

Imperial County
Planning & Development Services Department
NOTICE OF PREPARATION OF DRAFT SUPPLEMENTAL EIR
TO THE MCCABE RANCH II SPECIFIC PLAN EIR
FOR THE MCCABE RANCH II TRACT MAP 994 PROJECT AND
NOTICE OF PUBLIC SCOPING MEETING

The Imperial County Planning & Development Services Department intends to prepare a Supplement Environmental Impact Report (SEIR) to the McCabe Ranch II Specific Plan Environmental Impact Report (SCH No. 2008111037) for the proposed McCabe Ranch II Tract Map 994 (Project) in accordance with current County of Imperial Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970 and the State CEQA Guidelines, as described below. The Supplemental EIR will tier off the McCabe Ranch II Specific Plan EIR, which was certified by the County of Imperial in December 2010.

A public scoping meeting for the proposed Supplemental EIR will be held by the Imperial County Planning & Development Services Department at 6:00 PM on June 13, 2024. The scoping meeting will be held at the Board of Supervisors Chambers, 2nd Floor, County Administration Center located at 940 Main Street, El Centro, CA 92243. Comments regarding the scope of the SEIR will be accepted at this meeting. Additionally, comments may be sent to the Planning & Development Services Department, 801 Main Street, El Centro, California 92243, attention Jim Minnick, Director.

PROJECT BACKGROUND: The McCabe Ranch II Specific Plan (SP07-004), which established a framework for the development of a variety of land uses within the approximately 468-acre Specific Plan Area (SPA), was approved by the Imperial County Board of Supervisors (Board) in December 2010. Additionally the Board approved a related Subdivision Tentative Map (TR 00979), which has subsequently expired. As part of the Specific Plan approval, the Board also certified the Final Environmental Impact Report (2010 Final EIR), Mitigation and Monitoring Program (MMRP) and CEQA Findings. The previously certified 2010 Final EIR (2010 Previous FEIR) analyzed the direct, indirect and cumulative changes to the physical environment that would result from development of a maximum of 2,300 single- and multiple-family dwelling units; 19.2-acres of parks; an 8.4-acre business park; 3.2 acres of commercial uses; two (2) elementary school sites for the McCabe Unified and Heber Unified School Districts (28.5 acres combined) and associated public improvements within the McCabe Ranch II SPA ⁽¹⁾.

SUBJECT: McCabe Ranch II Tract Map 994 Project

BOARD OF SUPERVISORS CONSIDERATION: Spring 2025.

¹ Source: McCabe Ranch II Specific Plan Final Environmental Impact Report, Table 3.0-1, Proposed Land Uses. County of Imperial, 2010.

PROJECT LOCATION: McCabe Ranch II Tract Map 994 Project site is an approximately 351.2-acre portion of the 468-acre McCabe Ranch II Specific Plan Area generally located north of the Community of Heber and south of the City of El Centro, in the County of Imperial, California (see **Figure 1, Regional Location and Figure 2, Project Location**). The McCabe Ranch II Tract Map 994 Project site is bounded by McCabe Road on the north, Dogwood Road on the east, State Route 86 (SR-86) on the west, and the western extension of Correll Road on the south. The McCabe Ranch II Tract Map 994 Project site is located in Section 20, Range 14 East, Township 16 South within the U.S. Geological Survey (USGS) Heber, California 7.5-minute topographic.

PROJECT DESCRIPTION: McCabe Ranch Realty, LLC (Applicant) is seeking to process a Subdivision Tentative Map, referred to as the McCabe Ranch II Tract Map 994, for an approximately 351.2-acre portion of the McCabe Ranch II Specific Plan Area to accommodate the phased development of 1,610 residential units (single- and multiple-family units), a 13-acre elementary school site for the McCabe Union School District, parks, roadways, associated utilities, drainage and storm water treatment improvements (**Figure 3, Proposed McCabe Ranch II Tract Map 994**). The McCabe Ranch II Tract Map 994 (Project or proposed Project) is comprised of four (4) parcels; County of Imperial Assessor Parcel Numbers (APNs) 054-130-072, 054-130-076, 054-130-077, and 054-130-078. The Imperial Irrigation District's Date Drain No. 3 and Dogwood Canal both traverse the Project area in a north-south direction.

