



County of San Diego

NOTICE OF PREPARATION IVANHOE RANCH

NOTICE OF PREPARATION SCOPING MEETING

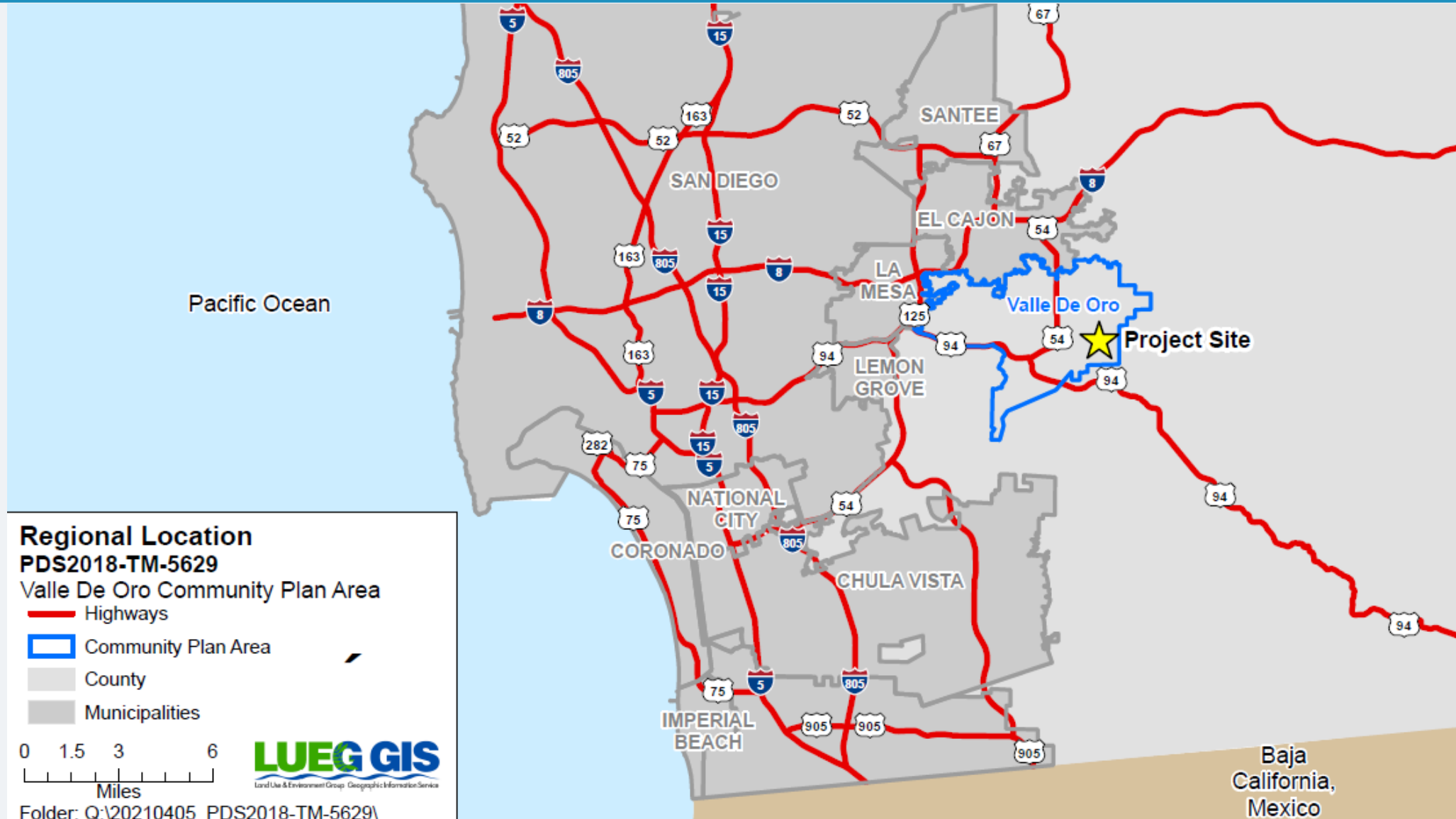
APRIL 29, 2021

6:00 P.M. – 7:30 P.M.

