

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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Project Title: 270 US HWY 86, LLC Cannabis Storefront facility

Lead Agency: Imperial County Planning and Development Services Department Contact Person: Rocio Yee, Planner II
 Mailing Address: 801 Main Street Phone: 442-265-1736
 City: El Centro Zip: 92243 County: Imperial

Project Location: County: Imperial City/Nearest Community: Brawley
 Cross Streets: US State Hwy 86 Zip Code: 92227

Longitude/Latitude (degrees, minutes and seconds): 115 ° 33 ' 27.4602 " N / 32 ° 58 ' 52.924 " W Total Acres: 19.15

Assessor's Parcel No.: 046-280-008 Section: 13-14 Twp.: 13S Range: 14E Base: SBBM
 Within 2 Miles: State Hwy #: HWY 86 Waterways: All-American Canal
 Airports: None Railways: None Schools: None

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 2267 Acres 0.052 Employees 9
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

| | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Existing Building /C-2-U (Medium Commercial within Urban Boundaries) /Urban

Project Description: (please use a separate page if necessary)

Please see attached...

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Imperial County Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 1, 2026 Ending Date April 30, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Jilette J. Yousif
Address: _____ Address: 1650 Emerald Point Court
City/State/Zip: _____ City/State/Zip: El Cajon, CA 92019
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: _____

Date: 3-30-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.