Development of the proposed McCabe Ranch II Tract Map 994 is proposed to occur in phases (Phase 1A, 1B, 2A, 2B, 3A, 3B, 3C) over a 14 year period between 2025 and 2039 as shown on **Figure 4, Proposed Phasing Plan**. A detailed breakdown of development by phase for the proposed McCabe Ranch II Tract Map 994 is presented on **Table 1**. Development within that portion of the McCabe Ranch II Specific Plan area outside of Tract Map 994, may develop prior to, concurrently with, or subsequent to the Tract Map 994 and is denoted as Phase 4. **Table 2** provides a summary of proposed land uses within the entirety of the Specific Plan Area

The development phasing for of the McCabe Ranch II Tract Map 994, and for the Phase 4 area differs from that identified in the adopted McCabe Ranch II Specific Plan. For this reason, an amendment to the McCabe Ranch II Specific Plan is also proposed. Land uses included in the McCabe Ranch II Specific Plan are shown on **Figure 5**.

Sewer, water, park maintenance, and landscape and lighting maintenance services would be provided by the Heber Public Utility District (HPUD). However, in order for services to be provided, the Specific Plan Area must be annexed into the HPUD. The Project also includes a Development Agreement with the County of Imperial related to the 351.2-ac portion controlled by McCabe Ranch Realty LLC pursuant to Imperial County Land Use Ordinance Title 9, Division 23. The annexation and Development Agreement will also be addressed in the Supplemental EIR.

DESIGNATED AREA PLAN: The Project site is designated as SP (Specific Plan Area) by the General Plan and zoned as Mc Ra 2 SPA (McCabe Ranch II Specific Plan).

BOARD OF SUPERVISORS DISTRICT: District 2, Supervisor, Luis A. Plancarte

ANTICIPATED SIGNIFICANT EFFECTS: The Supplemental EIR will analyze potential impacts associated with the following: Air Quality, Biological Resources, Energy Conservation, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services, Transportation/Traffic, Tribal Cultural Resources, Utilities and Service Systems and Wildfire.

Potential impacts to Aesthetics, Agricultural, Cultural and Paleontological Resources, Geology and Soils, Hazard and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, and Recreation will also be evaluated in the Supplemental EIR. Impacts to these resources are anticipated to similar to those identified in the 2010 Previous Final EIR.

COMMENTS REQUESTED: The Imperial County Planning & Development Services Department would like to know your ideas about the effects this project might have on the environment and your suggestions as to alternatives, mitigation or ways the project may be revised to reduce or avoid any significant environmental impacts. Your comments will guide the scope and content of environmental issues to be examined in the Supplemental EIR . Your comments may be submitted in writing to: Jim Minnick, Director, Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA 92243. Available project information may be reviewed at this location. Due to the limits mandated by State law, your response must be sent at the earliest possible date but no later than June 24, 2024.

NOTICE OF PREPARATION REVIEW PERIOD: May 20, 2024 through June 24, 2024.

