

APPENDIX H

Native American Consultation

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APPENDIX H-1

AB-52 Consultation Letters and Responses

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Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4005

Marcus Cuero, Chairperson
Campo Band of Mission Indians
36190 Church Road Suite 1
Campo, CA 91906

RE: Notice of Opportunity to Consult under AB-52 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Joaquin:

The County of Imperial (County) has initiated environmental review under the California Environmental Quality Act (CEQA) for the McCabe Ranch II Tract Map 994 (TR00094) and McCabe Ranch II Specific Plan Amendment #24-0001 for an approximately 351.2-acre portion of the 468-acre McCabe Ranch II Specific Plan Area.

PROJECT BACKGROUND: In December 2010, the Imperial County Board of Supervisors (Board) approved the McCabe Ranch II Specific Plan (SP07-004), which established a framework for development within the Specific Plan Area. The Board also certified the Final Environmental Impact Report for the McCabe Ranch II Specific Plan (SCH No. 2008111037) (2010 Final EIR) and adopted the Mitigation and Monitoring Program and CEQA Findings.

PROJECT LOCATION. The McCabe Ranch II Specific Plan Area is generally located north of the Community of Heber and south of the City of El Centro, in the County of Imperial, California (**see Figures 1 and 2**). The McCabe Ranch II Tract Map 994 Project site is comprised of four (4) parcels; County of Imperial Assessor Parcel Numbers (APNs) 054-130-072, -076, -077, and -078 and is located in Section 20, Range 14 East, Township 16 South within the U.S. Geological Survey (USGS) Heber, California 7.5-minute topographic map.

PROPOSED PROJECT. 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 468-acre McCabe Ranch II Specific Plan Area to accommodate the phased development of 1,610 single- and multiple-family residential units, an elementary school site, and associated improvements to roadways and public utilities. Development of the 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. Development of the Specific Plan area outside of Tract Map 994 (i.e. Phase 4), may develop before, concurrent with, or after the Tract Map 994. An amendment to the McCabe Ranch II Specific Plan and annexation to the Heber Public Utilities District will be required. The Applicant may also enter into a Development Agreement with the County.

PREVIOUS 2010 FINAL EIR AND NATIVE AMERICAN CONSULTATION. The County initiated consultation as required under Senate Bill (SB) 18 (Gov. Code, Sections 65352.3, 65352.4) on January, 21, 2010 by mailing, to tribal representatives identified by the Native American Heritage Commission information regarding the proposed Specific Plan and General Plan amendment along the opportunity for consultation. The 90-day period consultation request period ended on April 19, 2010 and no consultation requests were received.

In accordance with Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with the County regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation in writing for this project. Please send your written response before December 19, 2018 to David Black, Planner IV, Imperial County Planning and Development Services Department, 801 Main Street, El Centro, CA 92243; or by email to ICPDSCommentLetters@co.imperial.ca.us. If the County does not receive a response within 30 days, the County will proceed with the project. Thank you and we look forward to your response.

Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

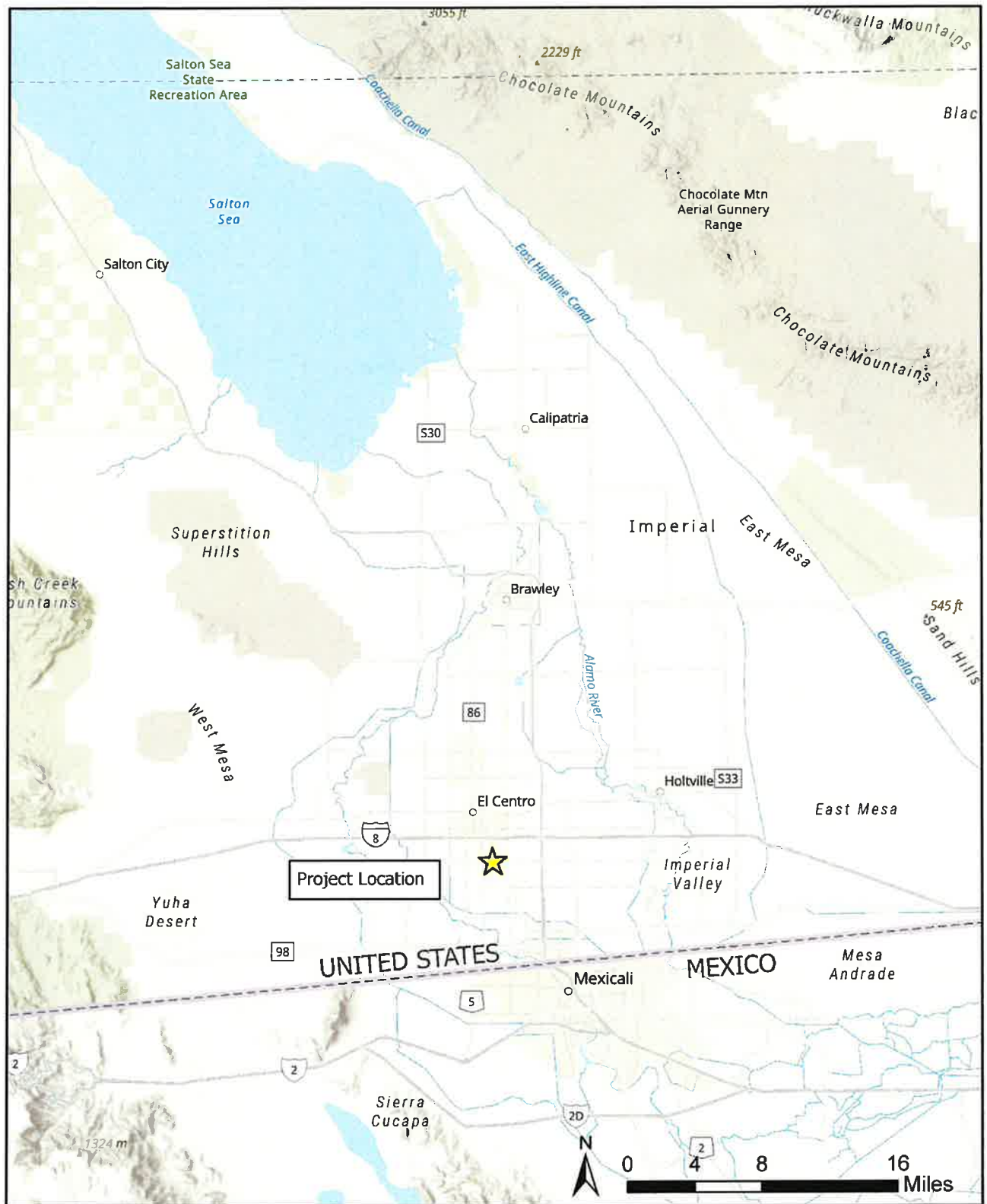
BY:


Dave Black, Planner IV

CC: Jonathon Mesa (jmesa@campo-nsn.gov)
Jim Minnick, ICPDS Director
Michael Abraham, Assistant ICPDS Director
David Black, Planner IV

Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site

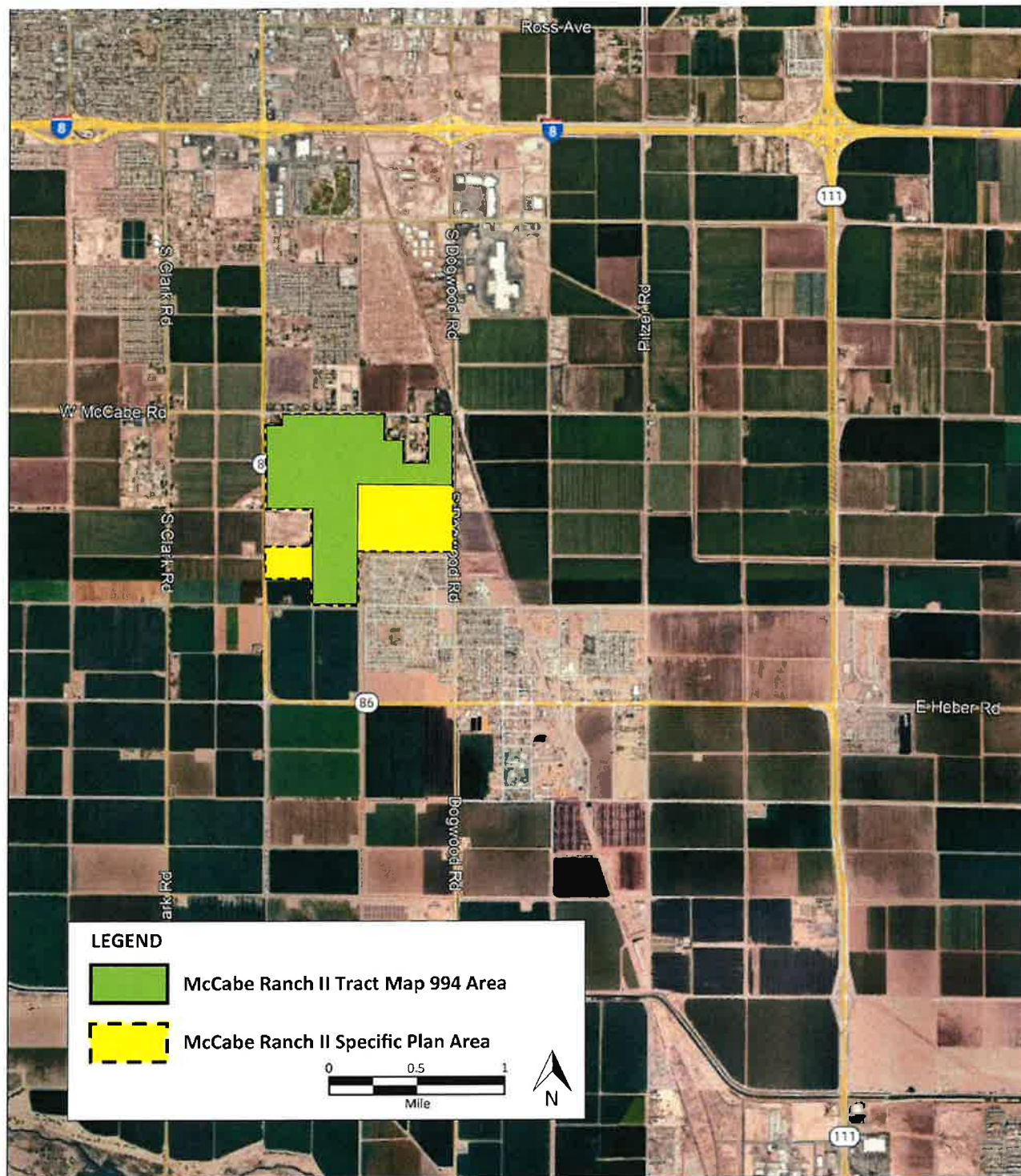
Db\\laS:\\AllUsers\\APN\\054\\130\\072\\TR00994\\AB52 SB18\\McCabe AB52 Consultation Letter- Campo Band of Mission Indians 06.28.24.docx



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 3992

Jordan D. Joaquin, President
Fort Yuma Quechan Indian Tribe
PO Box 1899
Yuma, AZ 85366

RE: Notice of Opportunity to Consult under AB-52 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Joaquin:

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PROJECT BACKGROUND: In December 2010, the Imperial County Board of Supervisors (Board) approved the McCabe Ranch II Specific Plan (SP07-004), which established a framework for development within the Specific Plan Area. The Board also certified the Final Environmental Impact Report for the McCabe Ranch II Specific Plan (SCH No. 2008111037) (2010 Final EIR) and adopted the Mitigation and Monitoring Program and CEQA Findings.

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Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY:

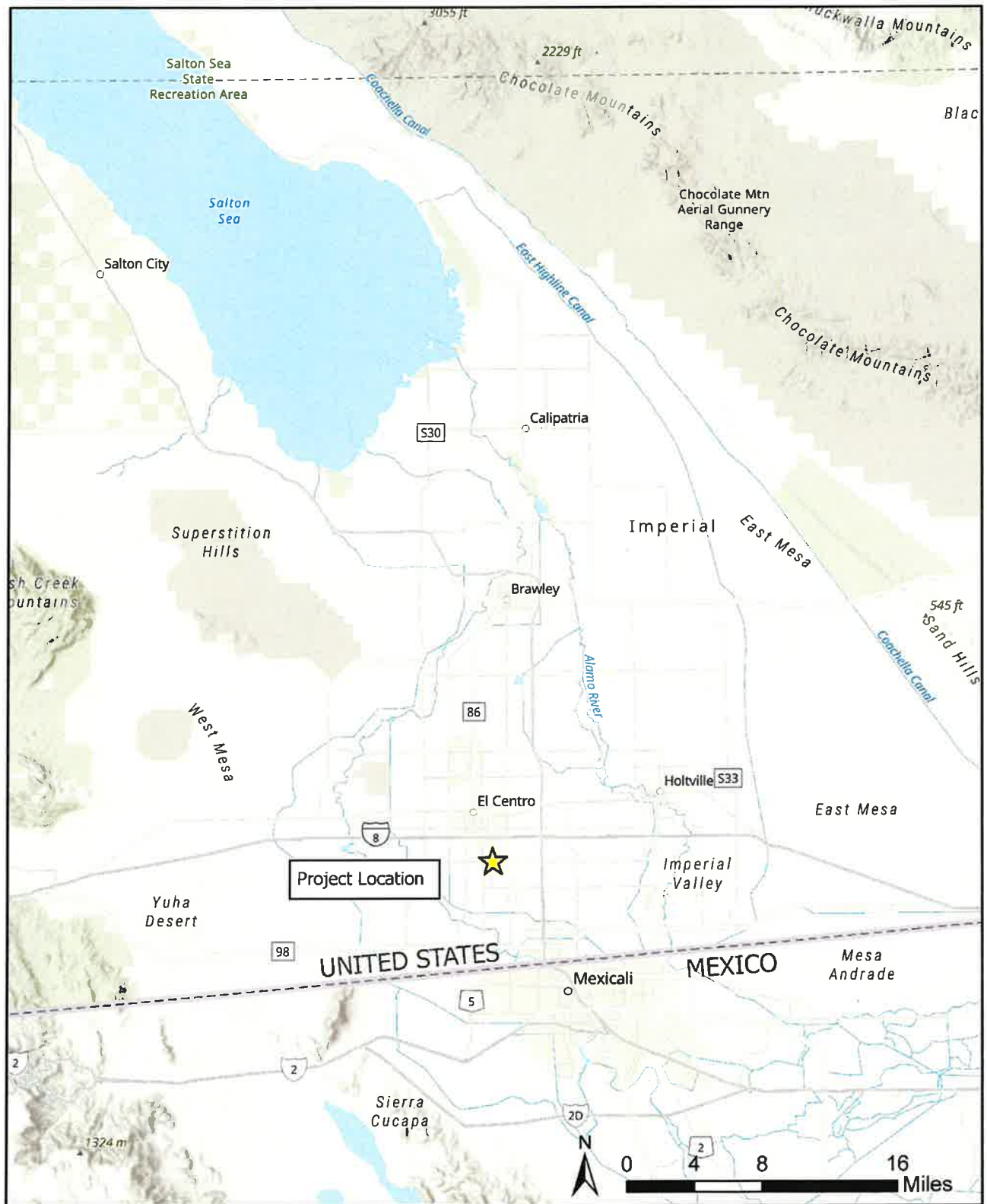

Dave Black, Planner IV

CC:

Jim Minnick, ICPDS Director
Michael Abraham, Assistant ICPDS Director
David Black, Planner IV

Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site

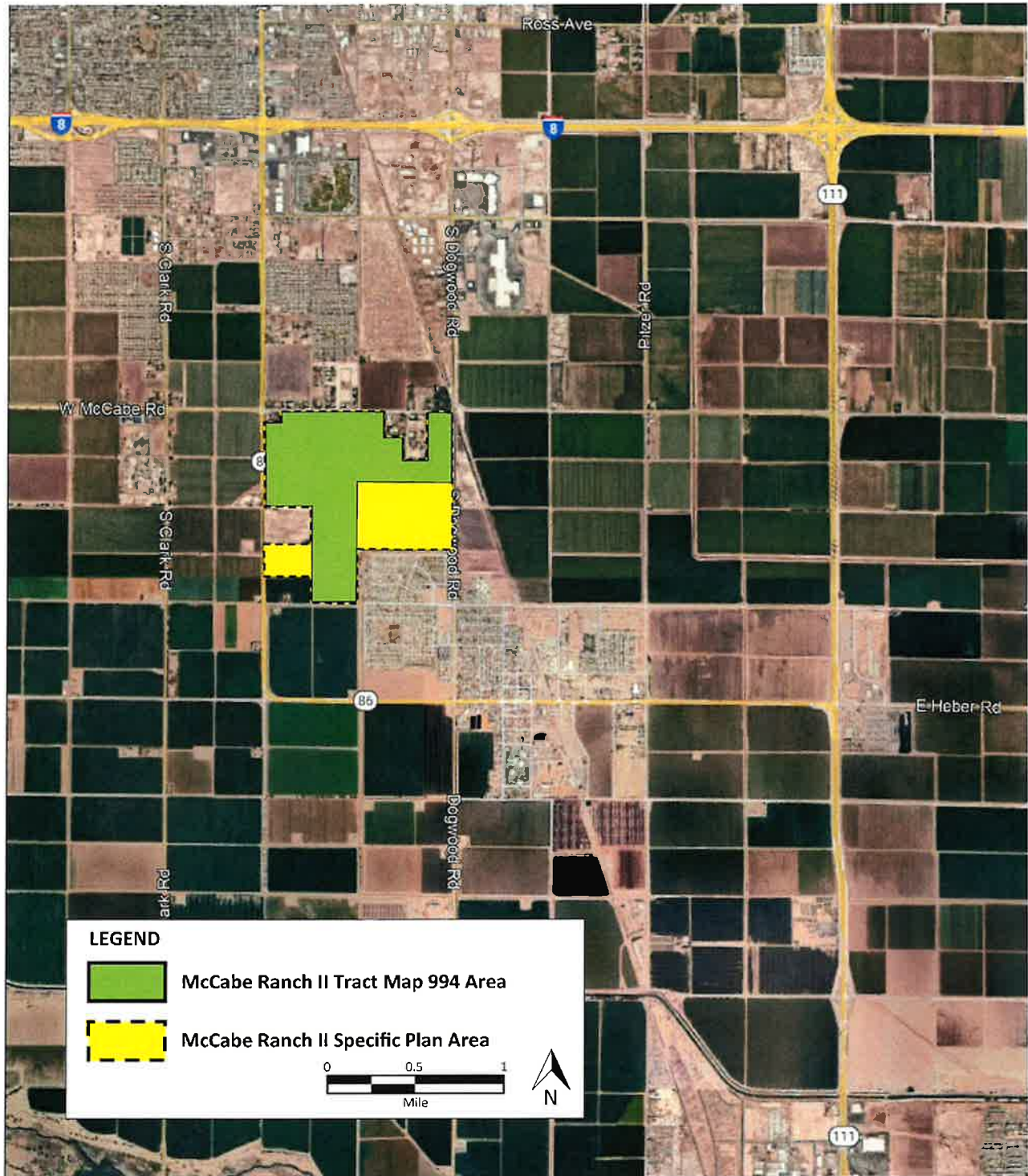
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Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2

APPENDIX H-2

SB-18 Consultation Letters and Responses

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APPENDIX H-2

SB-18 Consultation Letters and Responses

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Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4012

Art Bunce, Attorney
Barona Group of the Capitan Grande
101 State Pl
Escondido, CA 92029

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Bunce;

This letter formally invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the proposed McCabe Ranch II Tract Map 994 (TR00094) and McCabe Ranch II Specific Plan Amendment #24-0001 Project. As you may know, SB 18 became effective on March 1, 2005 and requires local governments to consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The intent of SB 18 is to provide an opportunity for interested tribes and local governments to work together toward the protection of tribal cultural places that might not appear on cultural resource registries. To this end, the County is contacting you to consult on this project.

The County of Imperial is committed to fulfilling the goals of SB 18 and believes that tribal participation in the planning process is crucial for the success of the proposed project. The Imperial County Planning and Development Services Department has contacted the Native American Heritage Commission (NAHC) in order to obtain a list of tribes who should be included in the planning consultation process regarding the proposed project and your name was included in the NAHC's response.

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 468-acre McCabe Ranch II Specific Plan Area to accommodate the phased development of 1,610 residential units (single- and multiple-family units), a 13-acre elementary school site for the McCabe Union School District, parks, roadways, associated utilities, drainage and storm water treatment improvements. The McCabe Ranch II Specific Plan Area is generally located north of the Community of Heber and south of the City of El Centro, in the County of Imperial, California (see Figure 1, Regional Location and Figure 2, Project Location). The McCabe Ranch II Tract Map 994 site is bounded by McCabe Road on the north, Dogwood Road on the east, State Route 86 (SR-86) on the west, and the western extension of Correll Road on the south.

The McCabe Ranch II Tract Map 994 Project site 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 and is located in Section 20, Range 14 East, Township 16 South within the U.S. Geological Survey (USGS) Heber, California 7.5-minute topographic. 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 as shown on Development within that portion of the McCabe Ranch II Specific Plan area outside of Tract Map 994, may develop prior to, concurrently with, or subsequent to the Tract Map 994 and is referred to as Phase 4.

The development phasing for the McCabe Ranch II Tract Map 994, and for the Phase 4 area differs from that identified in the adopted McCabe Ranch II Specific Plan. For this reason, an amendment to the McCabe Ranch II Specific Plan is also proposed. Development of the Tract Map will require an amendment to the McCabe Ranch II Specific Plan and annexation to the Heber Public Utilities District. McCabe Ranch Realty, LLC also proposes to enter into a Development Agreement with the County.

If your tribe would like to consult with the County of Imperial regarding this project, please respond **within ninety (90) days** of the date of this letter. Under SB 18, any sensitive information shared with the County regarding cultural places and/or sacred sites will be kept strictly confidential and will not be divulged to the public.

Please send your written response before September 30, 2024 to David Black, Project Planner or by email to ICPDSCommentLetters@co.imperial.ca.us. If the County does not receive a response within 90 days, the County will proceed with the project. Thank you and we look forward to your response.

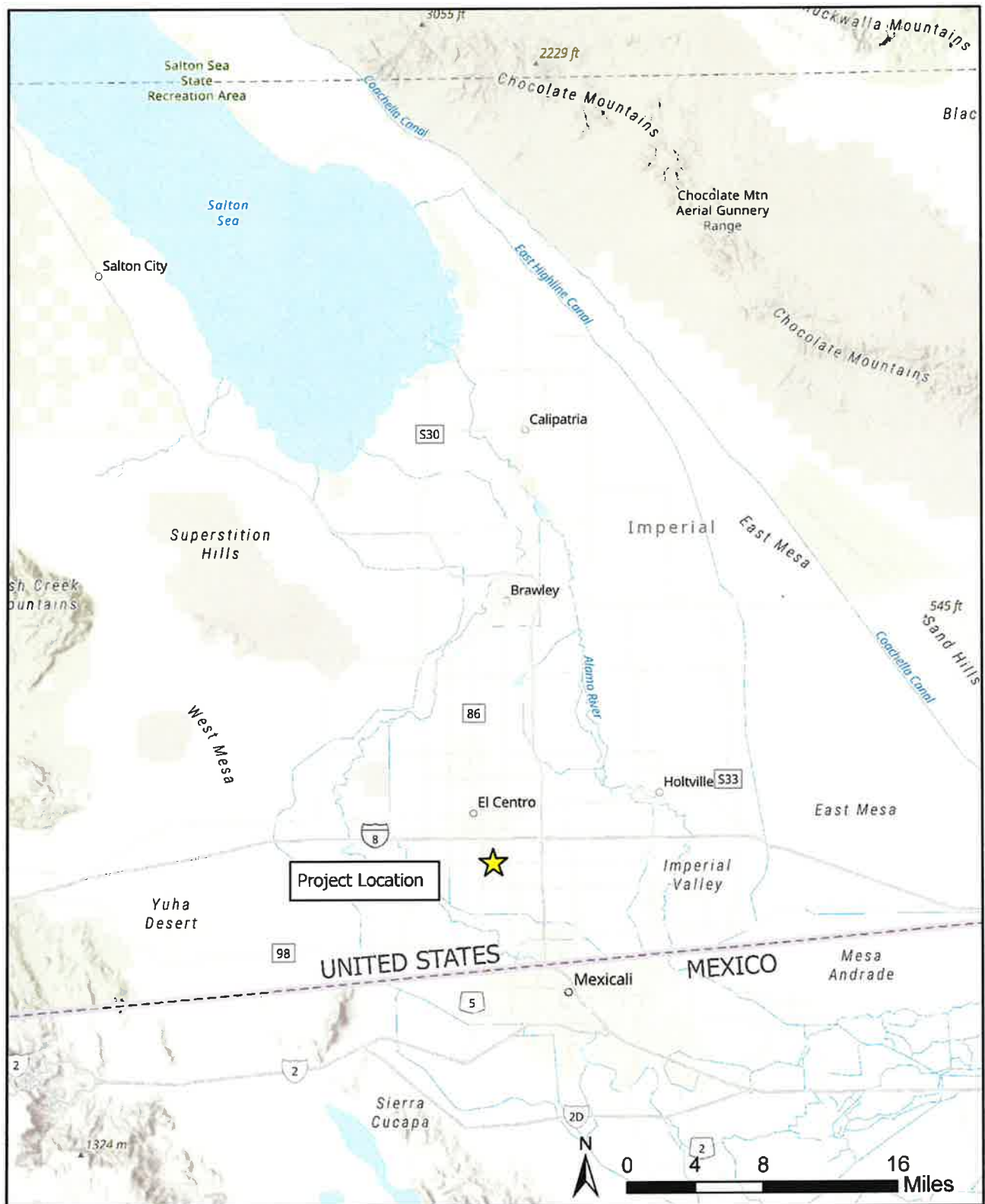
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

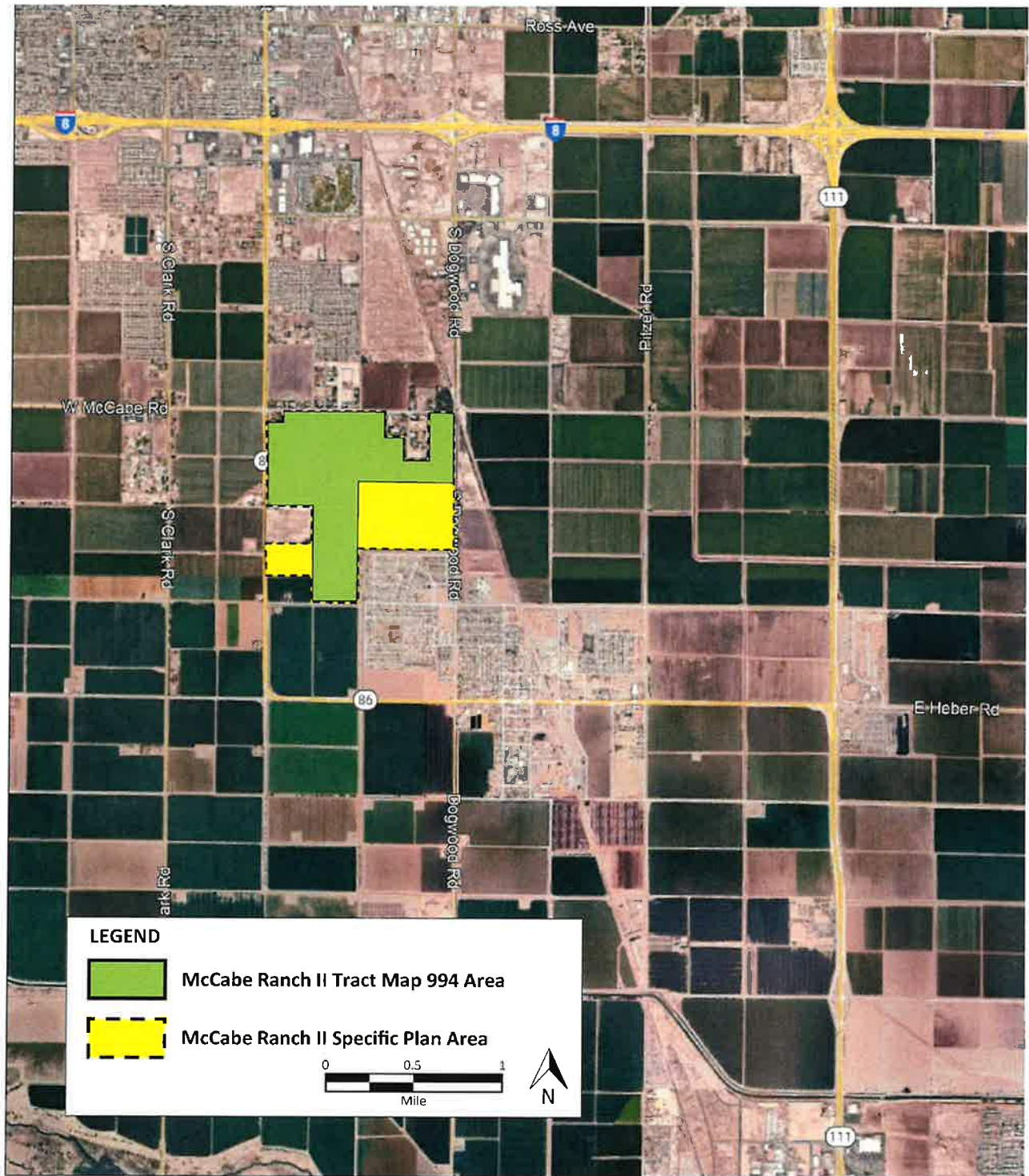
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4029

Ralph Goff, Chairperson
Campo Band of Digueno Mission Indians
36190 Church Road, Suite 1
Campo, CA 91906

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Goff;

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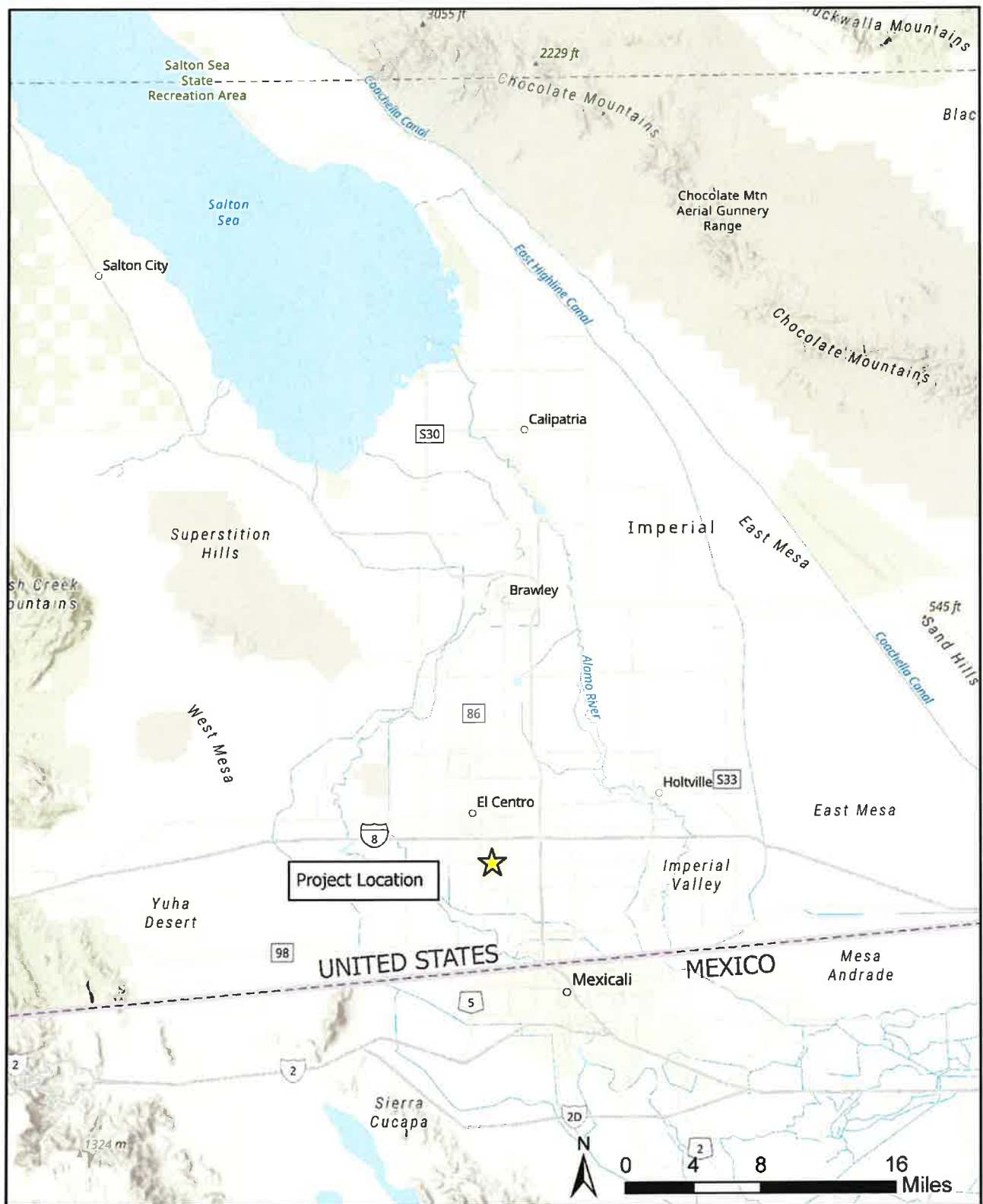
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JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Jim Minnick, Director
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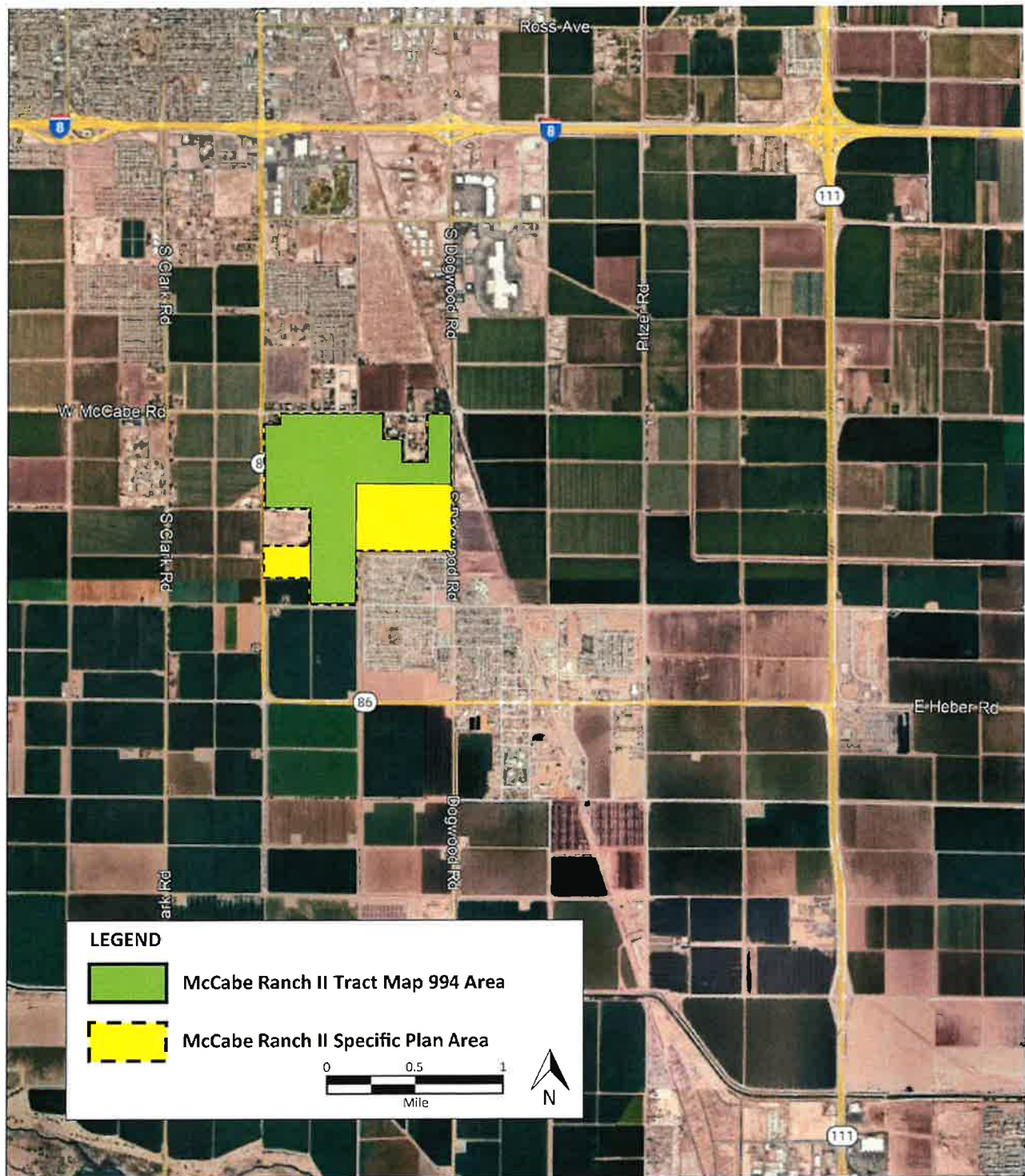
Attachments: Figure 1 – Regional Location Map
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Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4036

Jose Guzman, Cultural Resources Interim Manager
Cocopah Indian Tribe
14515 S Veterans Drive
Somerton, AZ 85350

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

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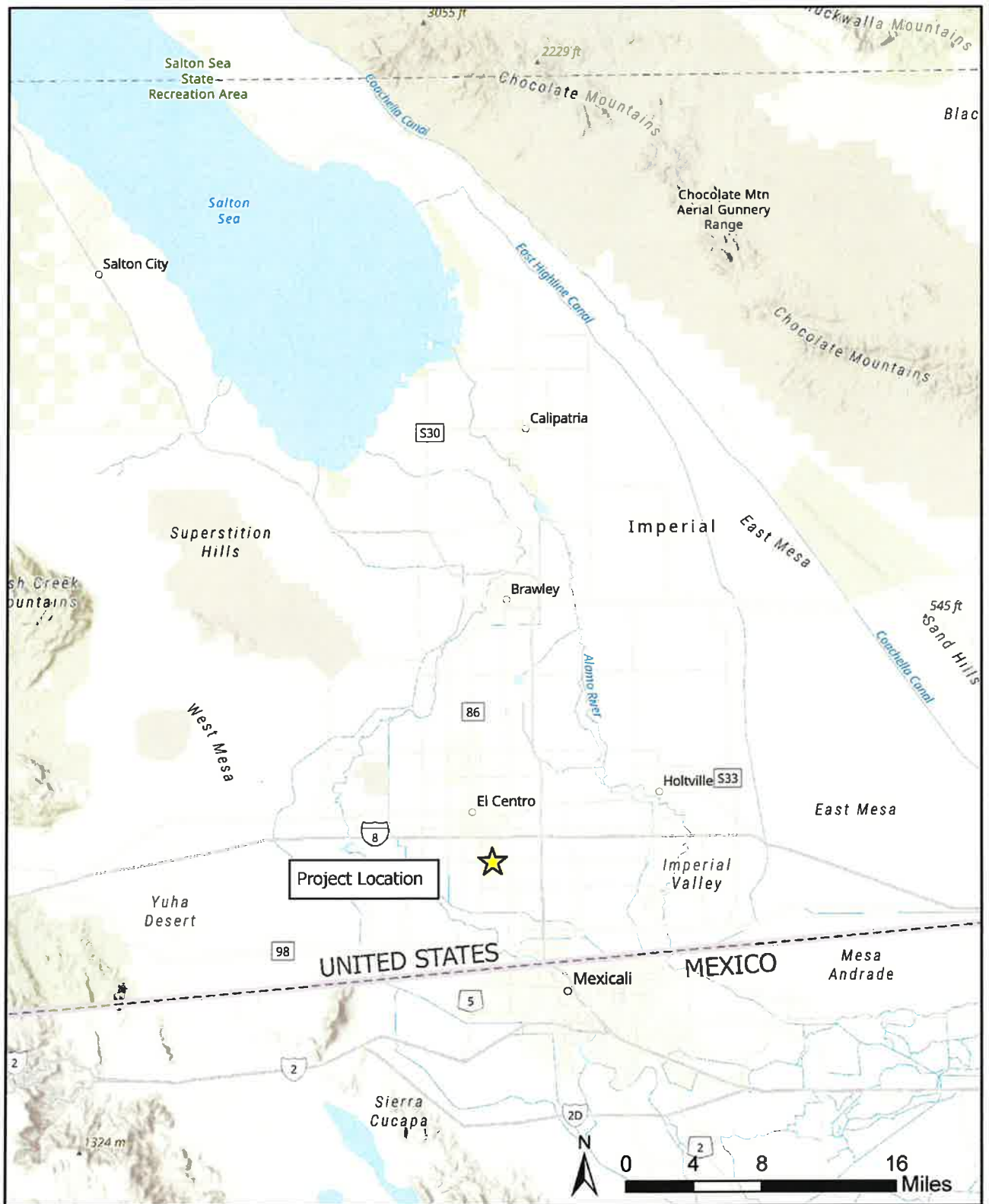
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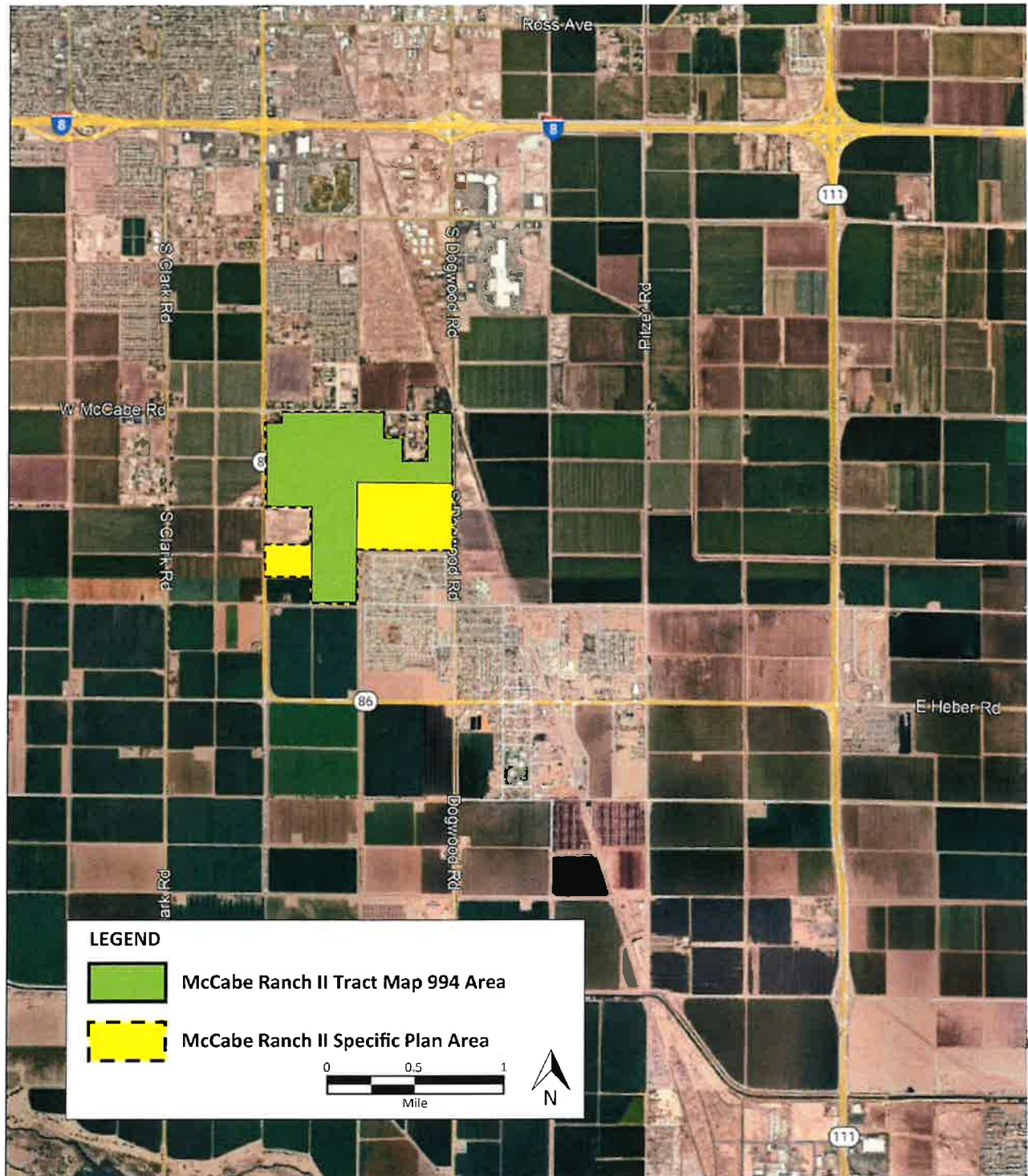
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Regional Location
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 Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4043

Michael Garcia, Vice Chairperson
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, CA 91901

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

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Please send your written response before September 30, 2024 to David Black, Project Planner or by email to ICPDSCommentLetters@co.imperial.ca.us. If the County does not receive a response within 90 days, the County will proceed with the project. Thank you and we look forward to your response.

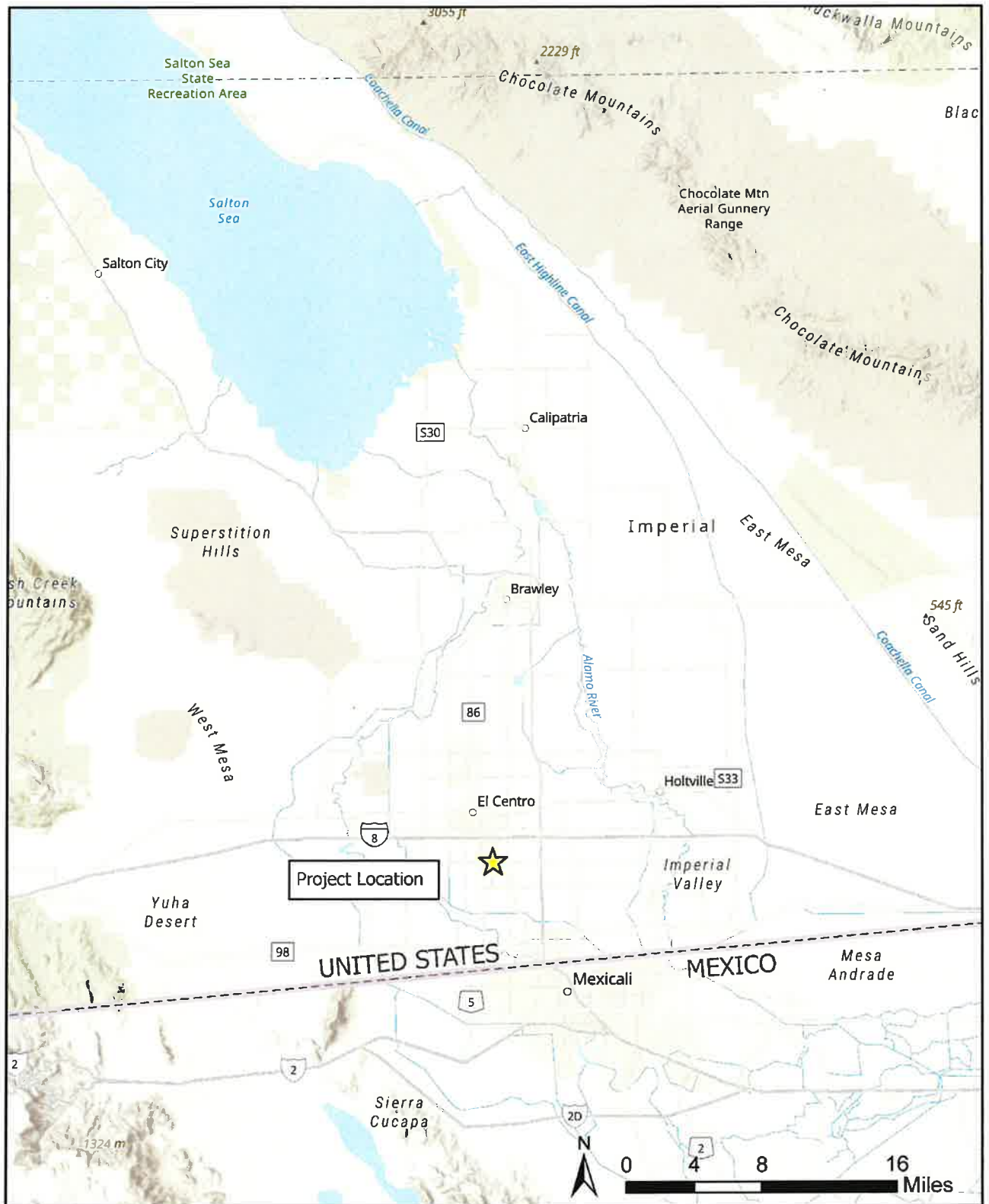
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Roberto Pinto (ceo@ebki-nsn.gov) Email & Mail
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

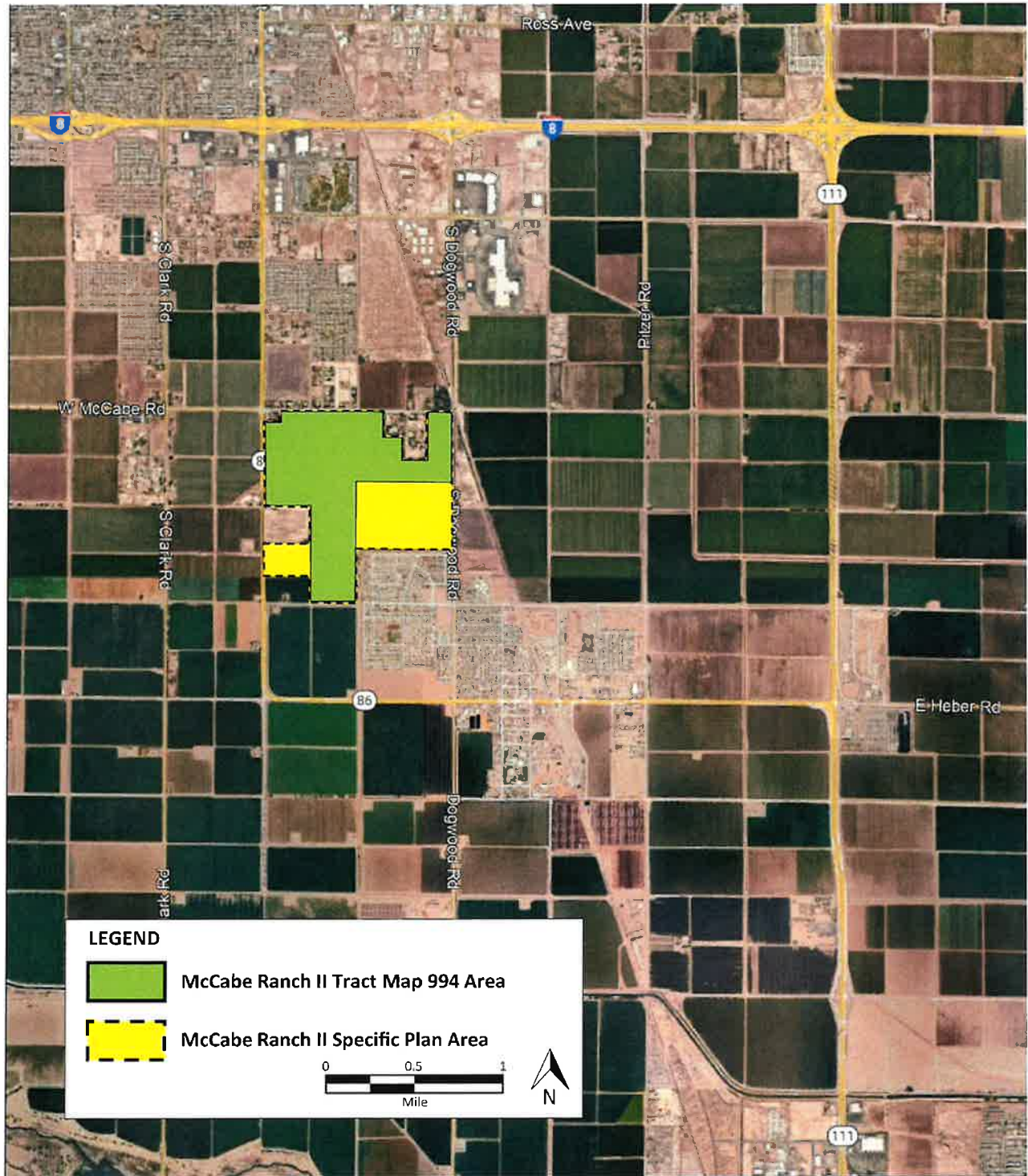
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4050

Clint Linton, Director of Cultural Resources
Iipay Nation of Santa Ysabel
Po Box 507
Santa Ysabel, CA 92070

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Linton;

This letter formally invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the proposed McCabe Ranch II Tract Map 994 (TR00094) and McCabe Ranch II Specific Plan Amendment #24-0001 Project. As you may know, SB 18 became effective on March 1, 2005 and requires local governments to consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The intent of SB 18 is to provide an opportunity for interested tribes and local governments to work together toward the protection of tribal cultural places that might not appear on cultural resource registries. To this end, the County is contacting you to consult on this project.

The County of Imperial is committed to fulfilling the goals of SB 18 and believes that tribal participation in the planning process is crucial for the success of the proposed project. The Imperial County Planning and Development Services Department has contacted the Native American Heritage Commission (NAHC) in order to obtain a list of tribes who should be included in the planning consultation process regarding the proposed project and your name was included in the NAHC's response.

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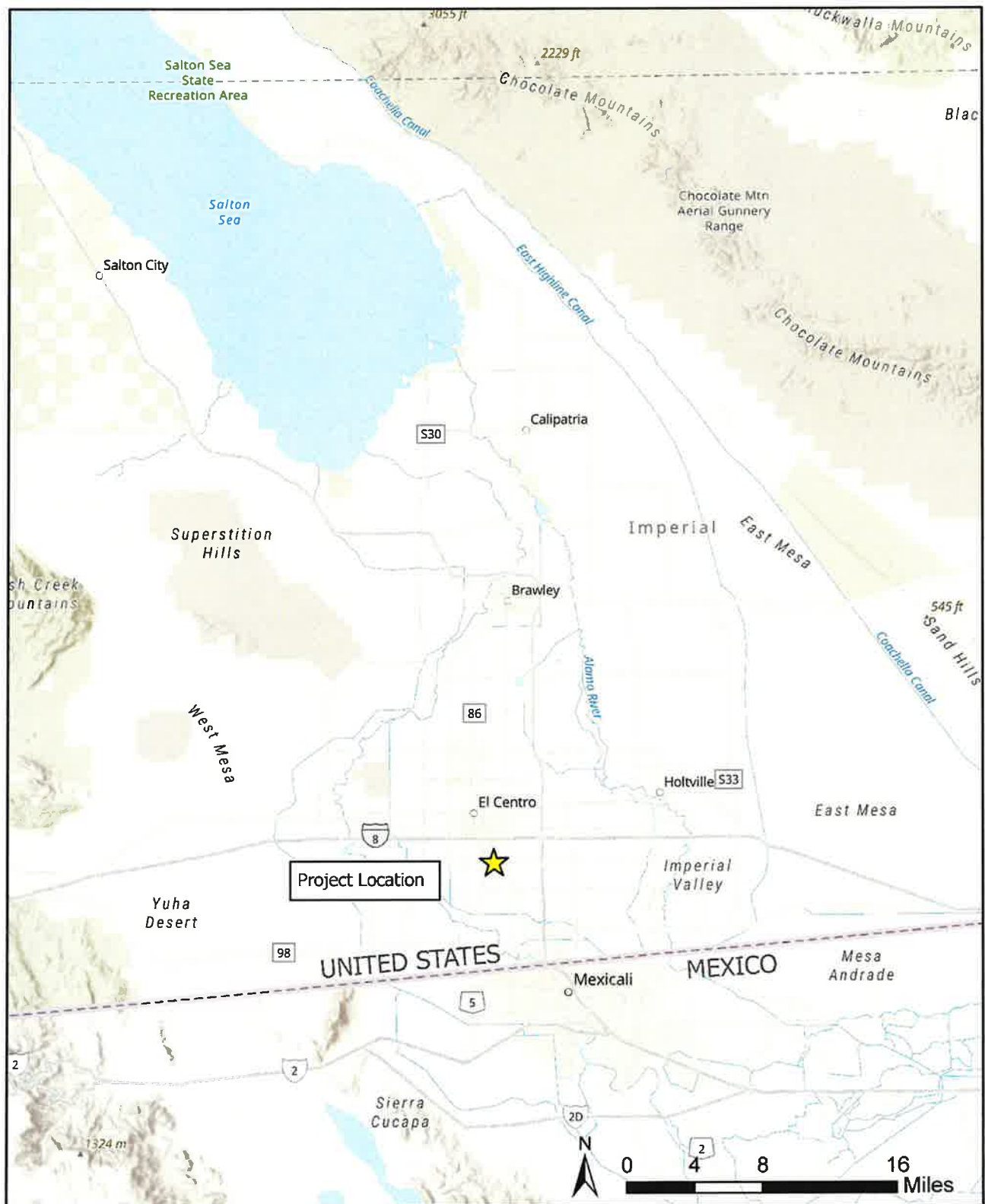
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC:
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

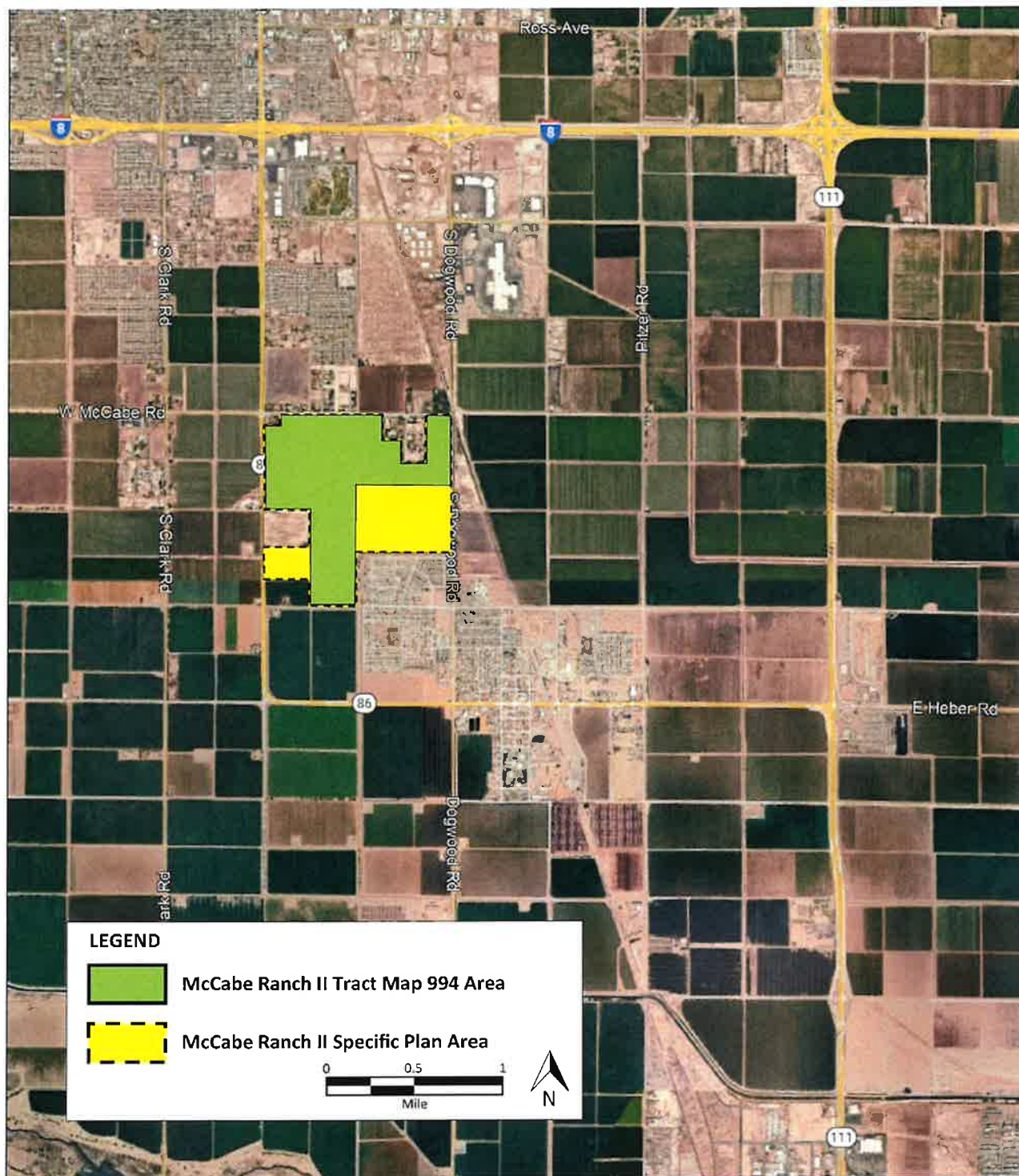
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Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4067

Rebecca Osuna, Chairperson
Inaja Cosmit Band of Indians
2005 S Escondido Blvd
Escondido, CA 92025

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Ms. Osuna;

This letter formally invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the proposed McCabe Ranch II Tract Map 994 (TR00094) and McCabe Ranch II Specific Plan Amendment #24-0001 Project. As you may know, SB 18 became effective on March 1, 2005 and requires local governments to consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The intent of SB 18 is to provide an opportunity for interested tribes and local governments to work together toward the protection of tribal cultural places that might not appear on cultural resource registries. To this end, the County is contacting you to consult on this project.

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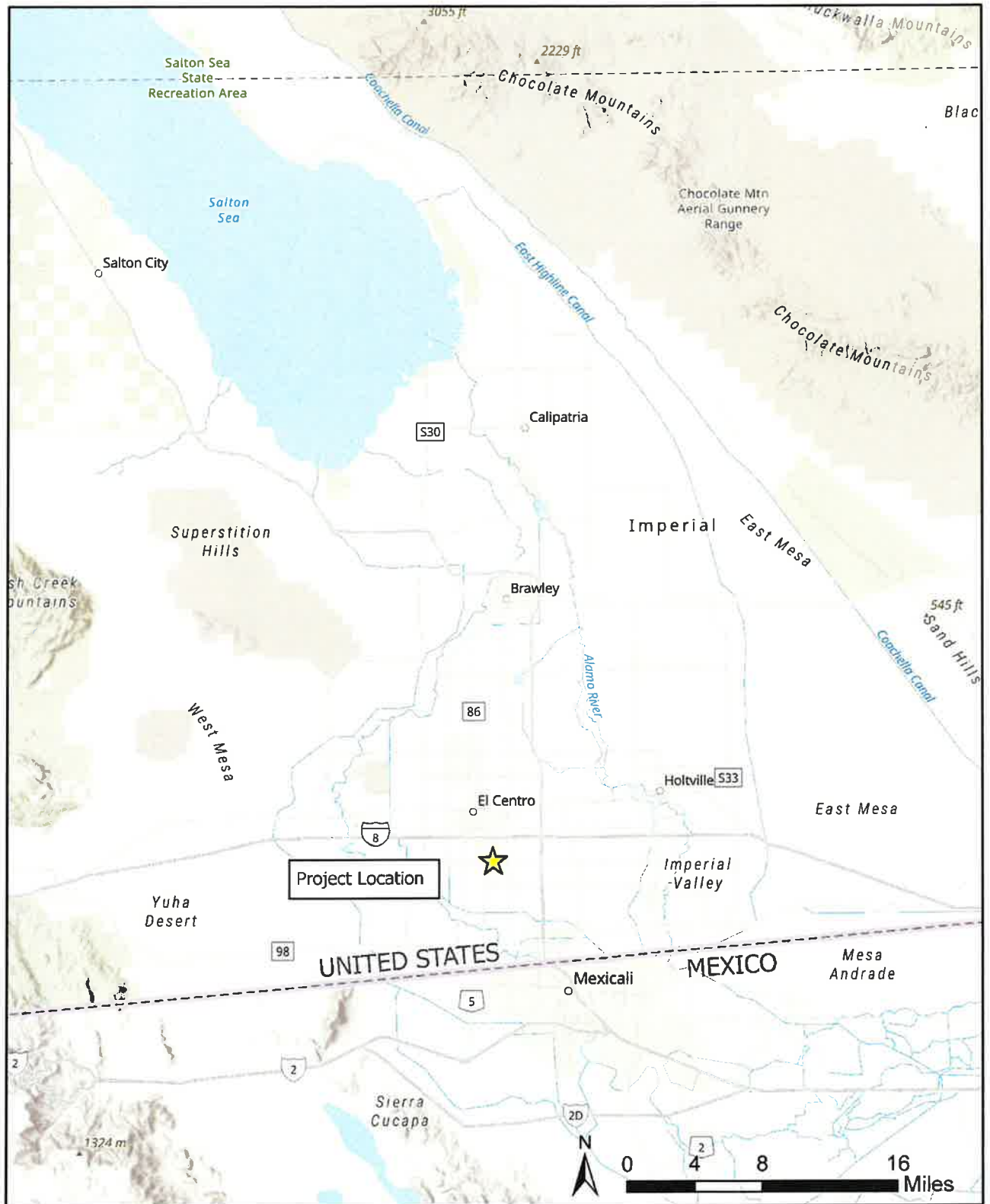
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC:
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

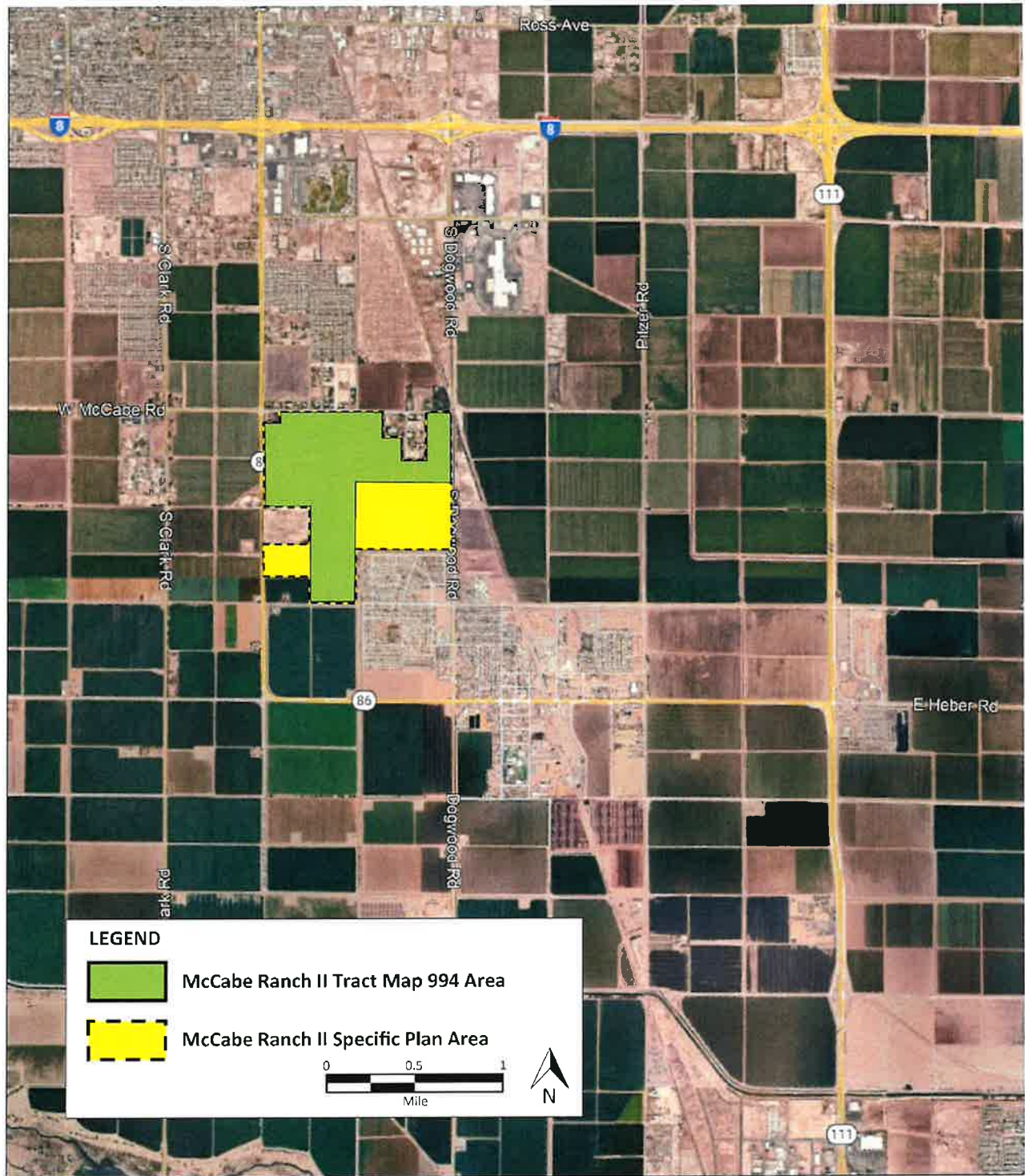
Attachments: Figure 1 – Regional Location Map
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Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4074

Erica Pinto, Chairperson
Jamul Indian Village
Po Box 612
Jamul, CA 91935

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Ms. Pinto;

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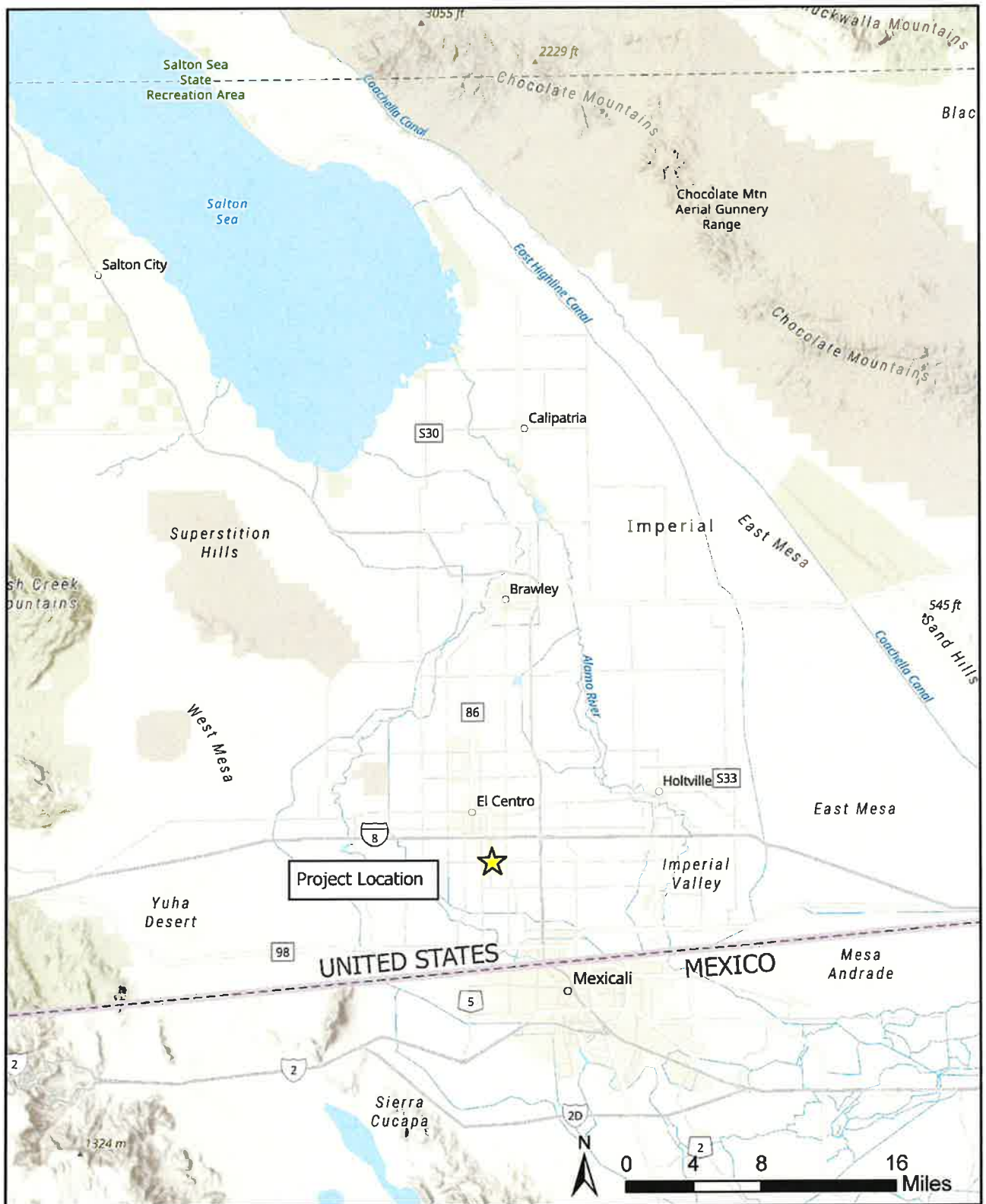
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Lisa Cumper (lcumper@jiv-nsn.gov) & Mail
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

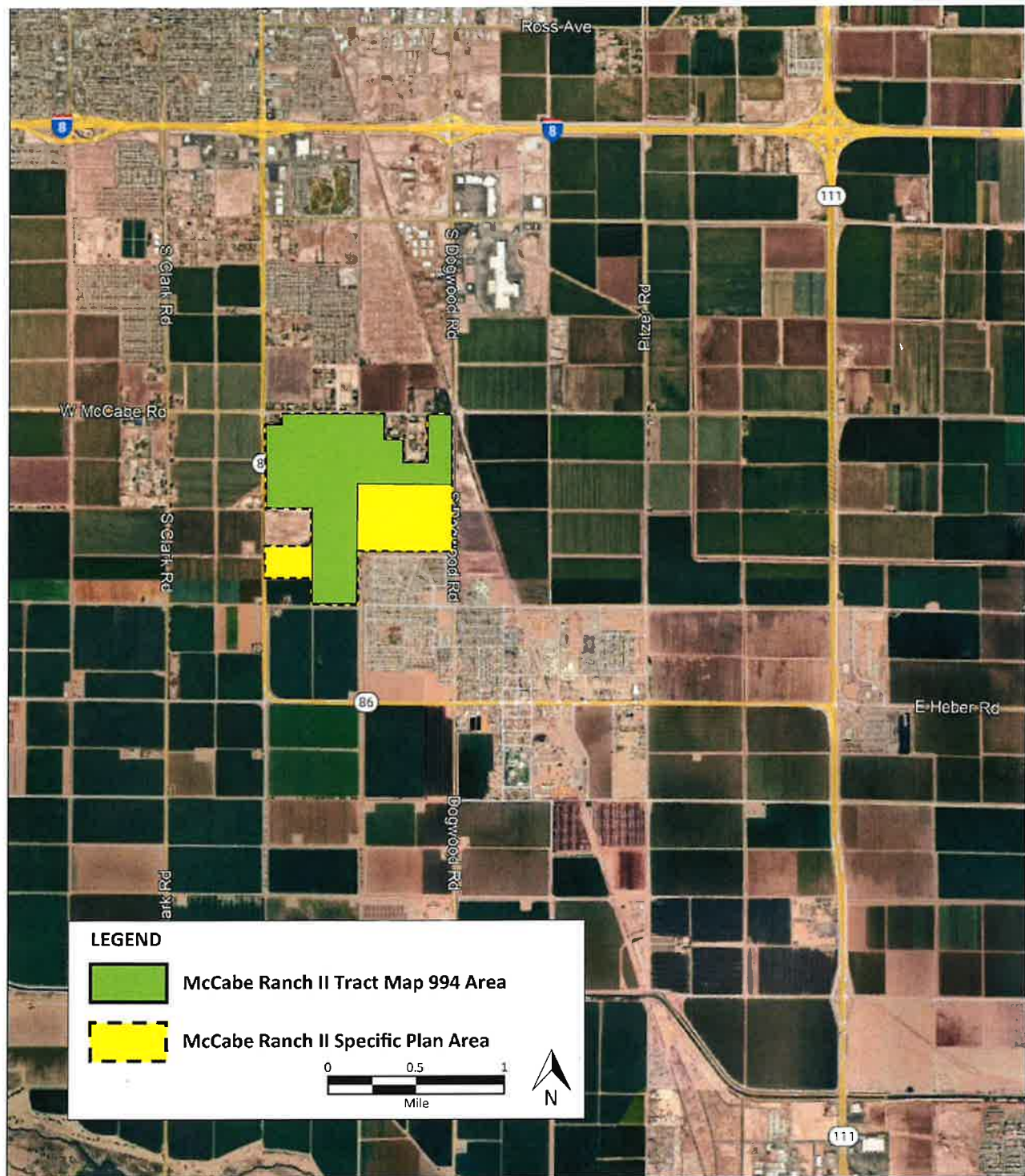
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4081

Carmen Lucas
Kwaaymii Laguna Band of Indians
Po Box 775
Pine Valley, CA 91962

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Ms. Lucas;

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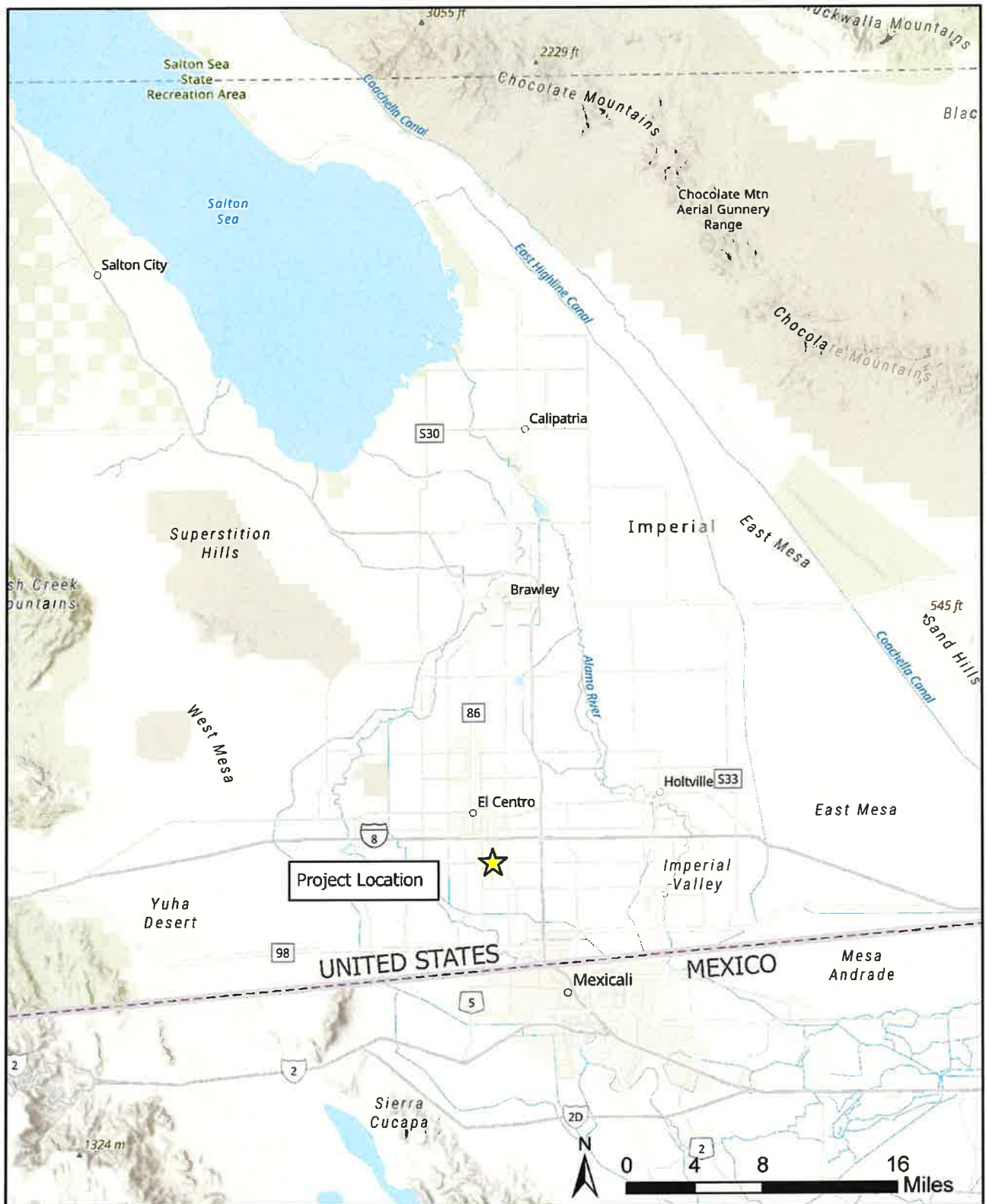
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC:
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

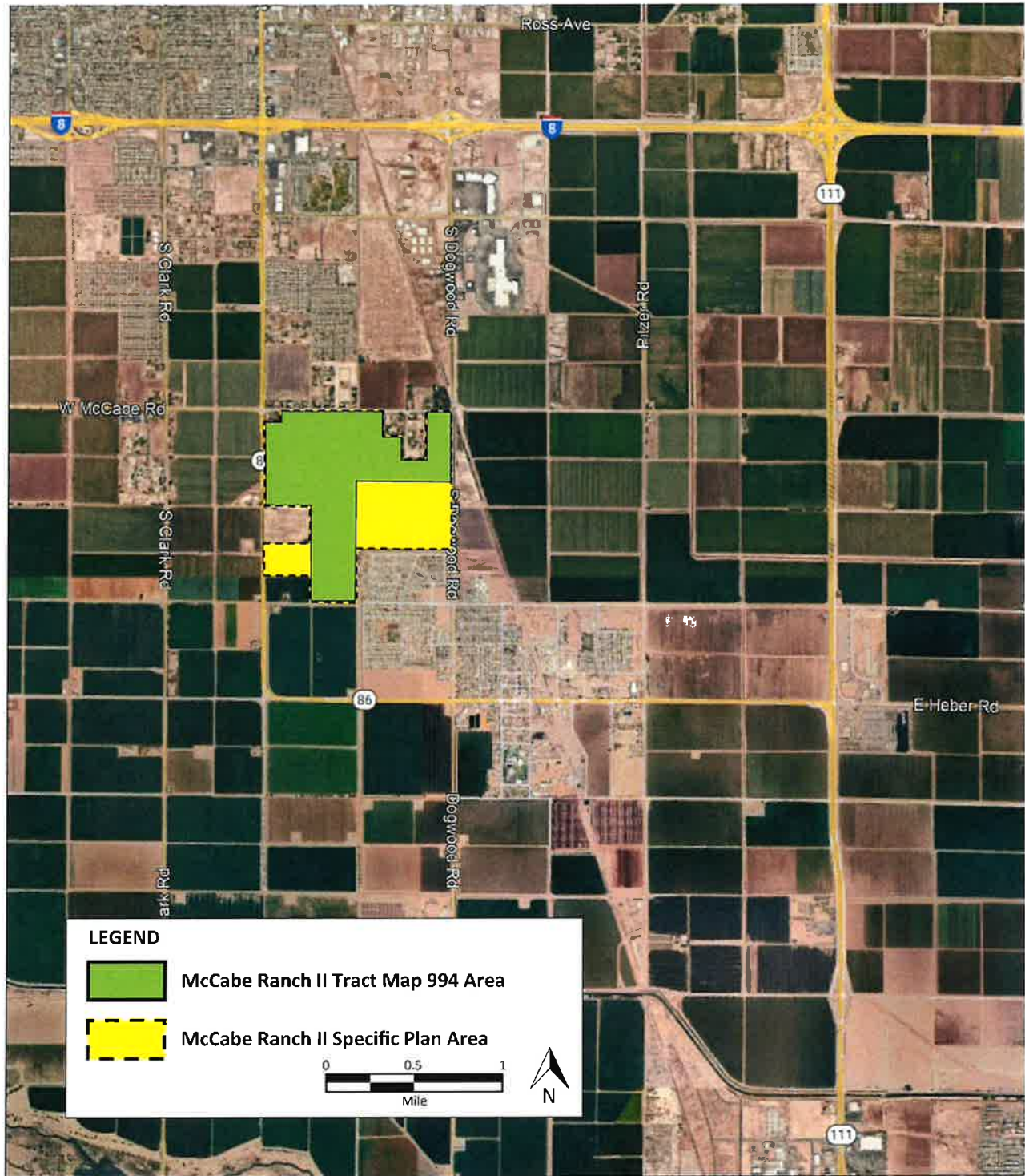
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4098

Gwendolyn Parada, Chairperson
La Posta Band of Digueno Mission Indians
8 Crestwood Road
Boulevard, CA 91905

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Ms. Parada;

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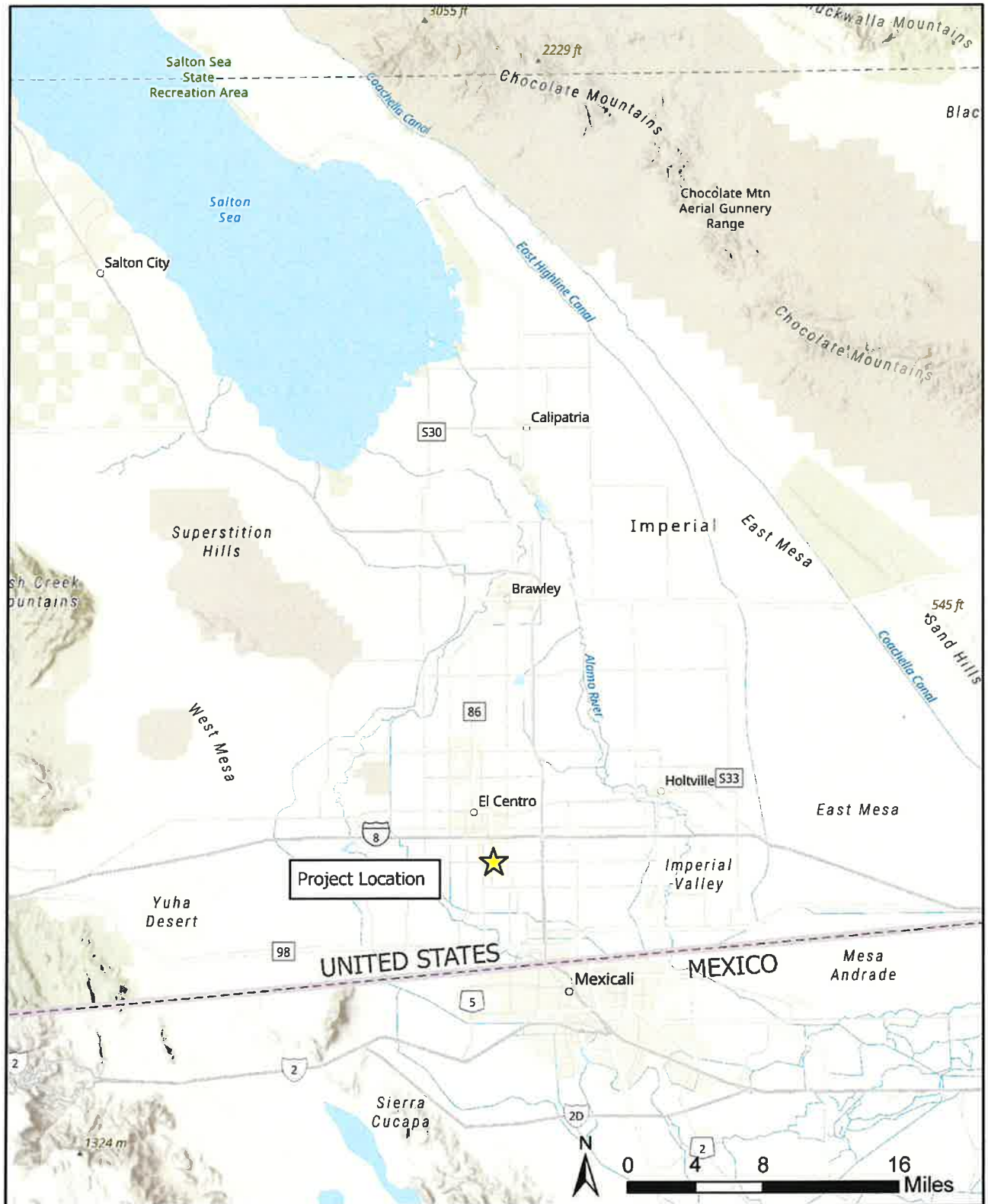
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

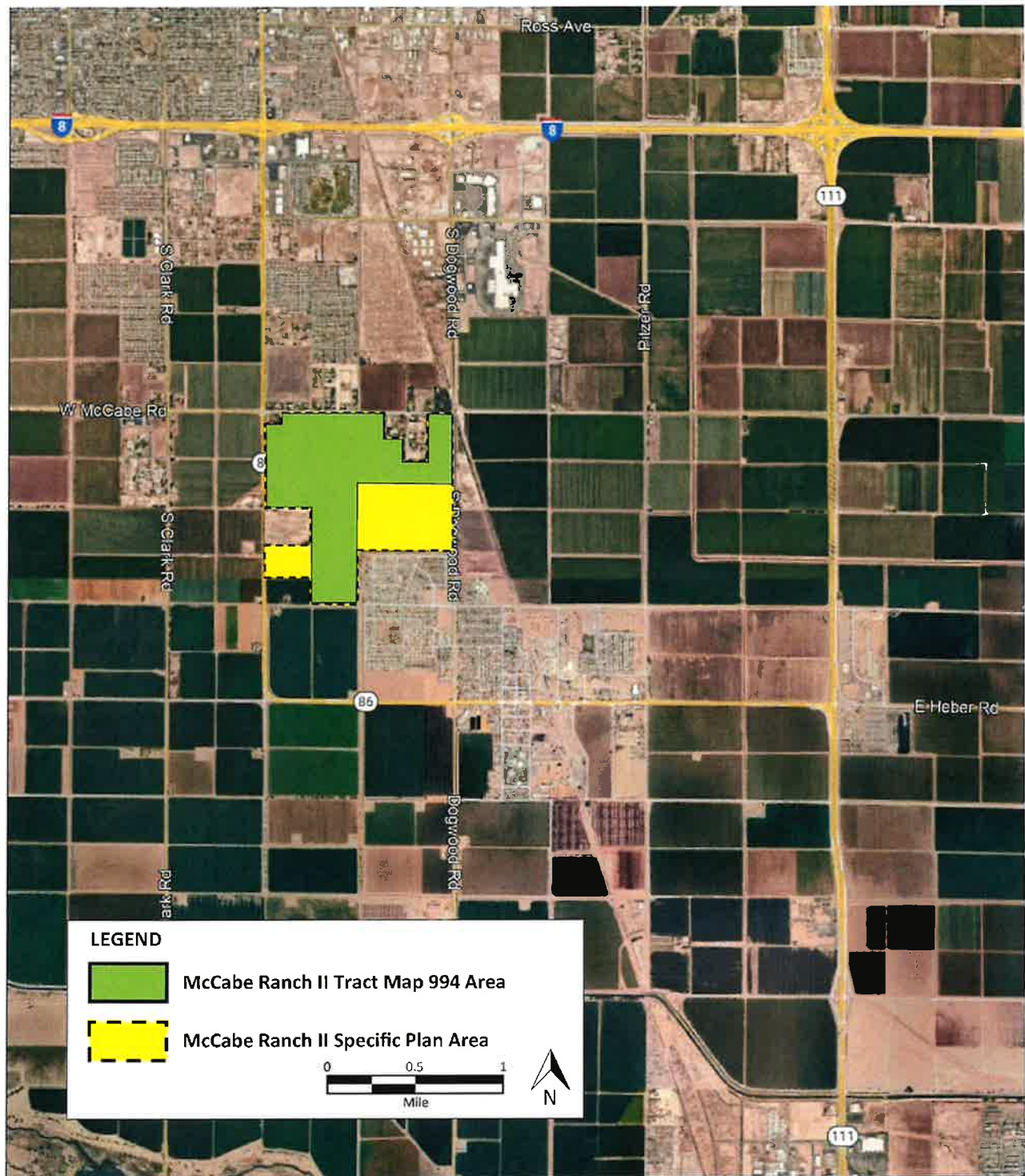
BY: 
Dave Black, Project Planner

CC:
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Regional Location
 McCabe Ranch II Tract Map 994 (TR000994)
 Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4104

Angela Elliott Santos, Chairperson
Manzanita Band of Kumeyaay Nation
PO Box 1302
Boulevard, CA 91905

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Ms. Santos;

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Please send your written response before September 30, 2024 to David Black, Project Planner or by email to ICPDSCommentLetters@co.imperial.ca.us. If the County does not receive a response within 90 days, the County will proceed with the project. Thank you and we look forward to your response.

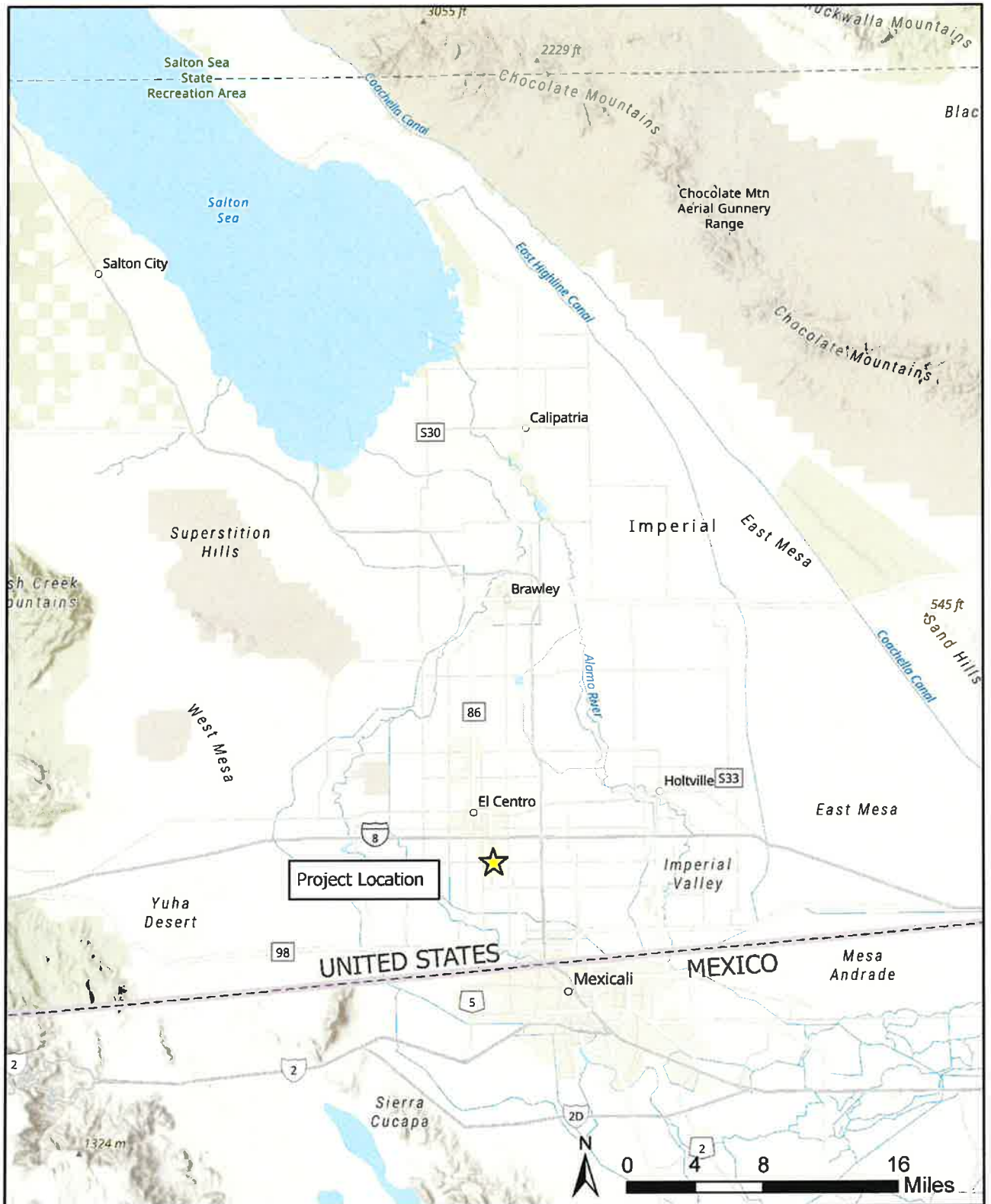
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

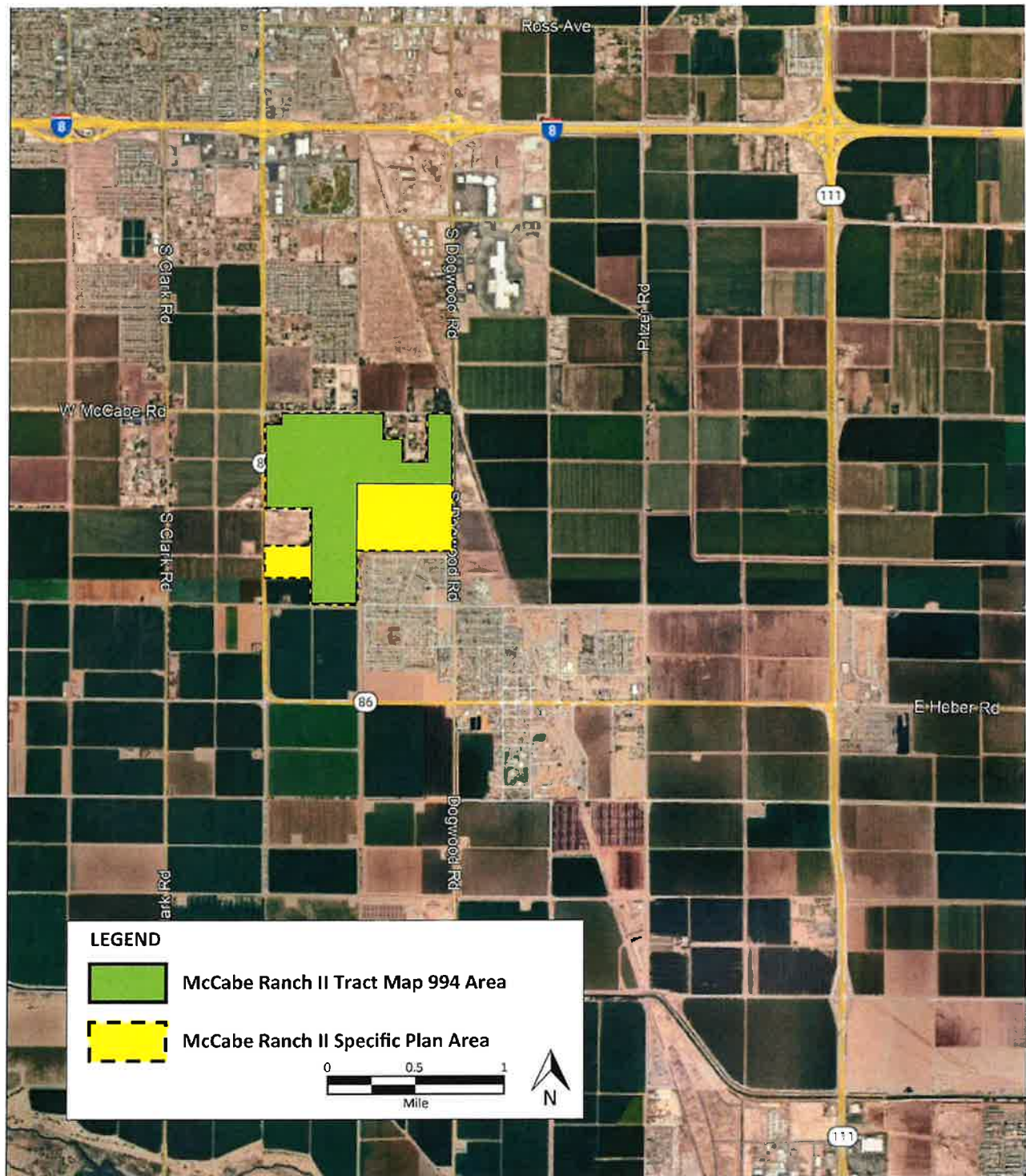
BY: 
Dave Black, Project Planner

CC:
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Regional Location
 McCabe Ranch II Tract Map 994 (TR000994)
 Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4111

Michael Linton, Chairperson
Mesa Grande Band of Digueno Mission Indians
PO Box 270
Santa Ysabel, CA 92070

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Linton;

This letter formally invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the proposed McCabe Ranch II Tract Map 994 (TR00094) and McCabe Ranch II Specific Plan Amendment #24-0001 Project. As you may know, SB 18 became effective on March 1, 2005 and requires local governments to consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The intent of SB 18 is to provide an opportunity for interested tribes and local governments to work together toward the protection of tribal cultural places that might not appear on cultural resource registries. To this end, the County is contacting you to consult on this project.

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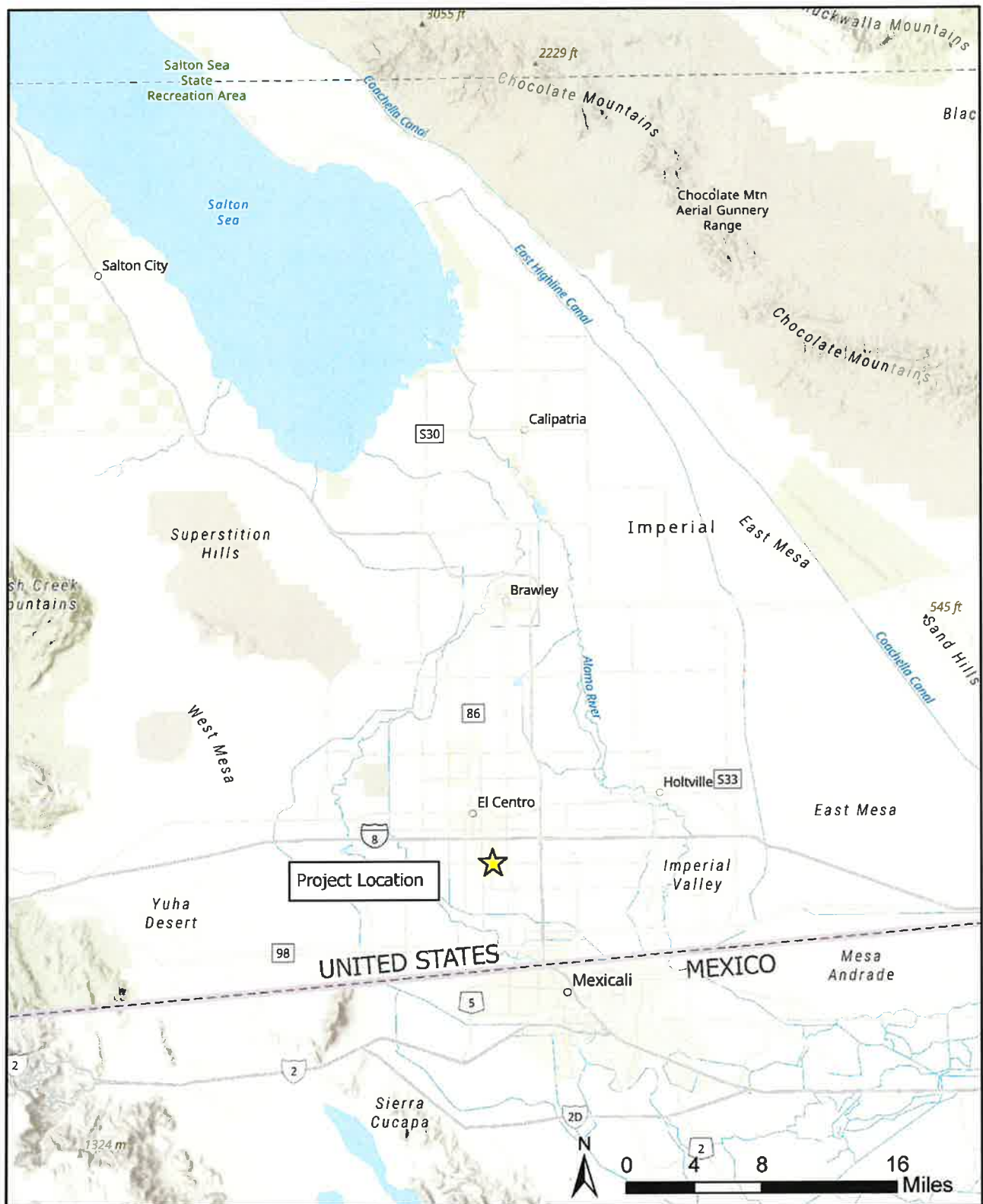
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC:
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

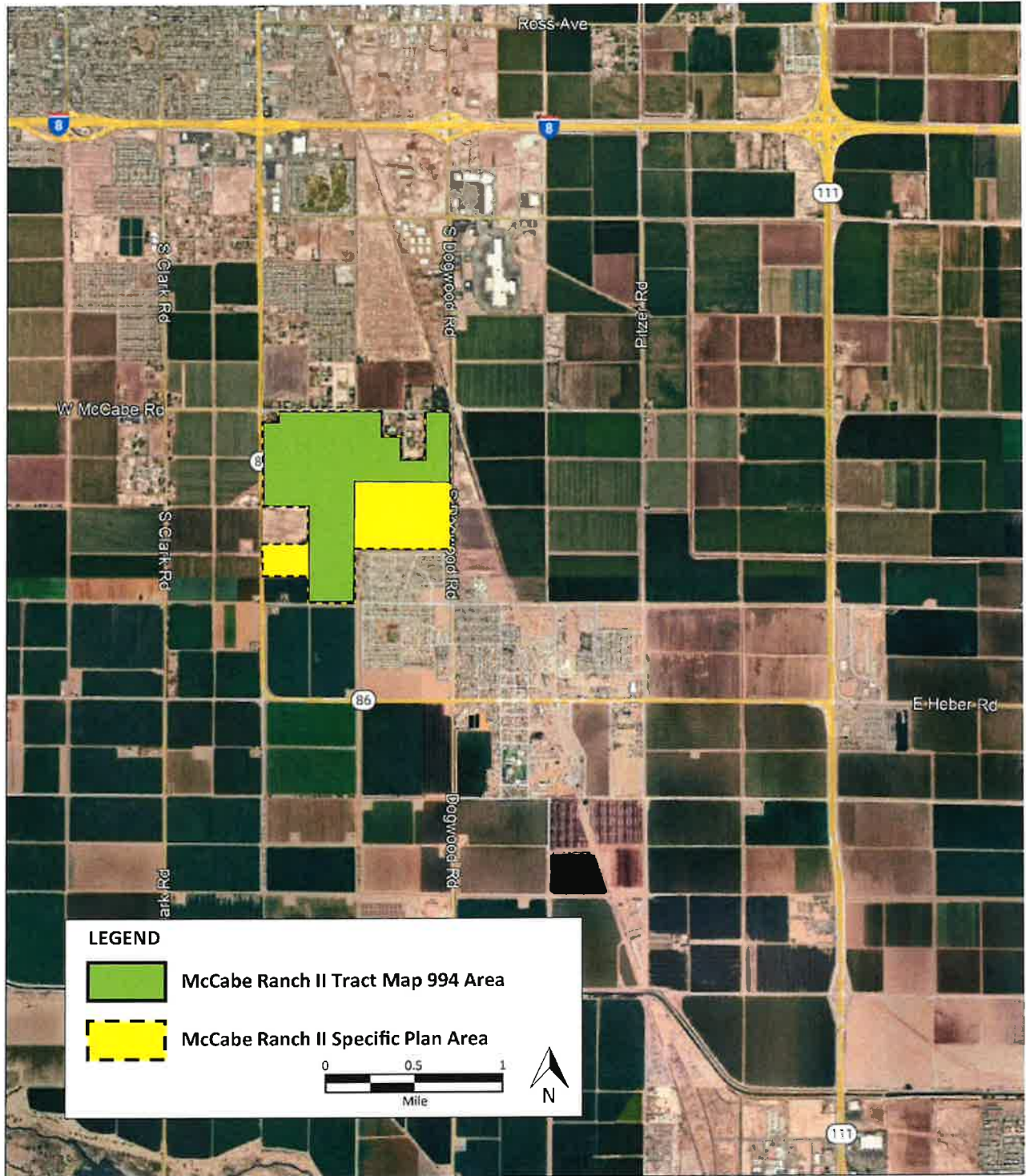
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4128

Jordan Joaquin
Quechan Tribe of the Fort Yuma Reservation
PO Box 1899
Yuma, AZ 85366

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Joaquin;

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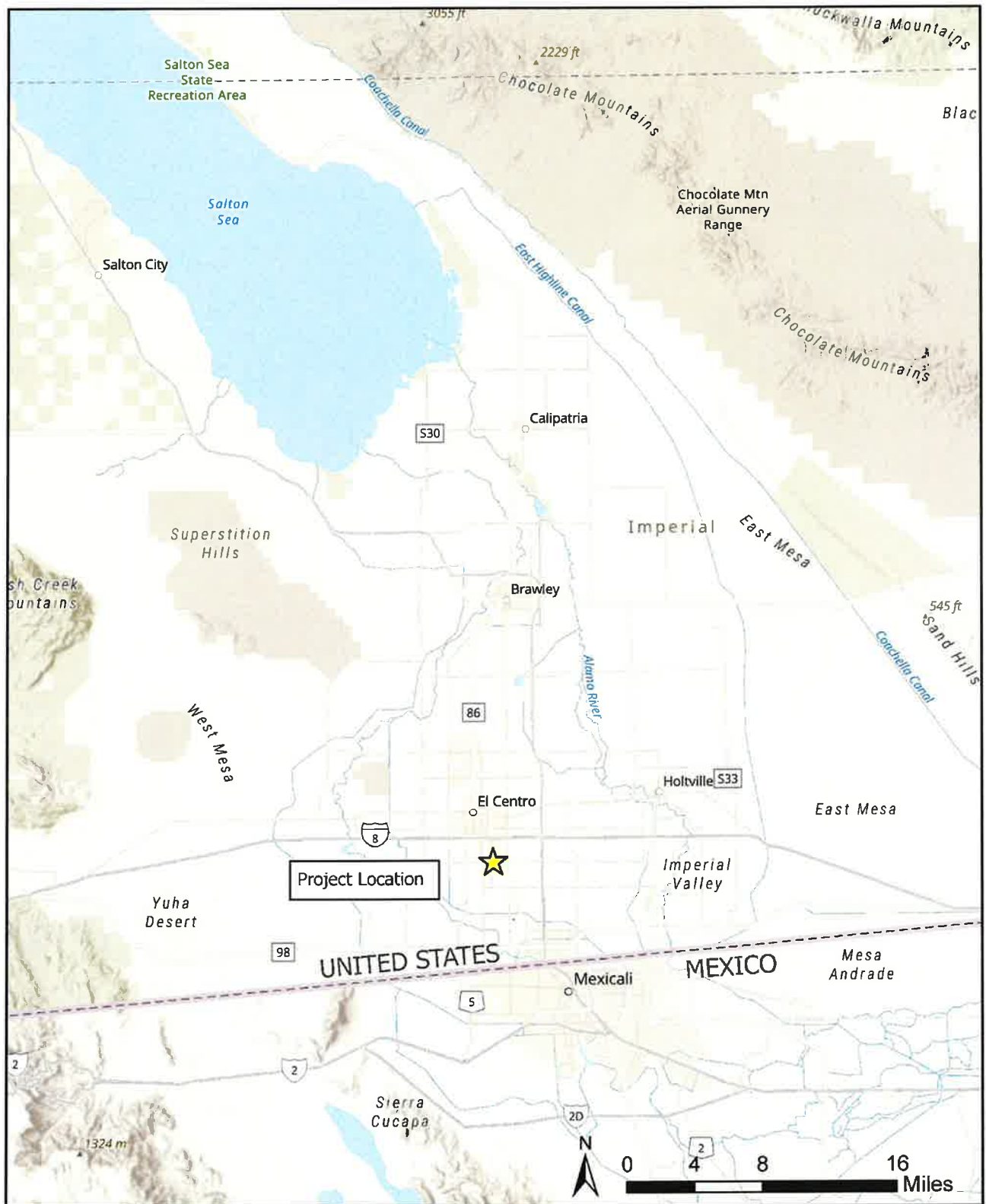
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Scott Manfred (culturalcommittee@quechantribe.com) & mail
Jill McCormick (historicpreservation@quechantribe.com) & mail
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

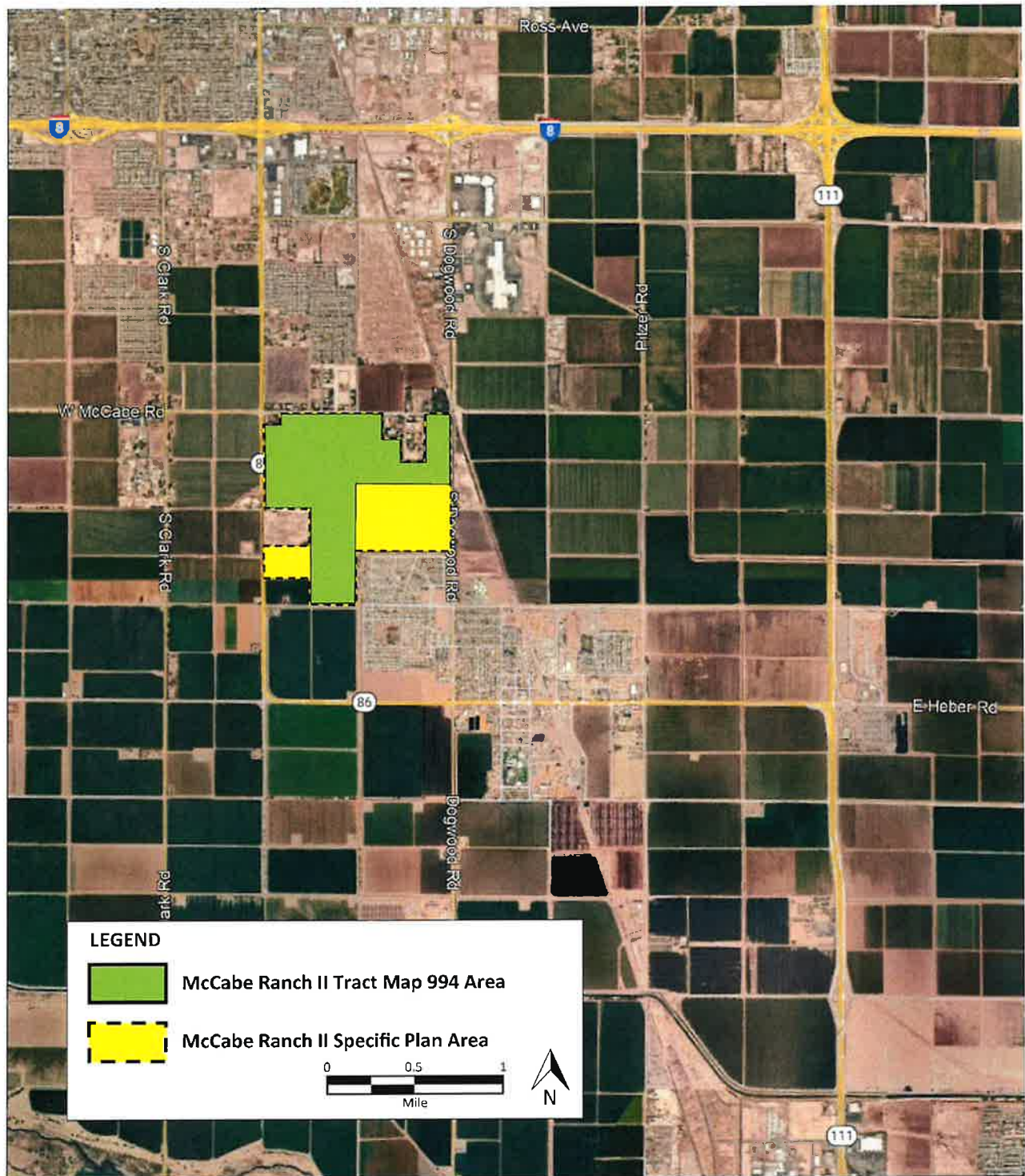
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4135

San Pasqual Band of Digueno Mission Indians
Allen Lawson, Chairperson
PO Box 365
Valley Center, CA 92082

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Lawson;

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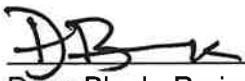
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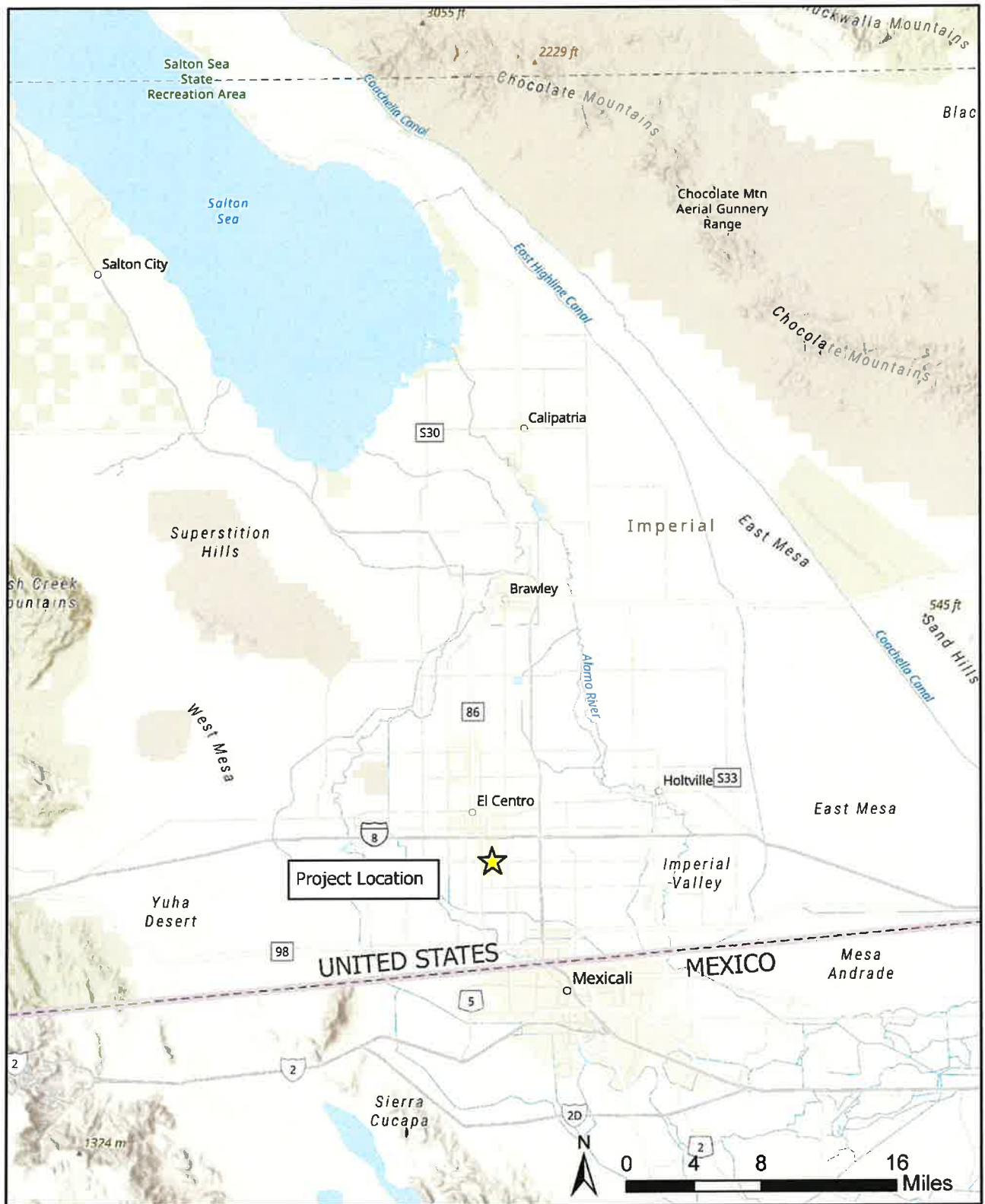
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

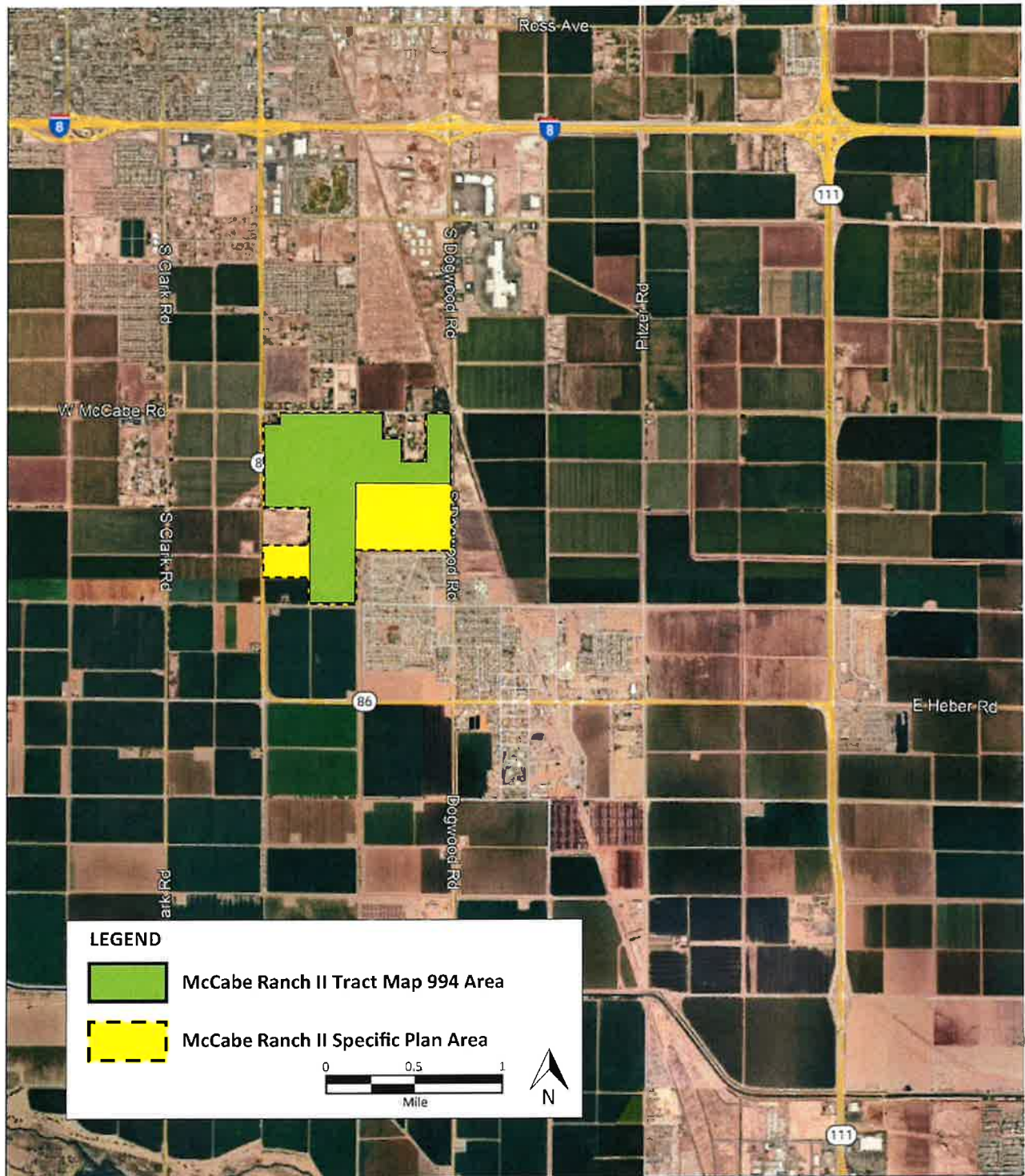
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4142

Sycuan Band of the Kumeyaay Nation
Cody Martinez, Chairman
1 Kwaaypaay Ct
El Cajon, CA 92019

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Martinez;

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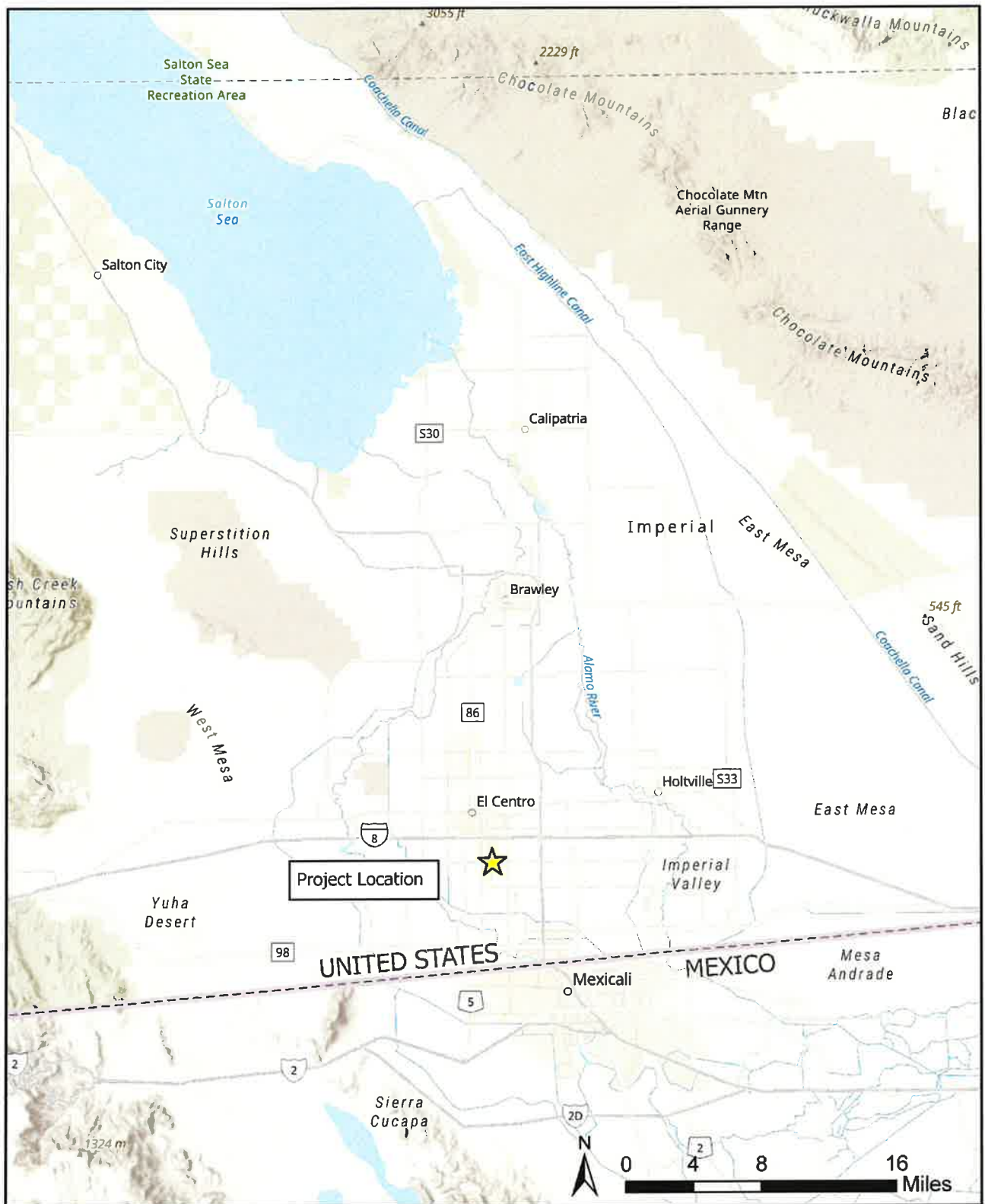
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Bernice Paipa (bpaipa2@sycuan-nsn.gov) & Mail
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

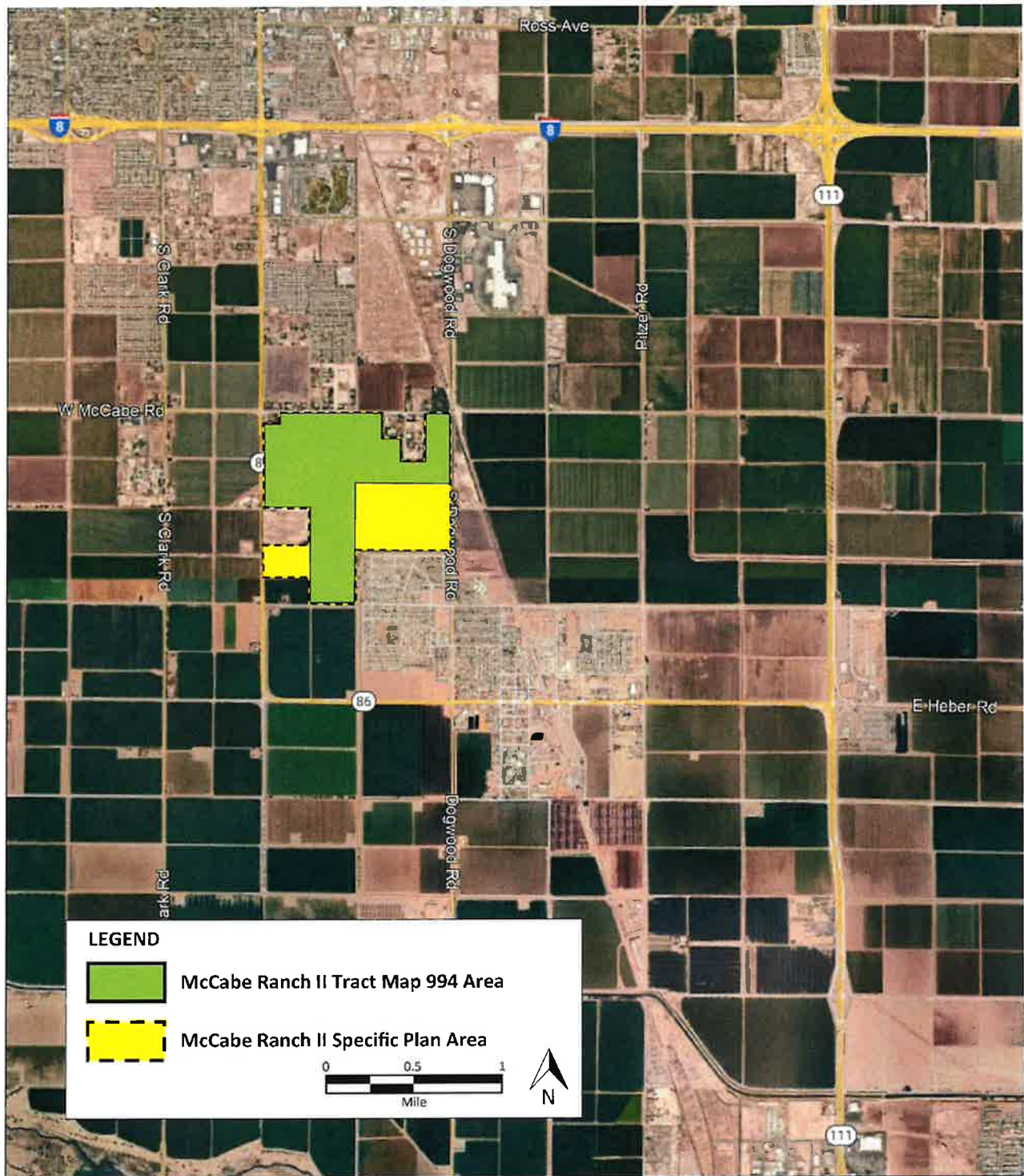
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Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
 McCabe Ranch II Tract Map 994 (TR000994)
 Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4159

Torres Martinez Desert Cahuilla Indians
Thomas Torte, Chairman
PO Box 1160
Thermal, CA 92274

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

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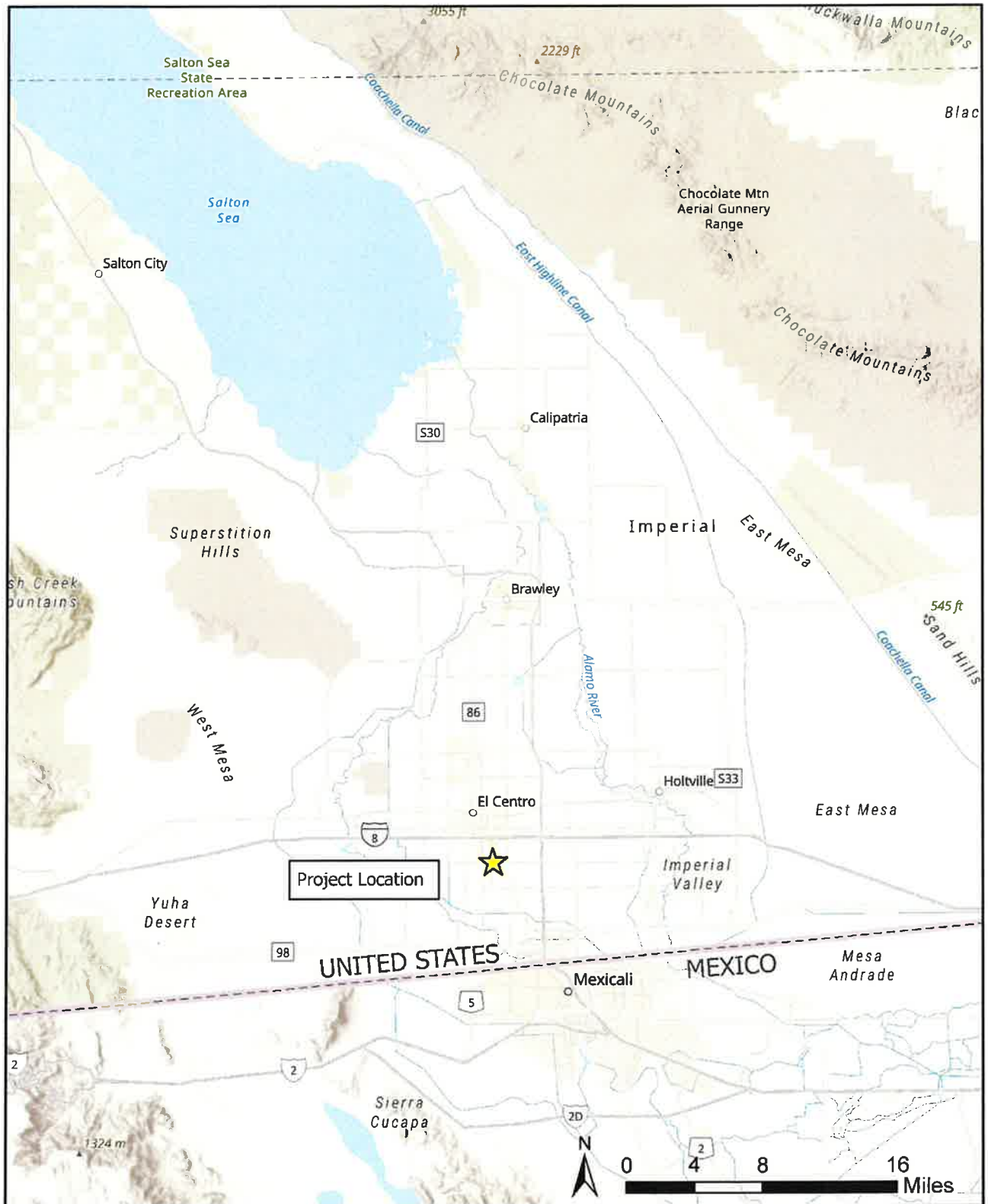
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Gary Resvaloso (grestmtm@gmail.com) & mail
Mary Belardo (belardom@gmail.com) & mail
Abraham Becerra (abecerra@tmdci.org) & mail
Alesia Reed (lisareed990@gmail.com) & mail
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

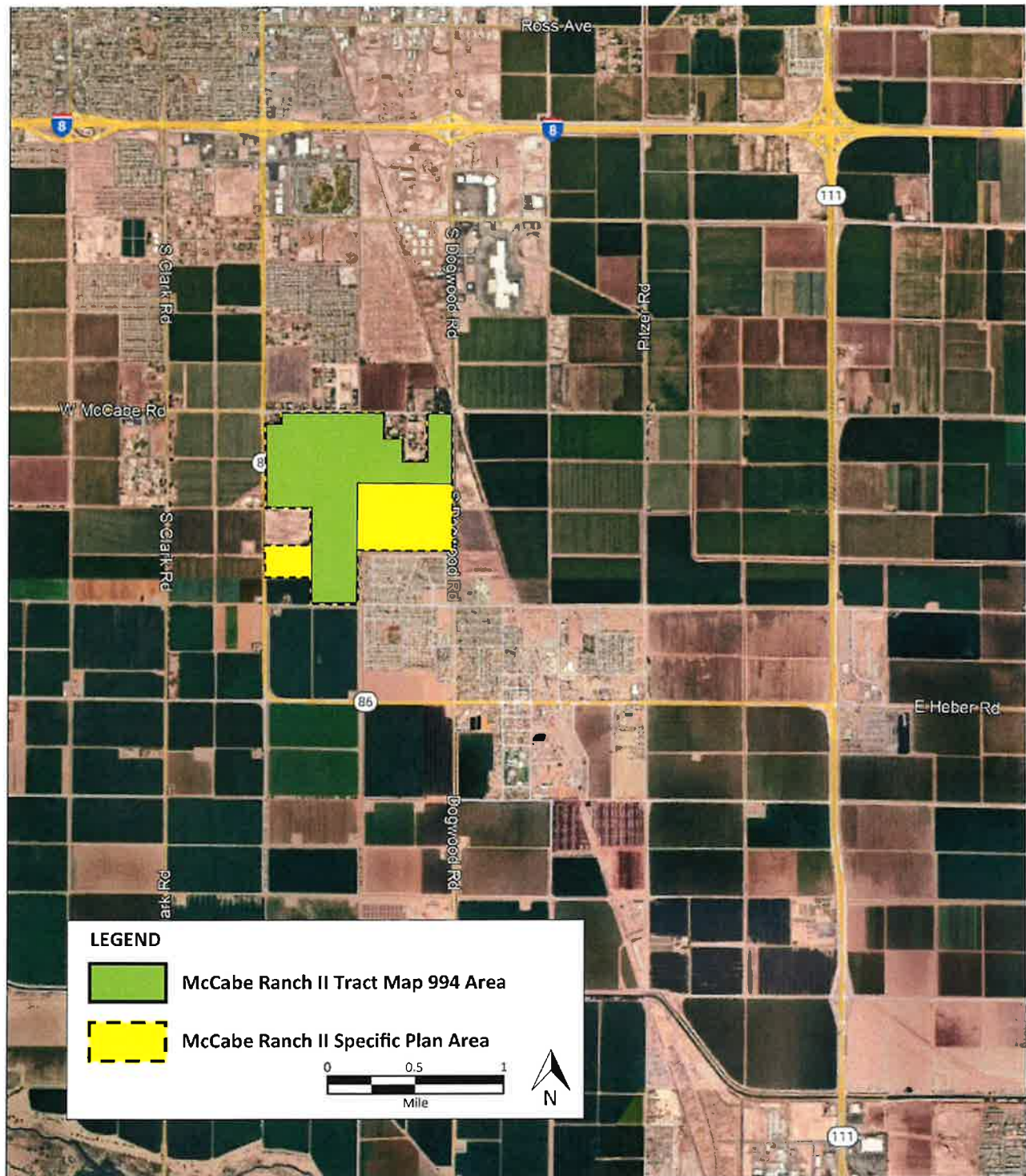
Attachments: Figure 1 – Regional Location Map
Figure 2 – Project Site



Source: Esri, 2024.



Regional Location
McCabe Ranch II Tract Map 994 (TR000994)
Figure 1



Source: McCabe Realty, LLC, 2024



Project Location Map
McCabe Ranch II Tract Map 994 (TR000994)
Figure 2



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

June 26, 2024

CERTIFIED MAIL NO. 7018 1830 0000 2357 4166

Viejas Band of Kumeyaay Indians
Ernest Pingleton
1 Viejas Grade Road
Alpine, CA 91901

RE: Notice of Opportunity to Consult under SB 18 for the McCabe Ranch II Tract Map 994 and McCabe Ranch II Specific Plan Amendment #24-0001 (APNs 054-130-072, 054-130-076, 054-130-077, and 054-130-078)

Dear Mr. Pingleton;

This letter formally invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the proposed McCabe Ranch II Tract Map 994 (TR00094) and McCabe Ranch II Specific Plan Amendment #24-0001 Project. As you may know, SB 18 became effective on March 1, 2005 and requires local governments to consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. The intent of SB 18 is to provide an opportunity for interested tribes and local governments to work together toward the protection of tribal cultural places that might not appear on cultural resource registries. To this end, the County is contacting you to consult on this project.

The County of Imperial is committed to fulfilling the goals of SB 18 and believes that tribal participation in the planning process is crucial for the success of the proposed project. The Imperial County Planning and Development Services Department has contacted the Native American Heritage Commission (NAHC) in order to obtain a list of tribes who should be included in the planning consultation process regarding the proposed project and your name was included in the NAHC's response.

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 468-acre McCabe Ranch II Specific Plan Area to accommodate the phased development of 1,610 residential units (single- and multiple-family units), a 13-acre elementary school site for the McCabe Union School District, parks, roadways, associated utilities, drainage and storm water treatment improvements. The McCabe Ranch II Specific Plan Area is generally located north of the Community of Heber and south of the City of El Centro, in the County of Imperial, California (see Figure 1, Regional Location and Figure 2, Project Location). The McCabe Ranch II Tract Map 994 site is bounded by McCabe Road on the north, Dogwood Road on the east, State Route 86 (SR-86) on the west, and the western extension of Correll Road on the south.

The McCabe Ranch II Tract Map 994 Project site 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 and is located in Section 20, Range 14 East, Township 16 South within the U.S. Geological Survey (USGS) Heber, California 7.5-minute topographic. 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 as shown on Development within that portion of the McCabe Ranch II Specific Plan area outside of Tract Map 994, may develop prior to, concurrently with, or subsequent to the Tract Map 994 and is referred to as Phase 4.

The development phasing for the McCabe Ranch II Tract Map 994, and for the Phase 4 area differs from that identified in the adopted McCabe Ranch II Specific Plan. For this reason, an amendment to the McCabe Ranch II Specific Plan is also proposed. Development of the Tract Map will require an amendment to the McCabe Ranch II Specific Plan and annexation to the Heber Public Utilities District. McCabe Ranch Realty, LLC also proposes to enter into a Development Agreement with the County.

If your tribe would like to consult with the County of Imperial regarding this project, please respond **within ninety (90) days** of the date of this letter. Under SB 18, any sensitive information shared with the County regarding cultural places and/or sacred sites will be kept strictly confidential and will not be divulged to the public.

Please send your written response before September 30, 2024 to David Black, Project Planner or by email to ICPDSCCommentLetters@co.imperial.ca.us. If the County does not receive a response within 90 days, the County will proceed with the project. Thank you and we look forward to your response.

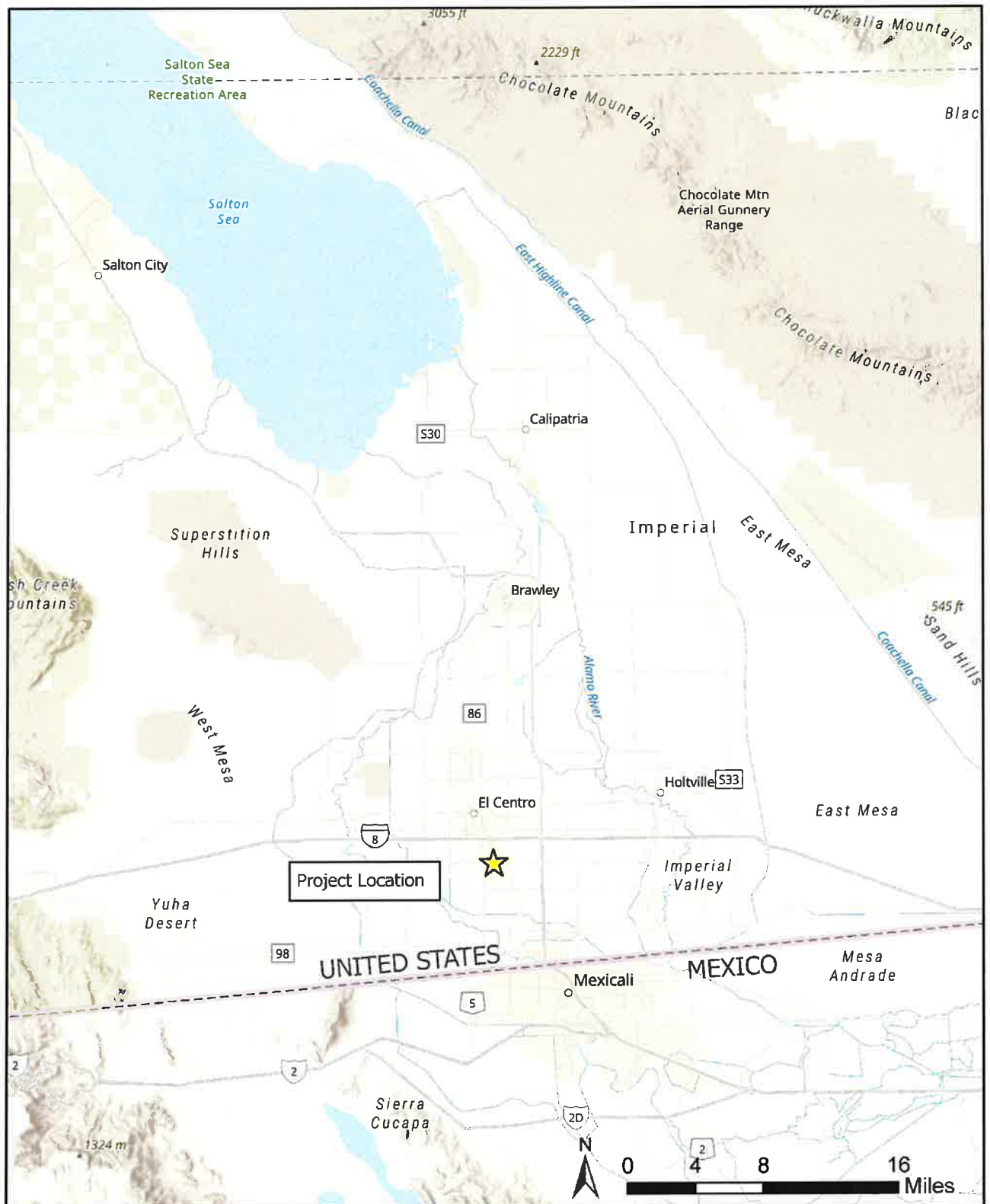
Sincerely,

JIM MINNICK, DIRECTOR
Imperial County Planning & Development Services

BY: 
Dave Black, Project Planner

CC: Ray Teran (rteran@viejassn.gov) & mail
Jim Minnick, Director
Michael Abraham, Assistant Director
David Black, Planner IV

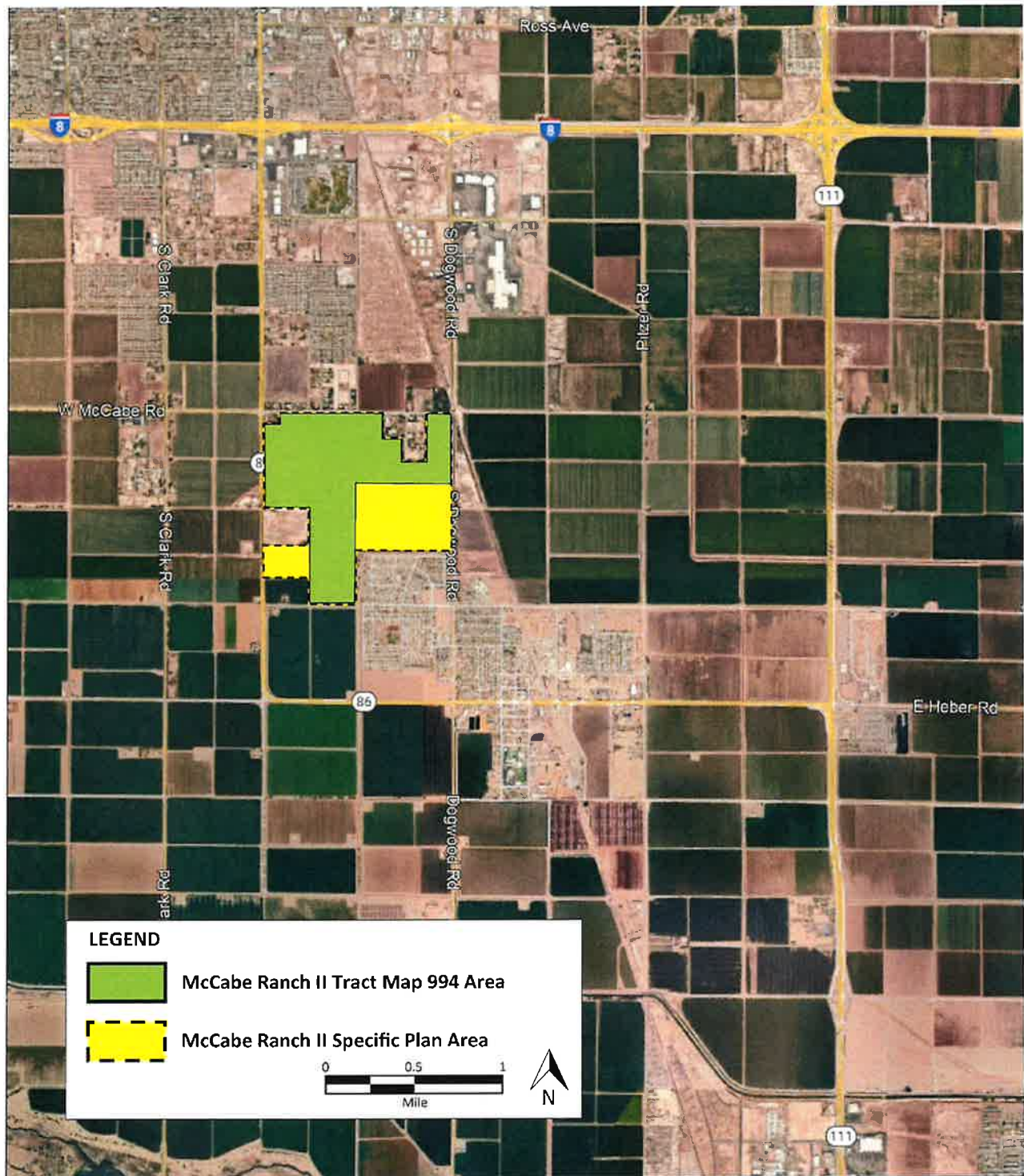
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Project Location Map
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