: none">* EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)* INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)* CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.	<p>XXXXXX EXISTING 8" CMU WALL TO REMAIN</p> <p>XXXXXX EXISTING 8" CMU WALL TO BE DEMOLISHED</p> <p>----- EXISTING NON STRUCTURAL INTERIOR WALL TO BE DEMOLISHED</p> <p>--- -- EXISTING WALL OPENING</p>

NO.	REV.	DATE	DESCRIPTION
01	01	10-1-19	1st FLOOR PLAN - EXISTING
02	01	10-1-19	2nd FLOOR PLAN - EXISTING
03	01	10-1-19	3rd FLOOR PLAN - EXISTING
04	01	10-1-19	4th FLOOR PLAN - EXISTING
05	01	10-1-19	5th FLOOR PLAN - EXISTING
06	01	10-1-19	6th FLOOR PLAN - EXISTING
07	01	10-1-19	7th FLOOR PLAN - EXISTING
08	01	10-1-19	8th FLOOR PLAN - EXISTING
09	01	10-1-19	9th FLOOR PLAN - EXISTING
10	01	10-1-19	10th FLOOR PLAN - EXISTING

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SHEET TITLE
FIRST FLOOR PLAN - EXISTING
A103
SHEET 8 OF 12

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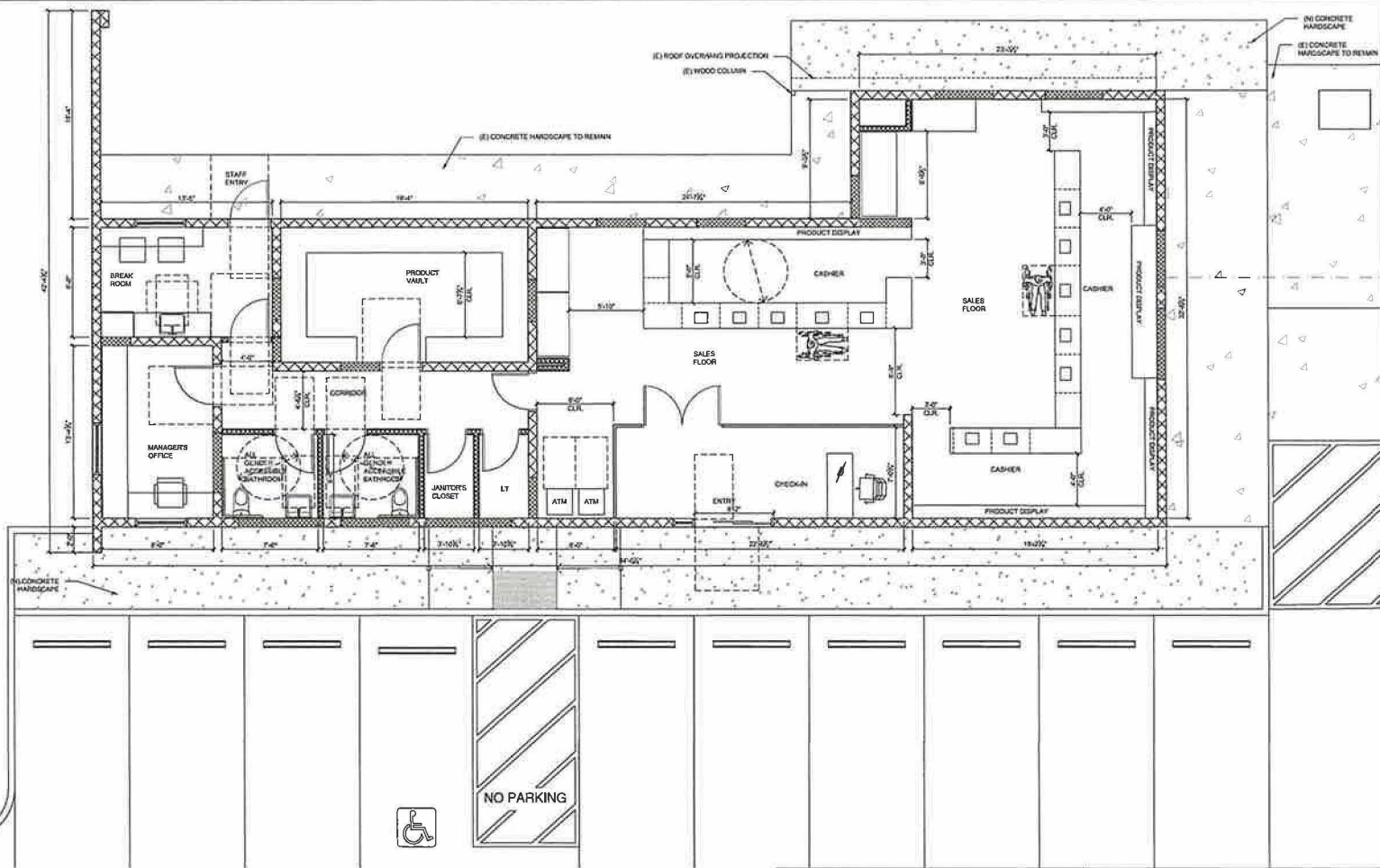
CONSULTANTS



BRAWLEY CUP
270 US Highway 86,
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APPLICANT

270 US HWY 86 LLC
270 US Highway 86,
Brawley, CA 92227



1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



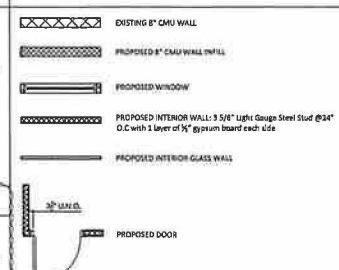
FLOOR PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
 - Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
 - The Contractor or Sub-Contractor shall notify TECHNE if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.
 - Any discrepancies with this drawing affecting project layout shall be brought to the attention of TECHNE. Do not proceed with work until written or verbal instructions are issued by TECHNE.
- DIMENSIONS**
- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
 - INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUDY (U.N.O.)
 - CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLF.

ADDITIONAL FLOOR PLAN NOTES

- THE PROPOSED CANNABIS OUTLET SHALL BE PROVIDED WITH ODOR CONTROL AND SUPPRESSION SO NO CANNABIS ODOR IS PRESENT OUTSIDE OF THE BUILDING. THE SELECTED METHOD SHALL BE NEGATIVE PRESSURE SYSTEMS AND EXHAUST FANS PROVIDED WITH CARBON SCHRUBER ODOR CONTROL PER MEP ENGINEER CALCULATIONS.

FLOOR PLAN LEGEND



NO.	DATE	DESCRIPTION
01	04.10.2021	1st CUP Submittal
02	04.24.2021	1st CUP Re-submittal - Fire Screens
03	05.09.2021	2nd CUP Re-submittal - Fire Screens
DATE DATE DESCRIPTION		
PROJECT NO. 0316		
CAD DWG FILE: 0301		
DRAWN BY: A.S., S.V., D.C., J.A., M.D., L.G.		
CHECKED BY: A.S.		
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FIRST FLOOR PLAN
- PROPOSED

