Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

November 7, 2025
SCH Number: 2024050879
McCabe Ranch II TM 994

State Clearinghouse
Governor's Office of Land Use and Climate Innovation
state.clearinghouse@lci.ca.gov

SUBJECT: Request for Extension of Public Review Period to December 26, 2025

Dear State Clearinghouse:

The Notice of Availability (NOA) for the McCabe Ranch II TM 994 Draft Supplemental Environmental Impact Report (SCH No. 2024050879) states that the public review period starts on October 30, 2025, and ends on December 19, 2025. The County of Imperial is requesting an extension of the public review period to December 26, 2025.

This request is due to inconsistencies during the NOC Form's transcription into the CEQA Submit system.

Therefore, the public review period for the McCabe Ranch II TM 994 Draft Supplemental Environmental Impact Report has been extended to December 26, 2025. The NOA has been revised to reflect the extension to December 26, 2025, and is attached to this letter.

We kindly request that the CEQAnet database be updated to indicate that December 26, 2025, is the end of the public and state review period.

Respectfully submitted,

By: _____

Michael Abraham
ICPDS, Assistant Director

Imperial County
Planning & Development Services Department

REVISED NOTICE OF AVAILABILITY **(NOA)** OF DRAFT SUPPLEMENTAL EIR
FOR THE MCCABE RANCH II SPECIFIC PLAN AND TRACT MAP TM 994 PROJECT
EXTENSION OF PUBLIC REVIEW PERIOD TO DECEMBER 26, 2025

NOTICE IS HEREBY GIVEN that the Imperial County Planning & Development Services Department, as lead agency, is noticing for public review a Draft Supplemental Environmental Impact Report (SEIR) in accordance with the California Environmental Quality Act (CEQA) for the proposed McCabe Ranch II Specific Plan and Tract Map 944 Project as described below:

PROJECT TITLE: Supplemental Environmental Impact Report (SEIR), McCabe Ranch Specific Plan II and Tract Map 994 Project.

Project Background: The current McCabe Ranch II Specific Plan, 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, which has subsequently expired.

Project Description: McCabe Ranch Realty, LLC (Applicant) is seeking to process a new 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. 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.**

PROJECT LOCATION: The McCabe Ranch II Tract Map 994 (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. Dogwood Road runs along the east side of the project and US Highway 86 borders the west side. W. McCabe Road runs along the north side of project and the western extension of Correl Road will run along the south side of the project.

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

BOARD OF SUPERVISORS DISTRICT: District 2, Supervisor Martha Cardenas Singh

ANTICIPATED SIGNIFICANT EFFECTS: The Supplemental EIR tiered off the McCabe Ranch II Specific Plan EIR, which was certified by the County of Imperial in December 2010. The Supplemental EIR analyzed 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 have also been evaluated in this Supplemental EIR.

COMMENTS REQUESTED: Written comments regarding the Draft SEIR should be directed to David Black, Planner IV, Imperial County Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 and must be received **no later than** December 26, 2025 (public review period is from October 30, 2025, through December 26, 2025).

The Final Supplemental (S)EIR will address and incorporate public input and comments for consideration by the Imperial County Planning Commission and Board of Supervisors at future public meetings.

For environmental review information for this project, please contact David Black at (442) 265-1736.

This notice will be published in the Imperial Valley Press on November 8, 2025.