TABLE 1. DETAILED DEVELOPMENT BY PHASE, MCCABE RANCH II TRACT MAP 994

PROPOSED LAND USES		PHASE 1 (a)		PHASE 2 (a)		PHASE 3 (a)			TOTALS
		1A	1B	2A	2B	3A	3B	3C	
Development Year		2025 - 2026	2026 -2027	2029 - 2031	2032 - 2033	2034 - 2035	2036 - 2037	2038 - 2039	
RESIDENTIAL DEVELOPMENT									DUs
Single-Family	Density								
Traditional Single Family	5 DU/AC	-0-	-0-	160	134	151	-0-	88	533
Small Lot Single-Family	7 DU/AC	-0-	157	100	-0-	-0-	-0-	-0-	257
Flex Lot Single-Family	9 DU/AC	157	-0-	-0-	-0-	-0-	88	-0-	245
Mini Estate	3 DU/AC	-0-	-0-	-0-	-0-	-0-	-0-	19	19
Estate Lot	2 DU/AC	-0-	-0-	-0-	25	-0-	-0-	-0-	25
Single-Family Subtotal		157	157	260	159	151	88	107	1,079
Multi-Family	Density								
Multi-Family 1 (NW Corner)	20 DU/AC	-0-	-0-	-0-	196	-0-	-0-	-0-	196
Multi-Family 2 (NE Corner)	19 DU/AC	-0-	-0-	-0-	-0-	-0-	335	-0-	335
Multi-Family 3	22 DU/AC	-0-	-0-	-0-	-0-	-0-	-0-	-0-	0
Multi-Family Subtotal		-0-	-0-	196	-0-	151	335	-0-	-0-
TOTAL RESIDENTIAL		157	157	260	355	151	423	107	1,610
NON - RESIDENTIAL DEVELOPMENT									Acres
McCabe Elementary (K-5) School Site		-0-	-0-	12.3	-0-	-0-	-0-	-0-	12.3
Commercial		-0-	-0-	-0-	-0-	-0-	-0-	3.14	-0-
Business Park		-0-	-0-	-0-	-0-	-0-	-0-	-0-	- 0 -
Park/Detention/Greenbelt (inc. IID Easement)		-0-	-0-	-0-	-0-	-0-	-0-	-0-	38.78
Major Collector Roads		-0-	-0-	-0-	-0-	-0-	-0-	-0-	48.3

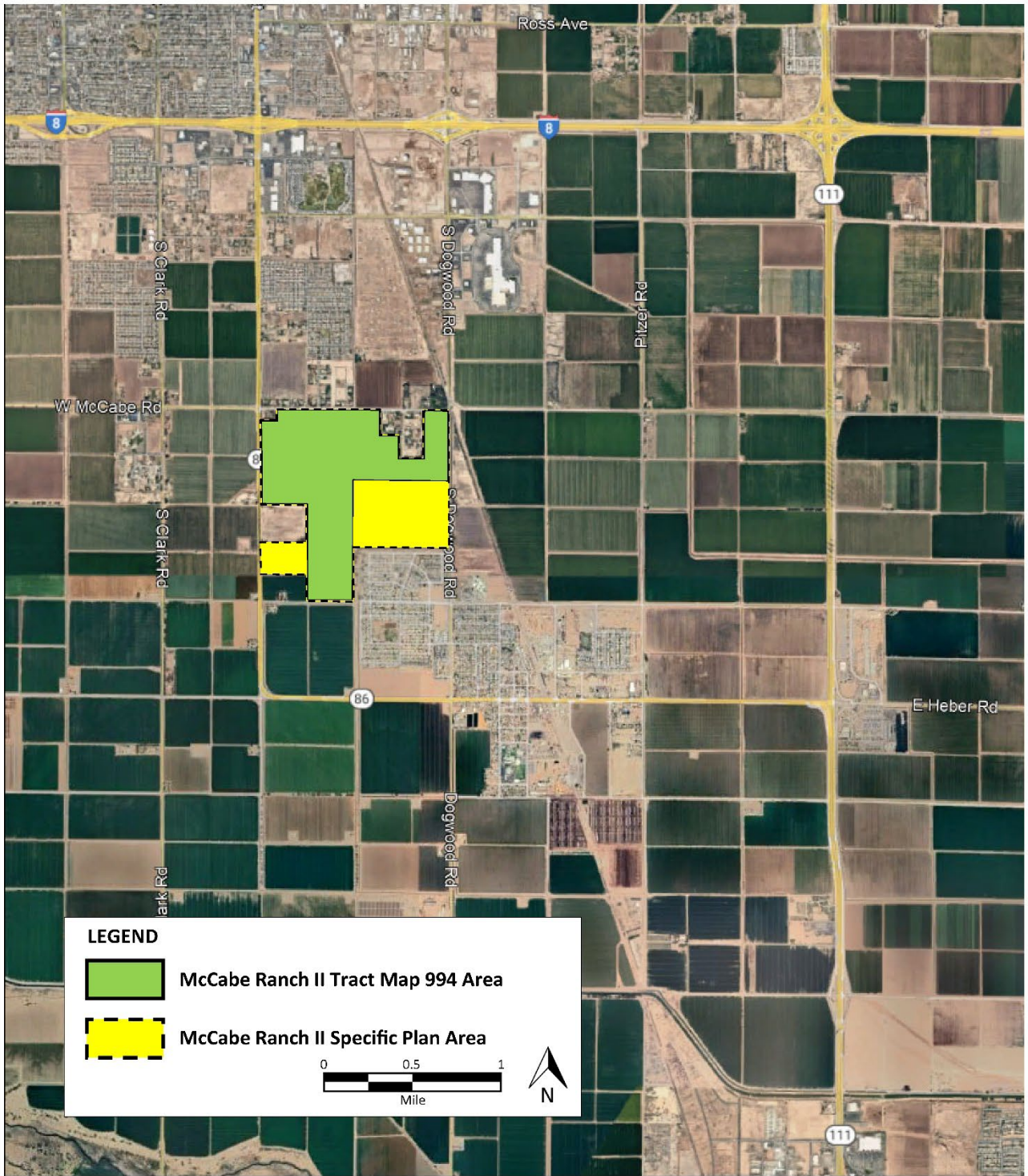
Notes: (a) Denotes property controlled by McCabe Ranch Realty, LLC. Included in TM 994.
 DU = Dwelling Units. AC = Acres -0- = No development during this phase
 Source: McCabe Ranch Realty, April 2024.

