

### 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

<b>SCH #</b>
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**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 EIR NEPA:  NOI Other:  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".

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| <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 |  |

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

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

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Vance and Associates</u>	Applicant: <u>Lee Vance</u>
Address: <u>224 Seeman Drive</u>	Address: <u>224 Seeman Drive</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Encinitas, CA 92024</u>
Contact: <u>Lee Vance; vanceplan@cox.net</u>	Phone: <u>760-436-4593</u>
Phone: <u>760-436-4593</u>	

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Signature of Lead Agency Representative:  Date: April 15, 2021

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