



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:	10/26/2023 3:25:21 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2822120100,2822120200
Project Name:	

	2822120100	2822120200
General Information		
USGS Quad Name/County Quad Number:	San Pasqual/69	San Pasqual/69
Section/Township/Range:	Valle De Pamo Or Santa Maria	Valle De Pamo Or Santa Maria
Tax Rate Area:	65039	65045
Thomas Guide:	/	/
Site Address:	315 Hunter St	0 Hunter St
Parcel Size (acres):	Data Not Available	Data Not Available
Board of Supervisors District:	2	2
Public Service and Utility Districts		
Water/Irrigation District:	Ramona Muni Water Imp Dist A; Ramona Municipal Water District	Ramona Muni Water Imp Dist A; Ramona Municipal Water District
Sewer District:	None	None
Fire Agency:	Ramona Municipal Water District	Ramona Municipal Water District
School District:	Unified Ramona	Unified Ramona

	2822120100	2822120200
General Plan Information		
General Plan Regional Category:	Village	Village
General Plan Land Use Designation:	General Commercial	General Commercial
Community Plan:	Ramona	Ramona
Rural Village Boundary:	None	None
Village Boundary:	Ramona	Ramona
Special Study Area :	None	None

Zoning Information		
Use Regulation:	Rmv5	Rmv5
Animal Regulation:	Q	Q
Density:	14.5	14.5
Minimum Lot Size:	-	-
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	-	-
Height:	-	-
Setback:	-	-
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	B;C;D;D5	B;C;D;D5

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

Agricultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	Yes	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	21	21
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No

	2822120100	2822120200
Biological Resources		
Eco-Region:	Central Foothills	Central Foothills
Vegetation Map	12000 Urban/Developed	12000 Urban/Developed
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	No	No
The site is located within a Quino Checkerspot Butterfly Survey Area.	No	No
The site contains Wetlands.	Yes	Yes
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: North)	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)	No (Draft: North)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Developed; Very High	Yes: Developed
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

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

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

Geology

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

	2822120100	2822120200
Mineral Resources		
The site is located within a Mineral Resource Category.	Yes: Mrz-3 (Yes Alluvium/No Mines)	Yes: Mrz-3 (Yes Alluvium/No Mines)

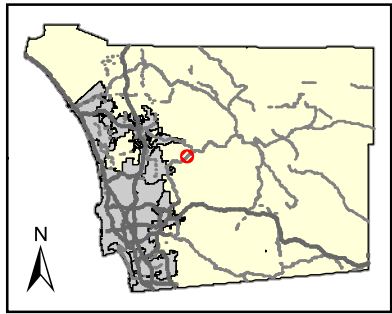
Hazard Flooding		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	Yes	Yes
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	Yes	Yes
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	Yes	Yes
The site is located within a Dam Inundation Zone.	No	No

Hazardous Materials		
Schools are located within 1/4 mile of the project.	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
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	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	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	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
The site contains existing homes or other buildings constructed prior to 1980.	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.	Yes: 20 To Zero Feet Below/60 To 41 Feet Below Faahns	Yes: 20 To Zero Feet Below/60 To 41 Feet Below Faahns
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	Yes: 6	Yes: 6
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	Yes	Yes
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

	2822120100	2822120200
Hydrology and Water Quality		
Hydrologic Unit:	San Dieguito	San Dieguito
Sub-basin:	905.41/Ramona	905.41/Ramona
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	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	Yes	Yes
Water Supply/Groundwater		
The site is located outside (east) of the County Water Authority boundary.	No	No
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	No	No
Annual rainfall:	18 To 21 Inches	18 To 21 Inches
Noise		
The site is within noise contours.	Yes	Yes
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Lra	Lra
Additional Information		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	No	No
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	Yes	Yes
The site APN is listed in the GP Housing Element inventory.	Yes	Yes
CEQA-Public Review Distribution Matrix		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	No	No
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes	Yes
The site is located south of State Highway 78.	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	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

