

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: Ivanhoe Ranch

Lead Agency: County of San Diego (Attn. Planning and Development Services)

Contact Person: Heather Steven

Mailing Address: 5510 Overland Avenue, Suite 310

Phone: (858) 495-5802

City: San Diego

Zip: 92123

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Valle de Oro

Cross Streets: Ivanhoe Ranch Road and Jamul Drive

Zip Code: 92019

Longitude/Latitude (degrees, minutes and seconds): 32 ° 44 ' 44 " N / 116 ° 54 ' 09 " W Total Acres: 121.9

Assessor's Parcel No.: 518-030-41-00, 518-030-43-00, 518-030-44-00, 518-040-45-00

Section: 29

Twp.: 16S

Range: 1E

Base:

Within 2 Miles: State Hwy #: SR-94

Waterways: Sweetwater River and unnamed drainages

Airports: None

Railways: None

Schools: 6 Schools

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Agricultural Preserve Disestablishment**Development Type:**☒ Residential: Units 120 Acres 121.9☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other:**Present Land Use/Zoning/General Plan Designation:**

Regional Category: Semi-Rural; General Plan Land Use Designation: Semi-Rural 10 (10 units per gross acre); Zoning Use Regulation: Limited Agriculture (A-70)

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

The Ivanhoe Ranch Project (Project) is a 120-lot subdivision located in central unincorporated San Diego County, within the Valle De Oro Community Plan Area, on approximately 121.9 acres. The project consists of the proposed development of 119-single-family residences, one existing single-family residence that would remain, 24.97 acres of biological open space, a private 1.78-acre park with a parking lot, private internal roads with concrete sidewalks, decomposed granite trails, street lighting, two bridges, landscaped areas, drainage basins, and an entry monument wall. As proposed, the Project requires the following discretionary actions: General Plan Amendment, Rezone, Tentative Map, Site Plan, and an Agricultural Preserve Disestablishment, and a Williamson Act Contract Cancellation. These aspects are discussed in greater detail below.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 15, 2021 Ending Date May 17, 2021

Lead Agency (Complete if applicable):

Consulting Firm: Vance and Associates

Address: 224 Seeman Drive

City/State/Zip: Encinitas, CA 92024

Contact: Lee Vance; vanceplan@cox.net

Phone: 760-436-4593

Applicant: Lee Vance

Address: 224 Seeman Drive

City/State/Zip: Encinitas, CA 92024

Phone: 760-436-4593

Signature of Lead Agency Representative: _____

Date: April 15, 2021

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