A104

SHEET 9 OF 12

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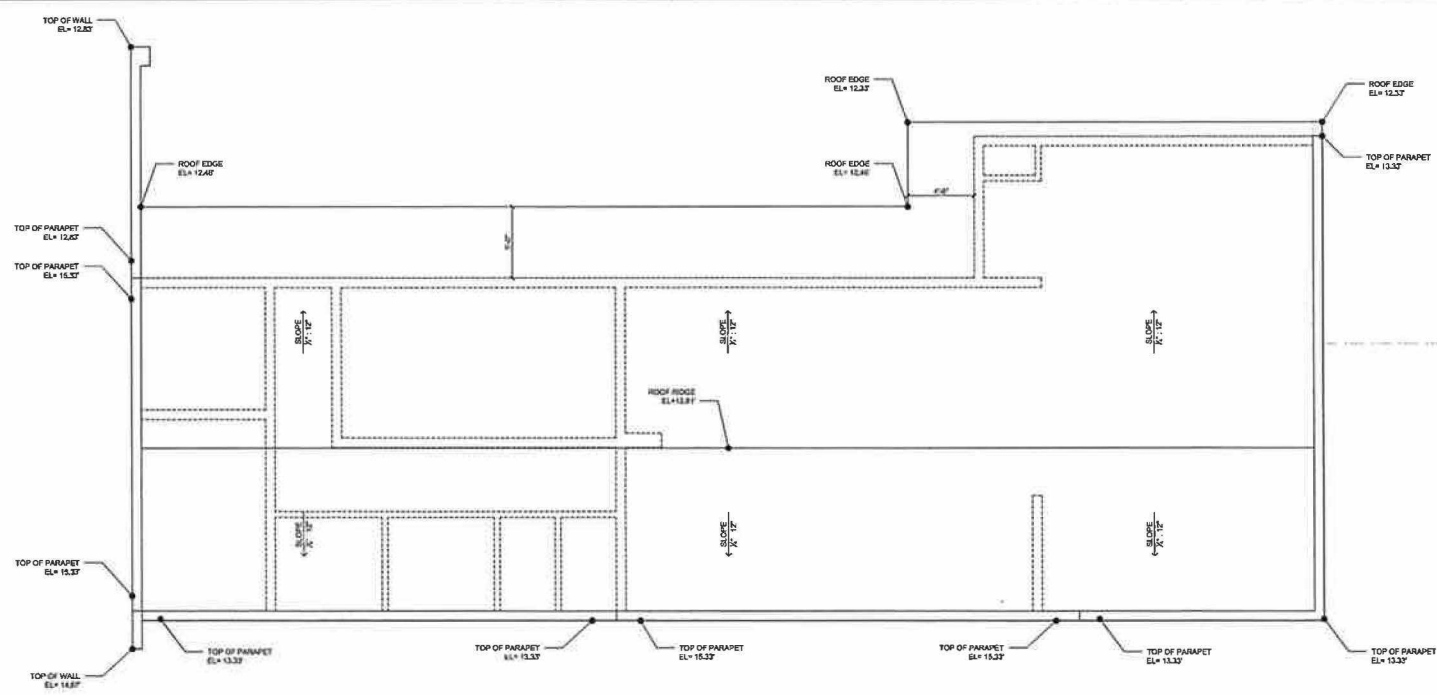
CONSULTANT



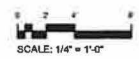
BRAWLEY CUP
270 US Highway 86,
Brawley, CA 92227

AFFILIATE

270 US HWY 86 LLC
270 US Highway 86,
Brawley, CA 92227



1 ROOF PLAN - EXISTING / PROPOSED
SCALE: 1/4\"/>



ROOF PLAN NOTES

- The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual field conditions.
- Vertical dimensions shall take precedence over horizontal dimensions and shall be verified on the job site. On site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
- The Contractor or Sub-Contractor shall apply TLODN if any conflicts or discrepancies occur between this information on the plan and actual field dimensions.
- Any discrepancies with this drawing affecting project layout shall be brought to the attention of TLODN. Do not proceed with work until written or verbal instructions are issued by TLODN.
- Elevation points are relative to grade level as of

- DIMENSIONS**
- EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)
 - INTERIOR WALL DIMENSIONS TO CENTERLINE OF STUD (U.N.O.)
 - CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CL.

ROOF PLAN LEGEND

- SLOPE
OUTLINE OF WALLS BELOW
ROOF SLOPE INDICATOR

DATE	DESCRIPTION
01.19.21	Rev. 01 - JAC, CUP, Submittal
02.24.21	Rev. 02 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 03 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 04 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 05 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 06 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 07 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 08 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 09 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 10 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 11 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 12 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 13 - JAC, CUP, Submittal - Fin. Screen
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03.03.21	Rev. 40 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 41 - JAC, CUP, Submittal - Fin. Screen
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03.03.21	Rev. 98 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 99 - JAC, CUP, Submittal - Fin. Screen
03.03.21	Rev. 100 - JAC, CUP, Submittal - Fin. Screen