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

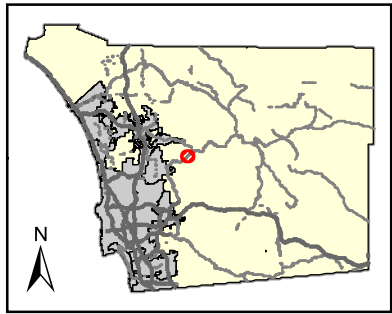
0 0.02 0.04 0.06 0.08 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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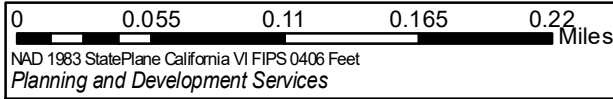
Notes:

1997 COLOR INFRARED



Legend:

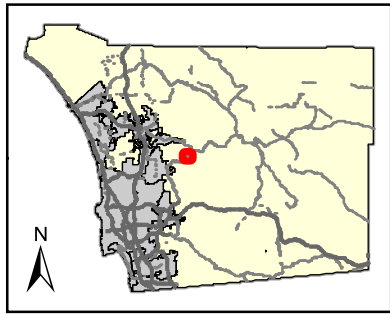
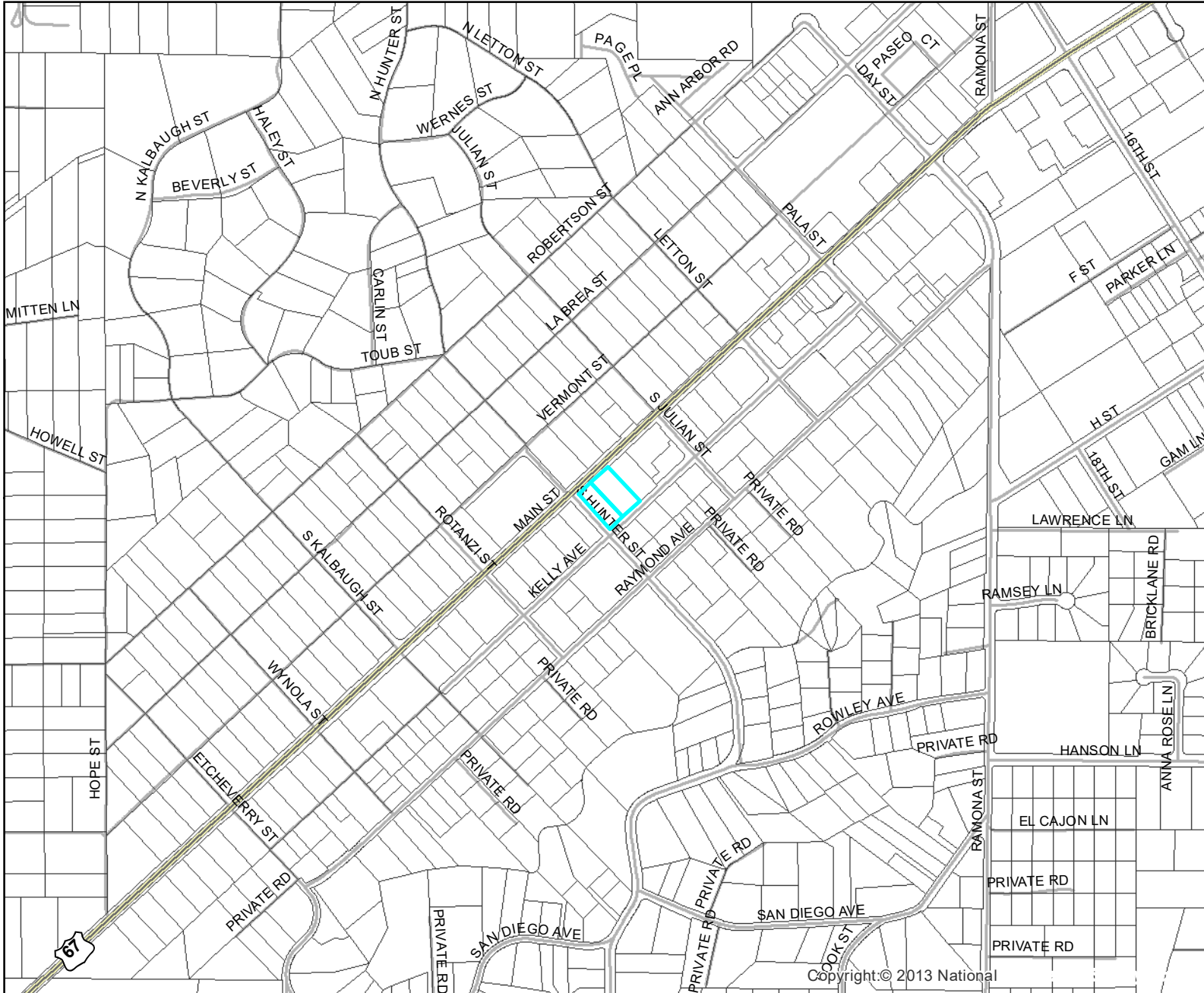
 PROJECT AREA