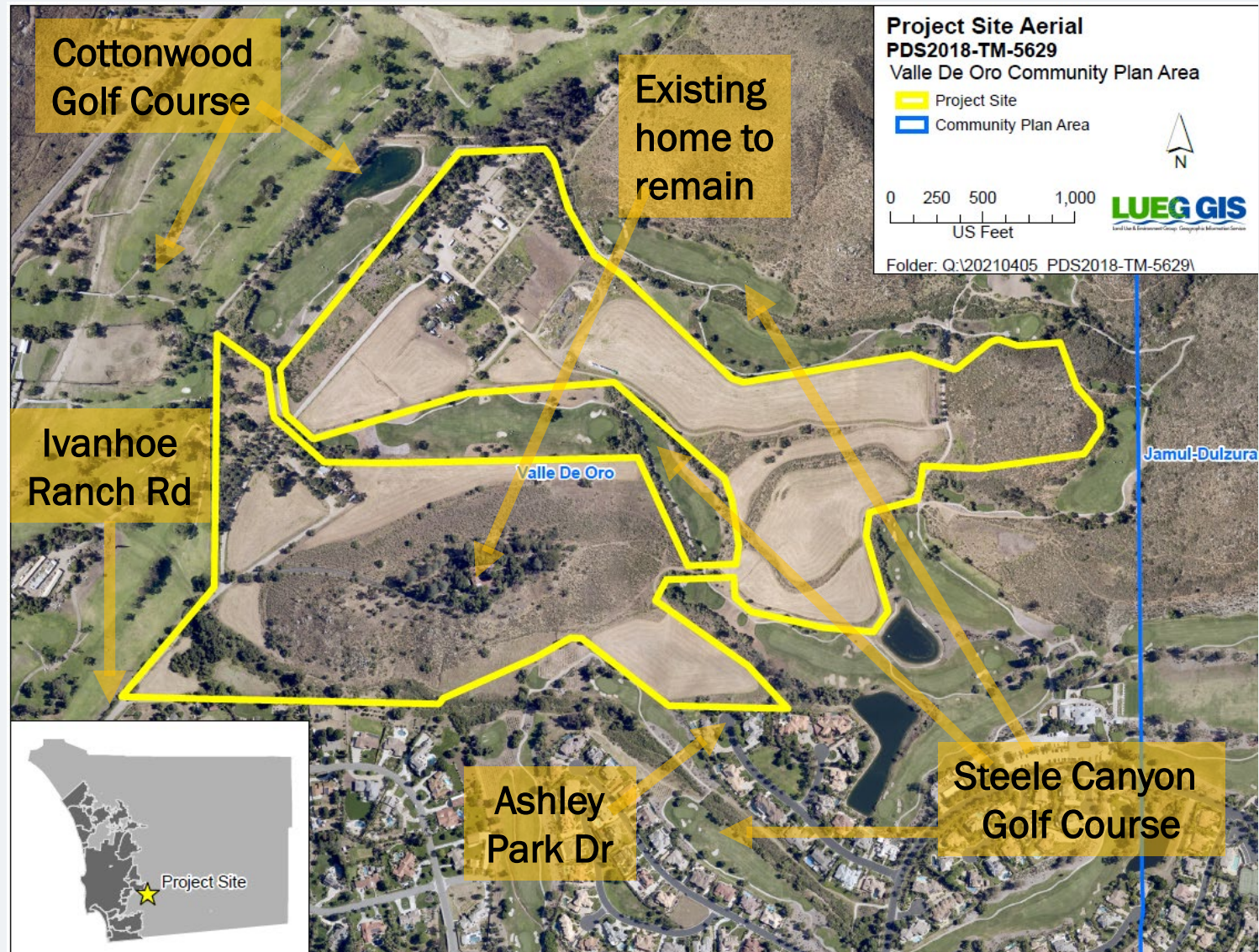
PURPOSE

- Notice of Preparation (NOP) Scoping Meeting
 - Required per the California Environmental Quality Act (CEQA) when an Environmental Impact Report (EIR) is being prepared
- First Public Meeting of the EIR process
- First Opportunity to hear from the public

