



## PLANNING & DEVELOPMENT SERVICES

### *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

|                                       |                       |
|---------------------------------------|-----------------------|
| Report Run Date/Time:                 | 3/10/2026 12:45:54 PM |
| Project Manager:                      |                       |
| Land Development Manager:             |                       |
| Project Record ID:                    |                       |
| Project Environmental Review (ER) ID: |                       |
| Assessor's Parcel Number(s):          | 2860404400            |
| Project Name:                         |                       |

2860404400

#### General Information

|                                    |                                      |
|------------------------------------|--------------------------------------|
| USGS Quad Name/County Quad Number: | Ramona/60                            |
| Section/Township/Range:            | 3/13S/02E                            |
| Tax Rate Area:                     | 65023                                |
| Thomas Guide:                      | /                                    |
| Site Address:                      | 19525 Casner Rd Ramona<br>92065-6330 |
| Parcel Size (acres):               | 10.87                                |
| Board of Supervisors District:     | 2                                    |

#### Public Service and Utility Districts

|                            |                                              |
|----------------------------|----------------------------------------------|
| Water/Irrigation District: | None                                         |
| Sewer District:            | None                                         |
| Fire Agency:               | San Diego County Fire<br>Protection District |
| School District:           | Unified Ramona                               |

**General Plan Information**

|                                    |                                |
|------------------------------------|--------------------------------|
| General Plan Regional Category:    | Rural                          |
| General Plan Land Use Designation: | Rural Lands (RI-40) 1 Du/40 Ac |
| Community Plan:                    | Ramona                         |
| Rural Village Boundary:            | None                           |
| Village Boundary:                  | None                           |
| Special Study Area :               | None                           |

**Zoning Information**

|                           |         |
|---------------------------|---------|
| Use Regulation:           | A72     |
| Animal Regulation:        | O       |
| Density:                  | -       |
| Minimum Lot Size:         | 8Ac     |
| Maximum Floor Area Ratio: | -       |
| Floor Area Ratio:         | -       |
| Building Type:            | C       |
| Height:                   | G       |
| Setback:                  | C       |
| Lot Coverage:             | -       |
| Open Space:               | -       |
| Special Area Regulations: | A;Por S |

**Aesthetic**

|                                                                |     |
|----------------------------------------------------------------|-----|
| The site is located within one mile of a State Scenic Highway. | Yes |
| The site contains steep slopes > 25%.                          | Yes |
| The site is located within Dark Skies "Zone A".                | No  |

**Agricultural Resources**

|                                                                                   |                                |
|-----------------------------------------------------------------------------------|--------------------------------|
| The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. | No                             |
| The site contains Prime Soils.                                                    | Yes                            |
| There is evidence of active agriculture on the project site.                      | Please Refer To Aerial Imagery |
| Sunset Zone:                                                                      | 18                             |
| The site is located within an Agricultural Preserve.                              | Yes                            |
| The site is in a Williamson Act Contract.                                         | No                             |

**Biological Resources**

|                                                                                                                  |                                                                              |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Eco-Region:                                                                                                      | Central Foothills                                                            |
| Vegetation Map                                                                                                   | 37200 Chamise Chaparral;<br>61310 Southern Coast Live<br>Oak Riparian Forest |
| The site may contain rare/listed plants and animals found in the Sensitive Species matrix.                       | Yes                                                                          |
| The site is located within a Quino Checkerspot Butterfly Survey Area.                                            | Yes                                                                          |
| The site contains Wetlands.                                                                                      | No                                                                           |
| The site is within one mile of Biological Easements.                                                             | Yes                                                                          |
| The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA). | No                                                                           |
| The site is within MSCP Boundaries.                                                                              | No                                                                           |
| The site is outside of MSCP and within 500 feet of:                                                              |                                                                              |
| Coastal Sage Scrub                                                                                               | Yes                                                                          |
| Maritime Succulent Scrub                                                                                         | No                                                                           |
| Diegan Coastal Sage Scrub                                                                                        | Yes                                                                          |
| Inland Form (>1,000 ft. elevation)                                                                               | Yes                                                                          |
| Coastal Sage - Chaparral Scrub                                                                                   | Yes                                                                          |
| Flat-Topped Buckwheat/Montane Buckwheat Scrub                                                                    | No                                                                           |
| None of the above                                                                                                | No                                                                           |
| The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.              | Yes: High; Very High                                                         |
| The site is located within the Ramona Grassland area.                                                            | No                                                                           |
| The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.       | No                                                                           |

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

|                       |                        |
|-----------------------|------------------------|
| Geological Formation: | Cretaceous Plutonic    |
| Paleo Sensitivity:    | Zero                   |
| Paleo Monitoring:     | No Monitoring Required |

**Geology**

|                                                                                                                                                       |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| Alquist-Priolo Zone:                                                                                                                                  | No   |
| County Special Study Zone:                                                                                                                            | No   |
| Quaternary/Pre-Quaternary Fault:                                                                                                                      | No   |
| Potential Liquefaction Area:                                                                                                                          | Yes  |
| Soils Hydrologic Group:                                                                                                                               | B; C |
| The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.                                                          | No   |
| The site is located within a High Shrink Swell Zone (Expansive Soil).                                                                                 | No   |
| The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features. | No   |

**Mineral Resources**

The site is located within a Mineral Resource Category.

No Mrz (Yes Alluvium/No Mines)

**Hazard Flooding**

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

No

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

**Hazardous Materials**

Schools are located within 1/4 mile of the project.

No

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

Contact Dehq Hazardous Materials Division

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

No

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

Yes: Flying T Ranch

**Hydrology and Water Quality**

|                                                                                                                                                    |                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Hydrologic Unit:                                                                                                                                   | San Dieguito                                                                    |
| Sub-basin:                                                                                                                                         | 905.44/Upper Hatfield                                                           |
| The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody. | Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges |
| The site is tributary to an Environmentally Sensitive Area.                                                                                        | Yes                                                                             |
| The site is located in a Source Water Protection Area.                                                                                             | Yes                                                                             |

**Water Supply/Groundwater**

|                                                                            |                 |
|----------------------------------------------------------------------------|-----------------|
| The site is located outside (east) of the County Water Authority boundary. | Yes             |
| The site is in Borrego Valley.                                             | No              |
| The project is groundwater dependent.                                      | Yes             |
| Annual rainfall:                                                           | 18 To 21 Inches |

**Noise**

|                                    |    |
|------------------------------------|----|
| The site is within noise contours. | No |
|------------------------------------|----|

**Fire Services**

|                                                          |     |
|----------------------------------------------------------|-----|
| The site is located in an Urban-Wildland Interface Zone. | Yes |
| FRA/LRA/SRA:                                             | Sra |

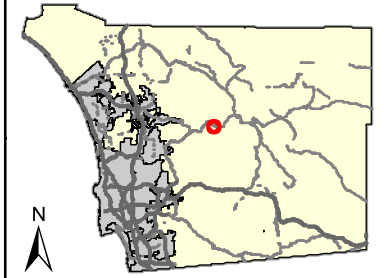
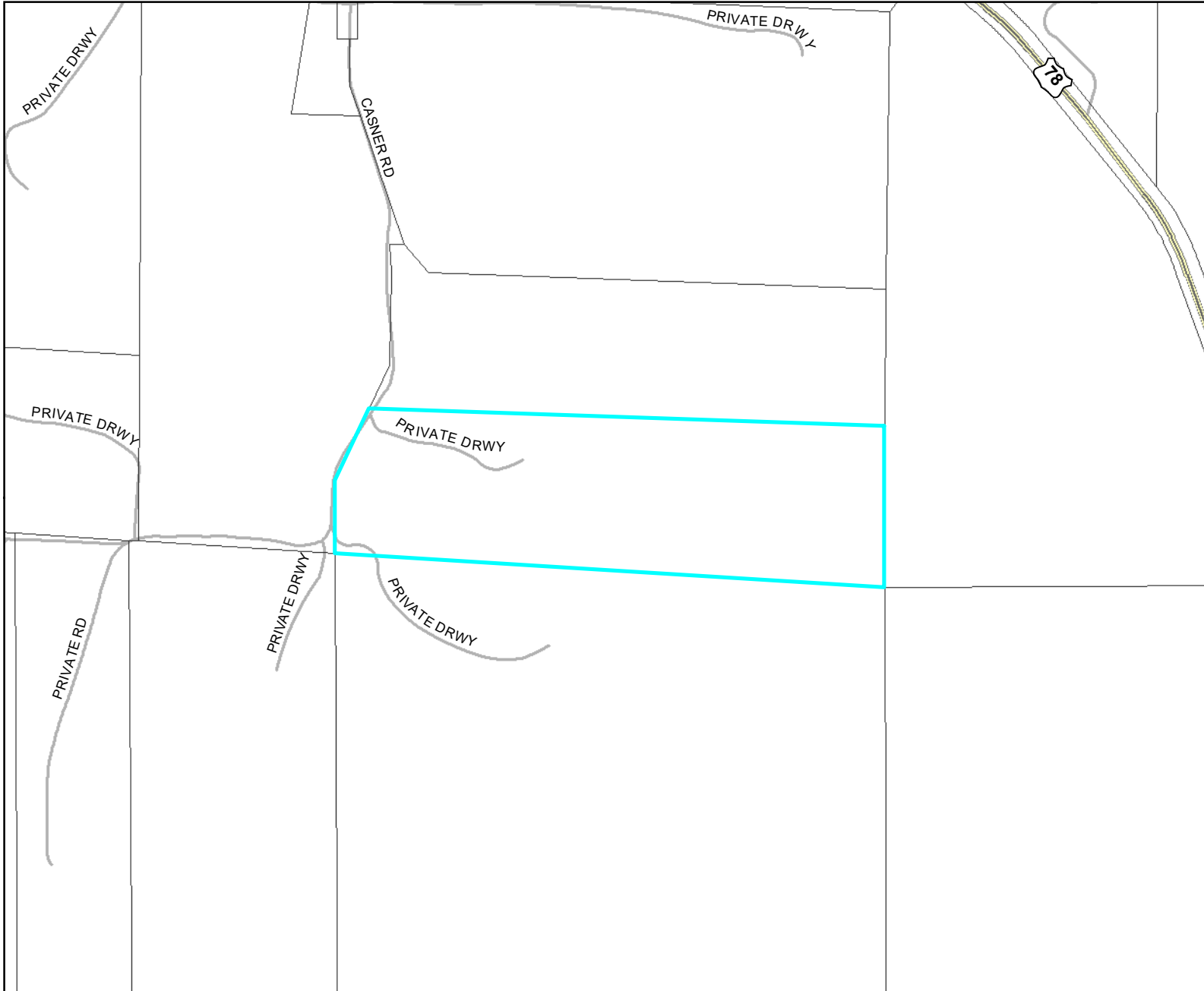
**Additional Information**

