



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

POSTED

JUL 19 2022

NOTICE OF INTENT

Imperial County Clerk-Recorder
California

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for CUP #21-0023 (Initial Study #21-0039) Community Veteran of Imperial County, LLC, dba as The Cake House Project, pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

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

APPLICANT: Community Veteran of Imperial County, LLC, dba as The Cake House Project

PROJECT LOCATION: 611 Sidewinder Road, Winterhaven, CA 92283-9500

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

PROJECT DESCRIPTION: The applicant is proposing a 2,625 square foot Adult Use/Medicinal commercial cannabis retail space, with delivery

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday, September 14, 2022, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: 07/19/22 to 08/12/22 at 5:00 p.m.

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

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

Jim Minnick, Director
Planning & Development Services

POST FOR 20 DAYS

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

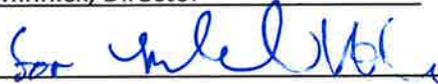
Initial Study: #21-0039 (Community Veteran of Imperial County, LLC, dba as The Cake House Project) Date: 07/19/2022

Project type/name: Conditional Use Permit #21-0023

Applicant's name: Community Veteran of Imperial County, LLC, dba as The Cake House Project

Applicant's address: 611 Sidewinder Road, Winterhaven, CA 92283-9500

Name of person preparing Initial Study: Jim Minnick, Director

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 056-470-009-000
- b. Street address: 611 Sidewinder Road, Winterhaven, CA 92283
- c. Cross street: Sidewinder Road and Frontage Road
- d. Township/Section/Range: Township 16 South, Range 21 East, SBBM
- e. Project area (acres) : +/- 3.3 Acres

II. General Plan Consistency

- a. General Plan Designation. Recreation/Open Space
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. C-2 (General Commercial)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North C-2/S-2, East C-2/S-2, South/West M-1

- i. Is proposal consistent with the site's existing or proposed zoning? Yes

- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes

- k. Is the proposal consistent with a Specific Plan for the area? N/A

- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes

- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes

Comments: (if any)

None.