TABLE 2. SUMMARY OF LAND USES WITHIN MCCABE RANCH II SPECIFIC PLAN AREA⁽¹⁾

Land Use	Approx. Gross Acres	% of Total Specific Plan Area	Dwelling Units
Residential Uses			
Traditional Lot – Single Family (5,000 SF+)	121.46	25.9	569
Small Lot – Single Family (4,000 SF – 5,000 SF)	58.02	12.4	406
Flex Lot – Single Family (2,000 SF – 4,000 SF)	65.54	14.0	482
Mini-Estate Lot – Single Family (9,000 SF+)	6.72	1.5	19
Estate Lot – Single Family (20,000 SF+)	19.85	4.2	25
Single Family Subtotal	271.59	58.0	1,501
Multi-Family 1 (Northwest Corner)	9.82	2.0	196
Multi-Family 2 (Northeast Corner)	17.57	3.8	335
Multi-Family 3	12.2	2.6	268
Multi-Family Subtotal	39.59	8.4	799
Residential Uses Subtotal	311.18	66.4	2,300
Non-Residential Uses			
Business Park	9.41	2.0	-0-
Commercial	3.14	0.7	-0-
Elementary School Site (McCabe)	12.3	2.6	-0-
Elementary School Site (Heber)	16.29	3.5	-0-
Non-Residential Uses Subtotal	41.14	8.8	
Open Spaces/Recreation			
Parks / Detention / Greenbelts (incl IID easement)	62.3	13.3	
Open Space/Recreation Subtotal	62.38	13.3	
Major Collector Roads Subtotal	53.62	11.5	
GRAND TOTAL	468.32	100	2,300

Notes: (a) Includes properties controlled by McCabe Ranch Realty, LLC. (McCabe Ranch II TM 994) as well as property under separate ownership (not controlled by McCabe Ranch Realty LLC).

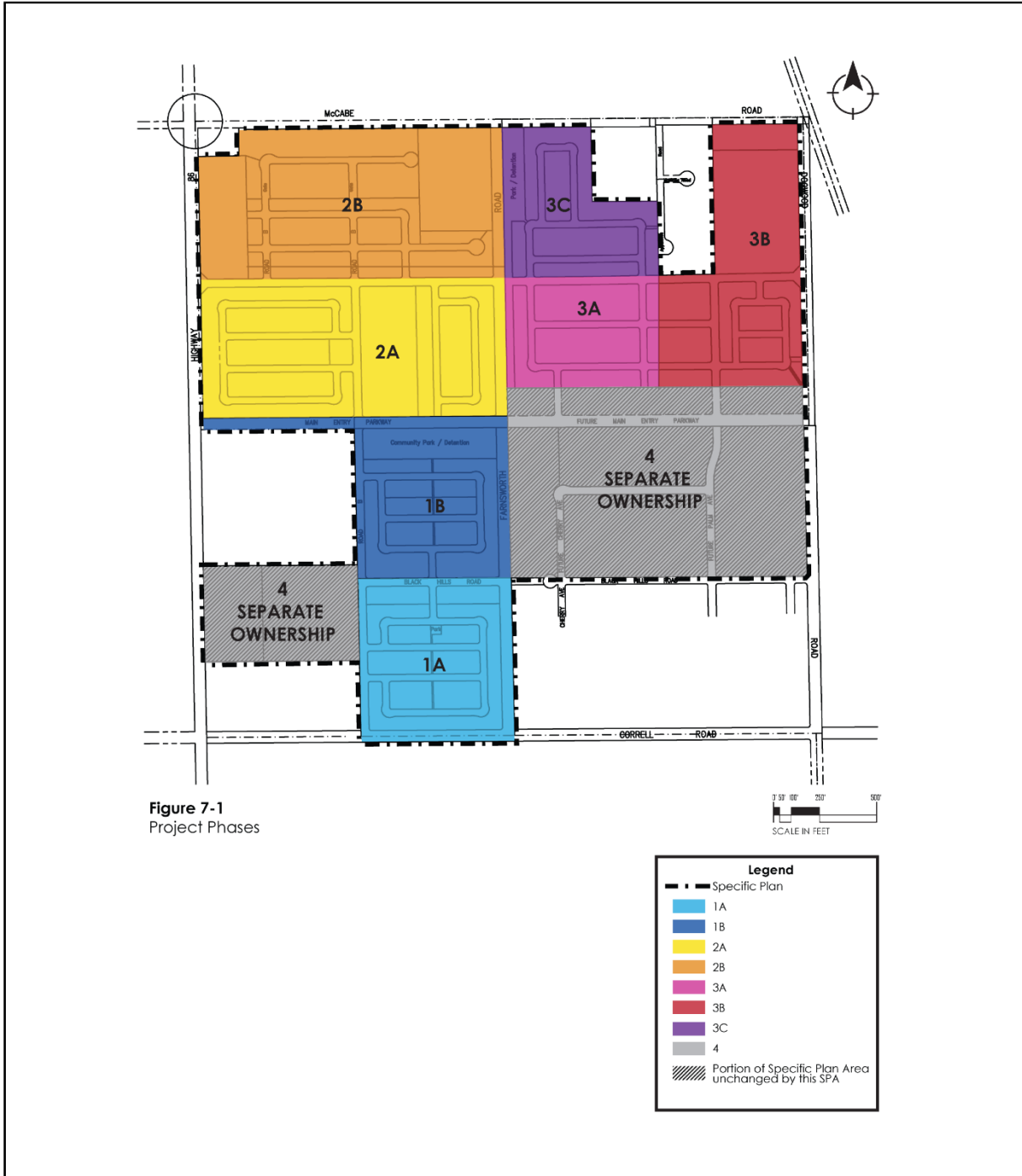
Source: McCabe Realty, LLC, April 2024.



Source: McCabe Realty, LLC, 2024

Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2





Source: McCabe Realty, LLC, 2024



Proposed Phasing Plan McCabe Ranch II Tract Map 994 (TR000994) Figure 4



Source: McCabe Realty, LLC, 2024

McCabe Ranch II Specific Plan Land Uses
McCabe Ranch II Tract Map 994 (TR000994)
Figure 5