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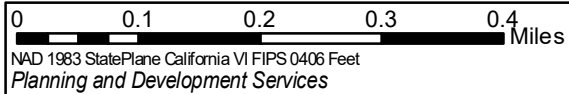
Notes:

TOPO MAP



Legend:

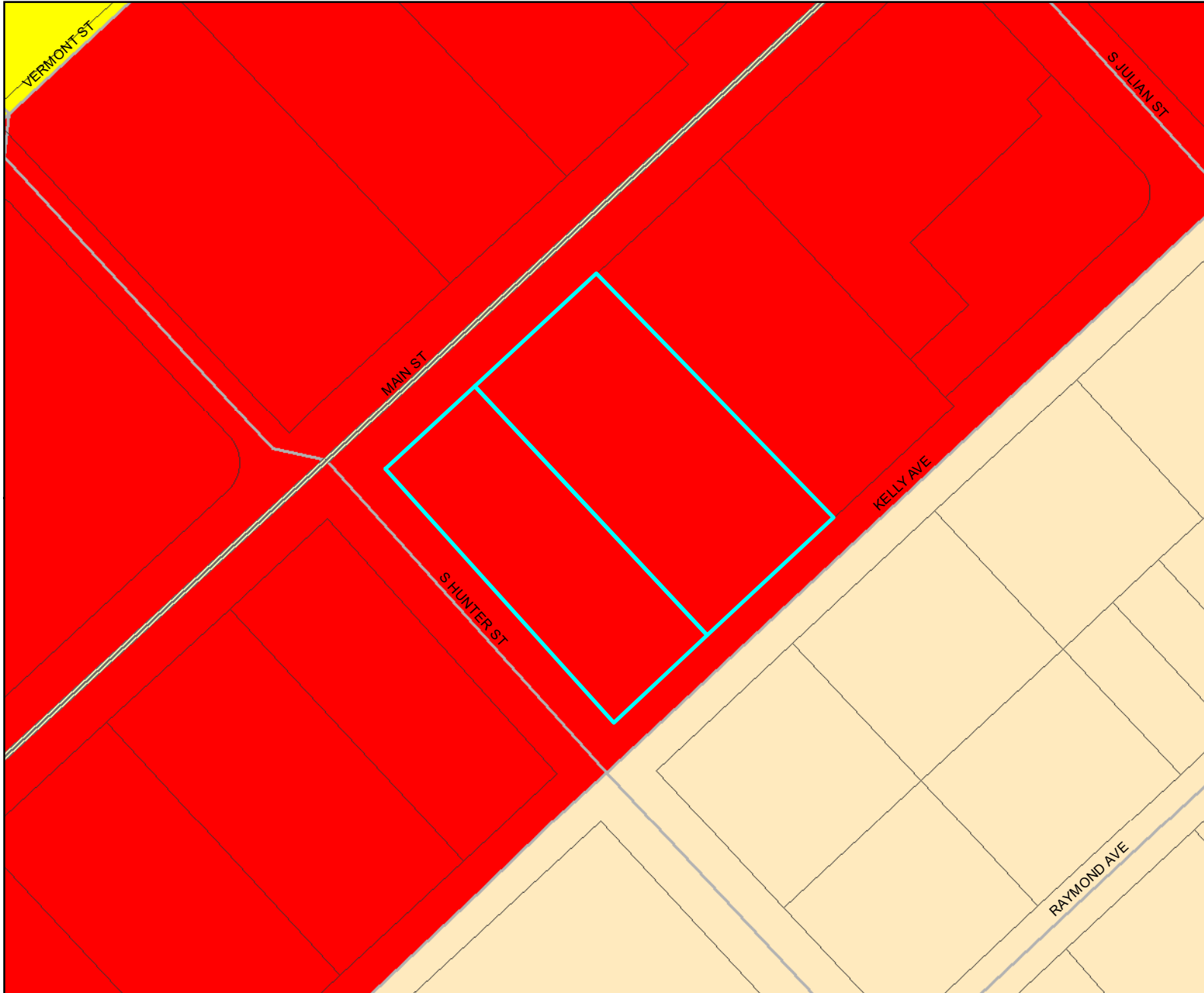
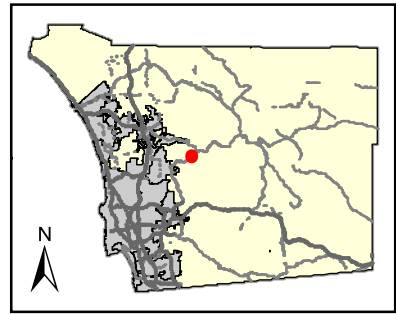
 PROJECT AREA



