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: West 70 Micro Estates Project

Lead Agency: City of Imperial — Contact Person: Othon Mora

Mailing Address: 420 S. Imperial Avenue — Phone: (760)355-1152

City: Imperial — Zip: 92251 — County: Imperial

Project Location: County: Imperial — City/Nearest Community: El Centro

Cross Streets: Neckel Road and la Brucherie Road — Zip Code: 92251

Longitude/Latitude (degrees, minutes and seconds): 32 ° 86 ' ____ " N / -115 ° 58 ' ____ " W Total Acres: 70.75

Assessor's Parcel No.: 063-010-059-000 — Section: ____ Twp.: ____ Range: ____ Base: ____

Within 2 Miles: State Hwy #: 86 — Waterways: Salton Sea Transboundary Watershed

Airports: Imperial County Airport — Railways: Souther Pacific RR — Schools: Imperial High School, Frank Wright Middle School

Document Type:

CEQA: ☒ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ 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 794 Acres 70.75

☐ Office: Sq.ft. ____ Acres ____ Employees ____

☐ Commercial: Sq.ft. ____ Acres ____ Employees ____

☐ Industrial: Sq.ft. ____ Acres ____ Employees ____

☐ Educational: ____

☒ Recreational: five 0.25 acre parks

☐ Water Facilities: Type ____ MGD ____

☐ Transportation: Type ____

☐ 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: ____

Present Land Use/Zoning/General Plan Designation:

Urban Area

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

The project would develop a 70.75-acre project site located northwest of the intersection of Neckel Road and La Brucherie Road, as well as a segment of land east of La Brucherei Road on APN 063-010-059-000. The project site is surrounded by existing development to the east and south and agricultureal fields to the north and west. The site is located within theCounty of Imperial adjacent tot he City's northern boundary, within the City's sphere of influence. The project site is currently designated as Urban Area on the County's General Plan Land Use Map.

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**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
S	California Highway Patrol	____	Pesticide Regulation, Department of
S	Caltrans District # 11	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	S	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
____	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	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
S	Fish & Game Region # 5	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other:
X	Housing & Community Development	____	Other:
S	Native American Heritage Commission		

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

Starting Date September 29, 2025 Ending Date October 29, 2025

Lead Agency (Complete if applicable):

Consulting Firm: RECON Environmental
Address: 3111 Camino del Rio North, Suite 600
City/State/Zip: San Diego, CA 92108-5726
Contact: Nick Larkin, Environmental Program Manager
Phone: (619)308-9333 ext. 144

Applicant: West 70 Group LLC
Address: 341 Crown Court, Imperial, CA 92251
City/State/Zip: Imperial, CA 92251
Phone: (858)361-7257

Signature of Lead Agency Representative: **Date:** 9/22/25

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