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:	7/30/2025 10:57:24 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2356120800
Project Name:	

	2356120800
General Information	
USGS Quad Name/County Quad Number:	Rancho Santa Fe/62
Section/Township/Range:	30/12S/02W
Tax Rate Area:	74173
Thomas Guide:	/
Site Address:	0 Country Club Dr Escondido 92029
Parcel Size (acres):	3.84
Board of Supervisors District:	3
Public Service and Utility Districts	
Water/Irrigation District:	Rincon Del Diablo Muni Water Imp Dist No 1; Rincon Del Diablo Municipal Water District
Sewer District:	None
Fire Agency:	Rancho Santa Fe Fire Protection Dist. Of Sd County; Rancho Santa Fe Fpd
School District:	Gen Elem Escondido Union; High Escondido Union

	2356120800
General Plan Information	
General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	San Dieguito
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None
Zoning Information	
Use Regulation:	A72
Animal Regulation:	N
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:	-
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.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	21
The site is located within an Agricultural Preserve.	Yes
The site is in a Williamson Act Contract.	Yes

	2356120800
Biological Resources	
Eco-Region:	Northern Valley
Vegetation Map	12000 Urban/Developed; 32500 Diegan Coastal Sage Scrub; 61310 Southern Coast Live 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.	No
The site contains Wetlands.	Yes
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 (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	Yes
Inland Form (>1,000 ft. elevation)	Yes
Coastal Sage - Chaparral Scrub	No
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: Agriculture; High; Moderate
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; Upper Jurassic And Lower Cretaceous Marine And Nonmarine
Paleo Sensitivity:	Marginal; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology	
Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
Soils Hydrologic Group:	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	Yes: -/Generally Susceptible/Gabbro Slope
The site is located within a High Shrink Swell Zone (Expansive Soil).	Yes
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

	2356120800
Mineral Resources	
The site is located within a Mineral Resource Category.	Yes: Mrz-3 (No 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.	Yes
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.	Yes
The site is located within a County Floodway.	No
The site is located within 1/2 mile from a County Floodway.	Yes
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.	No
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

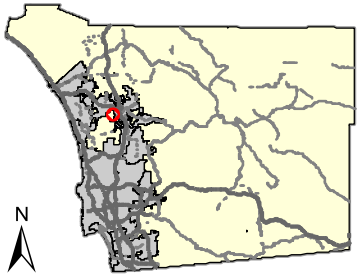
Airport Hazards	
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No
The site is located within an airport safety zone. If yes, list the zone number.	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.	No

	2356120800
Hydrology and Water Quality	
Hydrologic Unit:	Carlsbad
Sub-basin:	904.62/Escondido
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: San Elijo Lagoon; Escondido Creek
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No
Water Supply/Groundwater	
The site is located outside (east) of the County Water Authority boundary.	No
The site is in Borrego Valley.	No
The project is groundwater dependent.	No
Annual rainfall:	15 To 18 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.	No
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

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2014 ORTHOPHOTO





Legend:

PROJECT AREA

Notes:

0 0.02 0.04 0.06 0.08 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

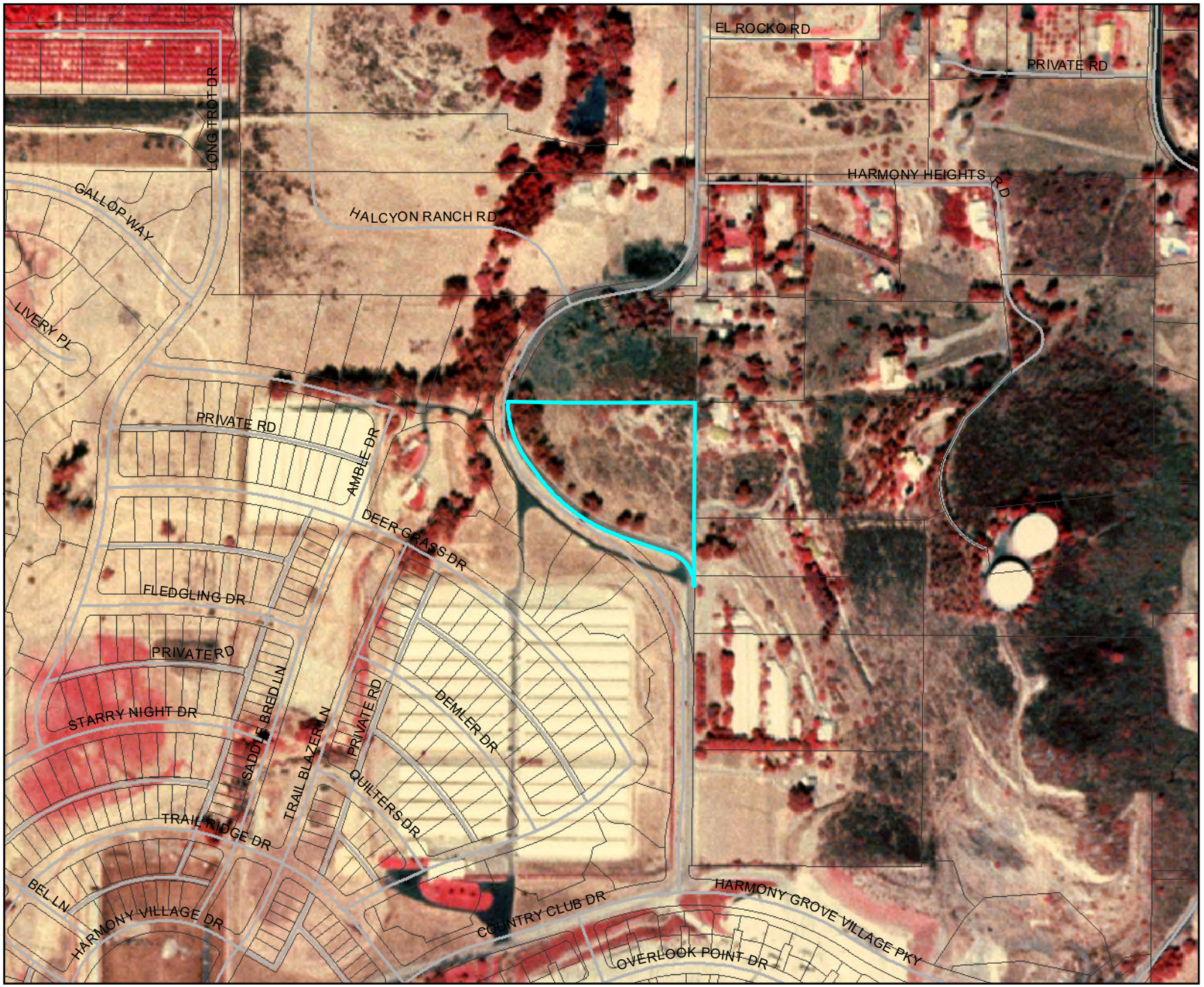
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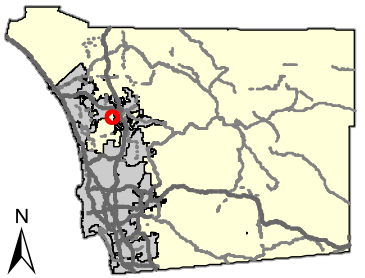
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1997 COLOR INFRARED





Legend:

PROJECT AREA

Notes:

0 0.055 0.11 0.165 0.22 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

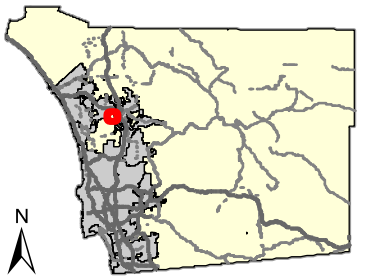
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1995 AERIAL





Legend:

PROJECT AREA

Notes:

0 0.1 0.2 0.3 0.4 Miles

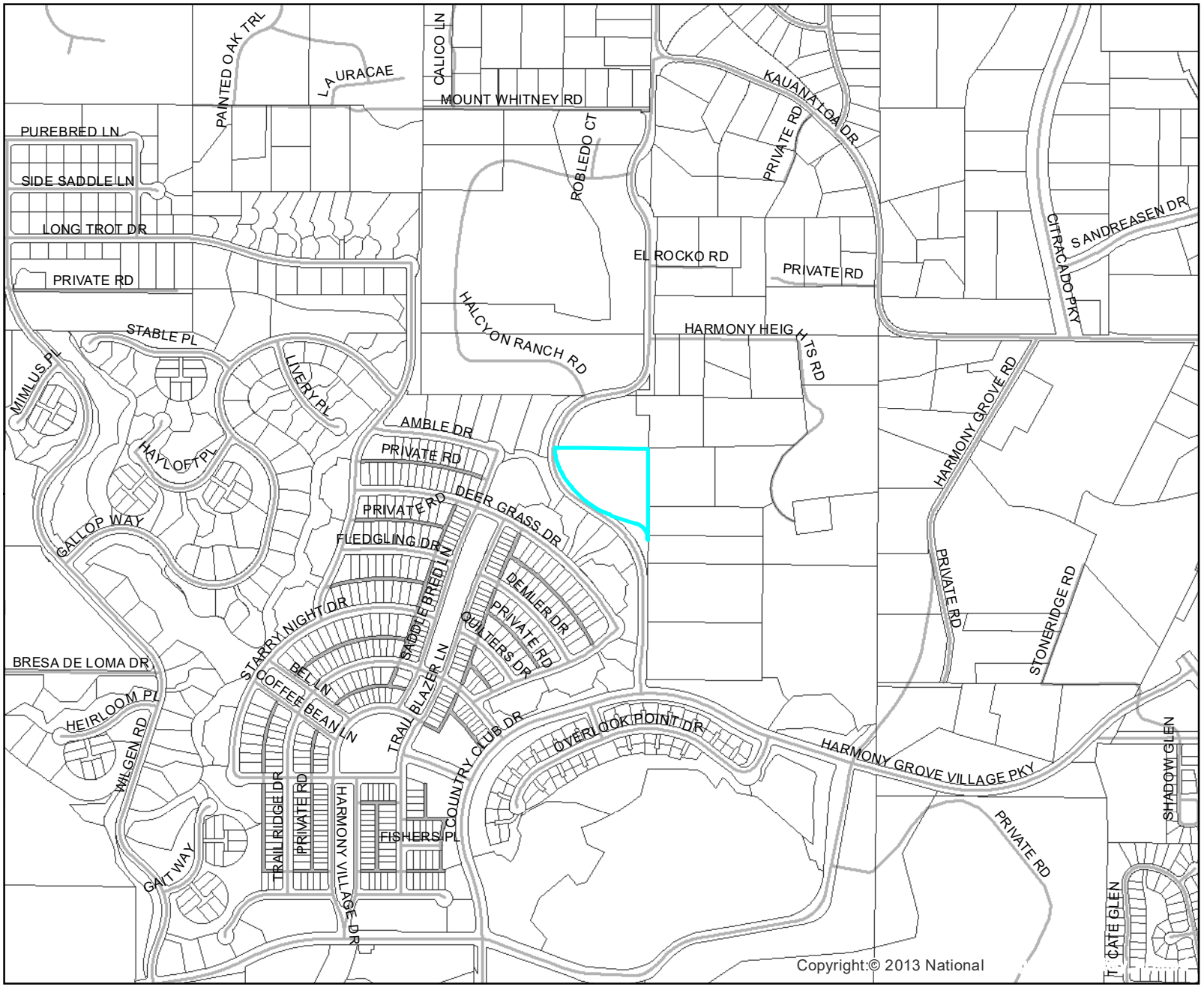
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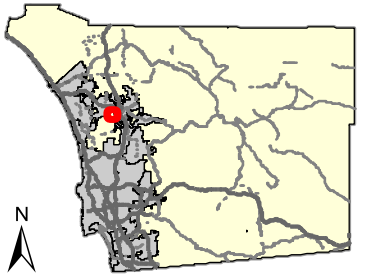
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TOPO MAP





Legend:

PROJECT AREA

Notes:

0 0.1 0.2 0.3 0.4 Miles

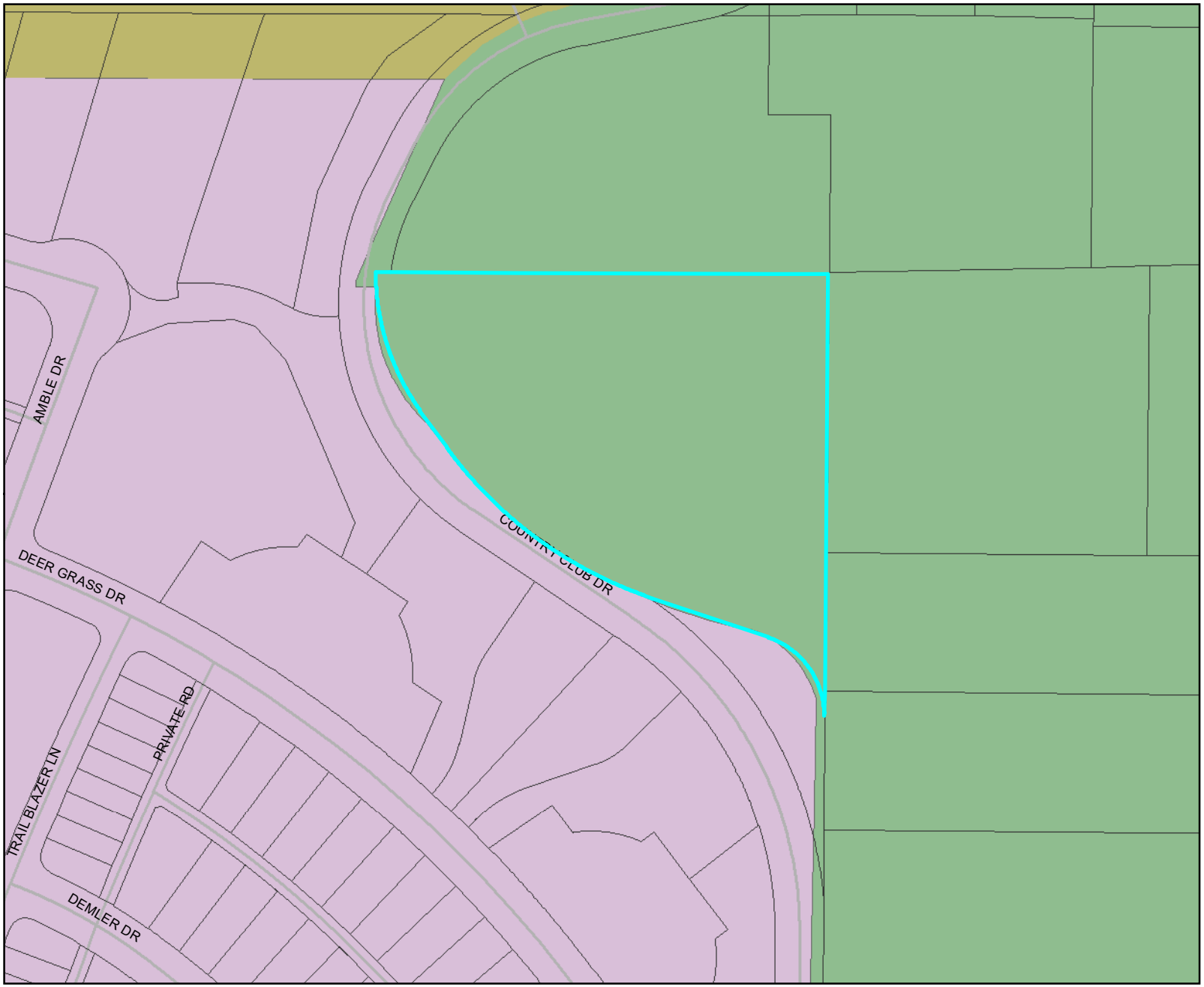
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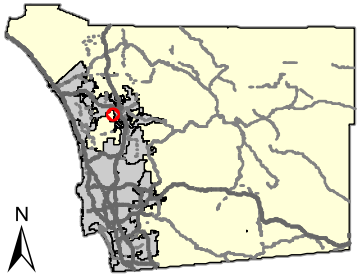
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GENERAL PLAN - LAND USE





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 0.02 0.04 0.06 0.08 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

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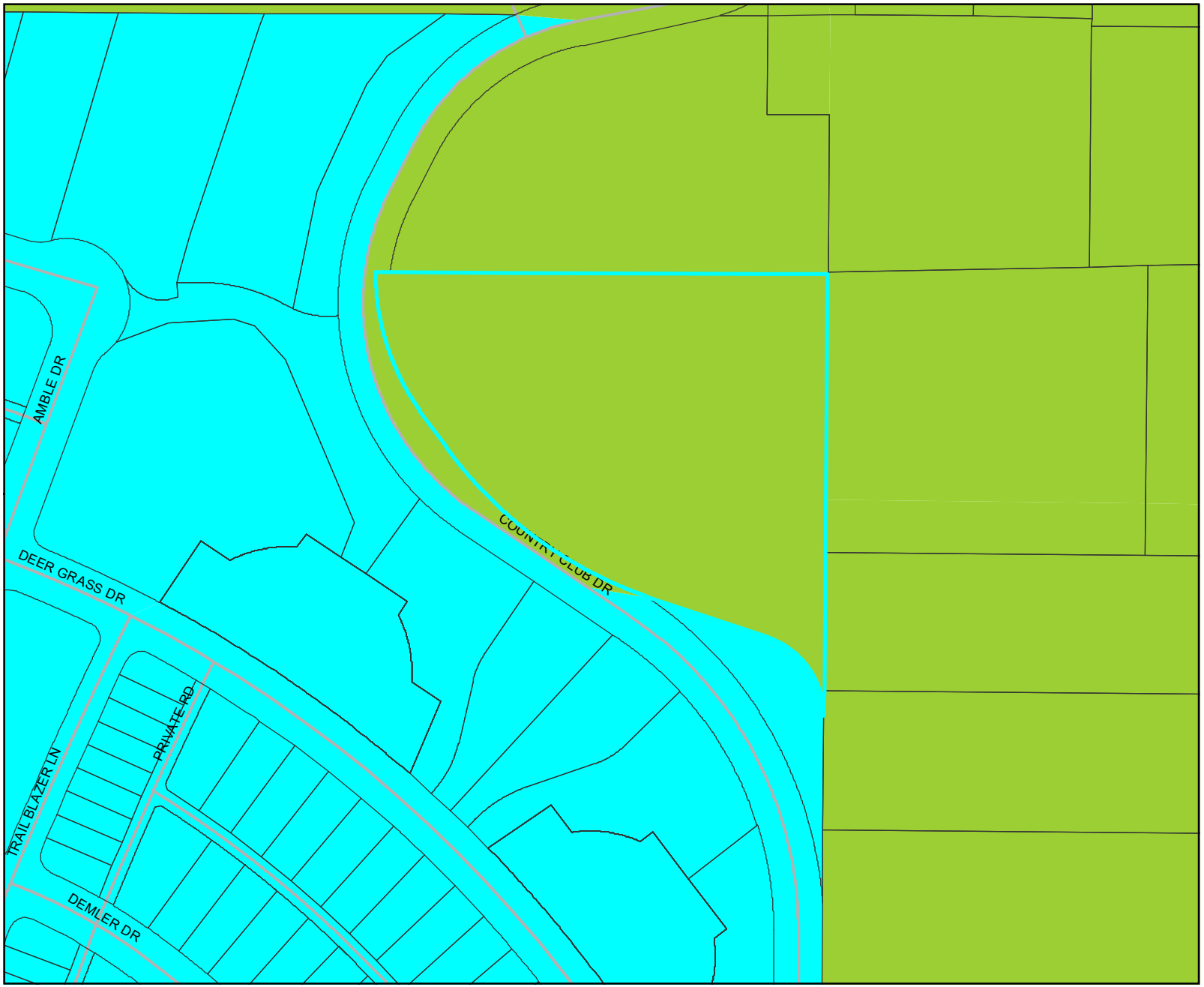
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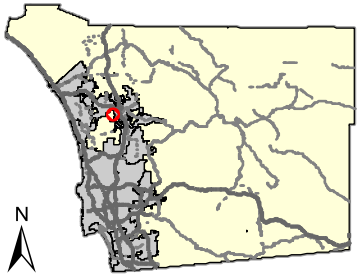
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Notes:

*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 0.02 0.04 0.06 0.08 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

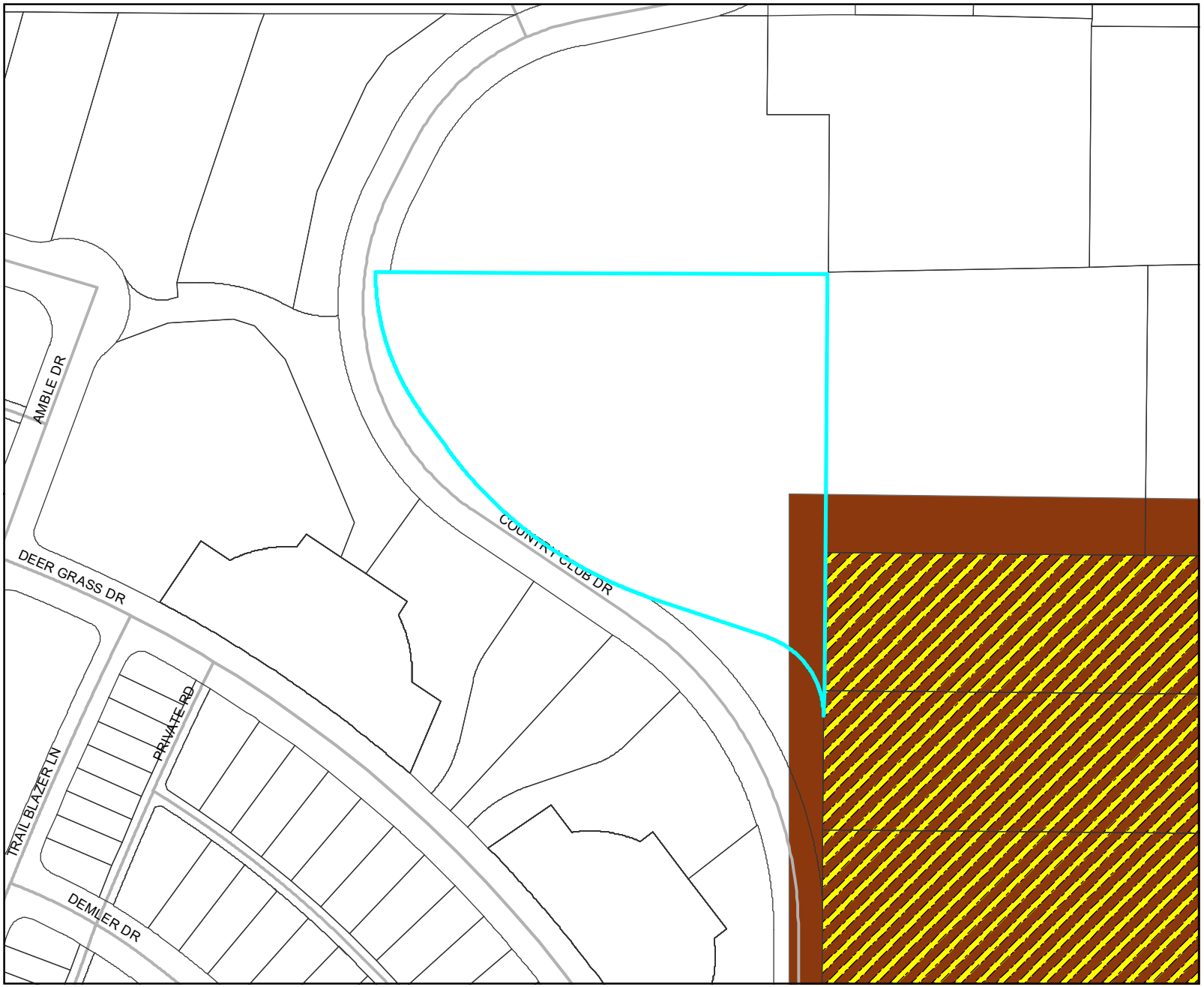
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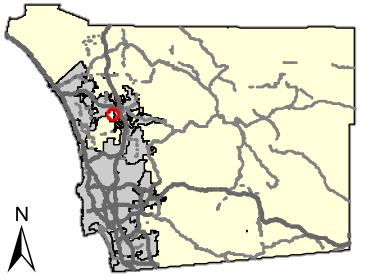
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Notes:

AG. PRESERVES/WILLIAMSON ACT





Legend:

- PROJECT AREA
- WILLIAMSON ACT CONTRACT
- AGRICULTURAL PRESERVE

Notes:

0 0.02 0.04 0.06 0.08 Miles

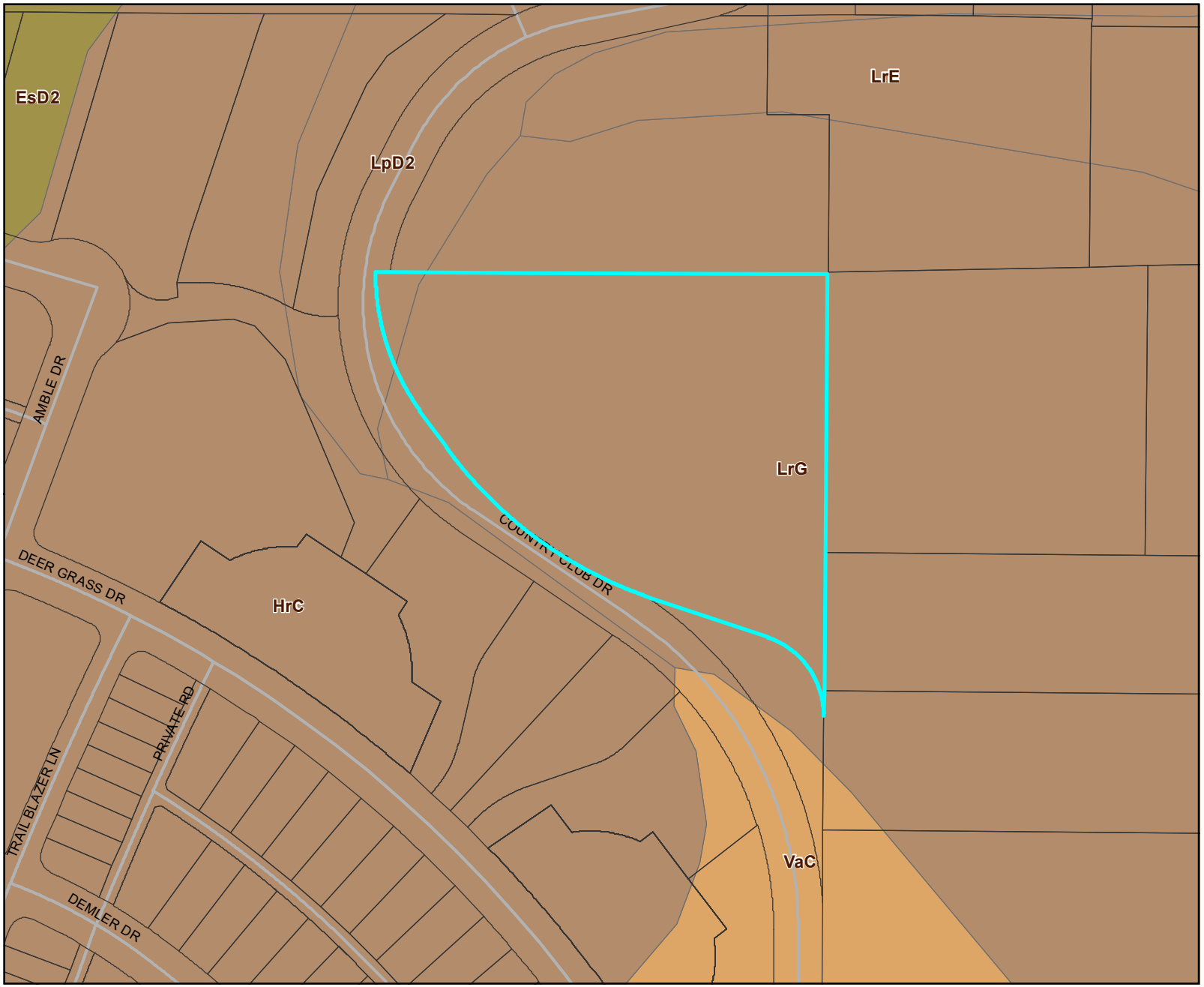
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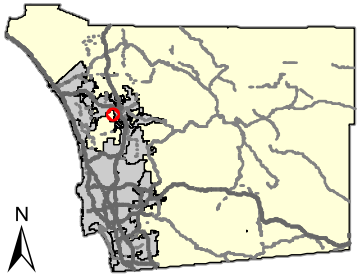
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SOIL





Legend:

- PROJECT AREA

SOILS

- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.02 0.04 0.06 0.08 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

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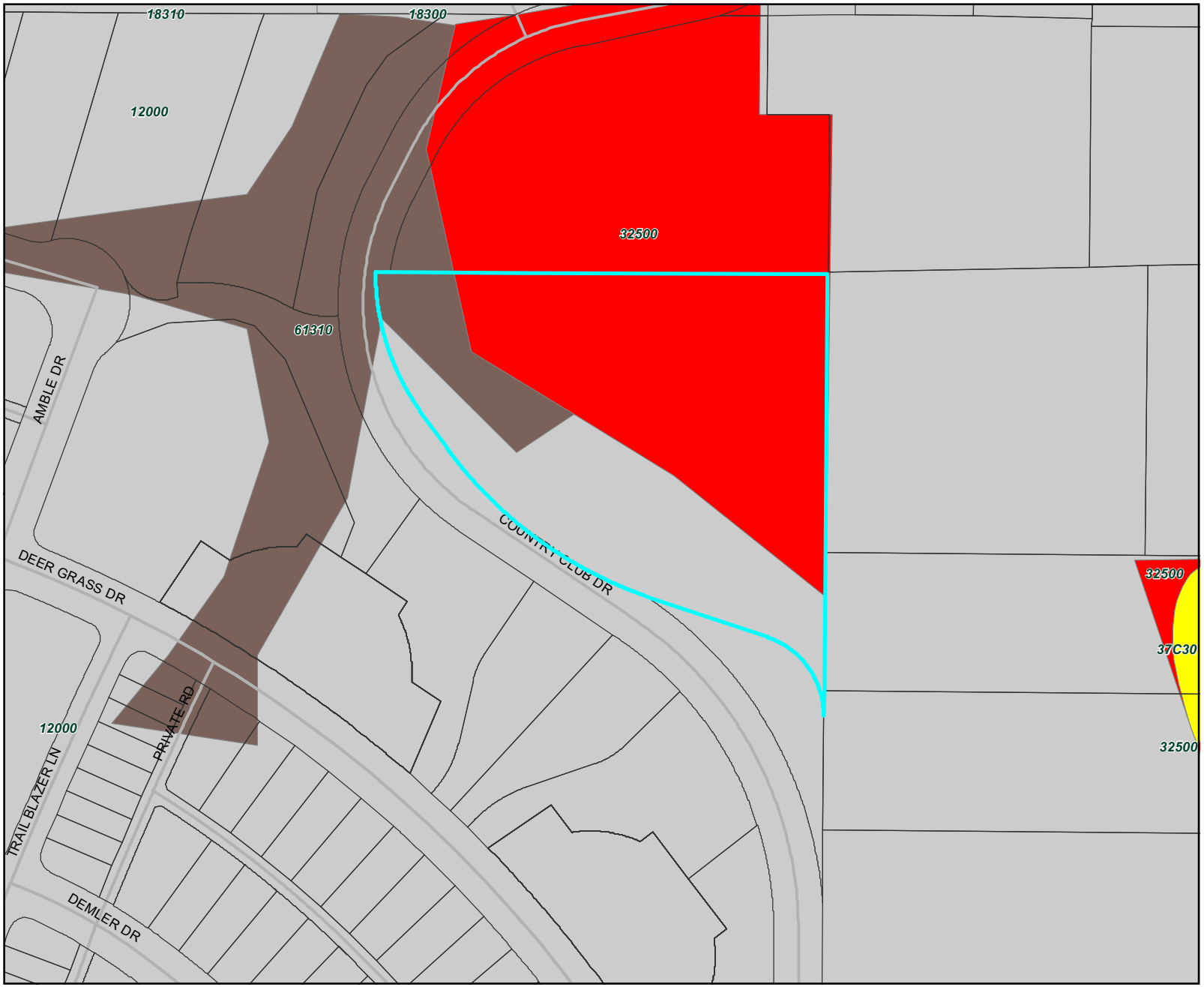
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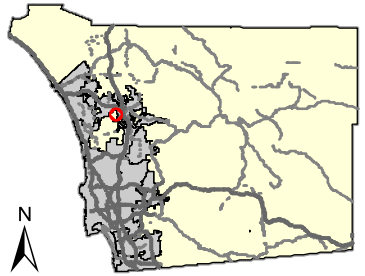
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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
LpD2	Las Posas fine sandy loam, 9 to 15 percent slopes, eroded	4e-1(19)	33	High	Moderate 2
LrG	Las Posas stony fine sandy loam, 30 to 65 percent slopes	7e-7(19,20)	8	High	Severe 1

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

0 0.02 0.04 0.06 0.08 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

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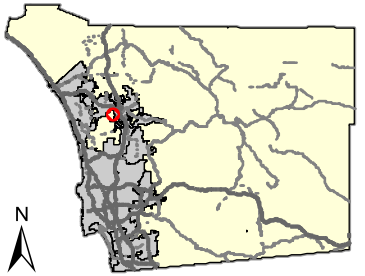
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Notes:

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WETLANDS





Legend:

- PROJECT AREA
- WETLANDS

Notes:

0 0.02 0.04 0.06 0.08 Miles

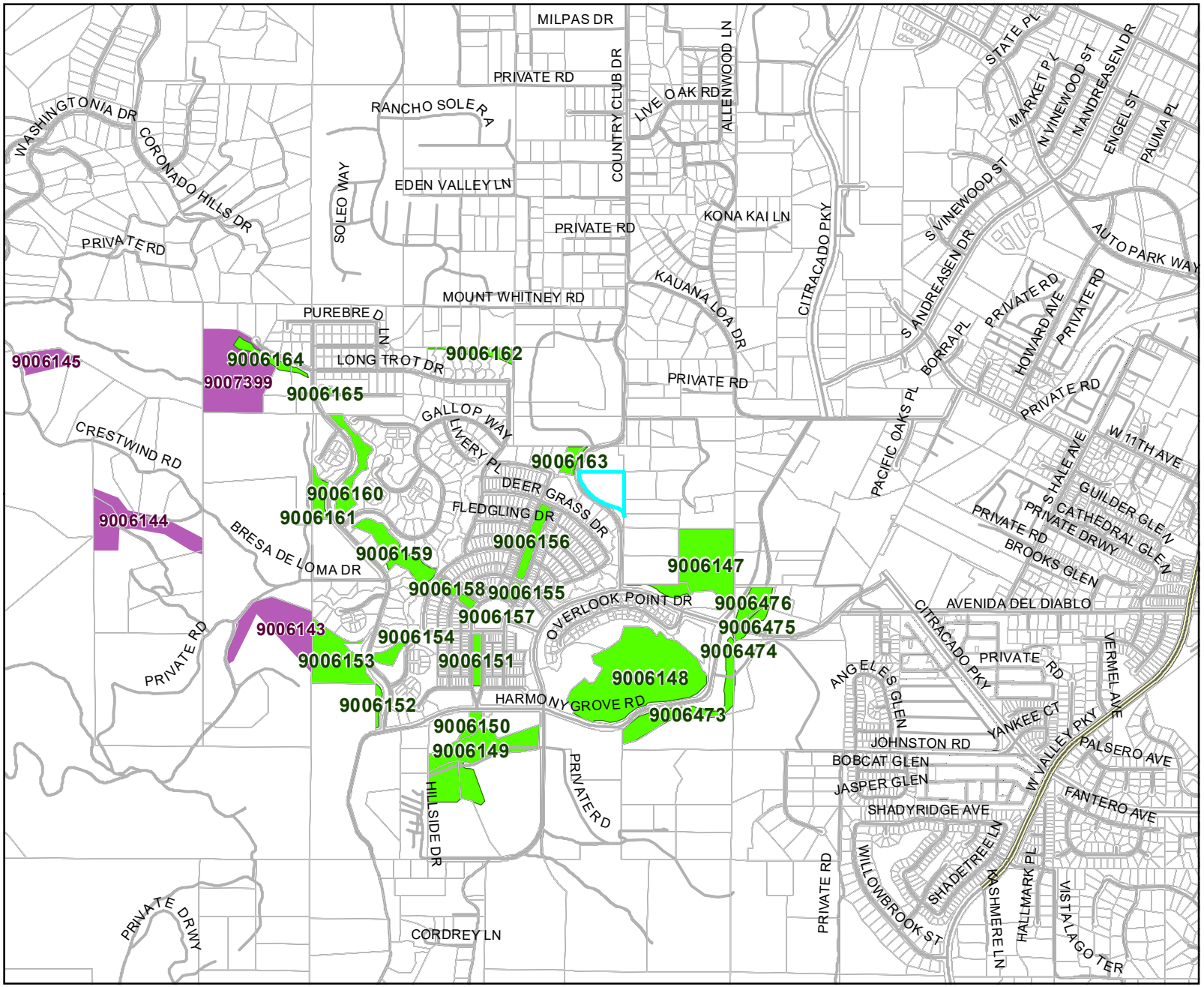
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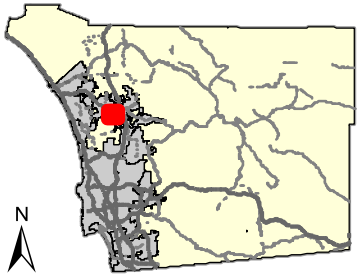
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OPEN SPACE EASEMENTS





Legend:

- PROJECT AREA

OPEN SPACE EASEMENT

- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

Notes:

0 0.2 0.4 0.6 0.8 Miles

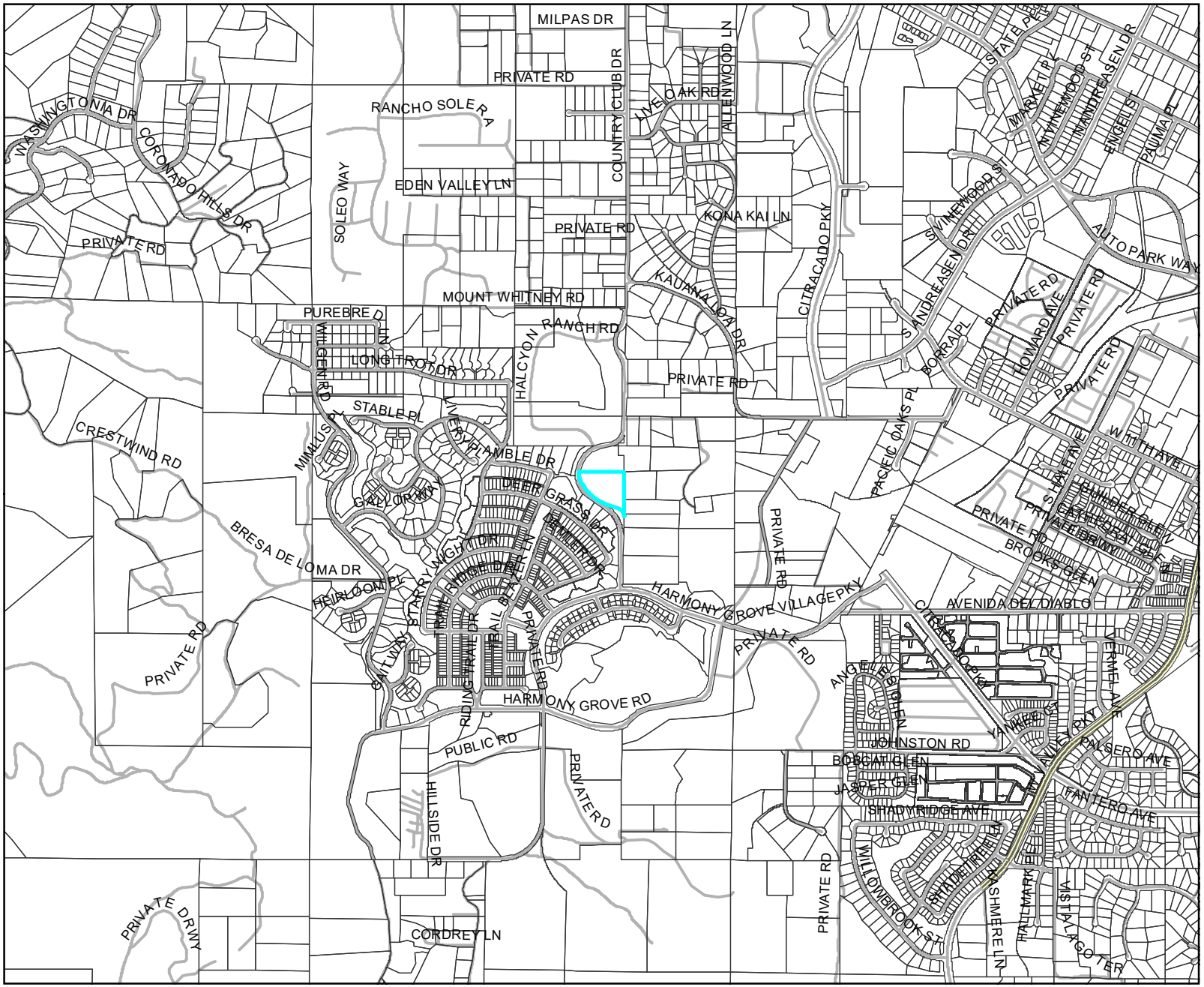
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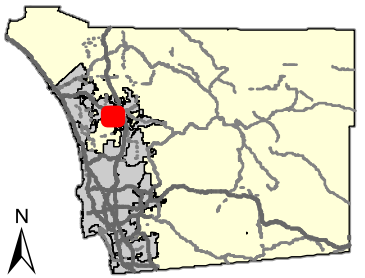
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MSCP





Legend:

- PROJECT AREA

NMSCP (DRAFT) DESCRIPTION

- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service

0 0.2 0.4 0.6 0.8 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

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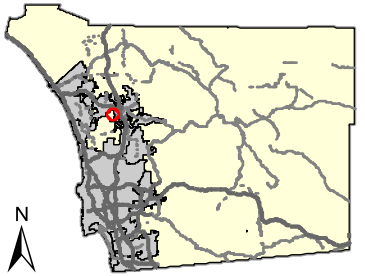
Notes:

MSCP = Multiple Species Conservation Program

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STEEP SLOPES





Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

Notes:

0 0.02 0.04 0.06 0.08 Miles

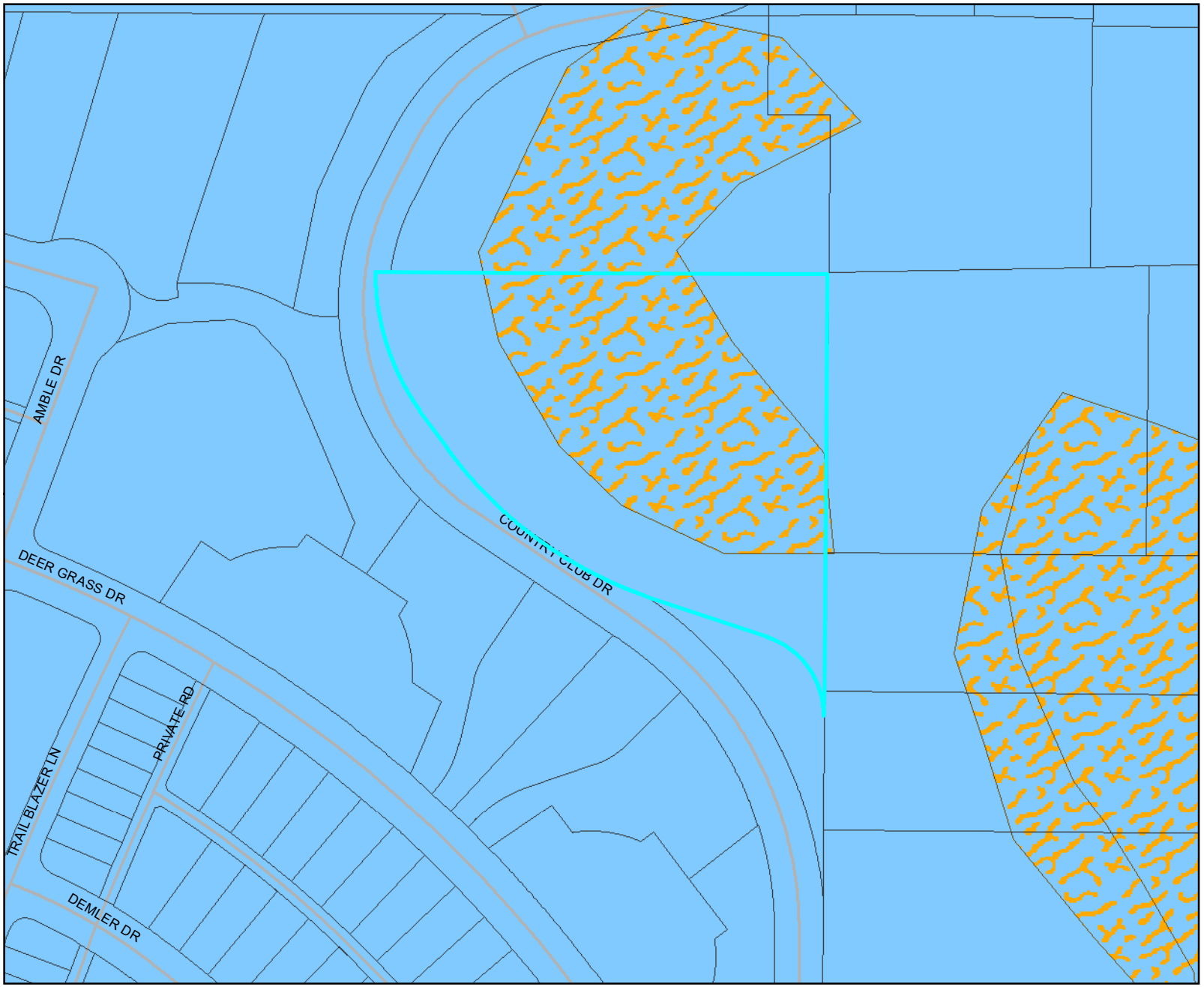
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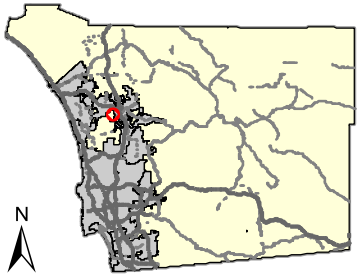
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LANDSLIDE SUSCEPTIBILITY





Legend:

- PROJECT AREA

GABBRO SLOPE

- Yes

SOIL SLIP RISK

- Low
- Moderate
- High

STATE CATEGORY

- Generally Susceptible
- Marginally Susceptible
- Most Susceptible

0 0.02 0.04 0.06 0.08 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

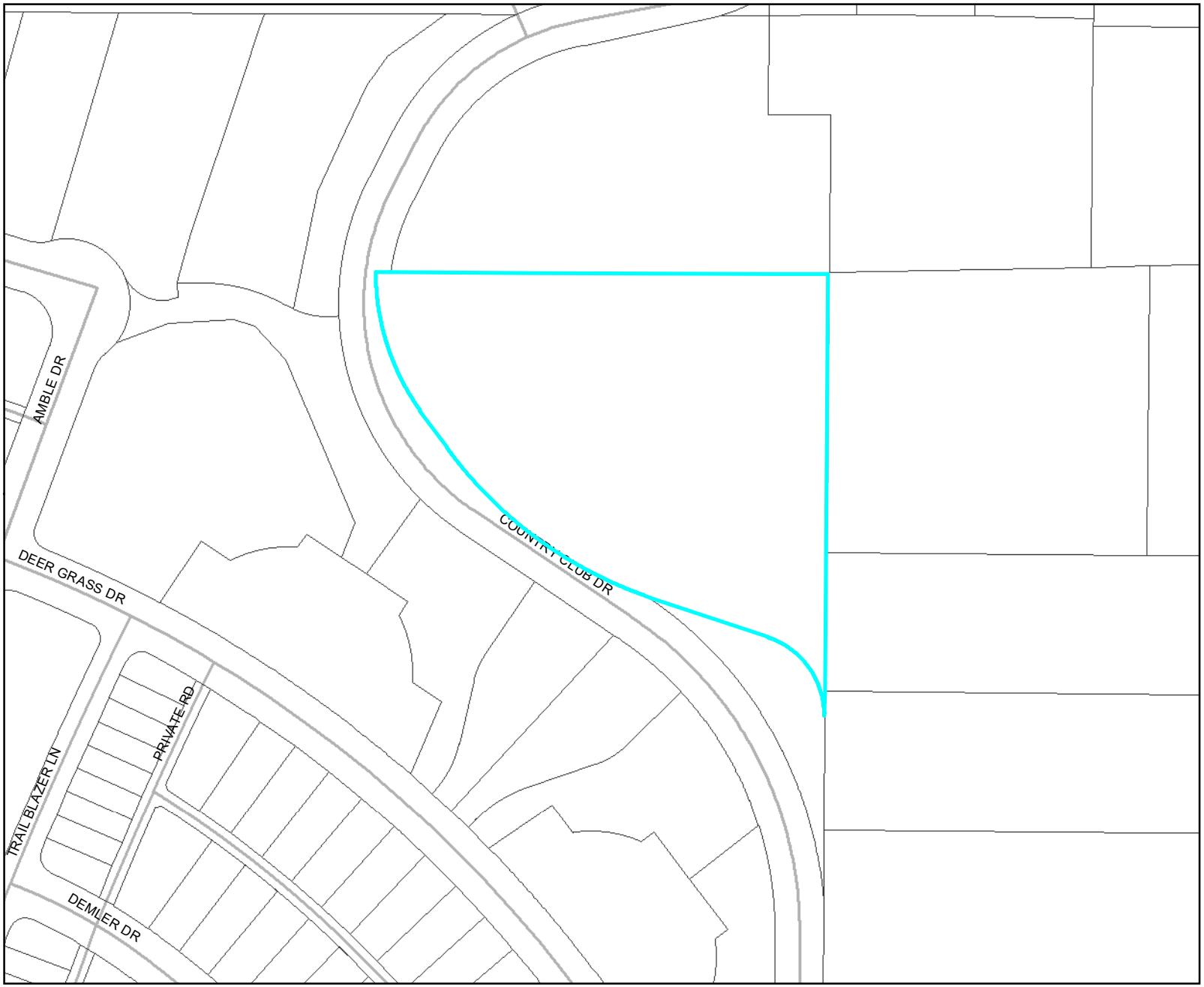
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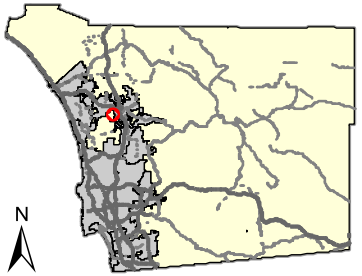
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Notes:

MINERAL RESOURCES





Legend:

- PROJECT AREA
- ALLUVIUM
- MINE
- MINE

MINERAL RESOURCE ZONES

- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present

0 0.02 0.04 0.06 0.08 Miles

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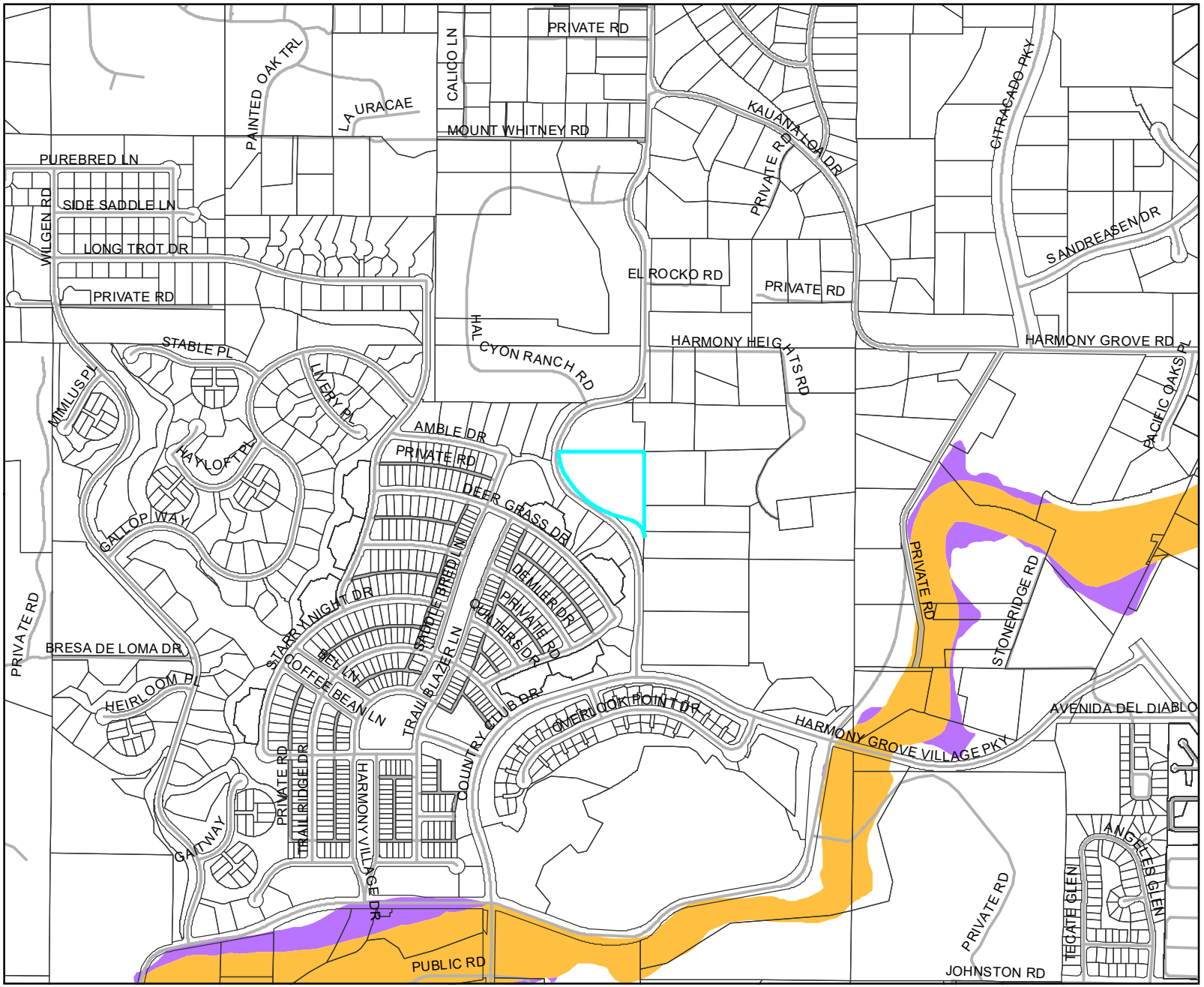
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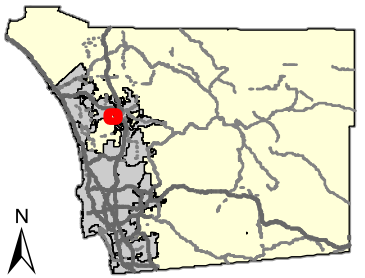
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Notes:

FEMA FLOOD AREAS





Legend:

- PROJECT AREA
- FEMA 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN

Notes:

0 0.1 0.2 0.3 0.4 Miles

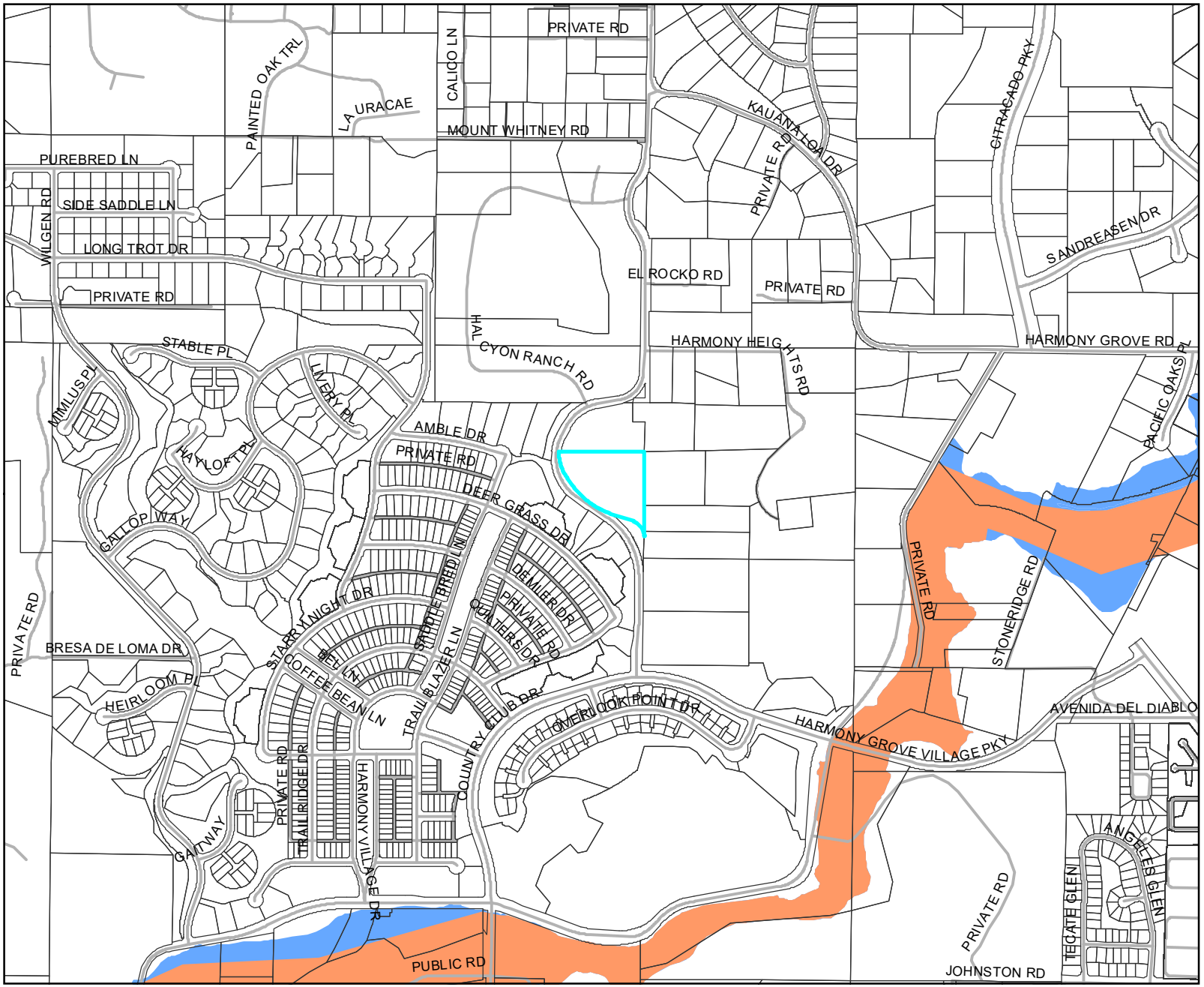
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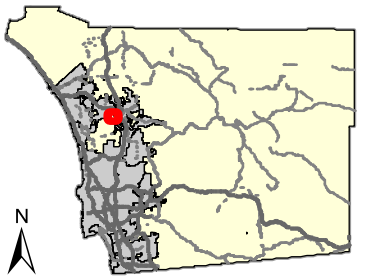
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COUNTY FLOOD AREAS





Legend:

- PROJECT AREA
- COUNTY 100 YEAR FLOODWAY
- COUNTY 100 YEAR FLOODPLAIN

Notes:

0 0.1 0.2 0.3 0.4 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

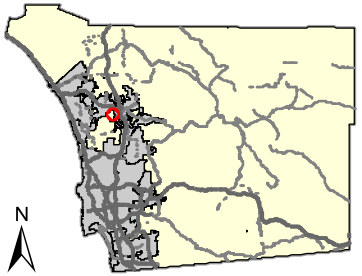
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URBAN-WILDLAND INTERFACE





Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

Notes:

0 0.02 0.04 0.06 0.08 Miles

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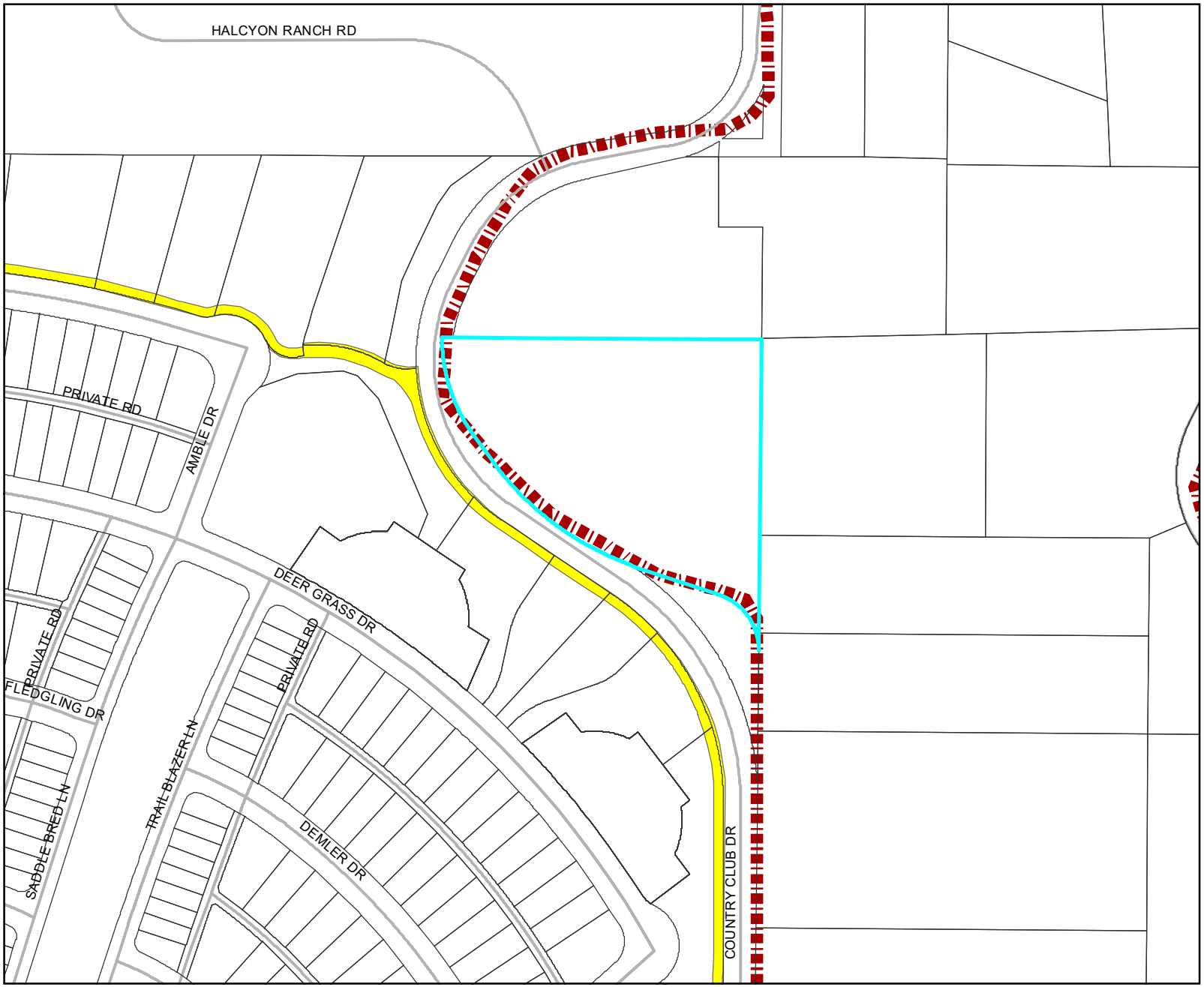
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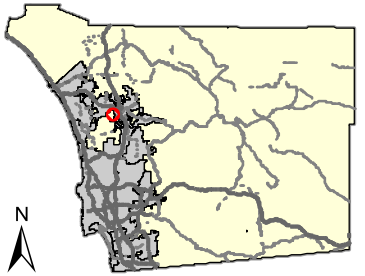
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LUEG GIS
Land Use & Environment Group
Geographic Information Services

TRAILS





Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

Notes:

0 0.03 0.06 0.09 0.12 Miles

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