PROJECT LOCATION

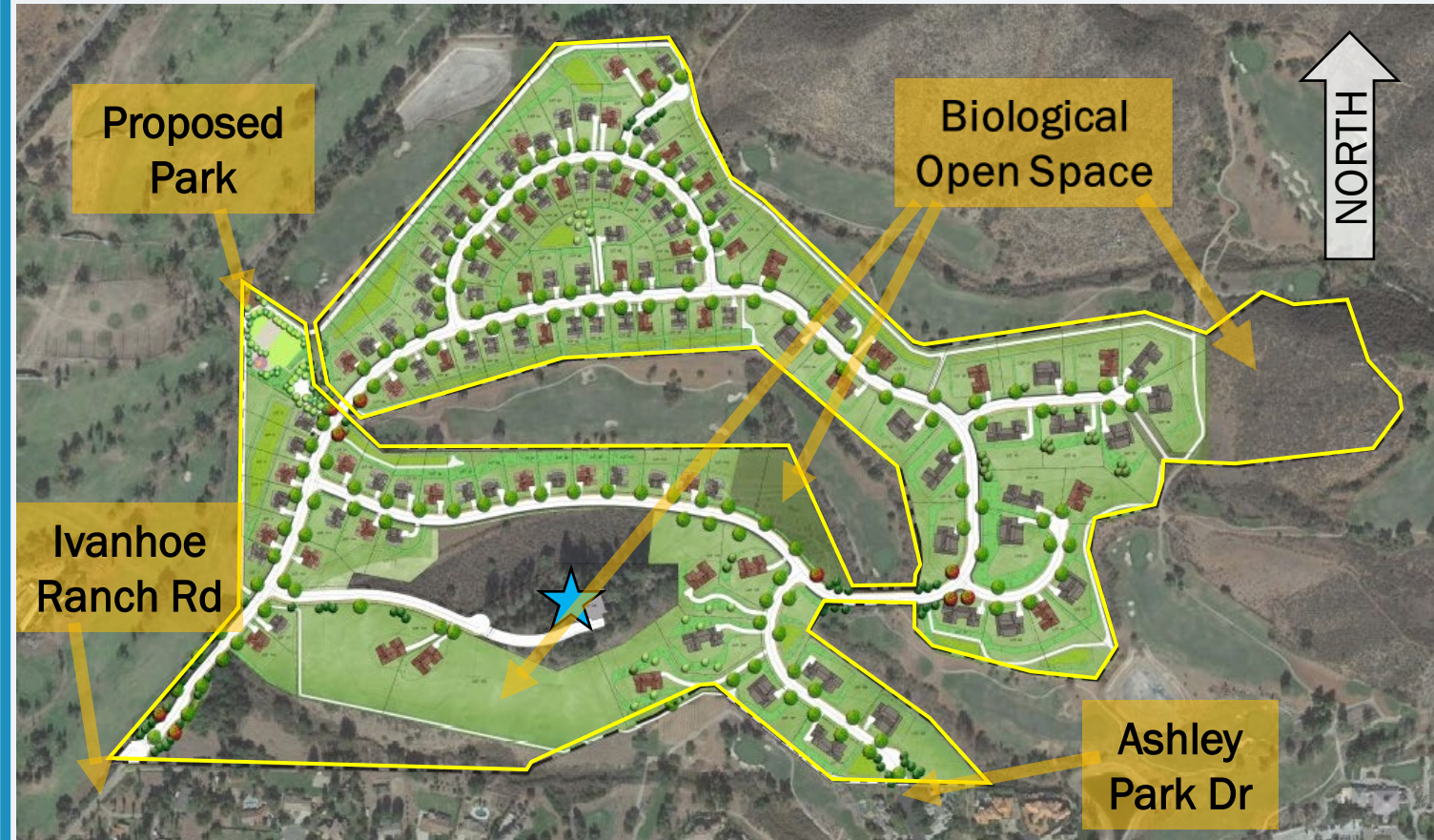


PROJECT LOCATION



PROJECT DESCRIPTION

- 120-lot subdivision on 121.9-acre site
 - One existing single-family residence to remain unchanged
 - 119 proposed single-family residences
- 24.97 acres of biological open space
- 1.78-acre park with parking lot
- Private internal roads
- Decomposed granite trails
- Street lighting
- Drainage basins
- Entry Monument Wall



