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 # 2024050879

Project Title: McCabe Ranch II Tract Map

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: 92243

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ′ 55.4 ″ N / -115 ° 32 ′ 53.1 ″ 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.: 16S | Range: 14E | Base: SBBM

Within 2 Miles: State Hwy #: SR-86 | Waterways: Imperial Irrigation District's Date Draion #3 and Dogwood Lateral Canal

Airports: None | Railways: Union Pacific Railroad | Schools: Heber Dogwood Elementary

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☒ Supplement/Subsequent EIR (Prior SCH No.) 2008111037 ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☒ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 1610 Acres 311.18
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 10,000 Acres 3.14 Employees 60
☒ Industrial: Sq.ft. 183000 Acres 9.41 Employees 100
☒ Educational: 12.3 acre elementary school site
☒ Recreational: Park and open space areas - community, neighborhood, mini-parks
☐ Water Facilities: Type MGD

☒ Transportation: Type Local road improvements
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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 TM 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.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of	X	Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 11		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 7
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
X	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 6		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Imperial Irrigation District, Heber Public Utilities District
	Housing & Community Development	X	Other: USACE, Heber and McCabe Elementary School Districts, Central Union HS District
X	Native American Heritage Commission		

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

Starting Date October 30 2025 Ending Date December 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Willis Environmental Planning
Address: 238 Sychar Road
City/State/Zip: San Diego/CA/92114
Contact: Christina Willis
Phone: 619 925 2836

Applicant: McCabe Ranch Realty LLC
Address: 3800 Howard Hughes Parkway, Suite 1230
City/State/Zip: Las Vegas/NV/89169
Phone: 858 414 9928

Signature of Lead Agency Representative: _____ **Date:** 10-30-25

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