ROOF PLAN -
EXISTING/
PROPOSED

A105

TECHNE
DESIGN | DEVELOPMENT

2834 Uplight Ave., San Diego, CA 92104
info@techne.com sunshinestarchitect.org
619-940-5814 619-681-5814

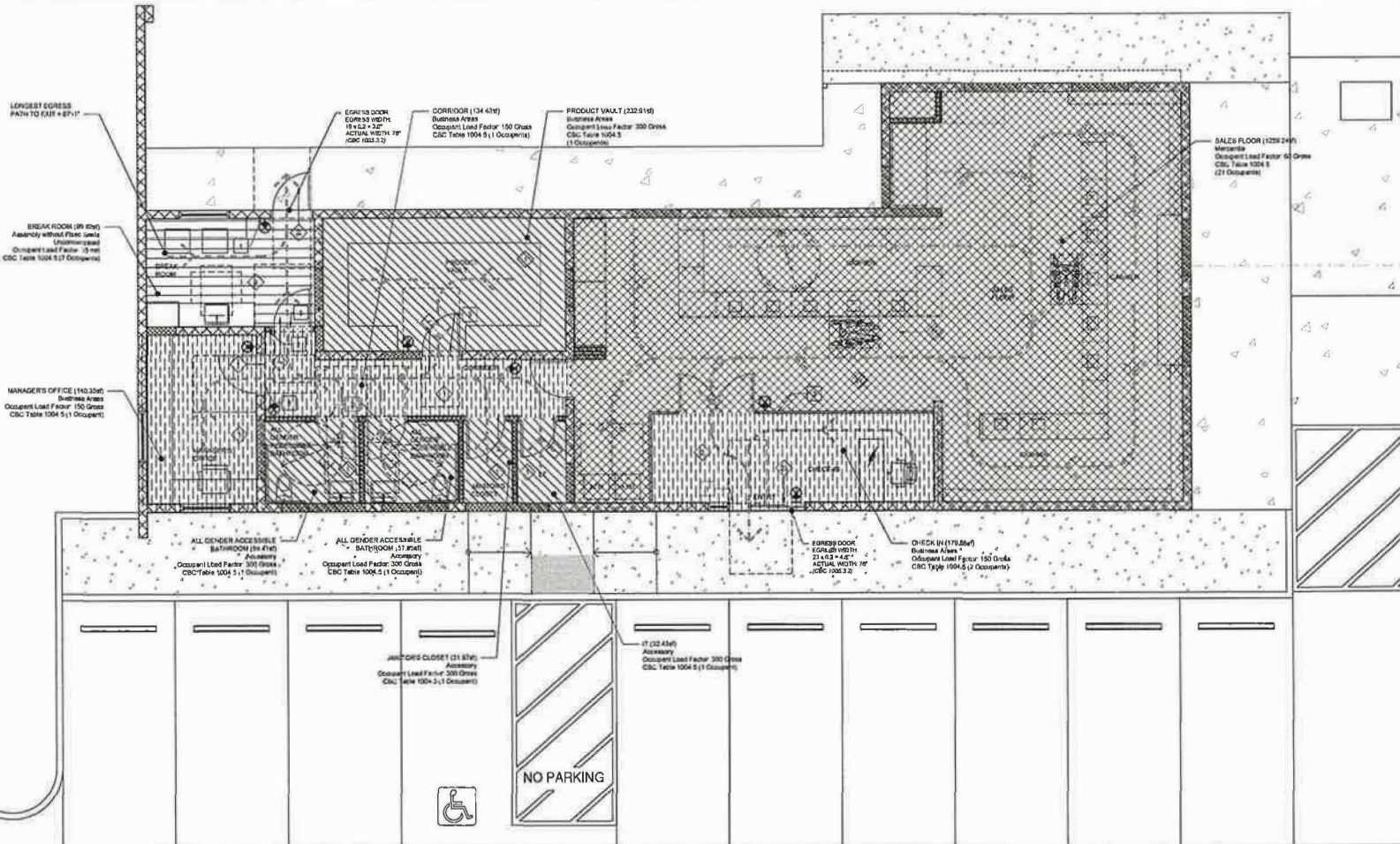
SCHEMATIC



BRAWLEY CUP
270 US Highway 86,
Brawley, CA 92227

APPLICANT

270 US HWY 86 LLC
270 US Highway 86,
Brawley, CA 92227



EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - Accessible routes shall comply with CBC Section 11B-402.1, including surfaces shall provide clearances complying with CBC Section 11B-402.3. The running clear of walking surfaces shall not be deeper than 1/8". The cross clear of walking surfaces shall not be deeper than 1/8" per CBC Section 11B-402.3. Except as provided in CBC Sections 11B-402.3.2 and 11B-402.5.5, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridors serving an occupant load of 50 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.

MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit, the exit passageway, and the exit discharge. Means of egress shall comply with CBC Chapter 10.

DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided. Where occupants from assembly areas egress through a primary exit, the calculated occupant load for the primary exit shall include the total occupant load of the primary space plus the number of occupants egressing through it from the assembly areas.

MINIMUM EGRESS WIDTH - The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the sum of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. [CBC Sec. 1005.3]

DOOR ENGAGEMENT - Doors, when fully opened, and hardware shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1/2 inches (12.7 mm) on each side. [CBC Sec. 1005.7]

EGRESS - Egress doors must be readily operable from egress side without use of a key or any special knowledge or effort. [CBC Sec. 1010.1.6] Unlatching any door or leaf shall not require more than one operation. [CBC Sec. 1010.1.6.6]

EXIT SIGNS - Exit signs shall be internally and externally illuminated at all times. Externally illuminated exit signs shall be connected to an emergency power system (batteries, unit equipment or on-site generator) that will automatically illuminate the exit signs for a duration of not less than 90 minutes in case of primary loss. [CBC Sec. 1013.1, 1013.6]

EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated to a level of not less than 1 foot-candle (11 lux) at the walking surface at all times the building space served by the means of egress is occupied. [CBC Sec. 1009.3.1]

ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises electrical supply. [CBC Sec. 1009.3]

In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit escape walkways and ramps;
2. Exit discharge;
3. Vertical and stairs on the level of discharge used for exit discharge in accordance with CBC Section 1008.1;
4. Exit discharge;
5. Exit discharge as required by CBC Section 1010.1.6 for exit doorways that lead directly to the exit discharge. [CBC Sec. 1009.3.2]
6. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC Section 2702. [CBC Sec. 1009.3.4]

illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06

foot-candle (6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. [CBC Sec. 1009.3.1]

The facility will not utilize delayed egress components or systems.

EGRESS OCCUPANT LOAD (per CBC 1004.5)

PROPOSED THEATRE SEATING OCCUPANCY			
Room Name	Room Area (sq. ft.)	Assembly type per ASCE 101	Occupant Load
Assembly Room	1,259	Assembly	150
Office	1,259	Assembly	150
Office	1,259	Assembly	150
Office	1,259	Assembly	150
Office	1,259	Assembly	150
Office	1,259	Assembly	150
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1 SOUTH ELEVATION



2 WEST ELEVATION



3 WEST ELEVATION



4 WEST ELEVATION

ELEVATION NOTES

1. No exterior modifications are being proposed.

TECHNE

DESIGN | DEVELOPMENT

2934 Lincoln Ave., San Diego, CA 92104
 techneus.com sustainableproject.org
 619-940-5814 619-595-5814

COPYRIGHT NOTES



BRAWLEY CUP
 270 US Highway 86,
 Brawley, CA 92227

APPLICANT

270 US HWY 86 LLC
 270 US Highway 86,
 Brawley, CA 92227

01	05.12.2017	1st CUP Submittal
02	06.26.2017	1st CUP Permit Application - City of Brawley
03	06.29.2017	1st CUP Permit Application - City of Brawley
DATE DATE DESCRIPTION		
PROJECT NO. 2513		
CAD DWG FILE: 0001		
DRAWN BY: AS, SV, DC, JA, MD, LG		
CHK'D BY: AS		
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SHEET TITLE		
EXTERIOR ELEVATIONS - EXISTING		
A201		
SHEET	11	OF 12

EEC ORIGINAL PKG



1 WEST ELEVATION



2 EAST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

ELEVATION NOTES

1. No exterior modifications are being proposed.

TECHNE
DESIGN | DEVELOPMENT
2814 Lincoln Ave., San Diego, CA 92104
techneusa.com email@techneusa.org
619-940-5814 313-595-5814

CONSULTANTS



BRAWLEY CUP
270 US Highway 86,
Brawley, CA 92227
APPLICANT
270 US HWY 86 LLC
270 US Highway 86,
Brawley, CA 92227

REVISION	DATE	DESCRIPTION
01	08.18.20	1st CUP SUBMITTAL
02	08.24.20	1st CUP PRELIMINARY / PRE-SUBMIT
03	09.08.20	1st CUP PRELIMINARY / PRE-SUBMIT
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**EXTERIOR
ELEVATIONS -
EXISTING**

A202

SHEET 13 OF 12

EEC ORIGINAL PKG

EXHIBIT 'A'

That portion of Tract 197, Township 13 South, Range 14 East, San Bernardino Base and Meridian, in the County of Imperial, State of California, according to the United States Official Plat of Resurvey approved and on file in the United States Land Office described as follows:

Beginning at the Northeast corner of said Tract 197;

Thence South 0° 03' East along the Easterly line of said Tract 197, 660 feet to the true point of beginning;

Thence continuing South 0° 03' East along said Easterly line 442.20 feet;

Thence South 89° 57' West 289.74 feet;

Thence South 0° 01' West 51.02 feet to the center line of New River being the most Northerly point of the property conveyed to John F. Schumacher by deed recorded November 8, 1950 in Book 796 Page 130 of Official Records;

Thence South 30° 18' 30" West, which follows the center line of New River 789.82 feet;

Thence South 19° 52' 15" West 209.47 feet to the most Northerly right(s) of way line on State Highway 99;

Thence North 84° 12' 30" West along said right(s) of way 259.90 feet;

Thence North 5° 37' 30" East 35 feet;

Thence North 78° 29' 48" West 90.59 feet;

Thence North 21° 25' East 348 feet;

Thence North 0° 13' West 968.49 feet;

Thence North 89° 57' East 979.56 feet to the true point of beginning;

Excepting any part conveyed to the State of California by deed recorded September 30, 1952 in Book 845 Page 576 of Official Records.

APN: 046-280-008-000

\$ 1.00

IMPERIAL COUNTY
HEALTH DEPT.

APPLICATION FOR PERMIT TO INSTALL SEWAGE DISPOSAL SYSTEM

MAR 30 PAID

Applicant: Carl H. Smith Date: 3-30-60
Address: P.O. Box 1315 Brawley
N.W. Side New River & Hwy 99 Brawley 20 acres
Expected Status: Lot Bl
Number of Bedrooms: 10 Type of Structure: 10 Mobile Homes
Address: New River and Hwy 99 Brawley
Name of Contractor: State of California
Signature of Owner or Contractor: Carl H. Smith

PROPERTY SYSTEM

A. Septic Tank

1. 3500 gallons - Liquid capacity of tank.
2. 10 feet - Minimum distance from all buildings and structure.
3. 10 feet - Minimum distance from all property lines.

B. Sub-surface Disposal System

1. 100-100 feet - Minimum total length of disposal trenches.
2. 3 feet - Minimum trench width (18" minimum).
3. 2 1/2 feet - Maximum trench depth (36" maximum).
4. 100 feet - Maximum length of each trench (100' maximum).
5. 6 feet - Minimum distance between laterals (6' minimum).
6. 10 feet - Minimum distance from all property lines (10' minimum).
7. 1 1/4 feet - Diameter of drainage tile (1 1/4" minimum).
8. 1 1/2 inch - Joints with upper half covered with tar paper (3/4" maximum).
9. Level inch - Fall of laterals per 100' (6" maximum; 2 to 4 recommended).
10. 2 inch - Commercial grade of crushed rock (6" minimum below & 2" minimum above).

C. Seepage Pit

1. 4 feet minimum diameter.
2. 4 feet minimum depth.
3. 1 minimum number to be installed.

D. Other Type Sub-surface System To Be Installed

1. 600 SEFT surface disposal bed.
2. 100 sand filter trench.
3. 100 sub-surface sand filter.
4. 100 combination of any of above systems.
5. 100 specify combination of above type to be installed:
6" ROCK THROUGHOUT BOTTOM TRENCH 100' X 6"

E. Distance from Water Supply: Septic Tank ☒ Seepage Pit ☐ Tile Field ☐

NOTE: Please attach drawing of proposed system and percolation rate test if one has been conducted.

F. PERCOLATION TESTS:

1. Subject to submission of percolation rate tests.
2. 2 MIN. PERCOLATION TEST

Approved For Use: 3-30-60

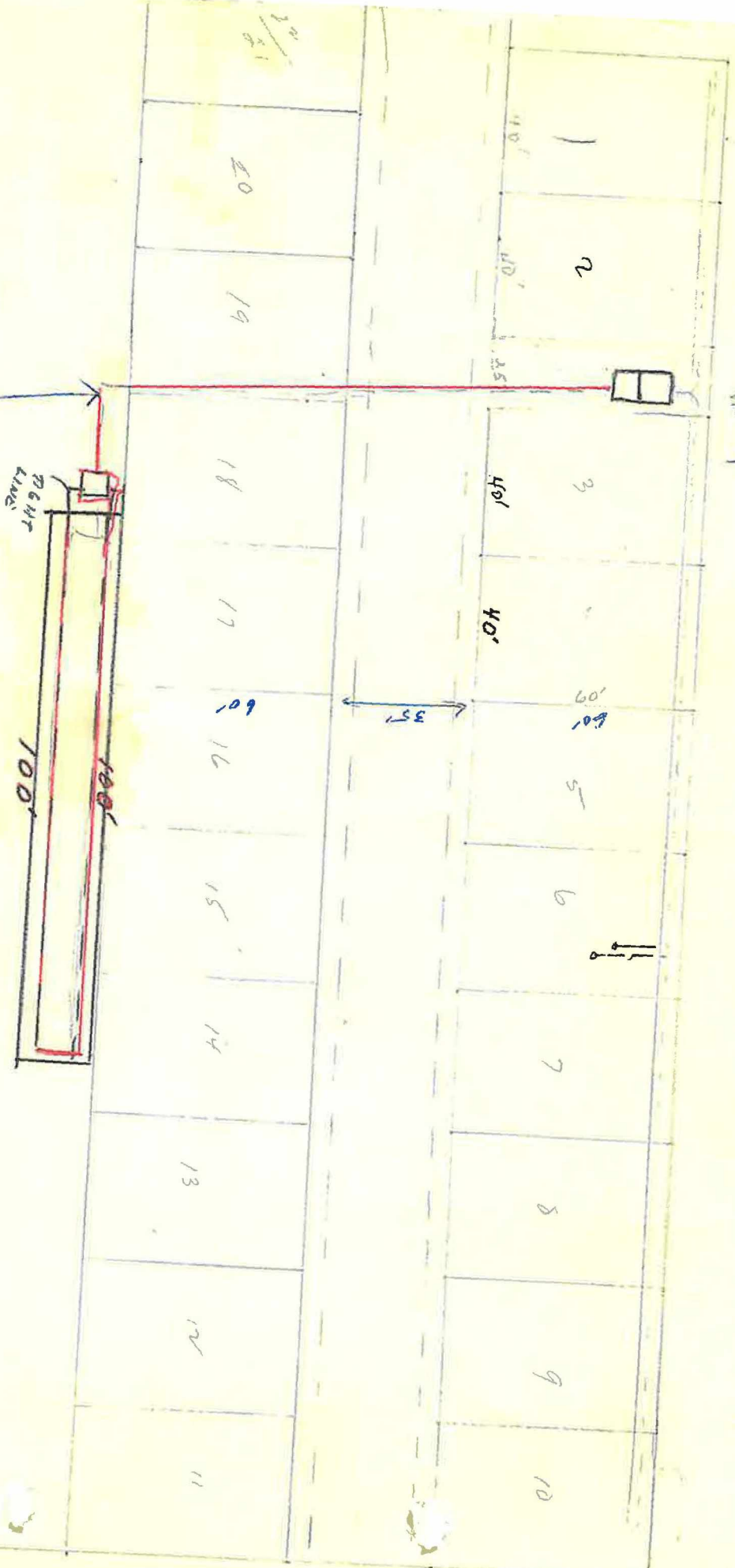
P-20-60

B-1

By: Richard E. Carson

Permit issued 3-30-60 by hbc

100' x 100' parcels



Site Plan

5.6-1 Shurade Area. Dupied Corp.
 3500 GAL TANK. SUBSURFACE
 500 SQ FT. FILTER BEDS
 10 SITES

Earl A. Smith

Highway 99 & New River

Barrett