Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

Date: September 22, 2025

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Persons

Lead Agency: City of Imperial, Community Development Department
420 South Imperial Avenue
Imperial, CA 92251

Project Title: West 70 Micro Estates Project

Project Location: Northwest of the intersection of Neckel Road and La Brucherie Road and east of La Brucherie Road on Assessor's Parcel Number 063-010-059.

NOTICE OF PREPARATION (NOP): The City of Imperial (City) is sending notice in accordance with the California Environmental Quality Act (CEQA), that an Environmental Impact Report (EIR) will be prepared for the proposed West 70 Micro Estates Project (hereafter, "project"). The City is seeking input from the public and agencies on the potential environmental impacts of the project. The general public is also encouraged to provide input on the scope of the EIR.

SCOPING MEETING: On October 9, 2025 starting at 3:00 p.m., the City's Community Development Department will conduct a public scoping open house to solicit input and comments from public agencies and the general public on the proposed scope of the environmental analysis for the project. The Scoping Meeting will be held at the Imperial Community Development Building, located at Imperial City Hall, 420 South Imperial Avenue, Imperial, California 92251. The meeting will run from 3:00 p.m. to 5:00 p.m. This meeting will be in an open-house format. During the meeting, interested parties may drop in to obtain information about the project and submit written comments on the scope of the EIR. Representatives from the City's Community Development Department and the EIR consultant will be available to address questions regarding the EIR process.

NOP COMMENT PERIOD: Due to the time limits mandated by state law, your comments on the scope of the EIR must be received by the City no later than the close of the NOP review period, which ends on October 29, 2025. The NOP comment period runs from September 29, 2025 to October 29, 2025. Please send your written comments to the City of Imperial Community Development Department:

Contact: Othon Mora
E-Mail: omora@cityofimperial.org

PROJECT DESCRIPTION: 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 Brucherie Road on Assessor's Parcel Number 063-010-059. The project site is surrounded by existing development to the east and south, and agricultural fields to the north and west. The project site is located within the County of Imperial (County) adjacent to the 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. Figure 1 presents the project's regional location and Figure 2 presents the project location on an aerial photograph. Figure 3 presents the proposed site plan.

The project would construct 794 residential units consisting of 492 single-family residential units and 302 multi-family residential units. In support of the single-family residential area, the project would construct five 0.25-acre parks, which would consist of a mix of landscaped areas for general use, play structures for children, basketball courts, and shaded gathering areas. In support of the multi-family residential area, the project would construct an amenity center with a gym, a landscaped park, a pool, and a shaded area for grilling and group gatherings.

Access to proposed residences northwest of the intersection of Neckel Road and La Brucherie Road would be provided via single driveways connecting to Neckel Road and La Brucherie Road. The project would also construct two-lane internal roadways providing access to all residences within this segment of the project. Access to the dwelling units east of La Brucherie Road would be directly from La Brucherie Road. The driveways located east of La Brucherie Road would front two-lane undivided roadways that primarily serve residents. The project would construct a two-way, left-turn lane as part of its frontage improvements at La Brucherie Road to allow for left-turn access to each home driveway east of La Brucherie Road. The project would also provide an eastbound left-turn pocket as part of its frontage improvements at Neckel Road to allow for left-turn access to the project site. The private home driveways or designated parking spaces would offer individual parking for homeowners and their guests.

Implementation of the project would require the following discretionary actions:

Vesting Tentative Map: The project would require approval of a Vesting Tentative Map to subdivide the property into approximately 492 single-family residential lots and one multi-family parcel, along with associated parcels for infrastructure, parks, and open space. The Vesting Tentative Map would comply with the design standards outlined in the proposed West 70 Specific Plan.

General Plan Amendment: The project site is currently designated Urban Area in the County's General Plan. The project would require an annexation from the County to the City and a General Plan Amendment redesignating the project site to Specific Plan to allow both single-family and multi-family residential development.

Zoning Amendment: The project site is currently zoned A2U (Urban Area) by the County. The project would require an annexation from the County to the City and a rezone to Specific Plan to allow both single-family and multi-family residential development. The Specific Plan zoning designation would align with the project's objective to deliver attainable housing to a broader population segment. The rezoning process would incorporate input from community outreach programs to address stakeholder concerns. Efforts have been made to balance community feedback with the necessity of providing affordable housing options while ensuring compatibility with the surrounding area.