DISCRETIONARY PERMIT APPROVALS

- General Plan Amendment
- Rezone
- Tentative Map
- Site Plan
- Agricultural Preserve Disestablishment
- Williamson Act Contract Cancellation

DISCRETIONARY PERMIT APPROVALS

General Plan Amendment - Land Use Designation

Existing*

Semi-Rural (SR-10) allows 1 dwelling per 10 or 20 acres = 11 dwellings

Open Space Recreation

Proposed*

Semi-Rural (SR-2) allows 1 dwelling per 2, 4, or 8 acres

Semi-Rural (SR-0.5) allows 1 dwelling per ½, 1, or 2 acres = 120 dwellings

* Dependent on slope of the property

DISCRETIONARY PERMIT APPROVALS

Rezone

	Existing	Proposed
Use Regulation	A70	RR and RS
Minimum Lot Size	10 acres	1 acre and 0.25 acre
Setbacks	C	V (Variable, established by Site Plan)
Special Area Designator	A	D

<https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-444.pdf>

DISCRETIONARY PERMIT APPROVALS

Tentative Map

- Subdivision of the 121.9-acre property into 120 lots

Site Plan

- Setbacks from C to V (Variable)
- Design Review “D” Special Area Designator
 - Design of units
 - Setbacks on each lot
 - Colors and Materials

Discretionary Permit Approvals

Agricultural Preserve
Disestablishment

- Removal from Jamacha
Agricultural Preserve #21

Williamson Act Contract
Cancellation

- Request processed
January 1, 2016
- Cancellation effective
January 1, 2026, unless
the Board of Supervisors
approves a cancellation

Zoning Information	
Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	10Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	A ←

INITIAL STUDY

- Preliminary environmental analysis performed
- Topics to be included within the EIR:
 - Visual resources
 - Agricultural resources
 - Biological resources
 - Cultural resources
 - Fire Safety
 - Hydrology and water quality
 - Land Use
 - Greenhouse gas emissions
 - Transportation (Vehicle Miles Traveled)
- Initial Study:

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5629.html>

WHAT WE ASK OF YOU

Provide comments on the Ivanhoe Ranch Project

- Effects of the project that may damage the physical environment
- Alternatives to the project that may be less damaging to the environment
- Modification to the project that may lessen the project's environmental effects

HOW TO PROVIDE COMMENTS

Notice of Preparation Period (30-days)

