



County of San Diego

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

April 15, 2021

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation (NOP) document, which contains a description of the probable environmental effects of the project, can be reviewed at the following website link: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html.

IVANHOE RANCH, PDS2018-GPA-18-005, PDS2018-REZ-18-004, PDS2018-TM-5629, PDS2018-STP-18-016, PDS2018-AP-18-002, LOG NO. PDS2018-ER-18-19-004. The Ivanhoe Ranch Project (Project) consists of a General Plan Amendment, Rezone, Tentative Map, Site Plan, Agricultural Preserve Disestablishment, and a Williamson Act Contract Cancellation. The Project consists of the proposed 120-lot subdivision with 119 new residential units and one existing residence to remain unchanged, 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. The Project would change the existing General Plan land use designation from Open Space (Recreation) and Semi-Rural (SR-10) to SR-2 and SR-0.5. The SR-0.5 and SR-2 would allow for a maximum density of one unit per 0.5-acre or 2 acres, respectively. The Rezone would change the existing zone from Limited Agriculture (A-70) to Rural Residential (RR) and Single Family Residential (RS), would remove the "A" Special Area Designator to remove the project site from the Jamacha Agricultural Preserve #21, and establish new Design Review "D" Special Area Designator, setbacks, building type, and animal designator. The project site also requires the cancellation of the Williamson Act contract (AP71-17). The Project site is 121.9 acres and is located within the central unincorporated San Diego County, within the Valle De Oro Community Plan Area, approximately 4 miles south of the City of El Cajon, south of Interstate 8 (I-8), east of State Route 54 (SR-54) and north of State Route 94 (SR-94). Access to the site would be through Ashley Park Drive on the southeast and Ivanhoe Ranch Road from the southwest.

Consistent with Section 21083.9 of the CEQA Statutes, an online/phone-in public scoping meeting/teleconference will be held to solicit comments on the NOP. This meeting will be held virtually on Thursday, April 29, 2021, at 6:00 p.m. and will end by 7:30 p.m. via Microsoft Teams. The meeting may be accessed at this web link:

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

Comments on this NOP document must be received no later than May 17, 2021 at 4:00 p.m. (a 30-day public review period). Comments on the NOP must be sent to Jenna Roady, Planning & Development Services, 5510 Overland Avenue, Suite 310, San Diego, CA 92123 or emailed to jenna.roady@sdcounty.ca.gov. For additional information, please contact Heather Steven at (858) 495-5802 or by e-mail at heather.steven@sdcounty.ca.gov.