|                                                                                |     |
|--------------------------------------------------------------------------------|-----|
| The site is located within 150 feet of Mexican Border.                         | No  |
| The site is located within a Resource Conservation Area.                       | No  |
| The site is located in a Special Area.                                         | No  |
| There are existing or proposed trails on site or adjacent properties.          | Yes |
| The site is located in an urbanized area as defined by the U.S. Census Bureau. | Yes |
| The population has a density of 1,000 per square mile or greater.              | No  |
| The site APN is listed in the GP Housing Element inventory.                    | No  |

**CEQA-Public Review Distribution Matrix**

|                                                                                                                                                              |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| The site is located in the Desert.                                                                                                                           | No  |
| The site is located east of the County Water Authority boundary.                                                                                             | Yes |
| All or a portion of the site is east of the Tecate Watershed Divide.                                                                                         | No  |
| The site is located immediately adjacent to a State Highway or Freeway.                                                                                      | No  |
| The site is located south of State Highway 78.                                                                                                               | Yes |
| The site is located in the Coastal Zone requiring a Coastal Development Permit.                                                                              | No  |
| The site is located in the Sweetwater Basin.                                                                                                                 | No  |
| The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.                                                                            | No  |
| There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s). | No  |

# 2014 ORTHOPHOTO



## Legend:

PROJECT AREA

0 0.045 0.09 0.135 0.18 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

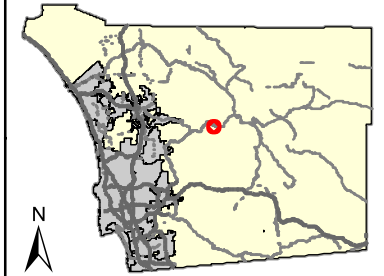
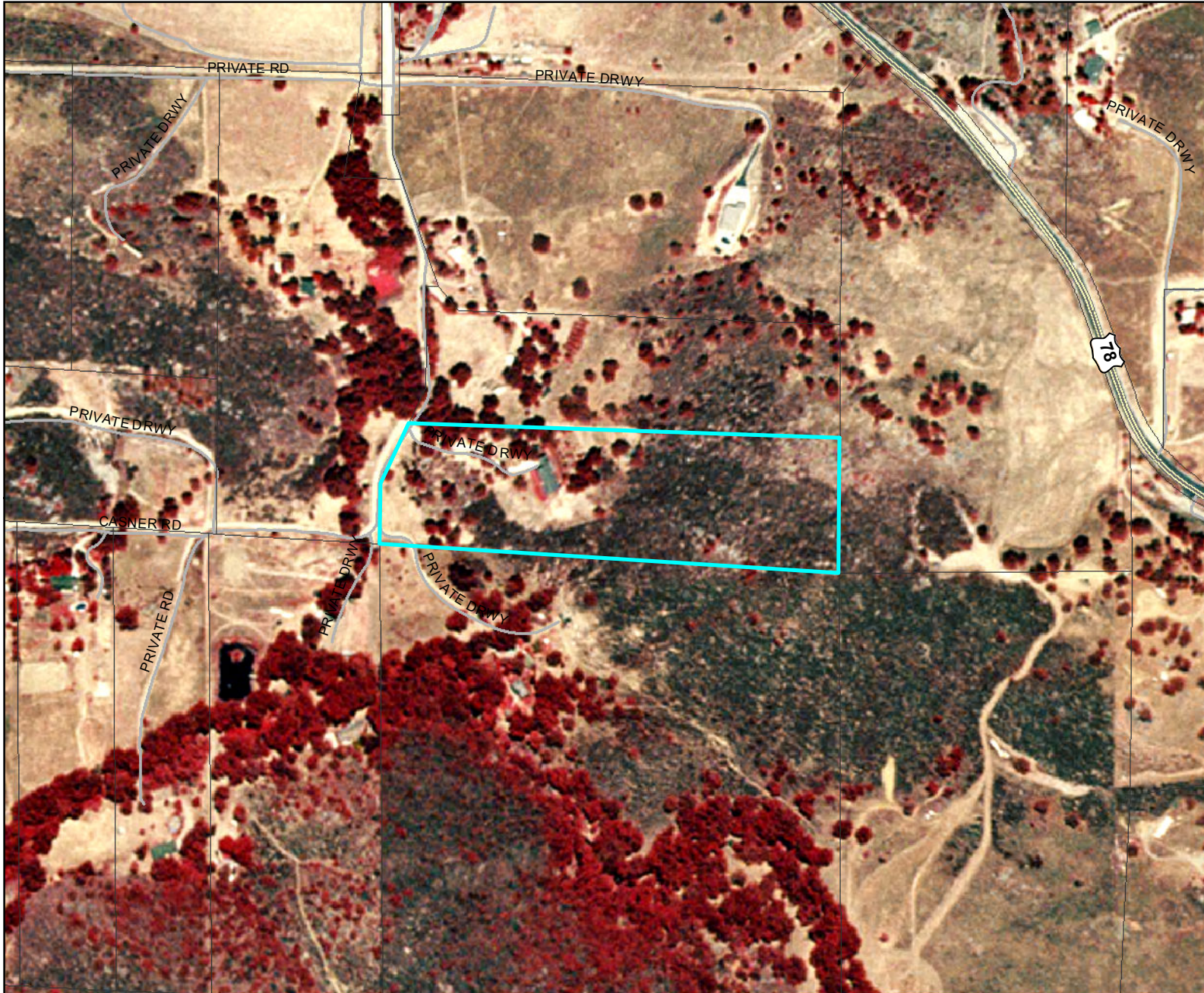


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## Notes:



# 1997 COLOR INFRARED



## Legend:

PROJECT AREA

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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

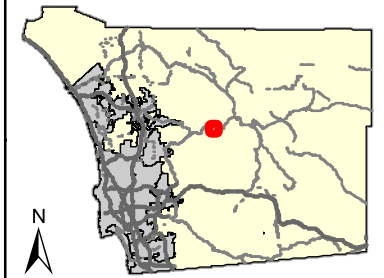


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## Notes:



# 1995 AERIAL



## Legend:

PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

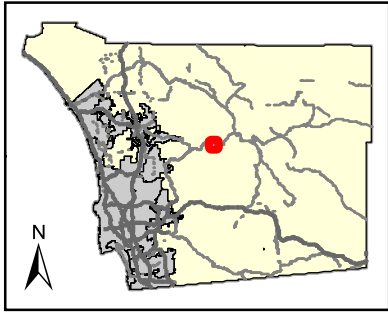


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## Notes:



# TOPO MAP



## Legend:

PROJECT AREA

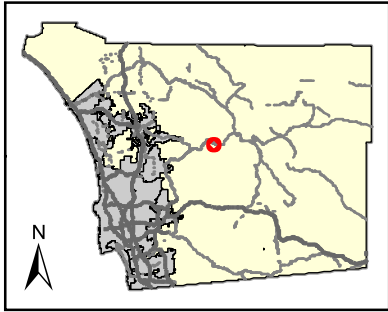
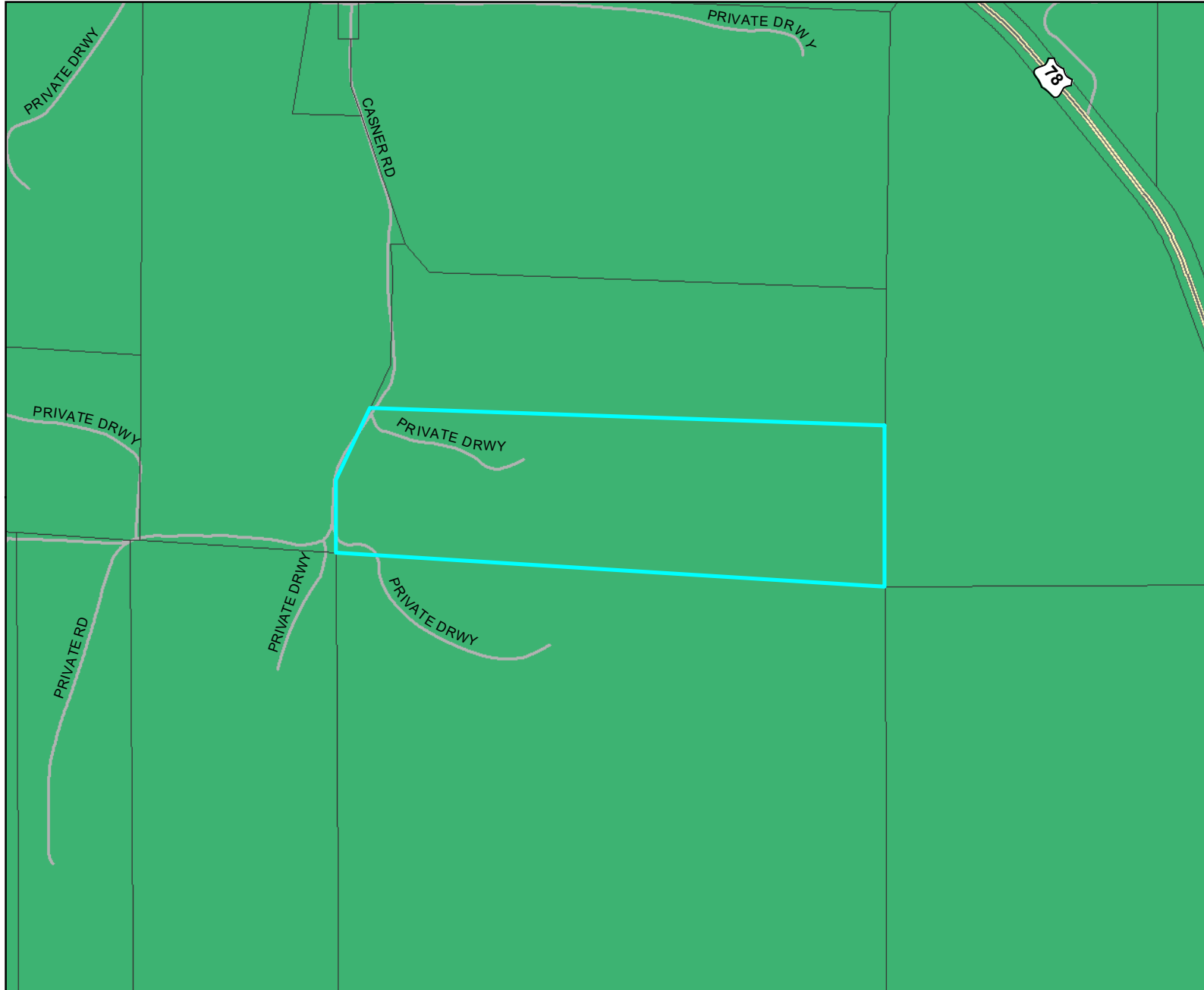
0 0.1 0.2 0.3 0.4  
Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# GENERAL PLAN - LAND USE



## Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area\*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

0 0.045 0.09 0.135 0.18 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

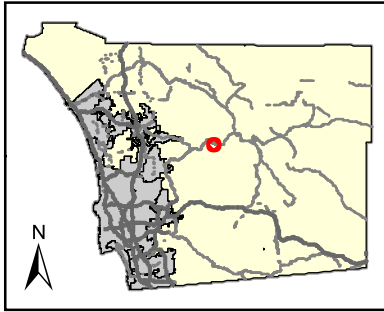
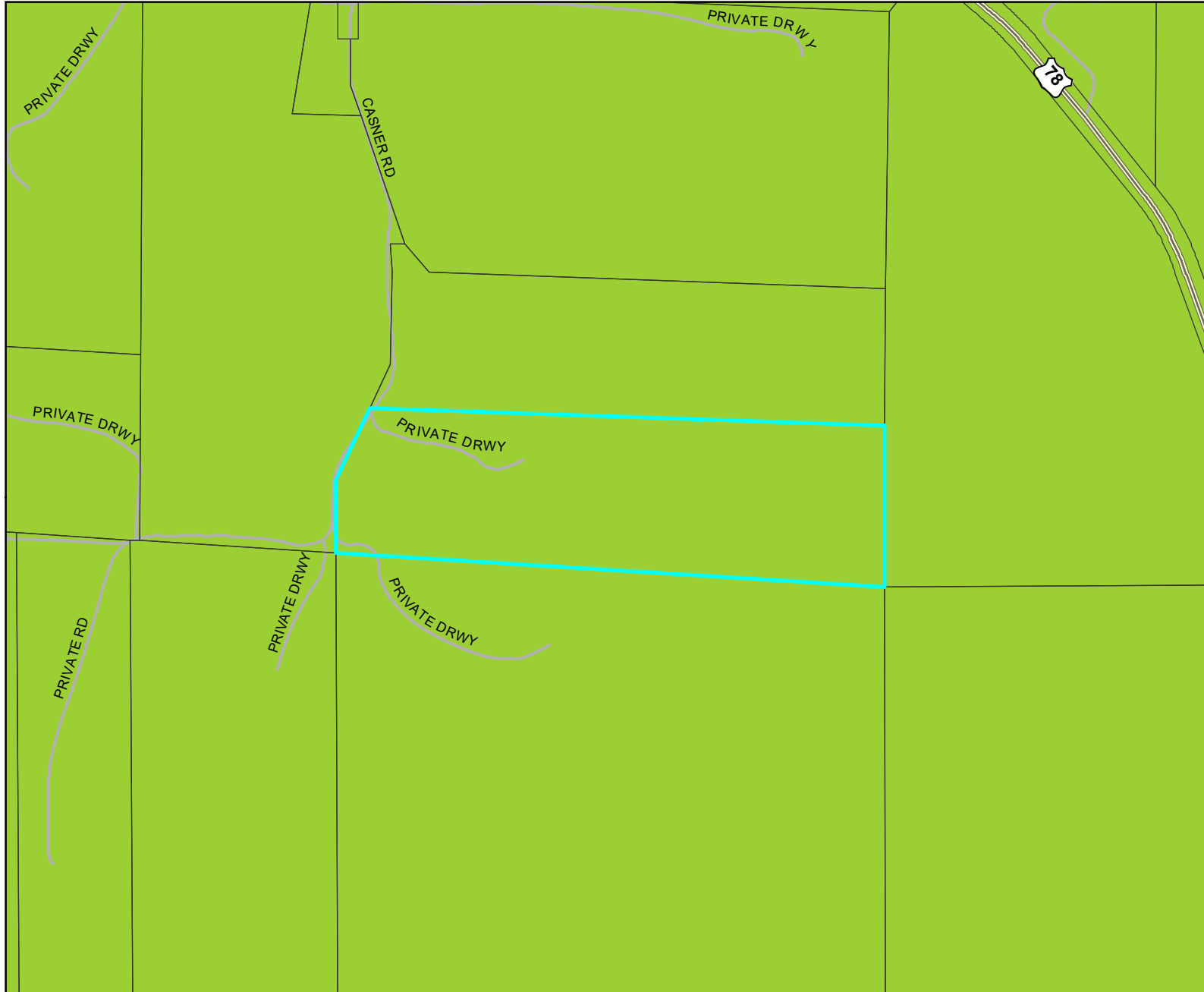


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## Notes:

\*Residential densities in italics

# ZONING - USE



## Legend:

PROJECT AREA

## ZONING

### USE REGULATION

- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

0 0.045 0.09 0.135 0.18 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

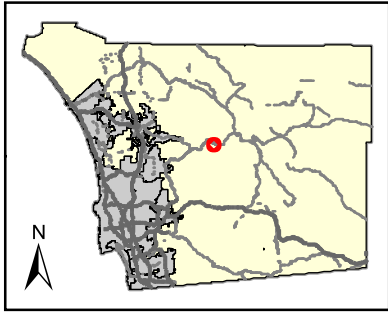
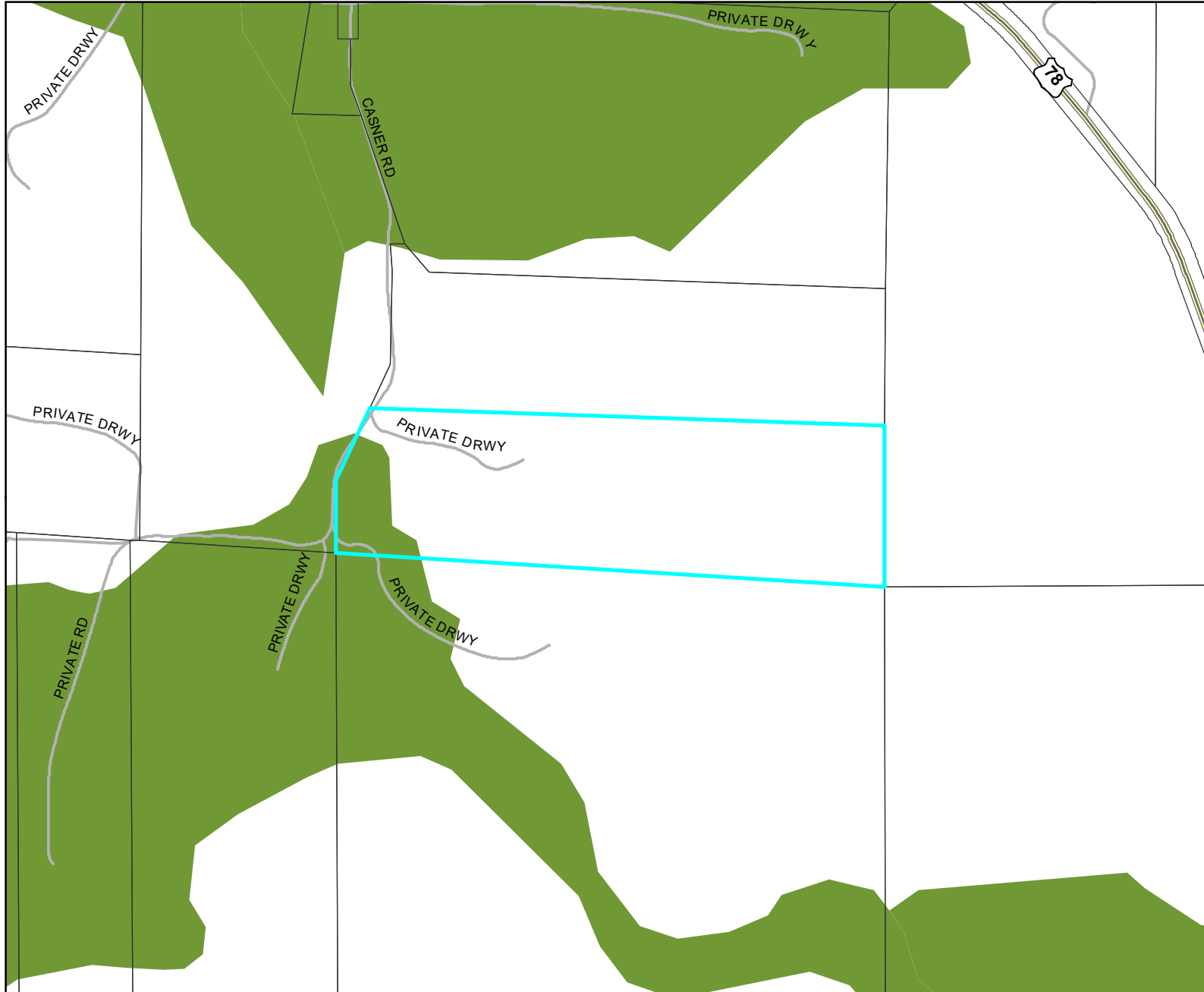


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## Notes:



# PRIME SOILS



## Legend:

- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils

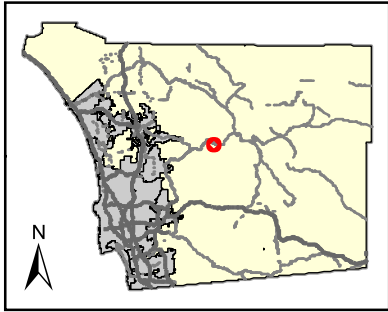
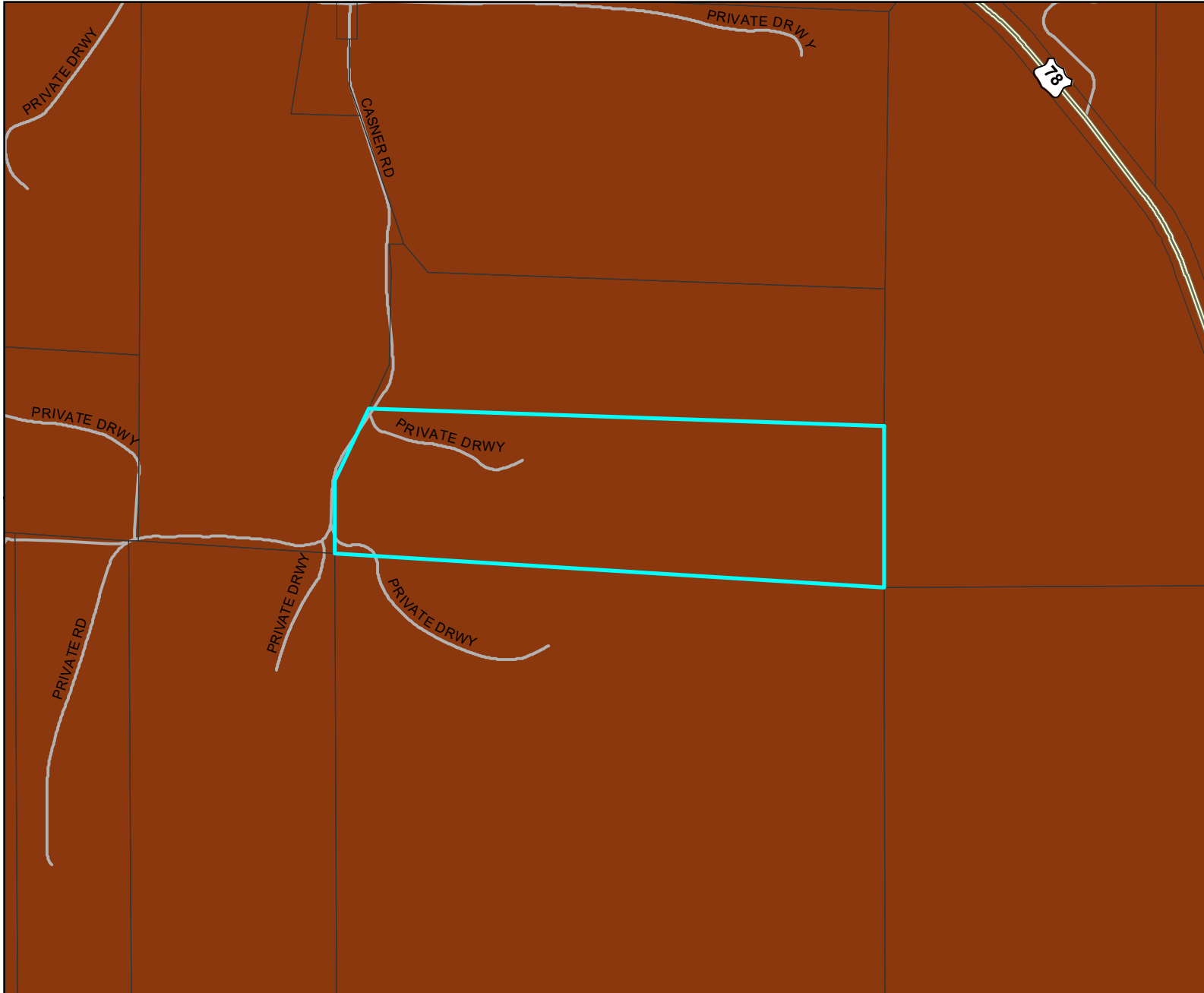
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# AG. PRESERVES/WILLIAMSON ACT



## Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

0 0.045 0.09 0.135 0.18 Miles

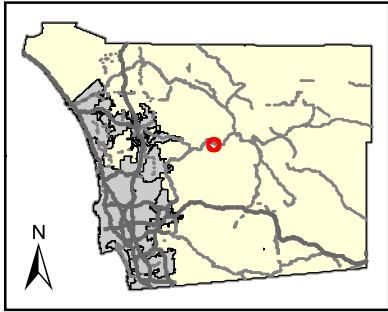
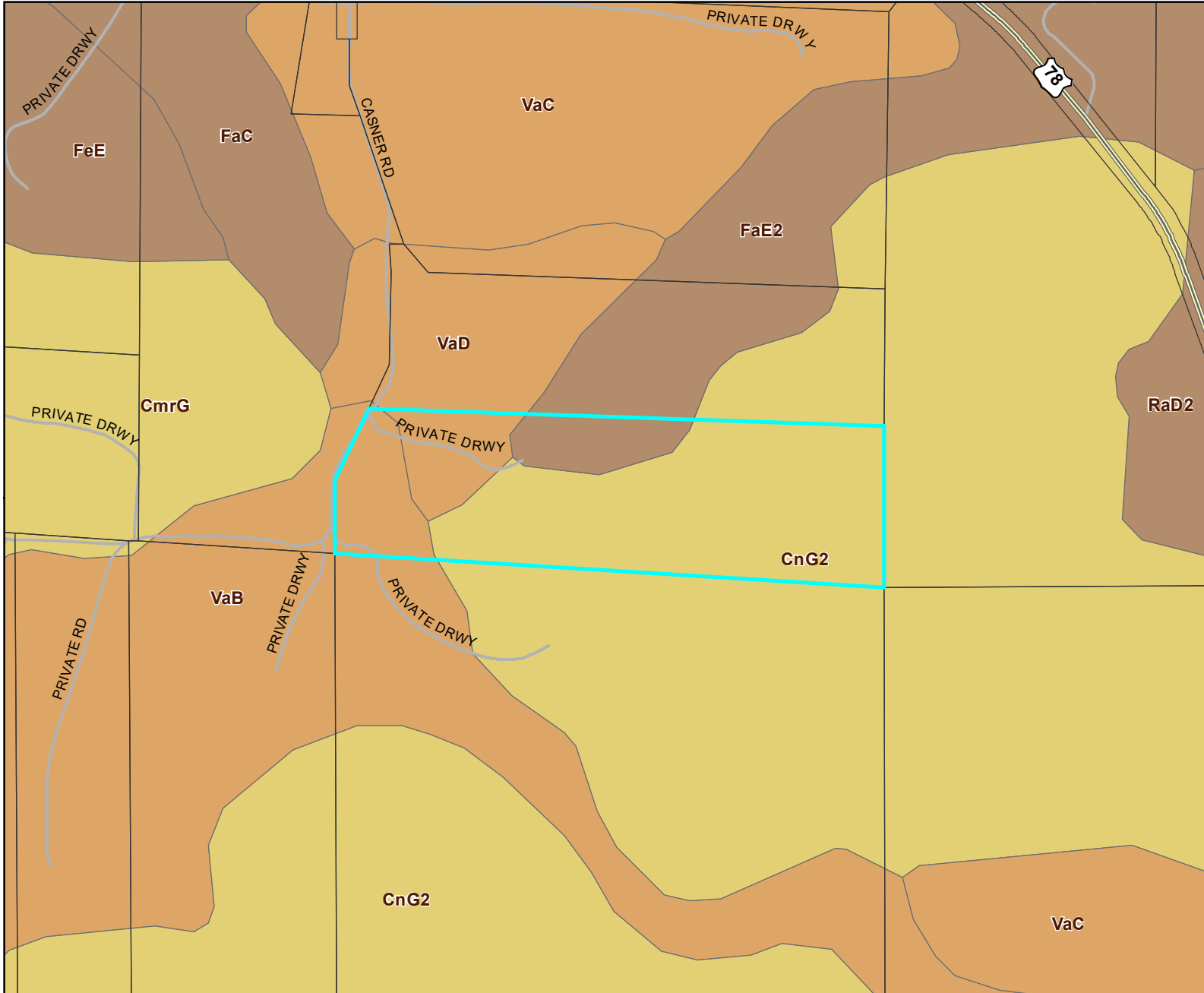
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## Notes:

# SOIL



## Legend:

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.045 0.09 0.135 0.18 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



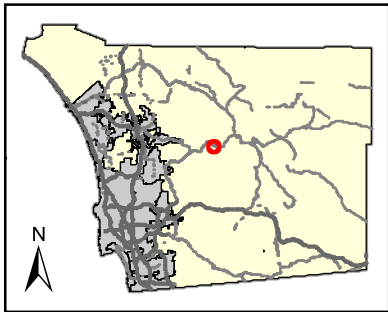
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## Notes:

| SOIL | DESCRIPTION                                                          | CAP CLASS          | STORIE INDEX | SHRINK/SWELL | EROSION INDEX |
|------|----------------------------------------------------------------------|--------------------|--------------|--------------|---------------|
| FaE2 | Fallbrook sandy loam, 15 to 30 percent slopes, eroded                | 6e-1(19)           | 35           | Moderate     | Severe 16     |
| CnG2 | Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes, eroded | 7e-7(19), 8s-1(19) | 7, X         | Low          | Severe 1      |
| VaB  | Visalia sandy loam, 2 to 5 percent slopes                            | 2e-1(19)           | 81           | Low          | Severe 16     |
| VaD  | Visalia sandy loam, 9 to 15 percent slopes                           | 3e-1(19)           | 69           | Low          | Severe 16     |



## VEGETATION



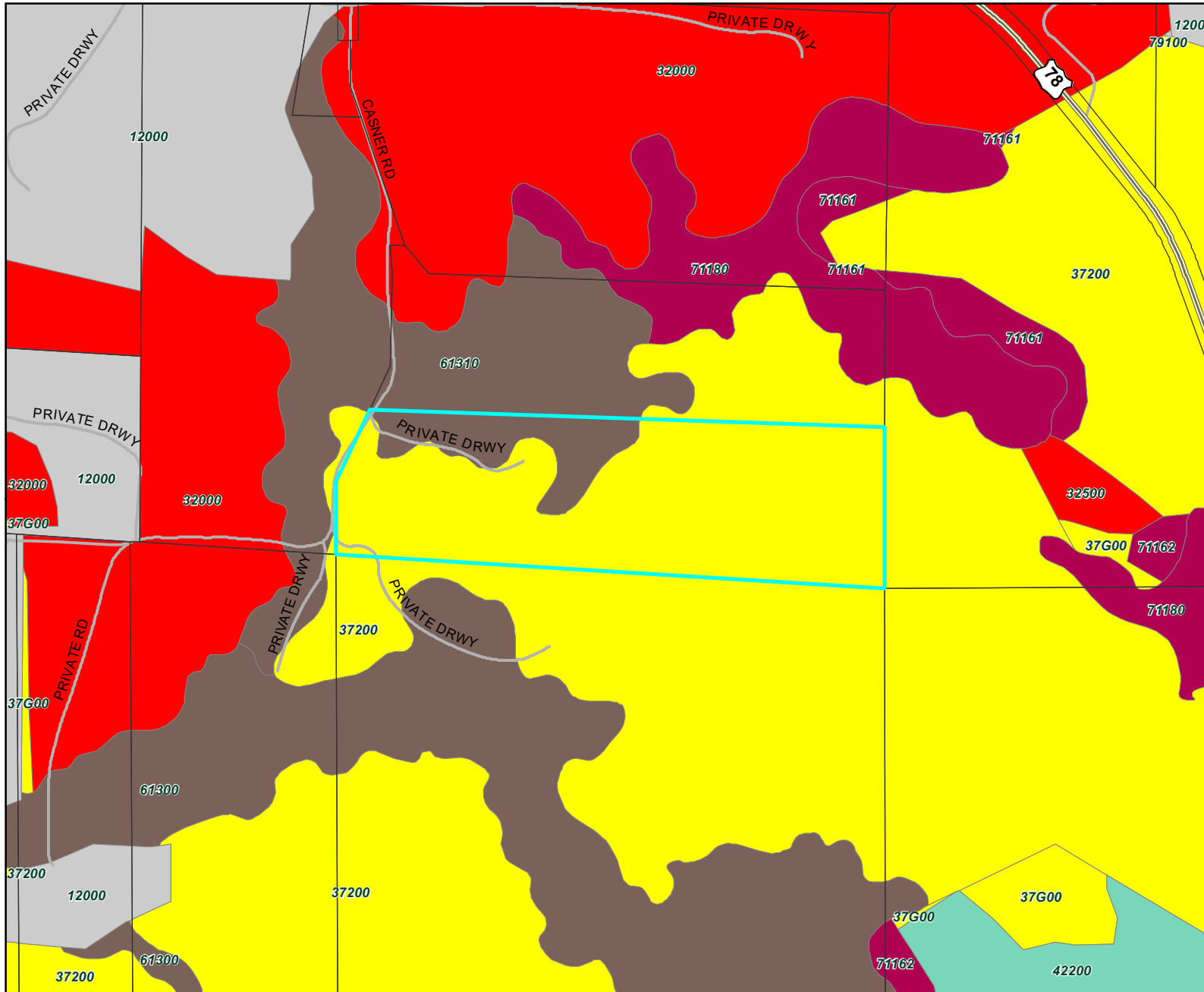
**Legend:**

- PROJECT AREA**

**VEGETATION CATEGORY**

  - Southern Foredunes, Beach, Saltpan
  - Mudflats
  - Coastal Sage Scrub
  - Chaparral
  - Grassland
  - Riparian Scrub
  - Riparian Woodland
  - Riparian Forest
  - Pinyon Juniper Woodlands
  - Other Woodlands
  - Oak Forest
  - Vernal Pool, Meadow and Seep
  - Marsh
  - Coniferous Forest
  - Desert Dunes (22100, 22300, 24000)
  - Playas/Badlands/Mudhill Forbs
  - Desert Scrub
  - Desert Chaparral
  - Dry Wash Woodland
  - Water (including 11200, 13200)
  - Urban, Disturbed Habitat, Agriculture,
  - Eucalyptus Woodland

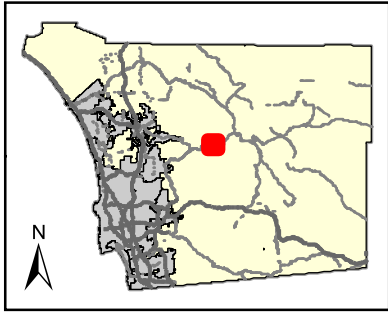
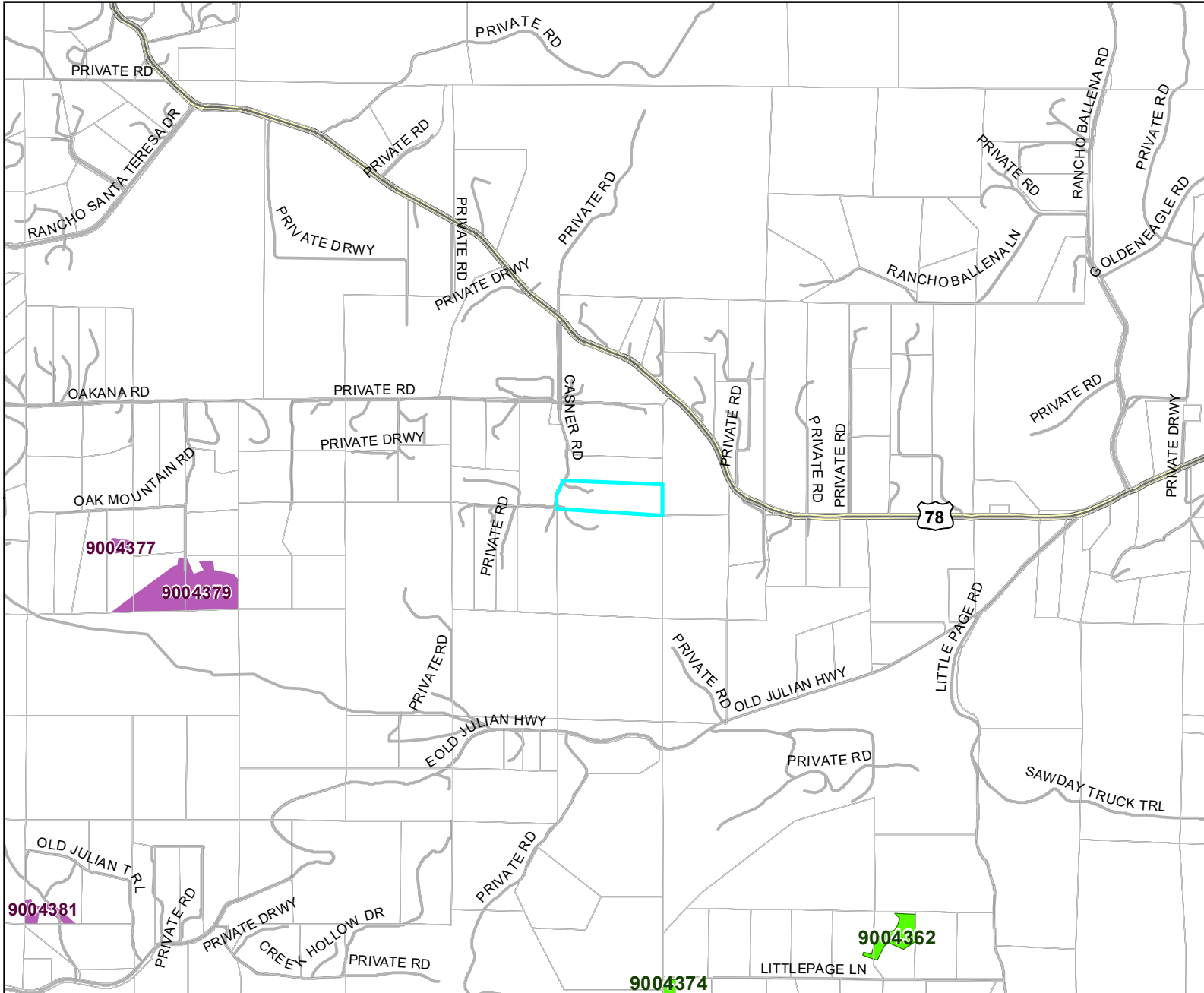
**Notes:**



0 0.045 0.09 0.135 0.18 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
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# OPEN SPACE EASEMENTS



## Legend:

- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

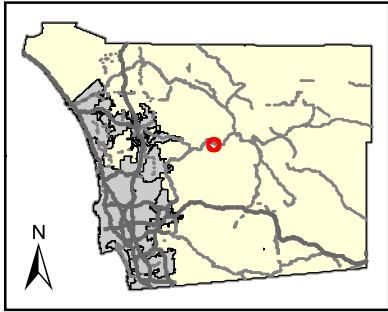
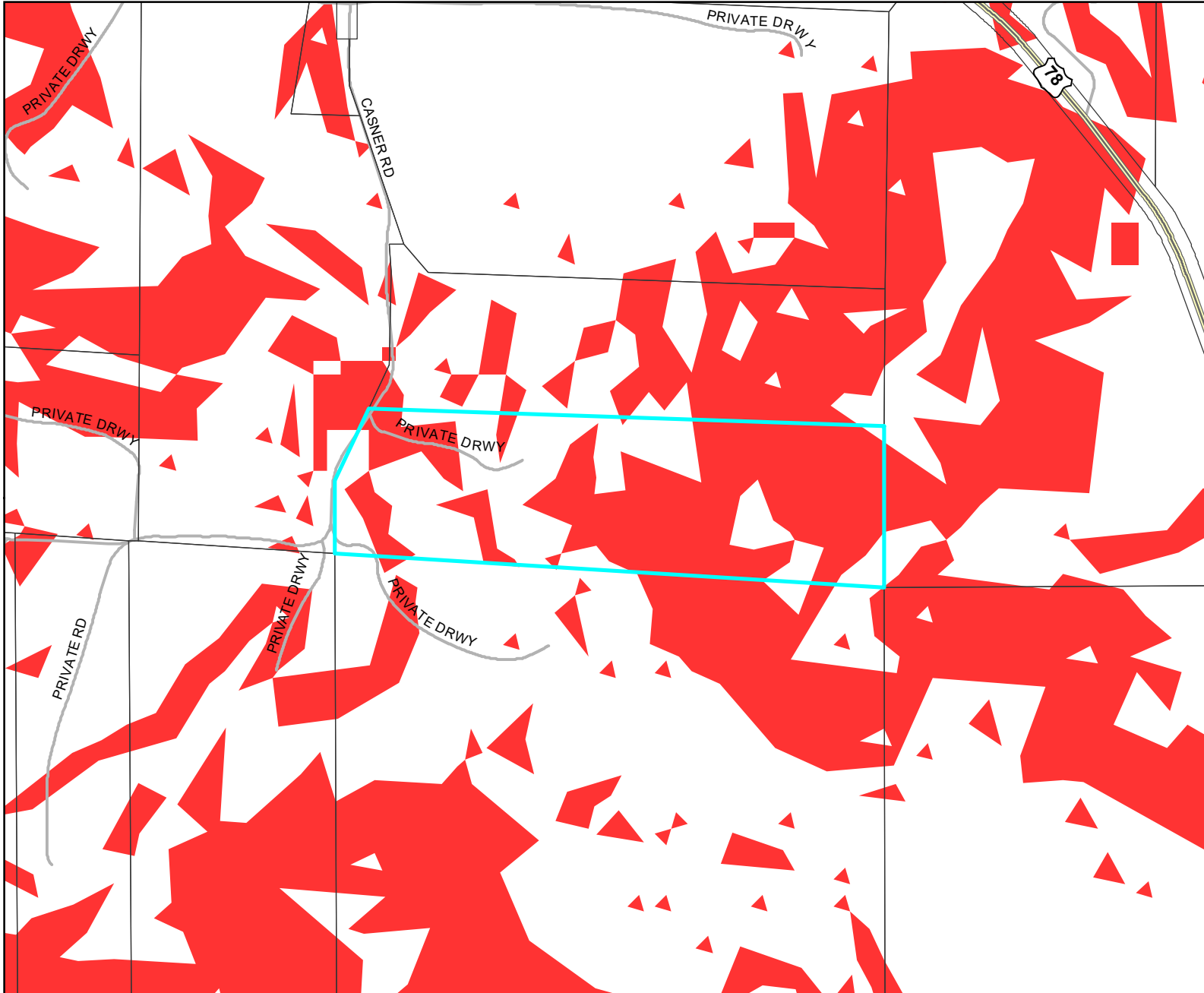
0 0.25 0.5 0.75 1 Miles  
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## Notes:

# STEEP SLOPES



## Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

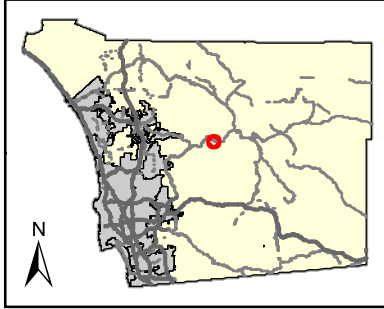
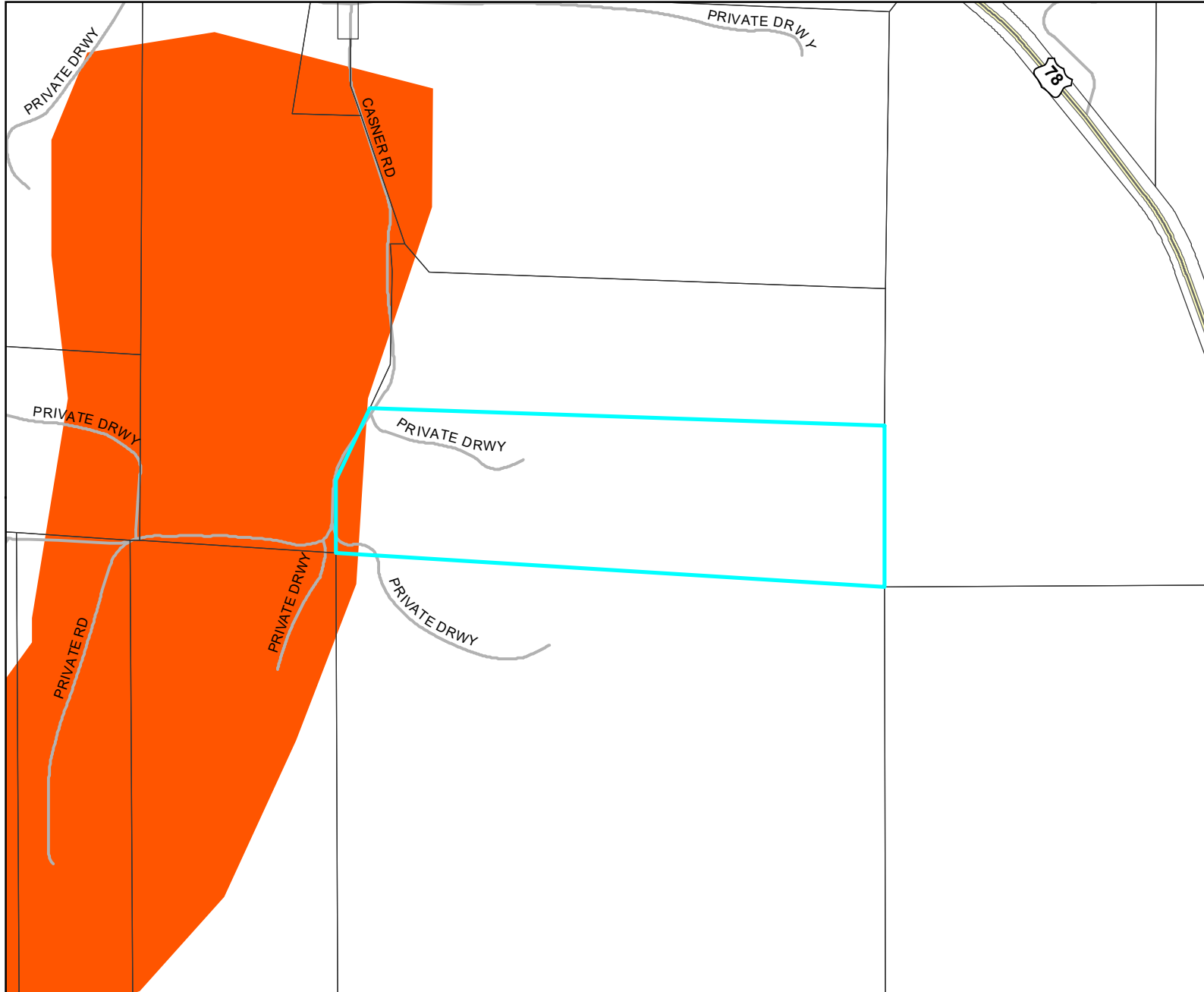
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## Notes:

# POTENTIAL LIQUEFACTION



## Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

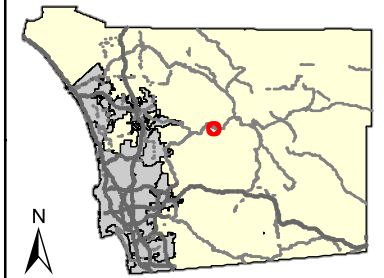
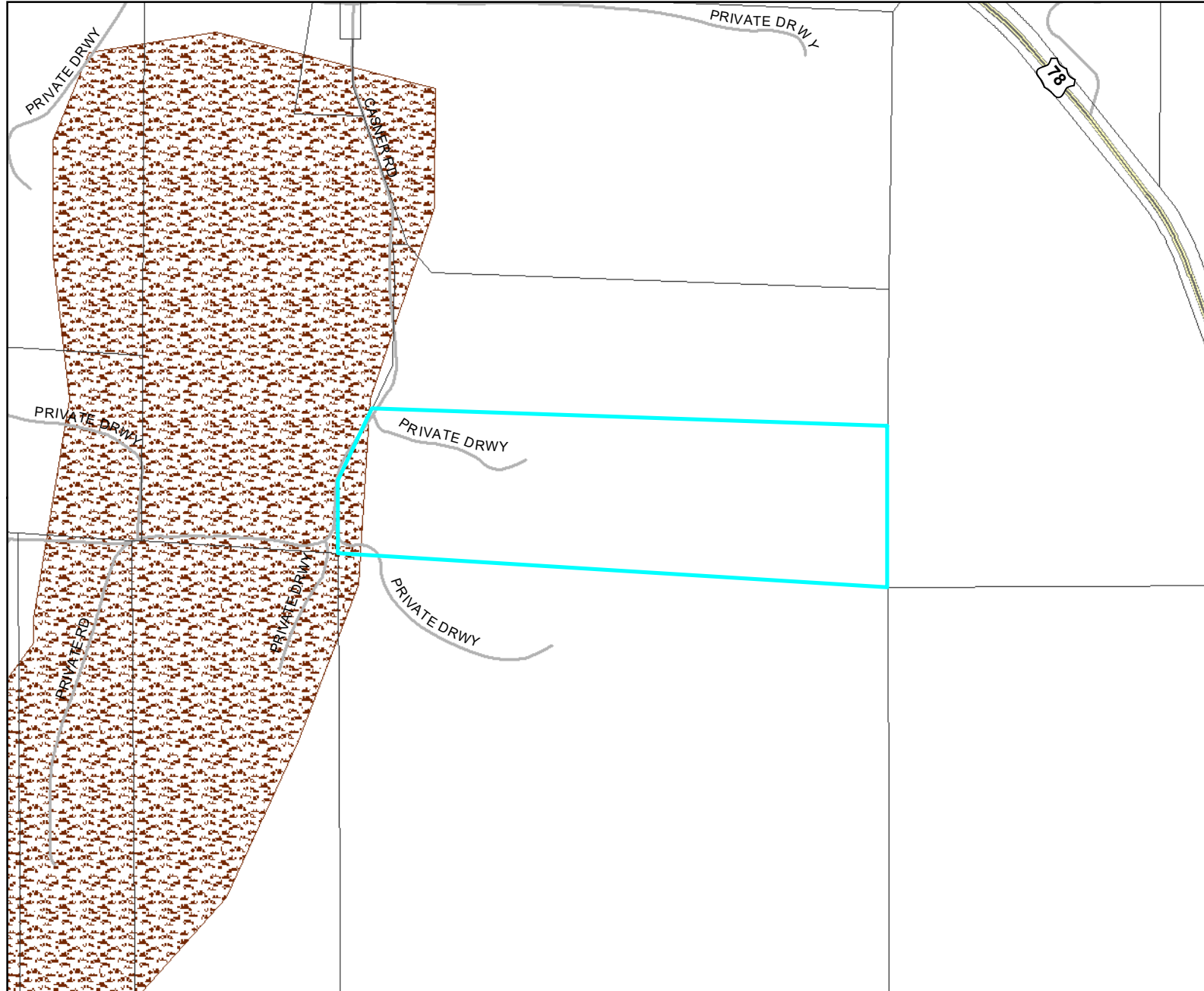
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## Notes:

# MINERAL RESOURCES



## Legend:

- PROJECT AREA
- ALLUVIUM
- \* MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present

0 0.045 0.09 0.135 0.18 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

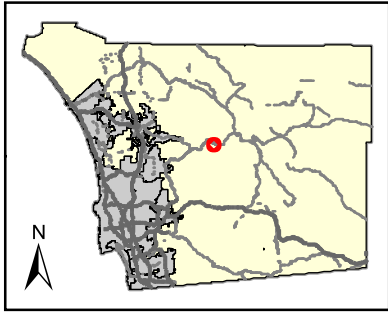
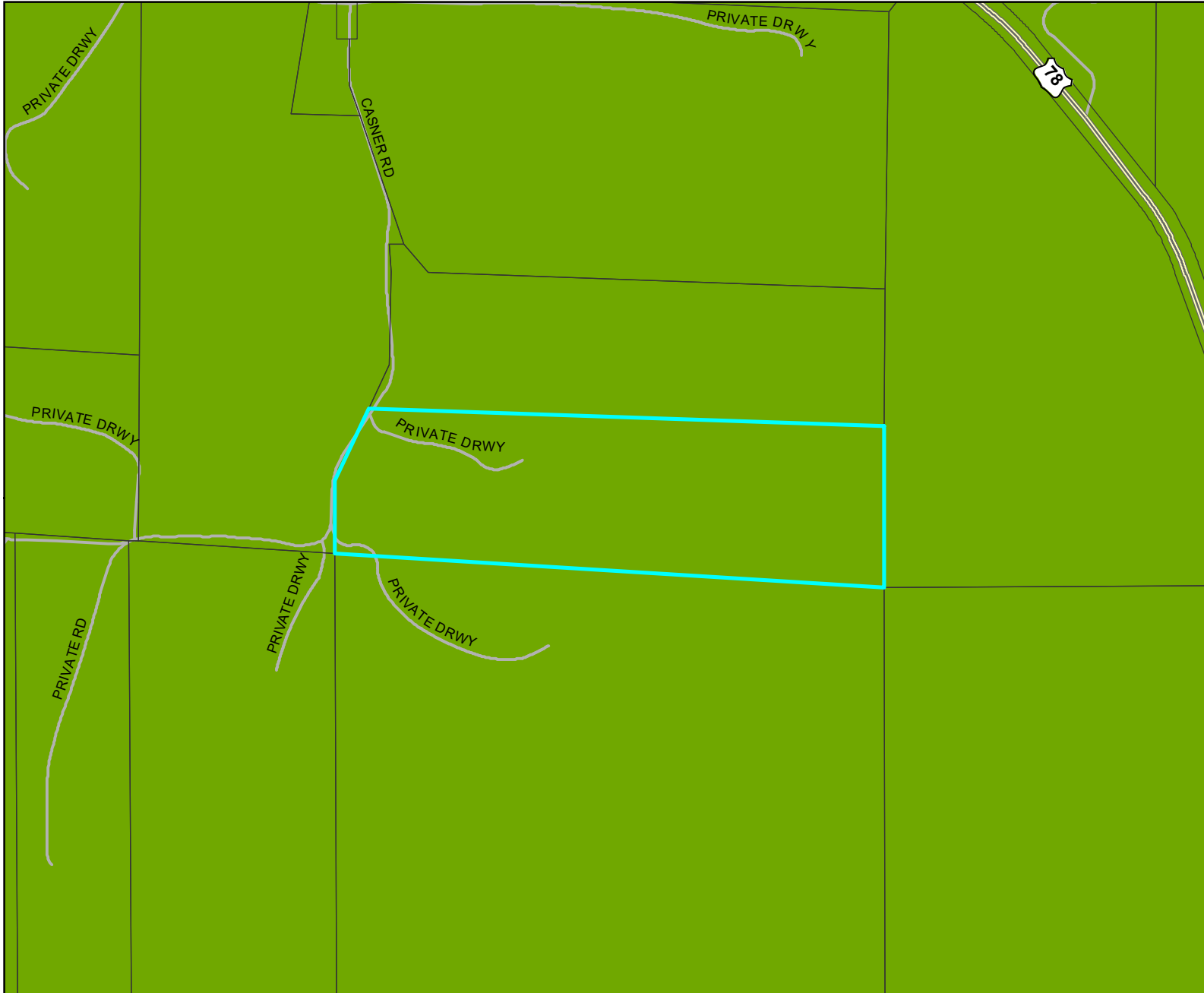


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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
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## Notes:



# URBAN-WILDLAND INTERFACE



## Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

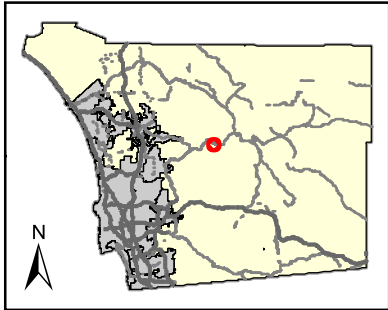
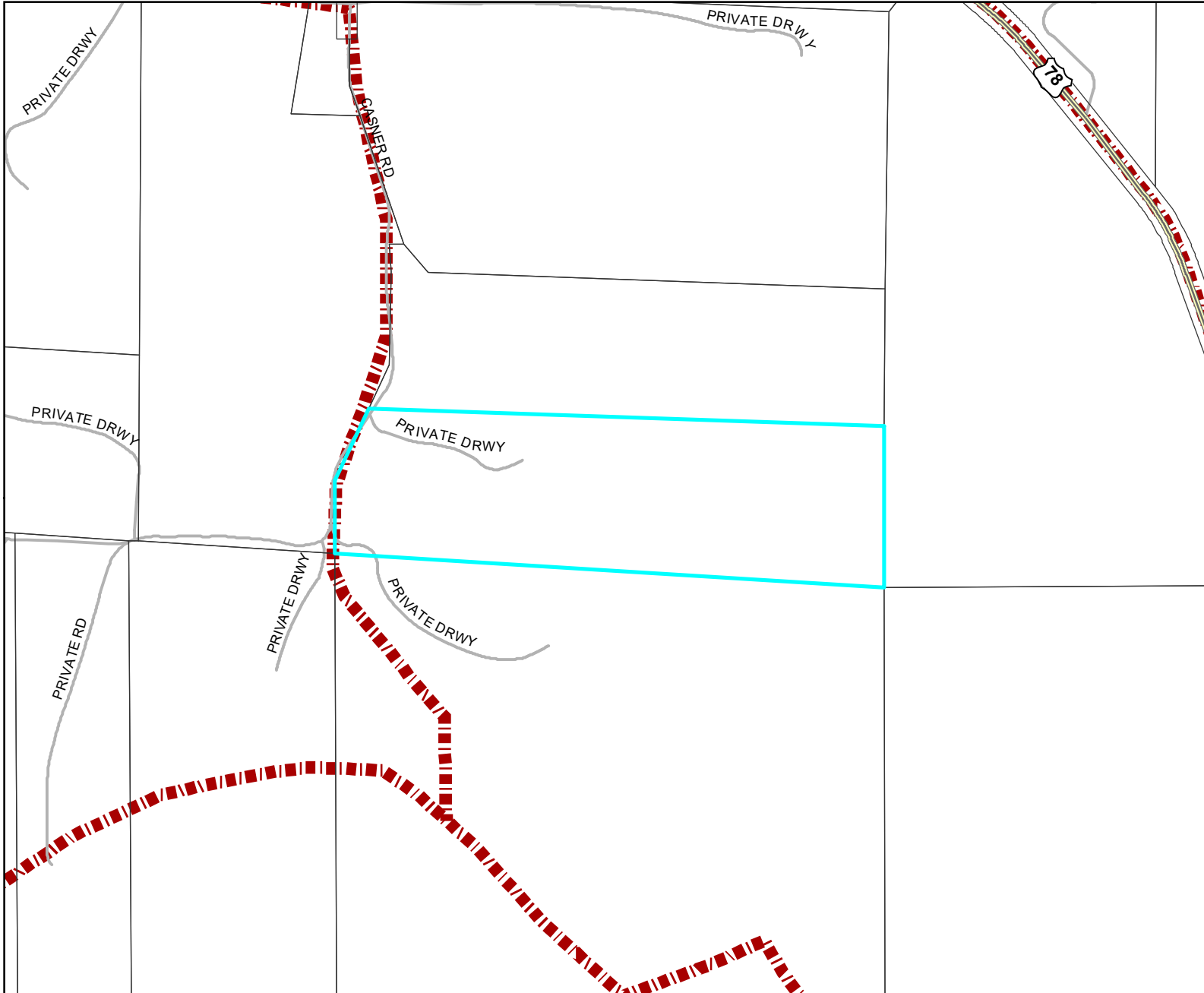
0 0.045 0.09 0.135 0.18 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes:

# TRAILS



## Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.045 0.09 0.135 0.18 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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## Notes: