

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

SCH #

Project Title: McCabe Ranch II Tract Map 994

Lead Agency: Imperial County Planning and Development Services Department Contact Person: David Black
 Mailing Address: 801 Main Street Phone: 442.265.1736
 City: El Centro Zip: 92243 County: Imperial

Project Location: County: Imperial City/Nearest Community: Heber
 Cross Streets: McCabe Road/State Route 86 Zip Code: 92249

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 48.5 " N / 115 ° 32 ' 32.7 " W Total Acres: 351.2
 Assessor's Parcel No.: 054-130-072, 054-130-076, 054-130-077, and 054-130-078 Section: 20 Twp.: 16 S Range: 14 E Base: SBBM
 Within 2 Miles: State Hwy #: SR-86 Waterways: Imperial Irrigation District's Date Drain #3 and Dogwood Lateral Canal
 Airports: None Railways: Union Pacific Railroad Schools: Heber Dogwood Elementary

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 1610 Acres _____ Transportation: Type local collector roads
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: 12.3 acre school site Hazardous Waste: Type _____
 Recreational: park and open space areas including community, neighborhood and mini-parks Other: drainage and storm water treatment improvements
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Various phases of active agricultural use/Mc Ra 2 SPA (McCabe Ranch II Specific Plan)/SP (Specific Plan Area)

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

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 12.3-acre elementary school site for the McCabe Union School District, parks, roadways, associated utilities, drainage and storm water treatment improvements. Implementation of Tract Map 994 will require an amendment to the McCabe Ranch II Specific Plan approved by the Imperial County Board of Supervisors in December 2010.

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.

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 type="checkbox"/> Air Resources Board | <input checked="" 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 # 11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 7 |
| <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 checked="" type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input 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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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 Irrigation District</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>US Army Corps of Engineers</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 20, 2024 Ending Date June 24, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Willis Environmental Planning</u>	Applicant: <u>McCabe Ranch Realty, LLC</u>
Address: <u>238 Sychar Road</u>	Address: <u>3800 Howard Hughes Parkway, Ste 1230</u>
City/State/Zip: <u>San Diego/CA/92114</u>	City/State/Zip: <u>LAS VEGAS, NV 89169</u>
Contact: <u>Christina J. Willis</u>	Phone: <u>(858) 414-9928</u>
Phone: <u>619.925.2836</u>	

Signature of Lead Agency Representative:  Date: 5-13-2024

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