



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:	10/14/2025 4:28:55 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1141406400,1141406200,1141406300
Project Name:	

	1141406400	1141406200	1141406300
General Information			
USGS Quad Name/County Quad Number:	Warner Springs/84	Warner Springs/84	Warner Springs/84
Section/Township/Range:	36/09S/02E	36/09S/02E	36/09S/02E
Tax Rate Area:	98000	98000	98000
Thomas Guide:	/	/	/
Site Address:	0 Highway 79 Warner Springs 92086	0 Highway 79 Warner Springs 92086	0 Highway 79 Warner Springs 92086
Parcel Size (acres):	13.21	8.00	8.01
Board of Supervisors District:	5	5	5

Public Service and Utility Districts			
Water/Irrigation District:	None	None	None
Sewer District:	None	None	None
Fire Agency:	San Diego County Fire Protection District	San Diego County Fire Protection District	San Diego County Fire Protection District
School District:	Unified Warner	Unified Warner	Unified Warner

	1141406400	1141406200	1141406300
General Plan Information			
General Plan Regional Category:	Semi-Rural	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-4) 1 Du/4 Ac	Semi-Rural Residential (Sr-4) 1 Du/4 Ac	Semi-Rural Residential (Sr-4) 1 Du/4 Ac
Community Plan:	Warner Springs	Warner Springs	Warner Springs
Rural Village Boundary:	Sunshine Summit	Sunshine Summit	Sunshine Summit
Village Boundary:	None	None	None
Special Study Area :	None	None	None
Zoning Information			
Use Regulation:	A70/Rmh8	A70/Rmh8	A70/Rmh8
Animal Regulation:	O/Q	O/Q	O/Q
Density:	/8	/8	/8
Minimum Lot Size:	4Ac/6000	4Ac/6000	4Ac/6000
Maximum Floor Area Ratio:	-	-	-
Floor Area Ratio:	-	-	-
Building Type:	A/C	A/C	A/C
Height:	G	G	G
Setback:	C/J	C/J	C/J
Lot Coverage:	-	-	-
Open Space:	-	-	-
Special Area Regulations:	-	-	-
Aesthetic			
The site is located within one mile of a State Scenic Highway.	Yes	Yes	Yes
The site contains steep slopes > 25%.	Yes	Yes	Yes
The site is located within Dark Skies "Zone A".	Yes	Yes	Yes
Agricultural Resources			
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No	No
The site contains Prime Soils.	Yes	Yes	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery		
Sunset Zone:	3	18; 3	18; 3
The site is located within an Agricultural Preserve.	No	No	No
The site is in a Williamson Act Contract.	No	No	No

	1141406400	1141406200	1141406300
Biological Resources			
Eco-Region:	Oakgrove-San Jacinto Foothill	Oakgrove-San Jacinto Foothill	Oakgrove-San Jacinto Foothill
Vegetation Map	12000 Urban/Developed; 37300 Red Shank Chaparral	37300 Red Shank Chaparral	37300 Red Shank Chaparral
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes	Yes
The site contains Wetlands.	No	No	No
The site is within one mile of Biological Easements.	Yes	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: No)	No (Draft: No)	No (Draft: No)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:			
Coastal Sage Scrub	No	No	No
Maritime Succulent Scrub	No	No	No
Diegan Coastal Sage Scrub	No	No	No
Inland Form (>1,000 ft. elevation)	No	No	No
Coastal Sage - Chaparral Scrub	No	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No	No
None of the above	Yes	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No	No
The site is located within the Ramona Grassland area.	No	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No	No

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)			
Geological Formation:	Cretaceous Plutonic; Quaternary Alluvium	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Low; Zero	Zero	Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	No Monitoring Required	No Monitoring Required

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

	1141406400	1141406200	1141406300
Mineral Resources			
The site is located within a Mineral Resource Category.	No Mrz (Yes Alluvium/No Mines)	No Mrz (Yes Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
Hazard Flooding			
The site is located within a FEMA flood area.	No	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No	No
The site is located within a County Flood Plain area.	No	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No	No
The site is located within a County Floodway.	No	No	No
The site is located within 1/2 mile from a County Floodway.	No	No	No
The site is located within a Dam Inundation Zone.	No	No	No
Hazardous Materials			
Schools are located within 1/4 mile of the project.	No	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No	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	Contact Dehq Hazardous Materials Division	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	No	No
The site is listed on the Geotracker listing.	No	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	No	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	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards			
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No	No

	1141406400	1141406200	1141406300
Hydrology and Water Quality			
Hydrologic Unit:	San Luis Rey	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.31/Warner	903.31/Warner
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 Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes	Yes
The site is located in a Source Water Protection Area.	No	No	No
Water Supply/Groundwater			
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes	Yes
The site is in Borrego Valley.	No	No	No
The project is groundwater dependent.	Yes	Yes	Yes
Annual rainfall:	21 To 24 Inches	21 To 24 Inches	21 To 24 Inches
Noise			
The site is within noise contours.	Yes	Yes	No
Fire Services			
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes	Yes
FRA/LRA/SRA:	Sra	Sra	Sra
Additional Information			
The site is located within 150 feet of Mexican Border.	No	No	No
The site is located within a Resource Conservation Area.	No	No	No
The site is located in a Special Area.	No	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No	No
The site APN is listed in the GP Housing Element inventory.	No	No	No
CEQA-Public Review Distribution Matrix			
The site is located in the Desert.	No	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes	No	No
The site is located south of State Highway 78.	No	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No	No
The site is located in the Sweetwater Basin.	No	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No	No	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	No	No



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Report Run Date/Time:	10/14/2025 4:28:59 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1141402600
Project Name:	

1141402600

General Information

USGS Quad Name/County Quad Number:	Warner Springs/84
Section/Township/Range:	36/09S/02E
Tax Rate Area:	98000
Thomas Guide:	/
Site Address:	35065 Highway 79 Warner Springs 92086-9709
Parcel Size (acres):	Data Not Available
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	San Diego County Fire Protection District
School District:	Unified Warner

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-4) 1 Du/4 Ac
Community Plan:	Warner Springs
Rural Village Boundary:	Sunshine Summit
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	O
Density:	-
Minimum Lot Size:	4Ac
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".	Yes

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:	3
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Oakgrove-San Jacinto Foothill
Vegetation Map	12000 Urban/Developed
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	No
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
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Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)

Geological Formation:	Quaternary Alluvium
Paleo Sensitivity:	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	Yes
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	B; C
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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

1141402600

Mineral Resources

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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
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The site is located within a Dam Inundation Zone.	No

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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
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Sub-basin:	903.31/Warner
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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.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	21 To 24 Inches

Noise

The site is within noise contours.	Yes
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Fire Services

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

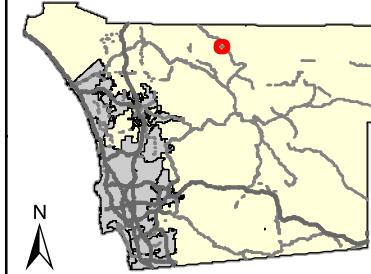
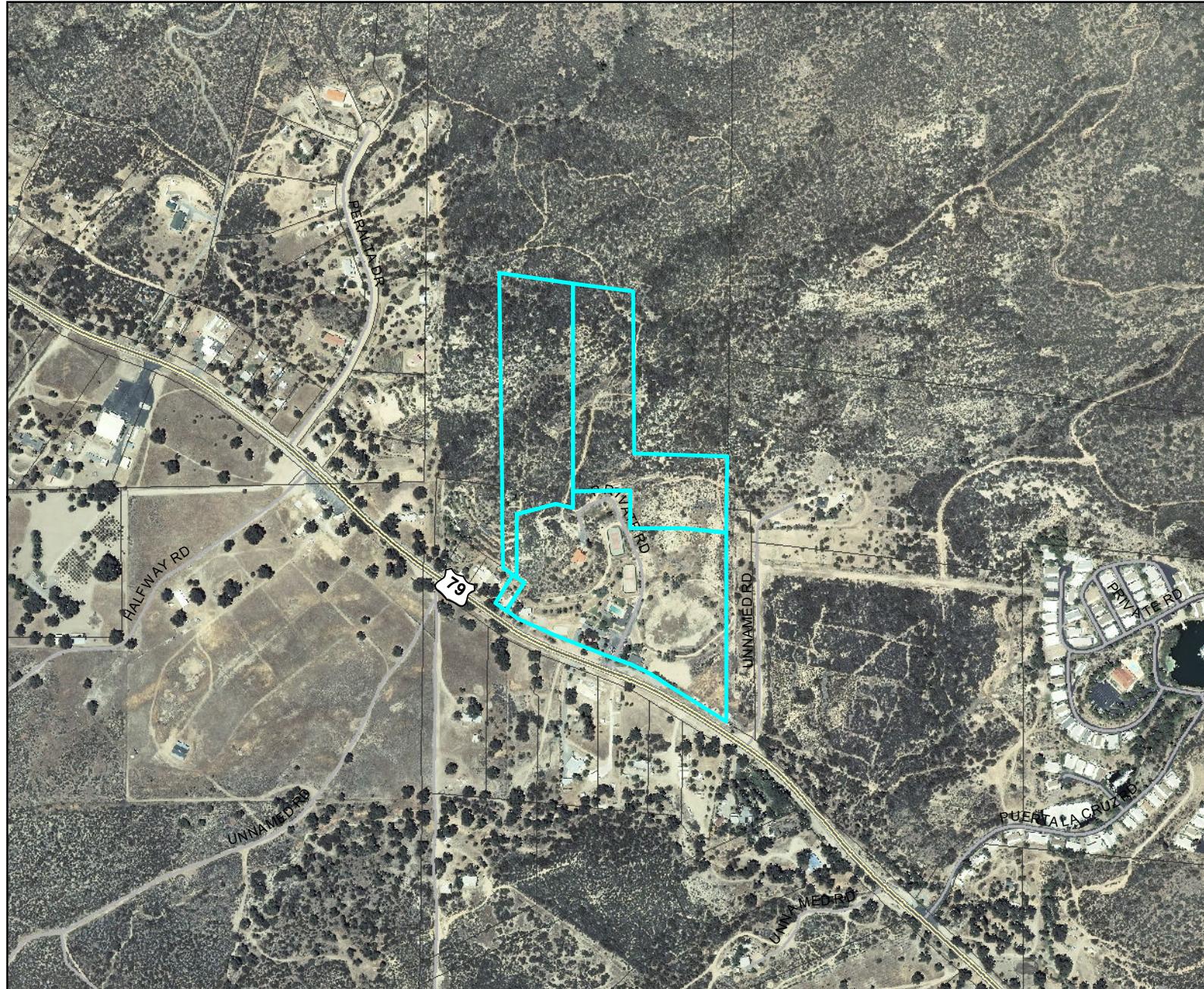
Additional Information

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.	Yes
The site is located south of State Highway 78.	No
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 0.085 0.17 0.255 0.34
Miles
Scale bar

NAD 1983 StatePlane California VI FIPS 0406 Feet

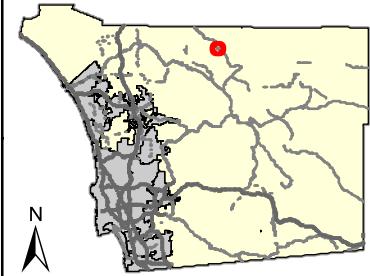
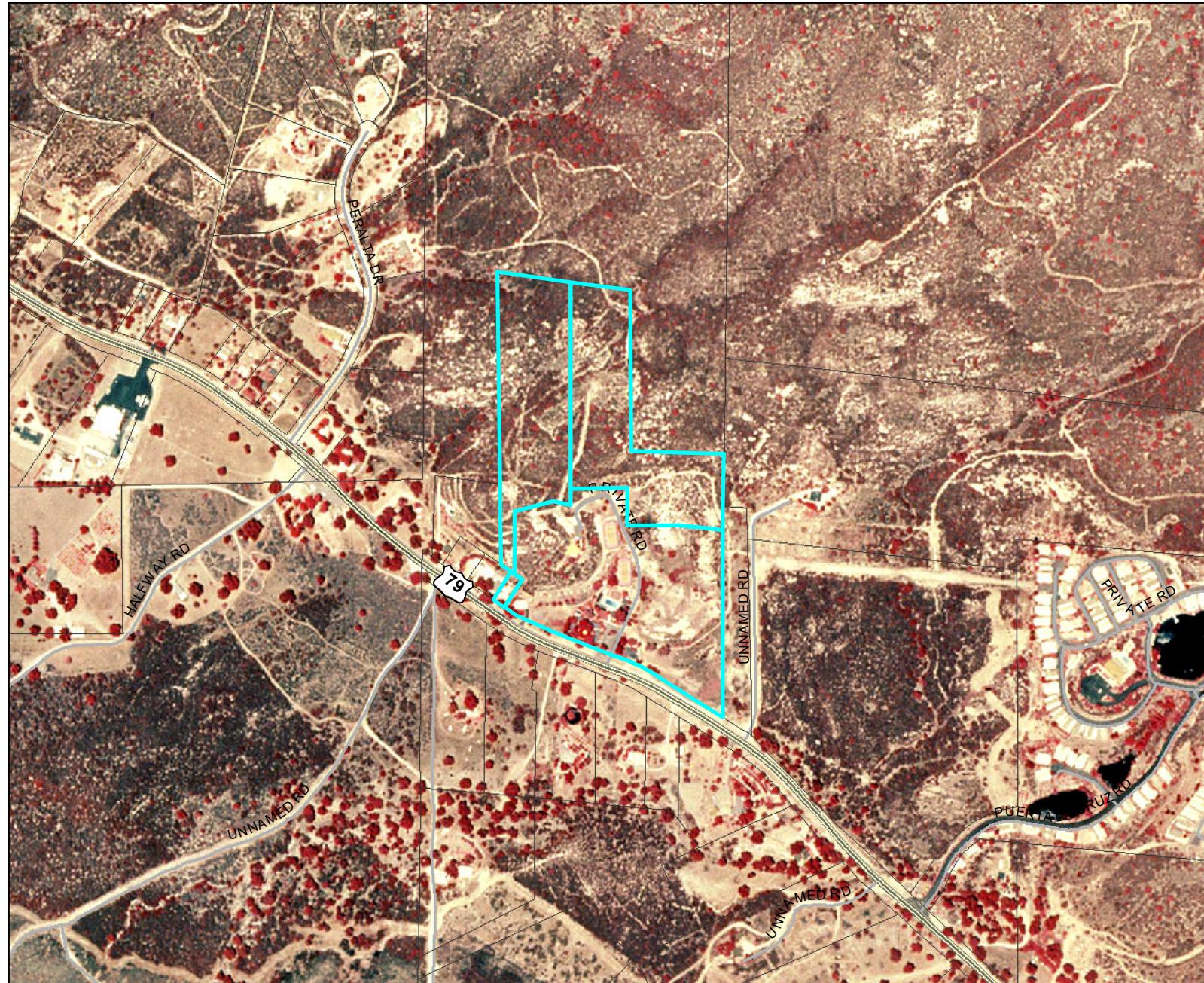
Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

1997 COLOR INFRARED



Legend:

PROJECT AREA

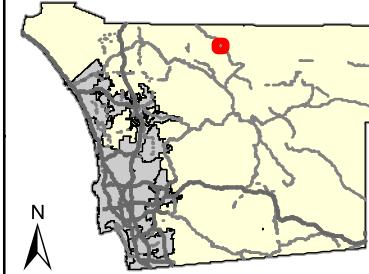
Notes:

0 0.085 0.17 0.255 0.34 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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1995 AERIAL

**Legend:**

PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

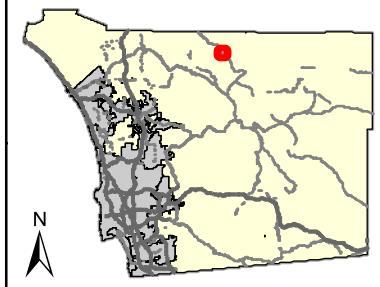
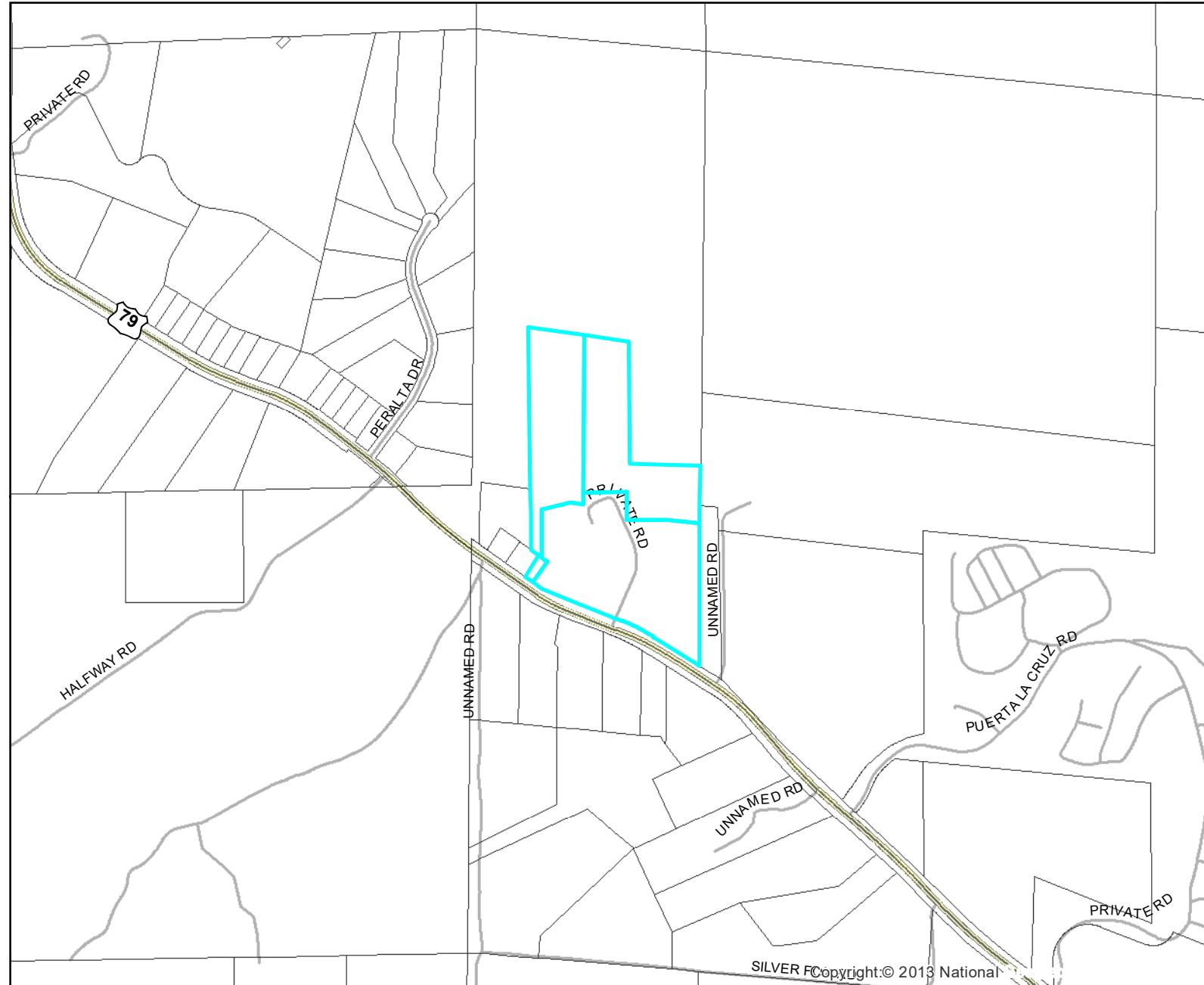
Planning and Development Services



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Notes:

TOPO MAP

**Legend:**

PROJECT AREA

Notes:

0 0.1 0.2 0.3 0.4
Miles

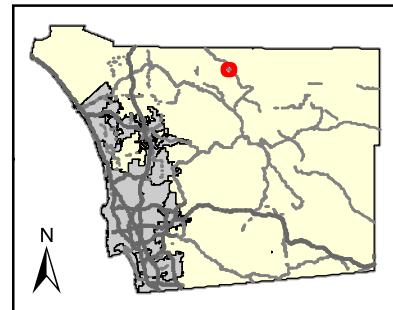
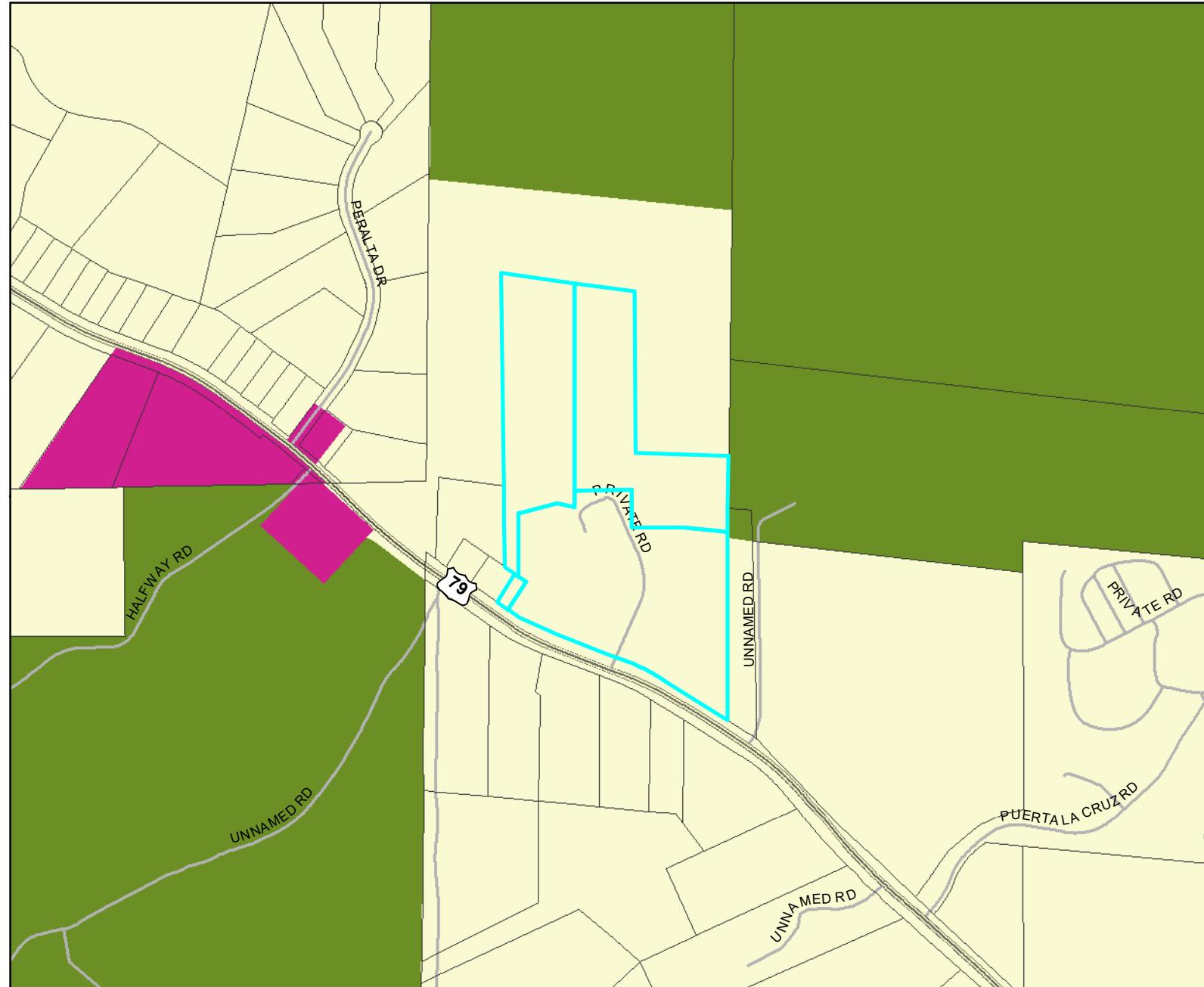
NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services



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GENERAL PLAN - LAND USE



Legend

PROJECT AREA

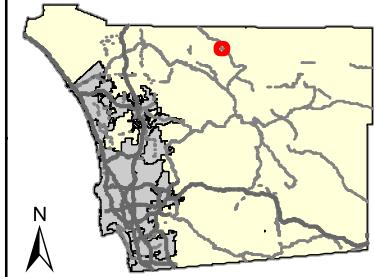
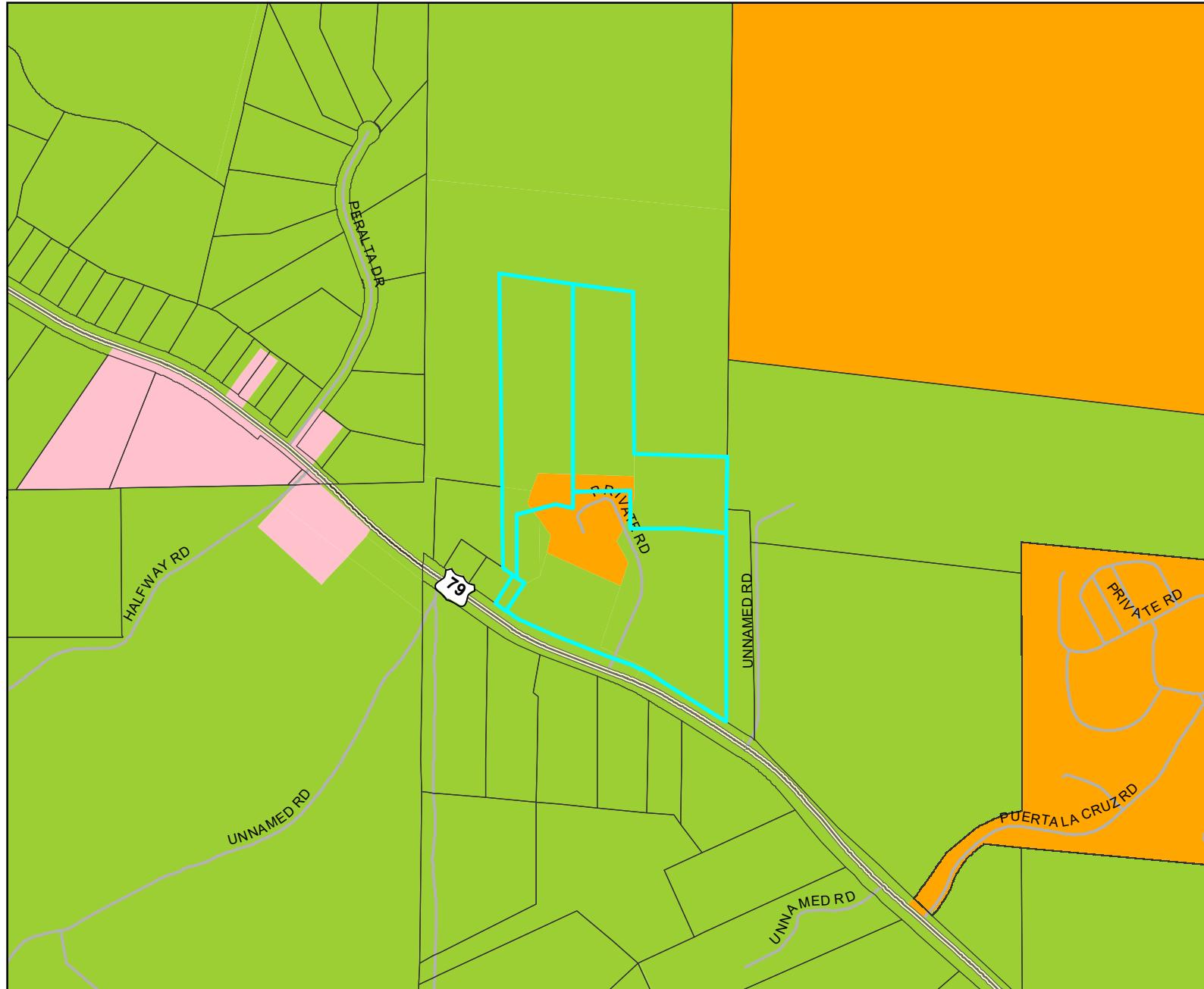
GENERAL PLAN (AUGUST 2011)

- 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)

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
Open Space
Extractive Use
Transportation and Utility
Limited Control
Specific Plan
Holding Area
General Rural
City of San Diego/No Zone
Indian Reservation

0 0.085 0.17 0.255 0.34 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

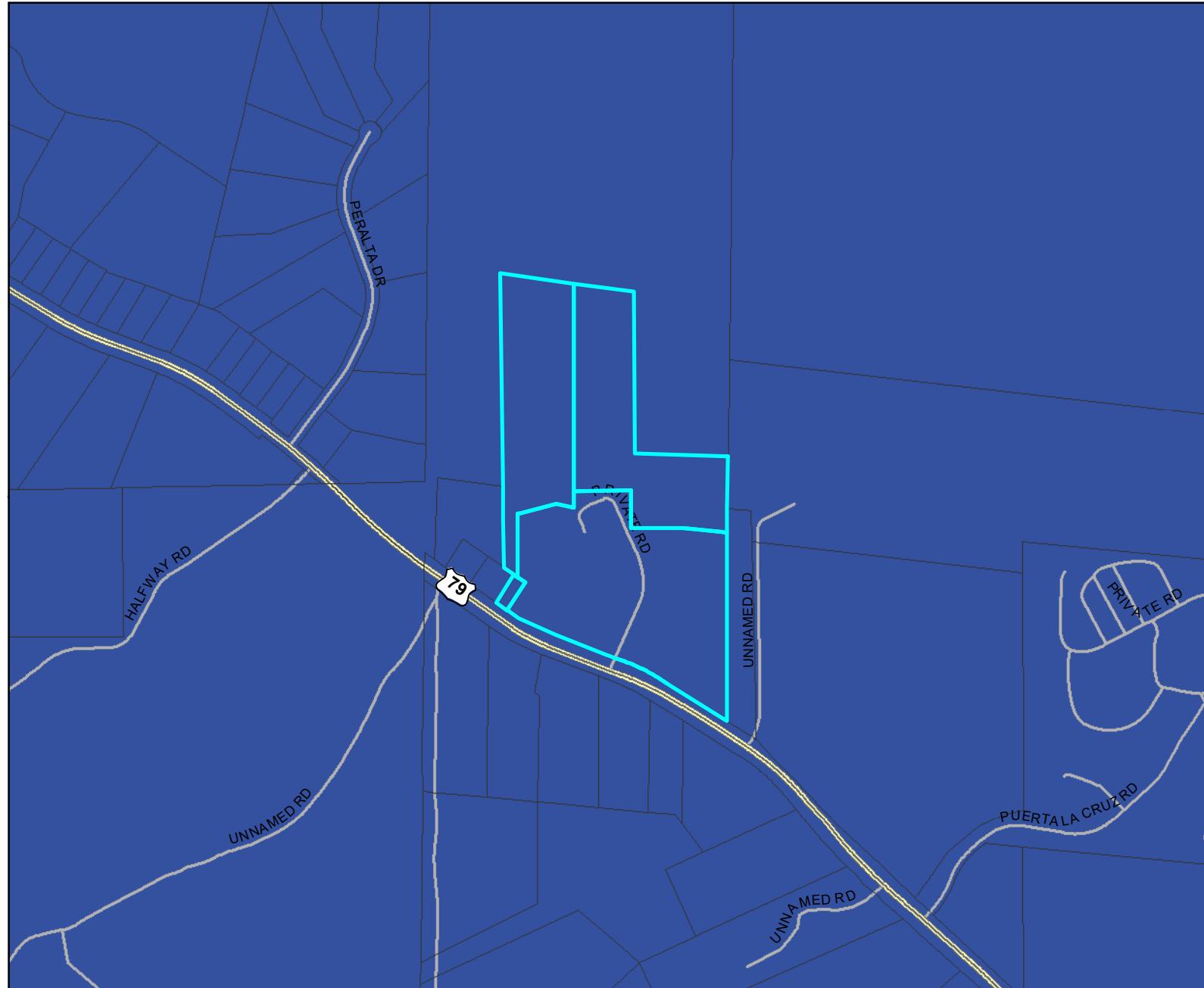
Planning and Development Services



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Notes:

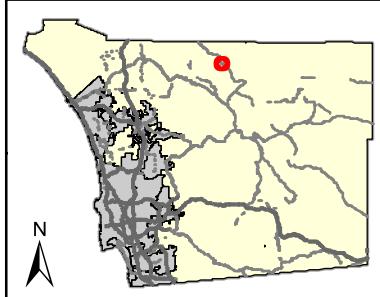
DARK SKIES



0 0.085 0.17 0.255 0.34 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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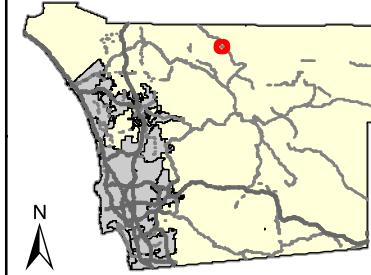
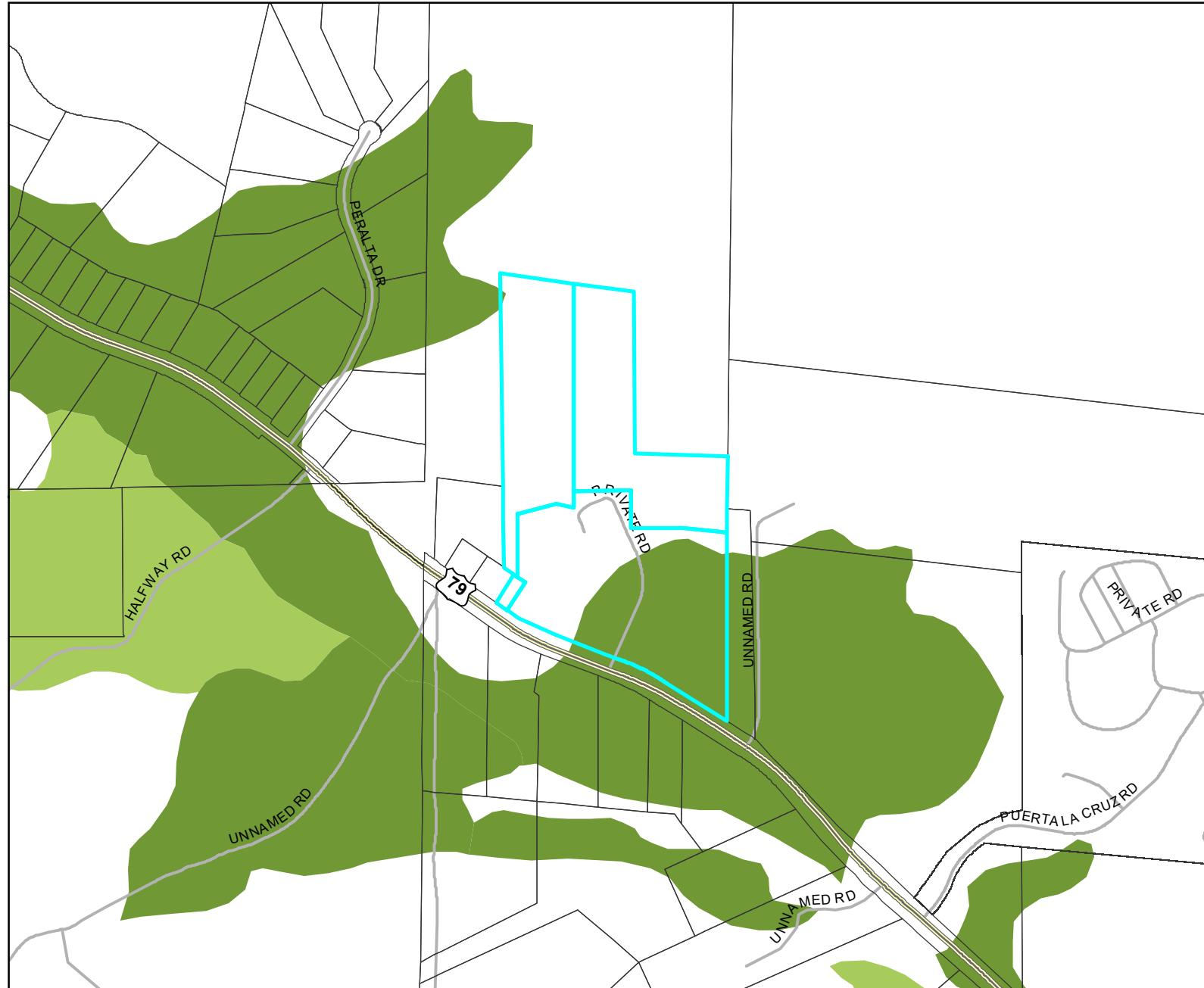


Legend:

- PROJECT AREA (cyan line)
- DARK SKIES ZONE A (blue area)

Notes:

PRIME SOILS



Legend:

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

0 0.085 0.17 0.255 0.34 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

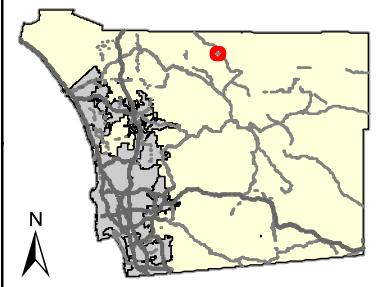
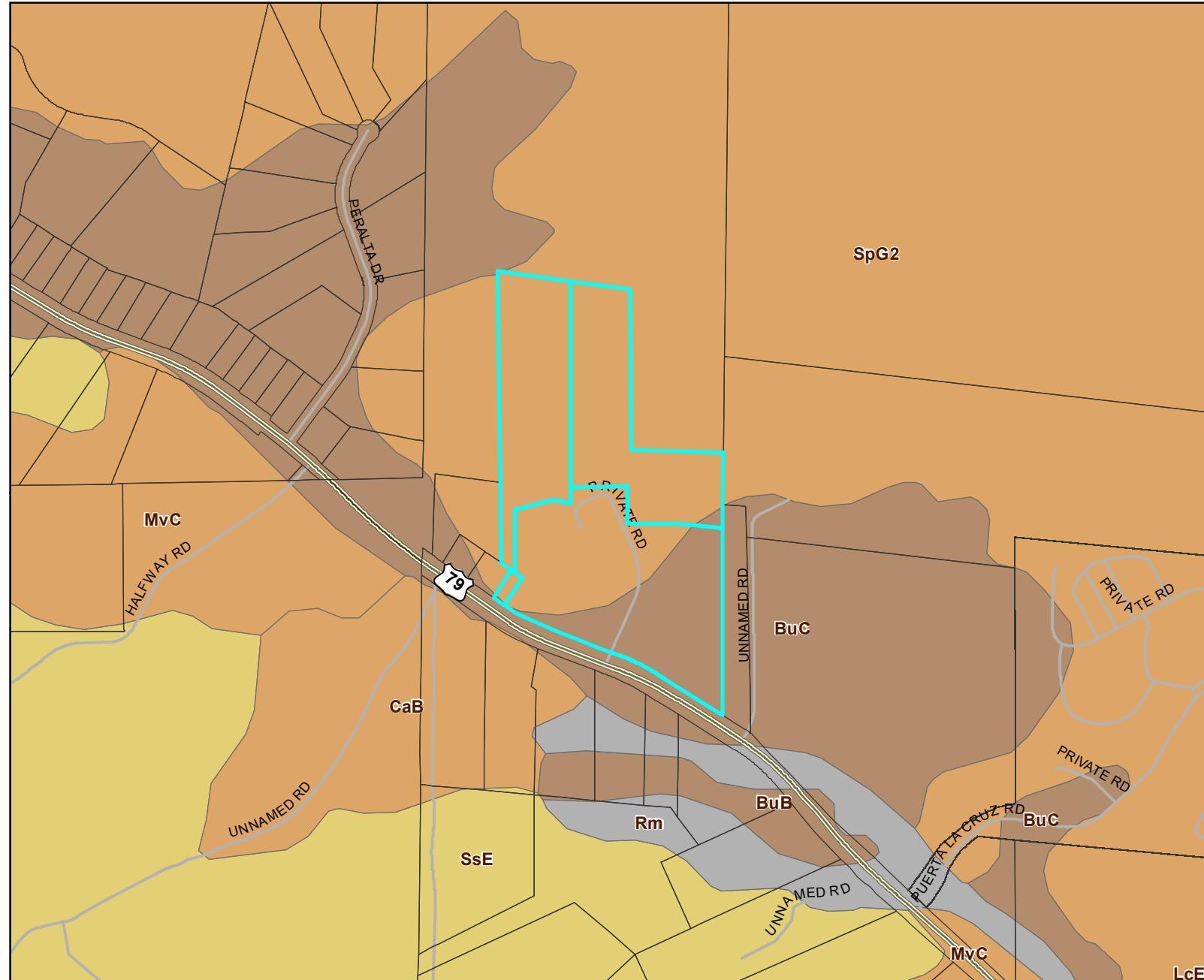
Planning and Development Services



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Notes:

SOIL



Legend:

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

0 0.085 0.17 0.255 0.34 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet
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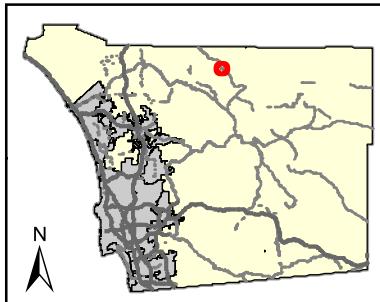
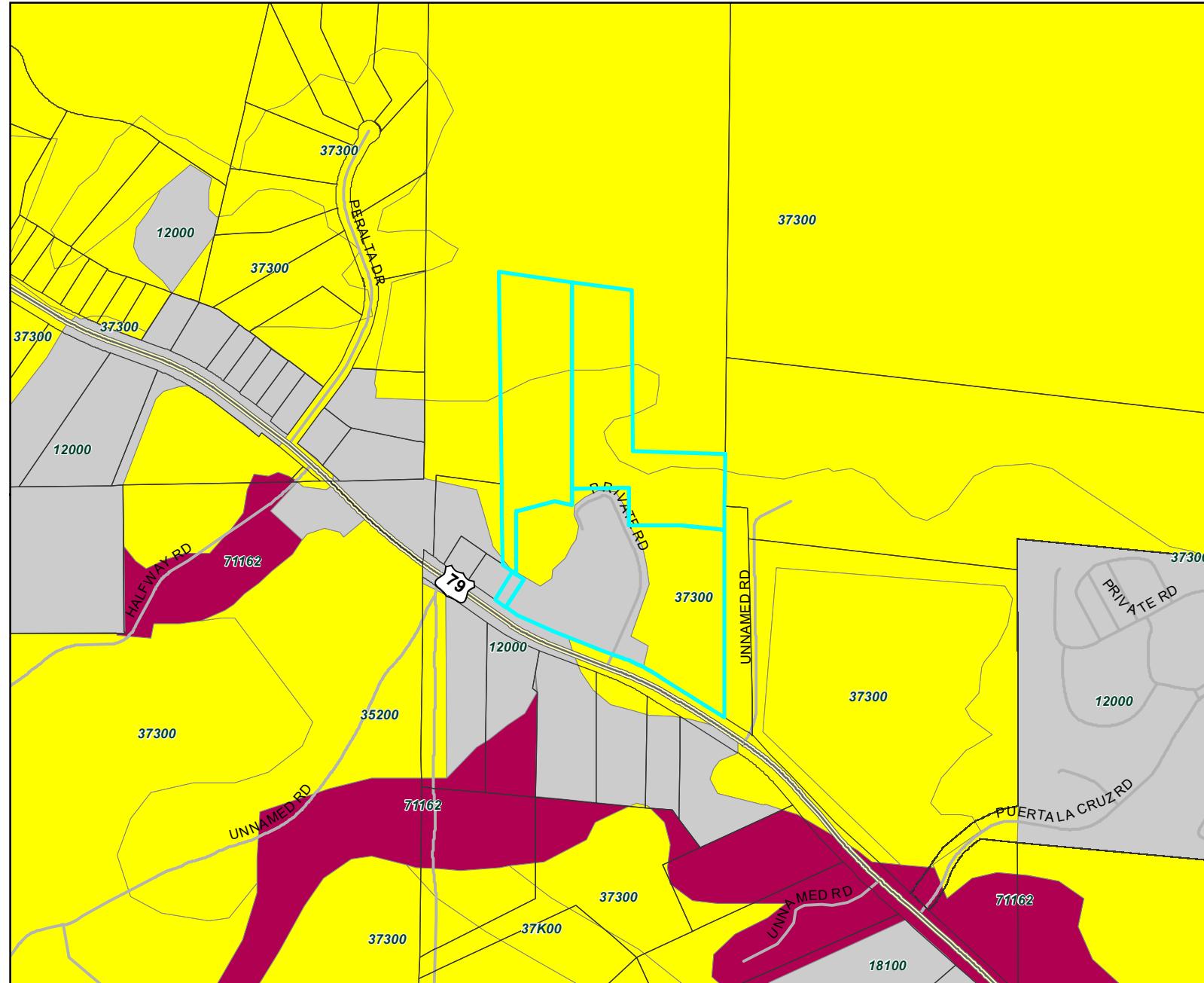


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
SpG2	Sheephead rocky fine sandy loam, 30 to 65 percent slopes, eroded	7e-7(20)	<5	Low	Severe 1
BuC	Bull Trail sandy loam, 5 to 9 percent slopes	3ec-1(20)	53	Moderate	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

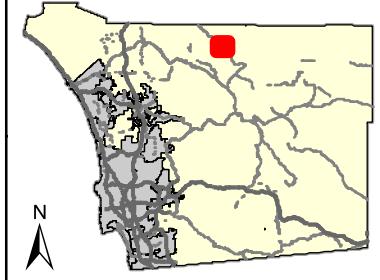
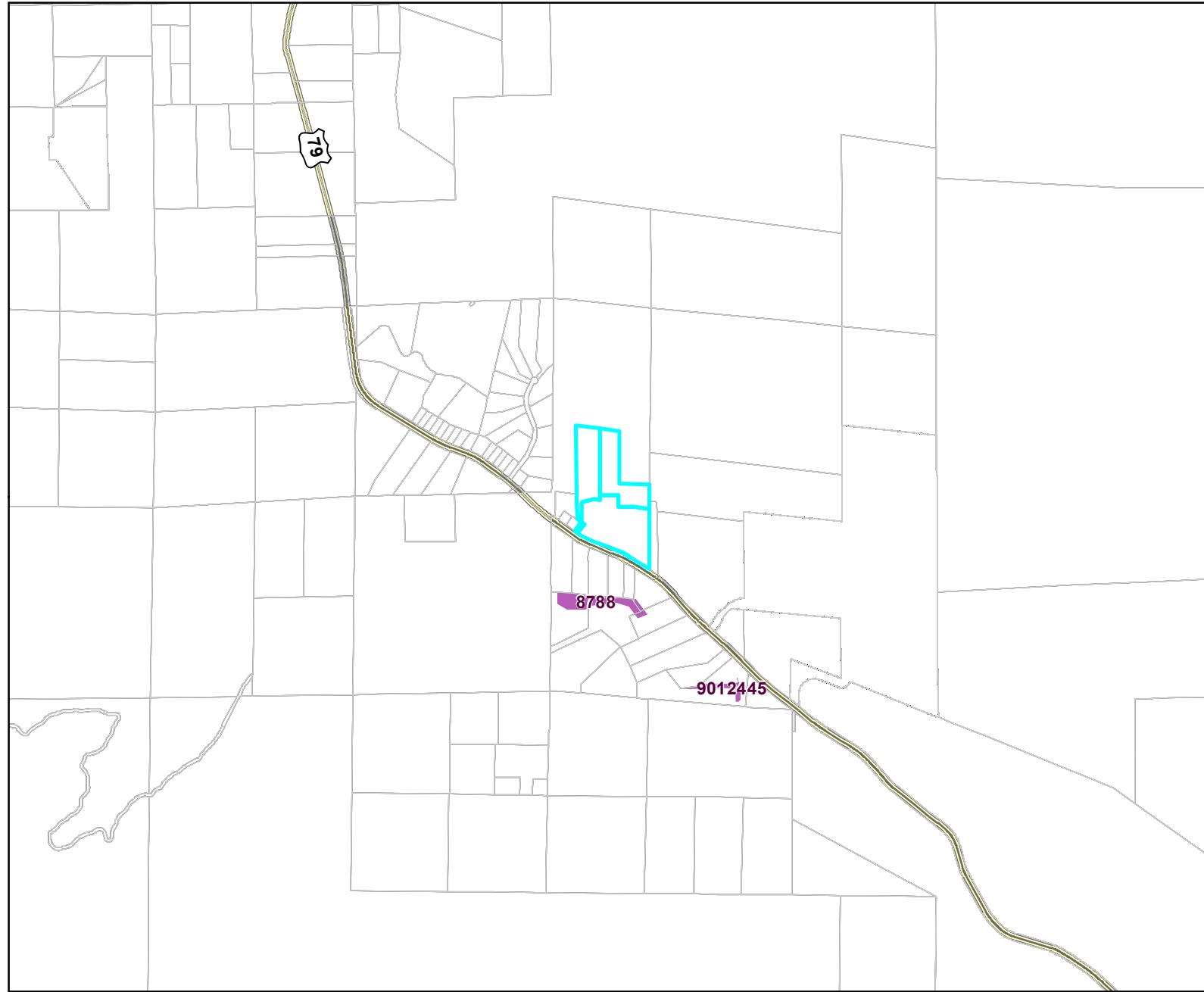
Notes:

0 0.085 0.17 0.255 0.34 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

Notes:

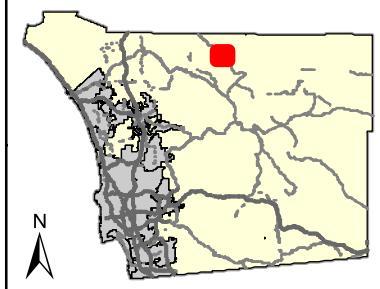
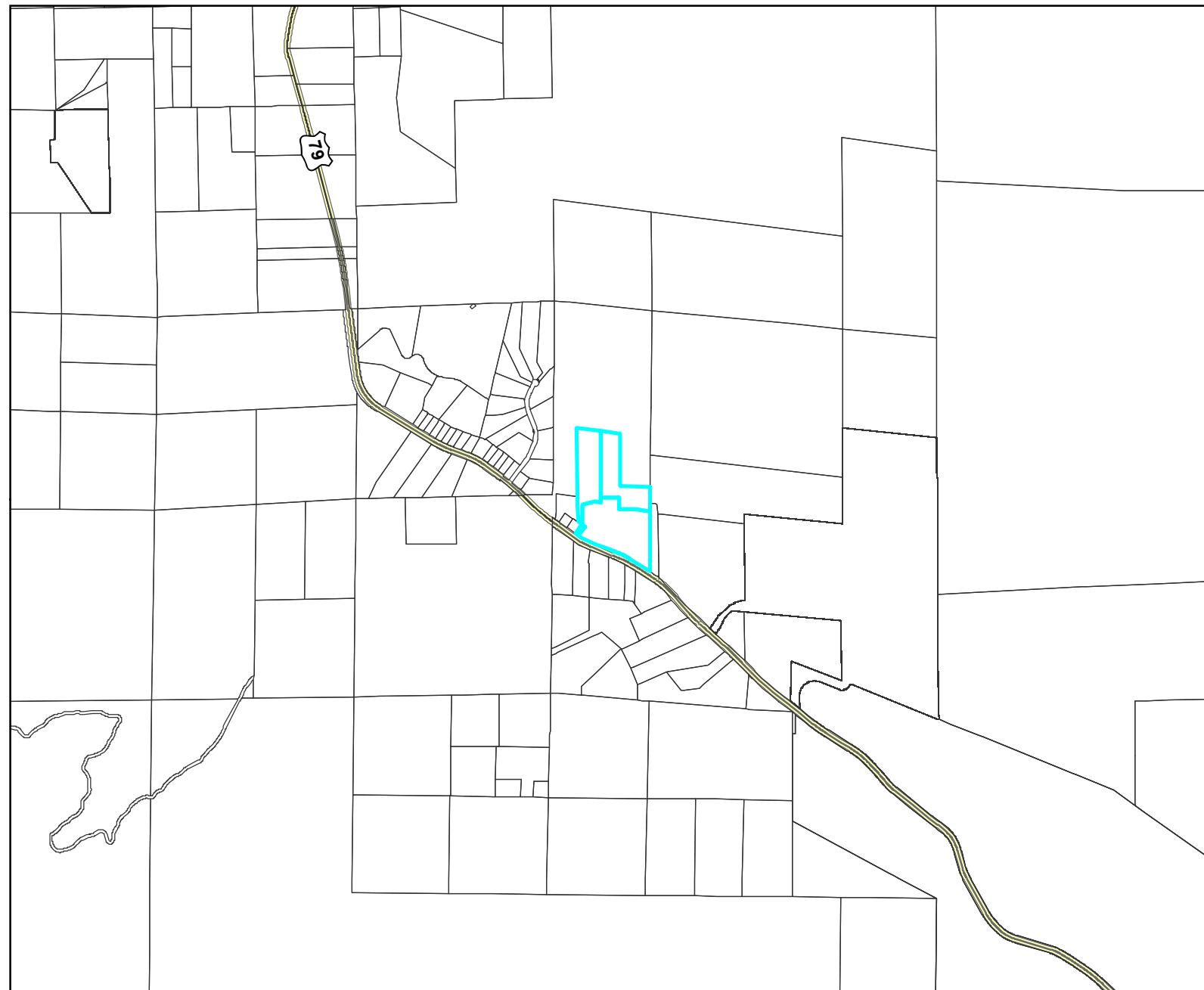
0 0.25 0.5 0.75 1 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

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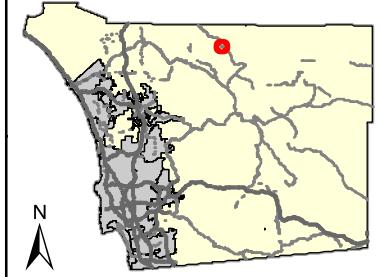
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Legend:

- 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

STEEP SLOPES



Legend:

- PROJECT AREA (cyan line)
- STEEP SLOPE (> 25%) (red shading)

Notes:

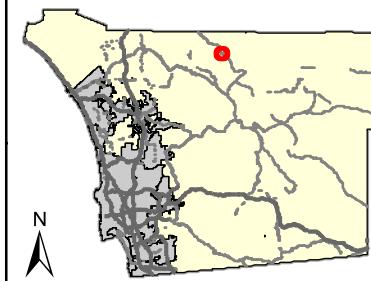
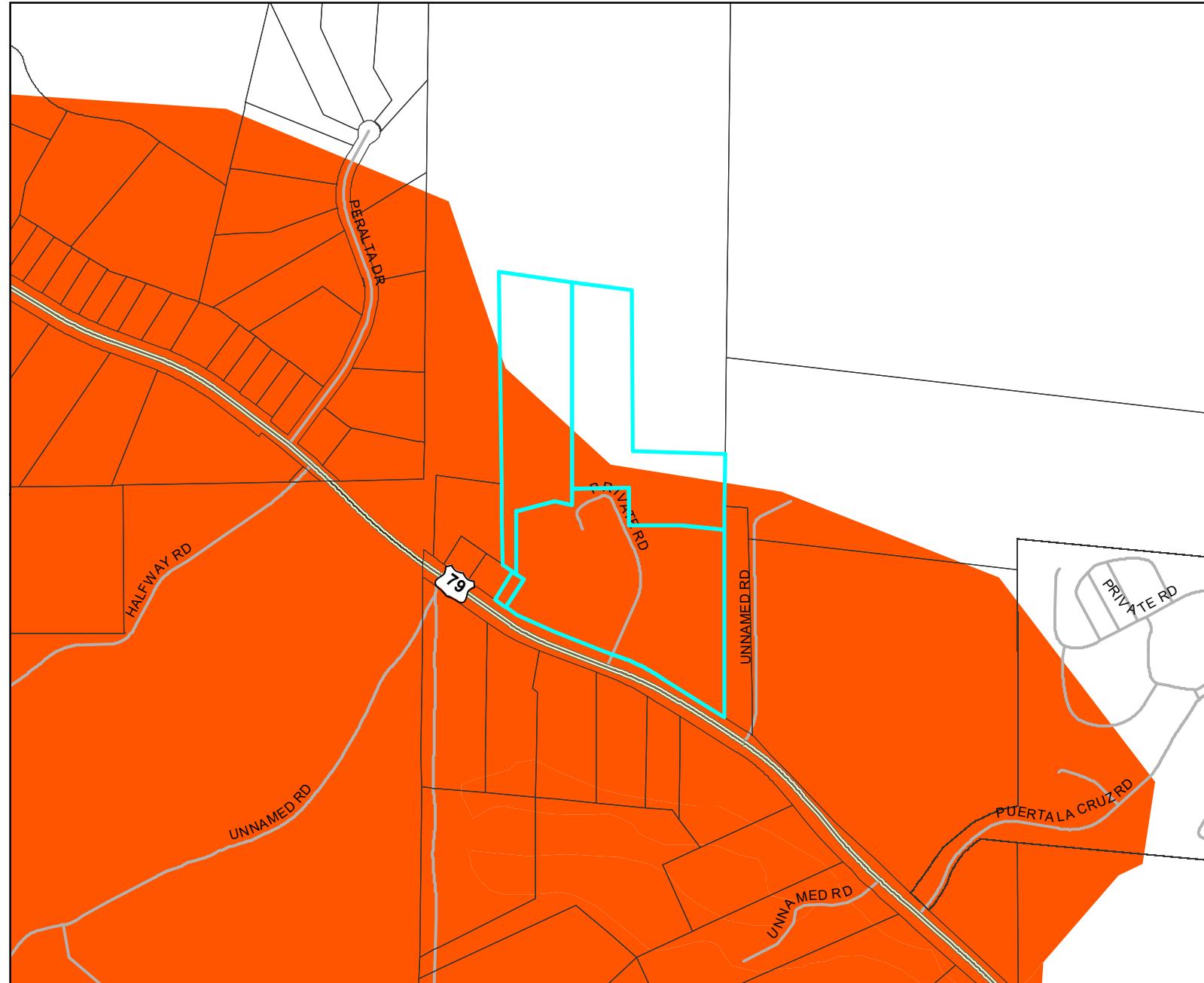
0 0.085 0.17 0.255 0.34 Miles

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POTENTIAL LIQUEFACTION



Legend:

- PROJECT AREA (Cyan line)
- POTENTIAL LIQUEFACTION AREA (Orange shaded area)

Notes:

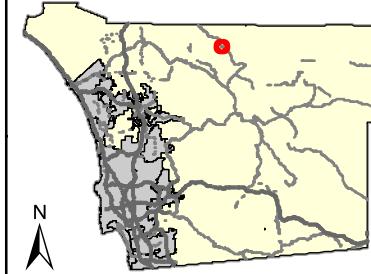
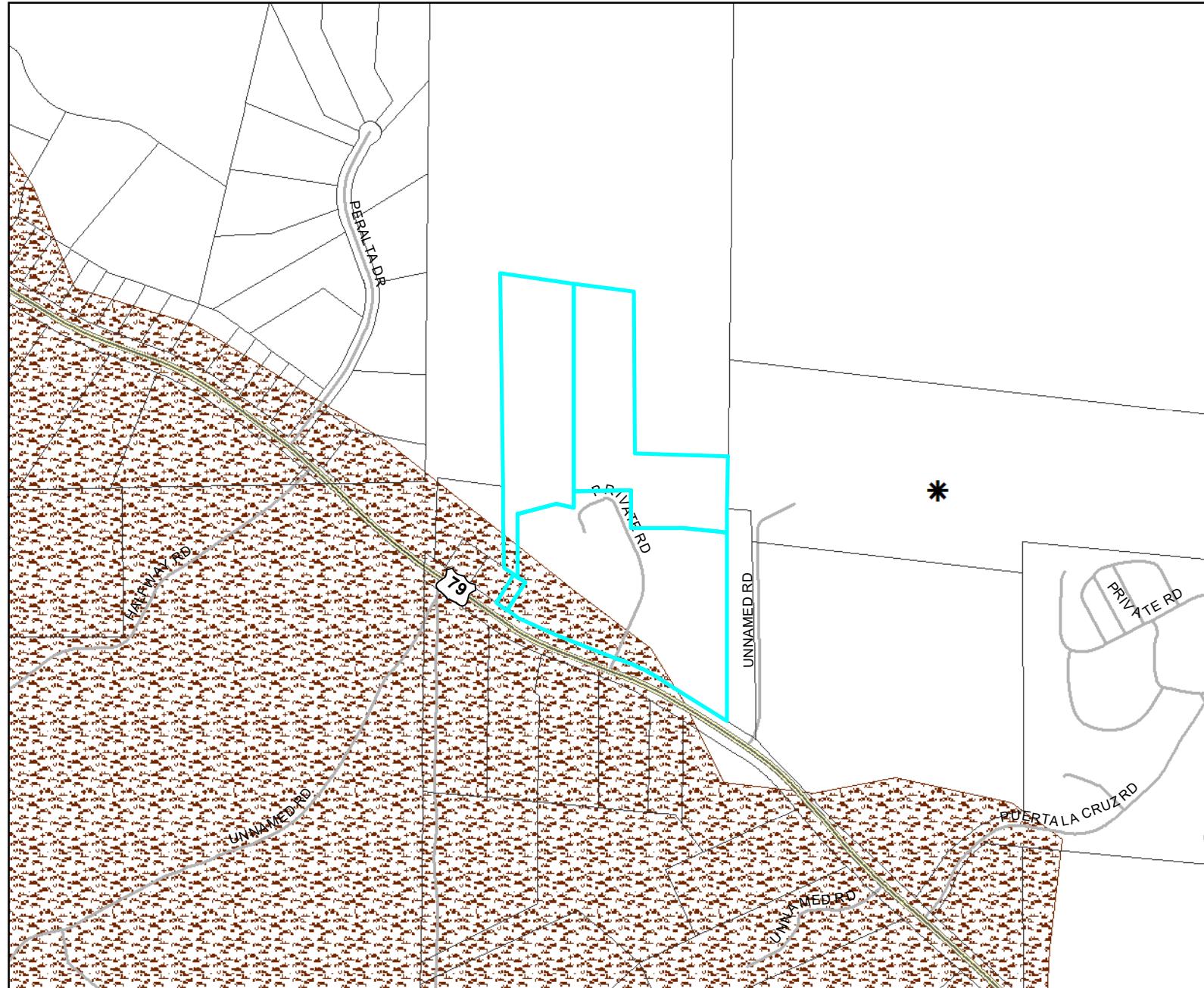
0 0.085 0.17 0.255 0.34 Miles

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MINERAL RESOURCES



Legend:

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

0 0.085 0.17 0.255 0.34 Miles

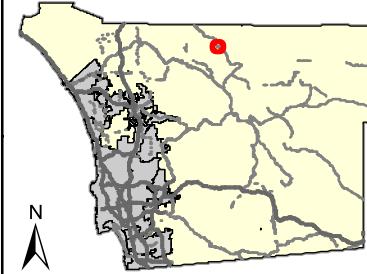
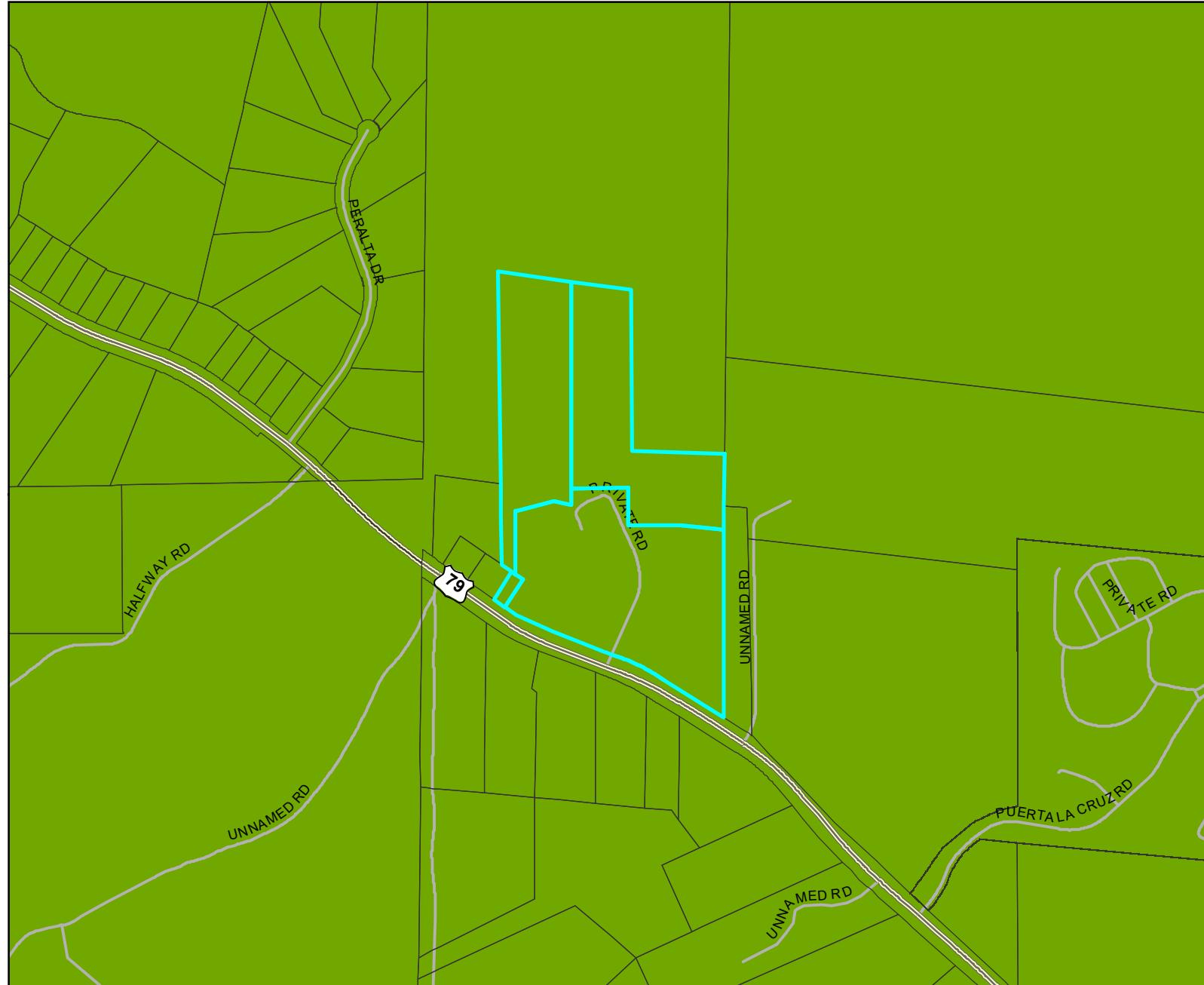
NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA (Cyan outline)
- URBAN-WILDLAND INTERFACE (Green shaded area)
- ZONE (Green shaded area)

0 0.085 0.17 0.255 0.34 Miles

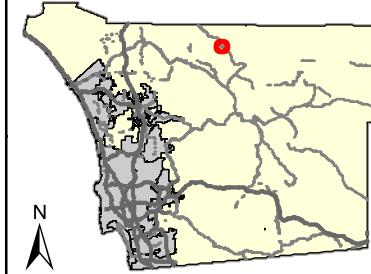
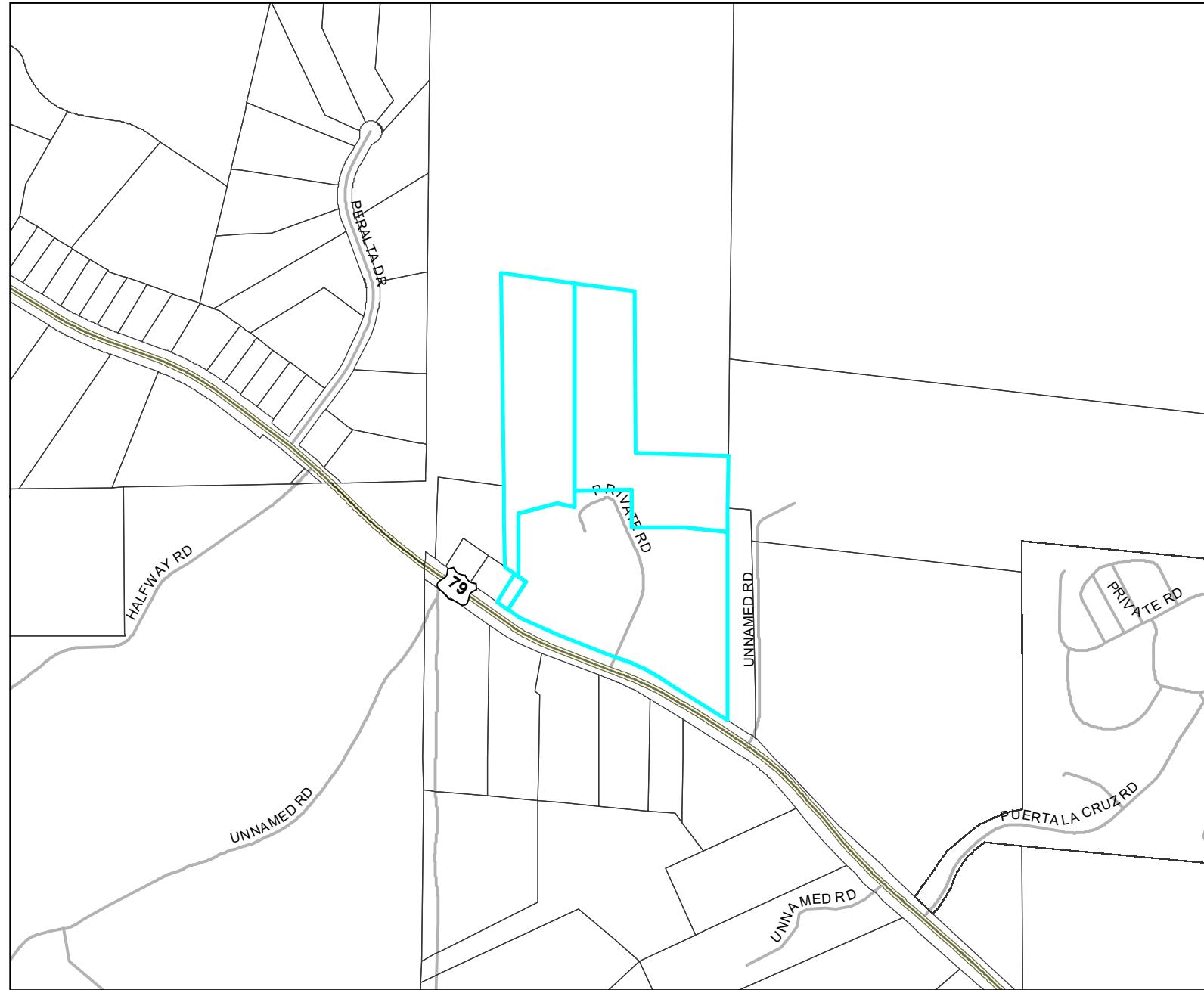
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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN
- TRAILS

0 0.085 0.17 0.255 0.34 Miles

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Notes: