



# 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 #21-0018 (Initial Study #21-0026) 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:** 1073 N. Imperial Highway, Ocotillo, CA 92259

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

**PROJECT DESCRIPTION:** The applicant is proposing a 1,400 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](mailto: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 #21-0026 (Community Veteran of Imperial County, LLC, dba as The Cake House Project) Date: 07/19/2022

Project type/name: Conditional Use Permit #21-0018

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

Applicant's address: 1073 N. Imperial Highway, Ocotillo, CA 92259

Name of person preparing Initial Study: Jim Minnick, Director

Signature of person preparing Initial Study: 

**I. Project Information**

- a. Assessor's Parcel Number: 033-574-003-000
- b. Street address: 1073 N. Imperial Highway, Ocotillo, CA 92259
- c. Cross street: Imperial Highway and Frontage Road
- d. Township/Section/Range: Township 16 South, Range 9 East, SBBM
- e. Project area (acres) : +/- 2.6 Acres

**II. General Plan Consistency**

- a. General Plan Designation. Neighborhood Commercial
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. Community Area (ONCAP)
- f. Existing zoning. C-2 (General Commercial)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North C-2/GS, East R-1-L-40, South C-2  
West R-1-L-40

- 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? Yes  
\_\_\_\_\_
- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes  
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- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes  
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**Comments:** (if any)

None.

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