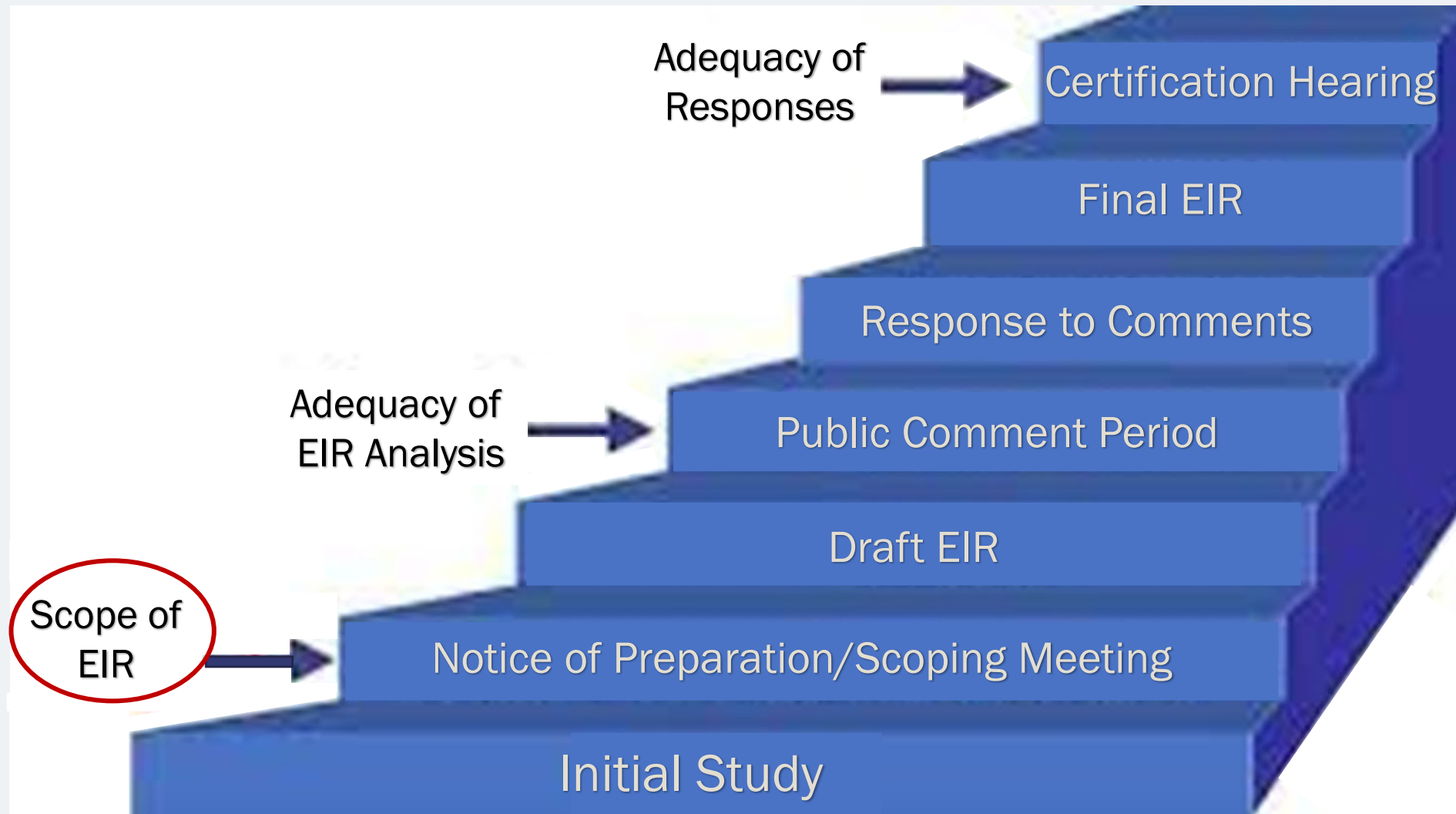
- Concludes May 17th at 4:00 p.m.

Options to Submit Comments

- By email to jenna.roady@sdcounty.ca.gov
- By US mail to:

Jenna Roady
County of San Diego
Planning and Development Services Department
5510 Overland Avenue, Suite 310
San Diego, California, 92123

HOW TO STAY INVOLVED



ADDITIONAL INFORMATION

For additional information, please see the following County website:

<https://www.sandiegocounty.gov/pds/ceqa/TM-5629/>

Project Manager: Heather Steven

Phone: (858) 495-5802

Email: heather.steven@sdcounty.ca.gov



County of San Diego

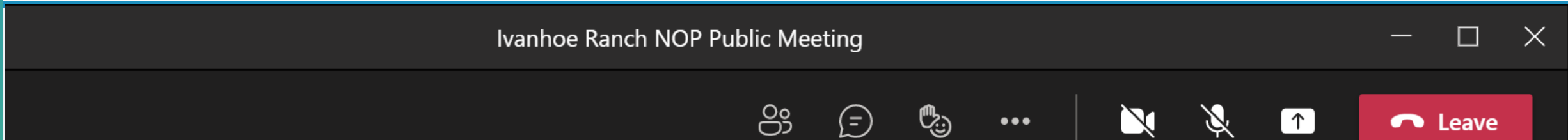
Notice of Preparation Ivanhoe Ranch

NOTICE OF PREPARATION SCOPING MEETING

APRIL 29, 2021

6:00 PM – 7:30 P.M.

Public Comments



Computer

- Please click the button to “raise your hand” located on the tool bar at the top of your screen.
- When it is your turn to speak, we will call your name.
- At that time, please unmute your microphone, state your name, and begin your comment.

Phone

- When it is your turn to speak, we will call out the last four digits of your phone number.
- At that time, please dial *6 to unmute your line, state your name, and begin your comment. If you do not wish to comment, dial *6 and state you have no comments.