Specific Plan: The project would require adoption of the West 70 Specific Plan, which would provide a comprehensive regulatory framework tailored to the community's vision. The West 70 Specific Plan would emphasize affordability, sustainability, and modern living by incorporating innovative design

approaches such as narrower lots and the exclusion of garages, reducing infrastructure costs while maintaining quality. The project would consist primarily of single-family homes, with an additional parcel zoned for multi-family development. The multi-family residential units would feature a unique garden-style hybrid design with detached units, each offering private backyards. Amenities such as parks, trails, and shared open spaces would enhance community livability.

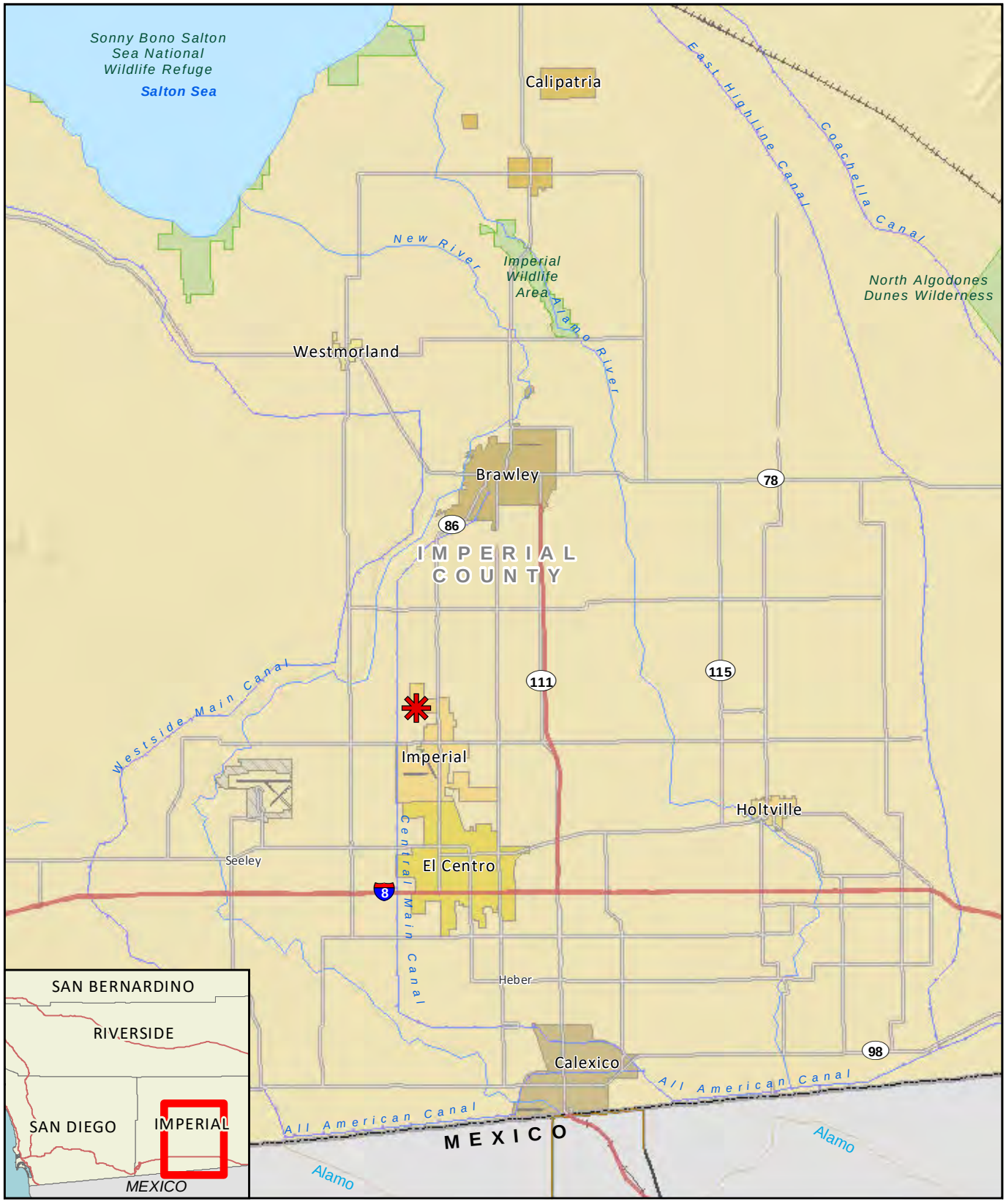
Annexation: The project would require an annexation into the City through the County Local Agency Formation Commission. The project site is currently within the City's sphere of influence; therefore, the proposed annexation aligns with the City's General Plan.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: The City has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. Therefore, an EIR is required to comply with CEQA Guidelines Sections 15060 and 15081.

In accordance with the CEQA Guidelines, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. A Mitigation Monitoring and Reporting Program will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The EIR will evaluate identified environmental issues consistent with State CEQA Guidelines (Appendix G).

ADDITIONAL INFORMATION: For environmental review information, questions about the scoping meeting, or to request this Notice in an alternative format, contact the City's Community Development Department at (760) 355-1152 or email communitydevelopment@cityofimperial.org. This notice was published in the Imperial Valley Weekly and Calexico Chronicle and distributed on September 25, 2025.



Project Location

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FIGURE 1
Regional Location

Image Source: NearMap (flown June 2024)



Project Boundary

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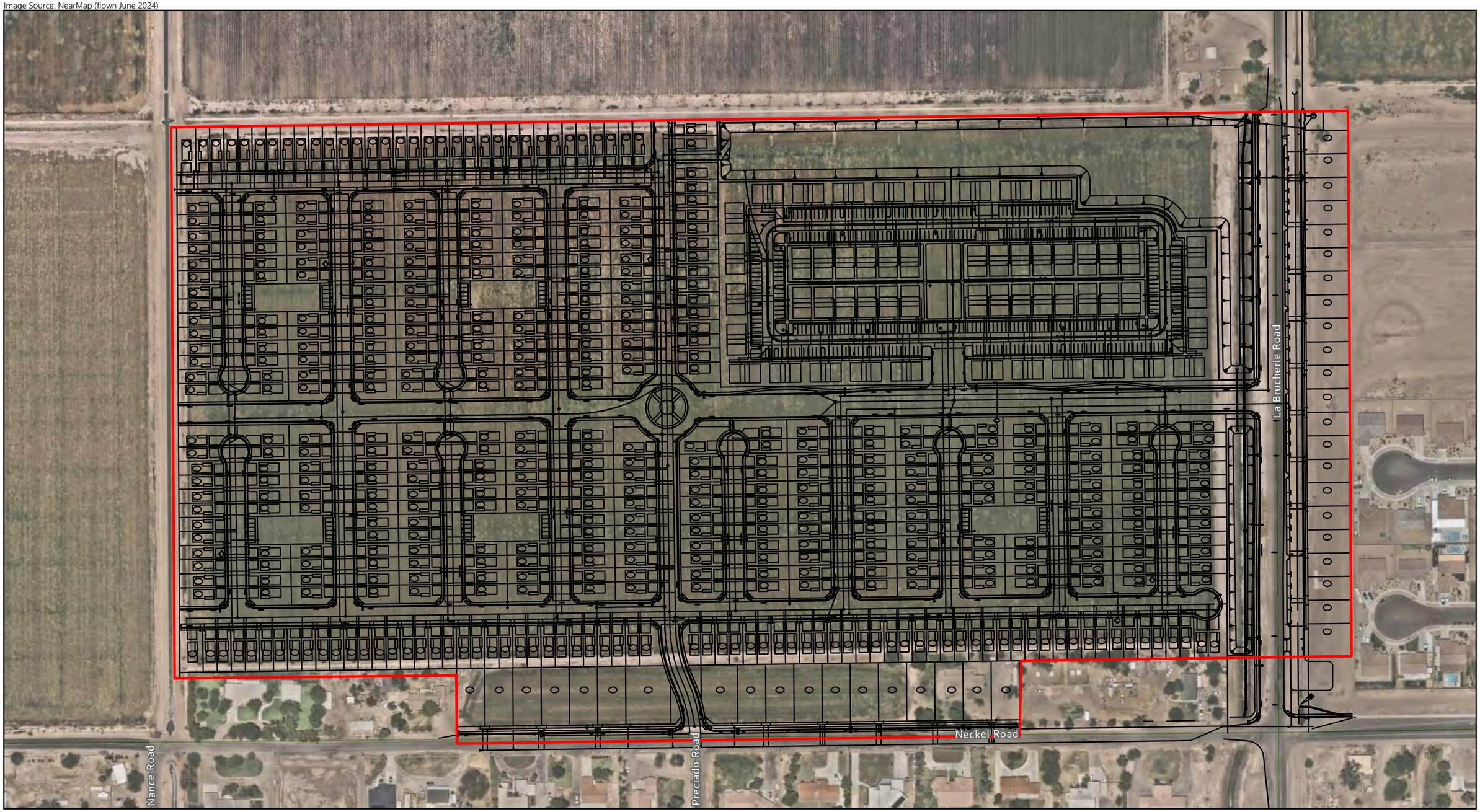
FIGURE 2
Project Location on Aerial Photograph

Image Source: NearMap (flown June 2024)



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Project Boundary

Site Plan

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FIGURE 3
Site Plan