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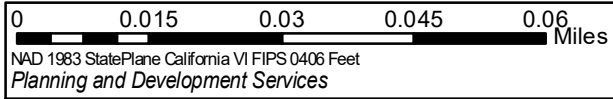
Notes:

GENERAL PLAN - LAND USE



Legend:

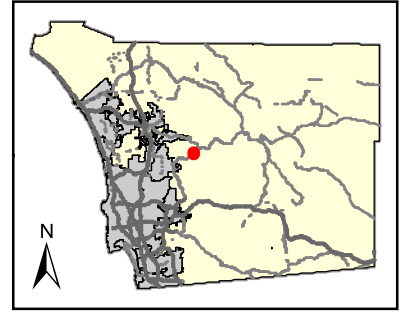
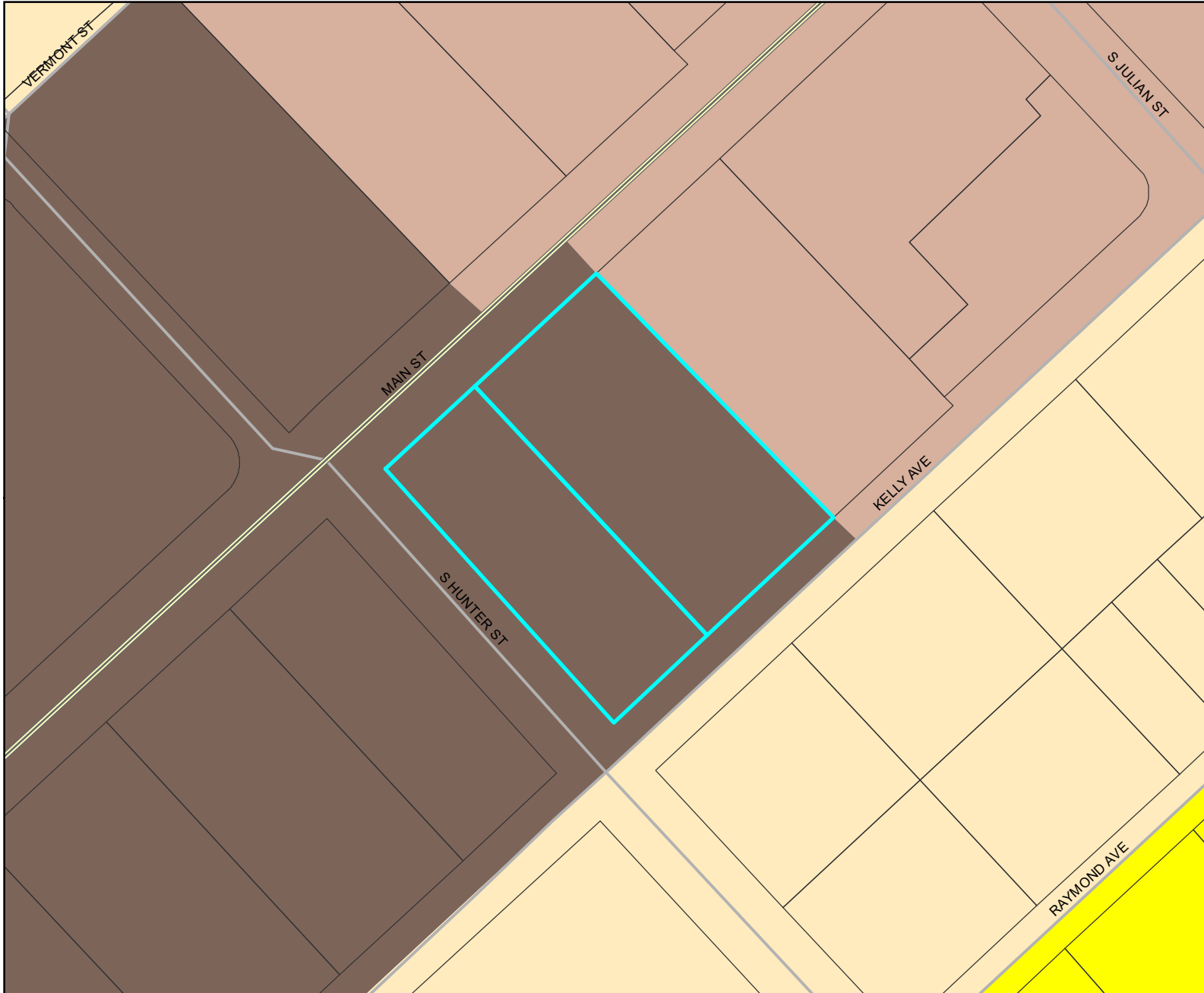
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village 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)



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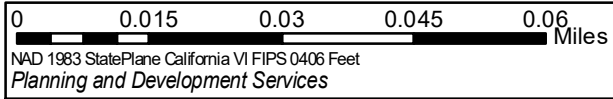
Notes:
 *Residential densities in italics

ZONING - USE



Legend:

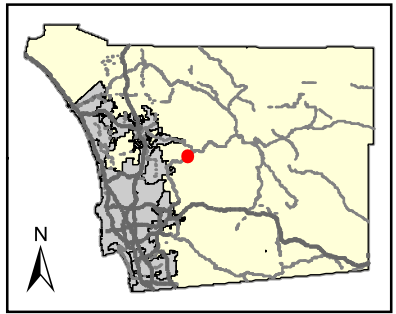
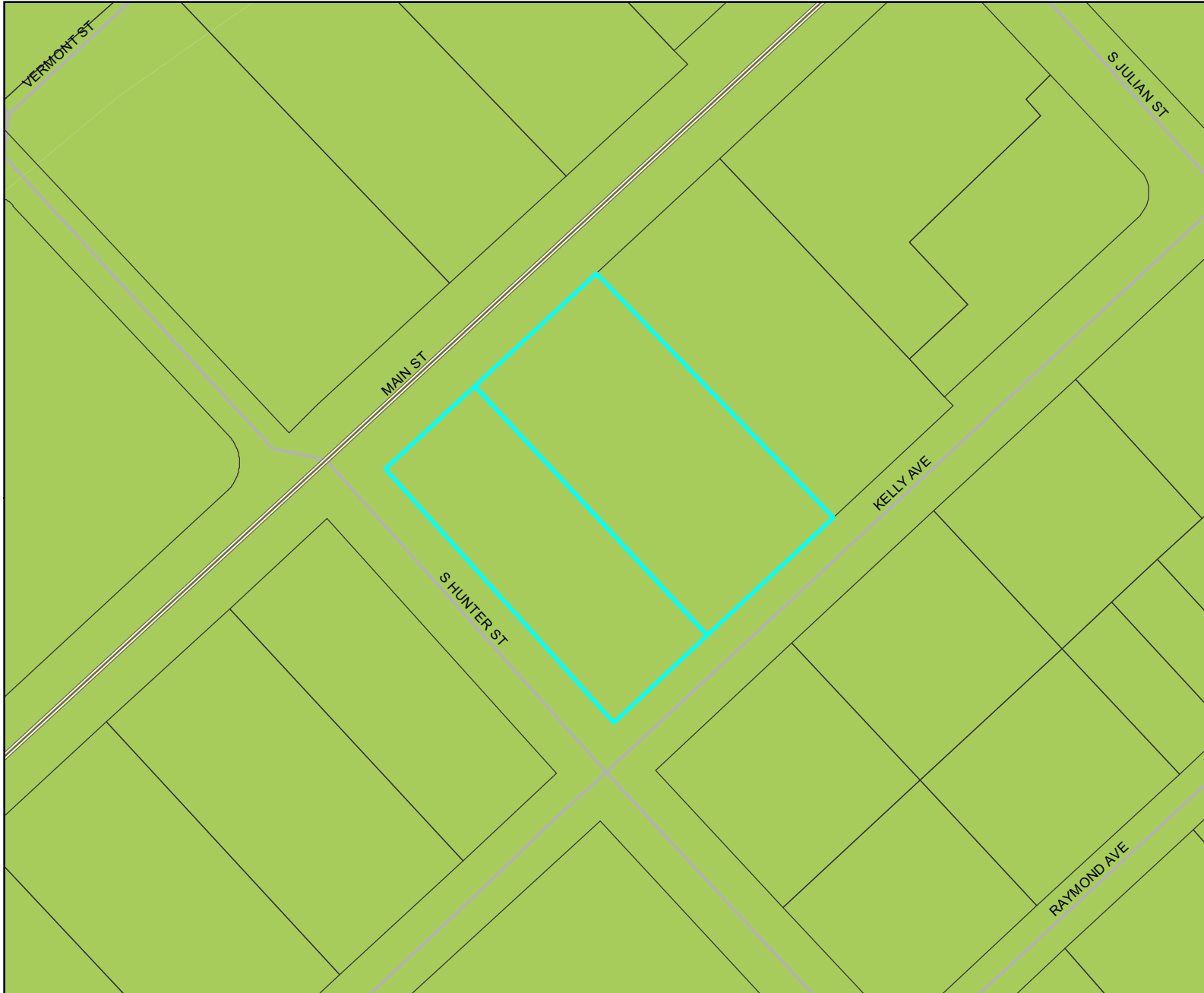
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village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




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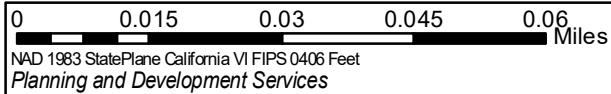
Notes:

PRIME SOILS



Legend:

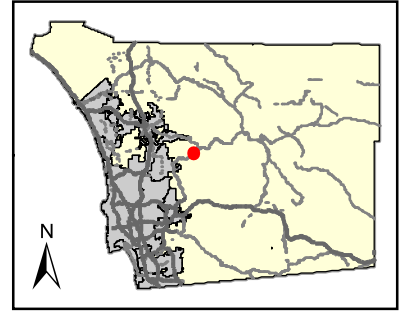
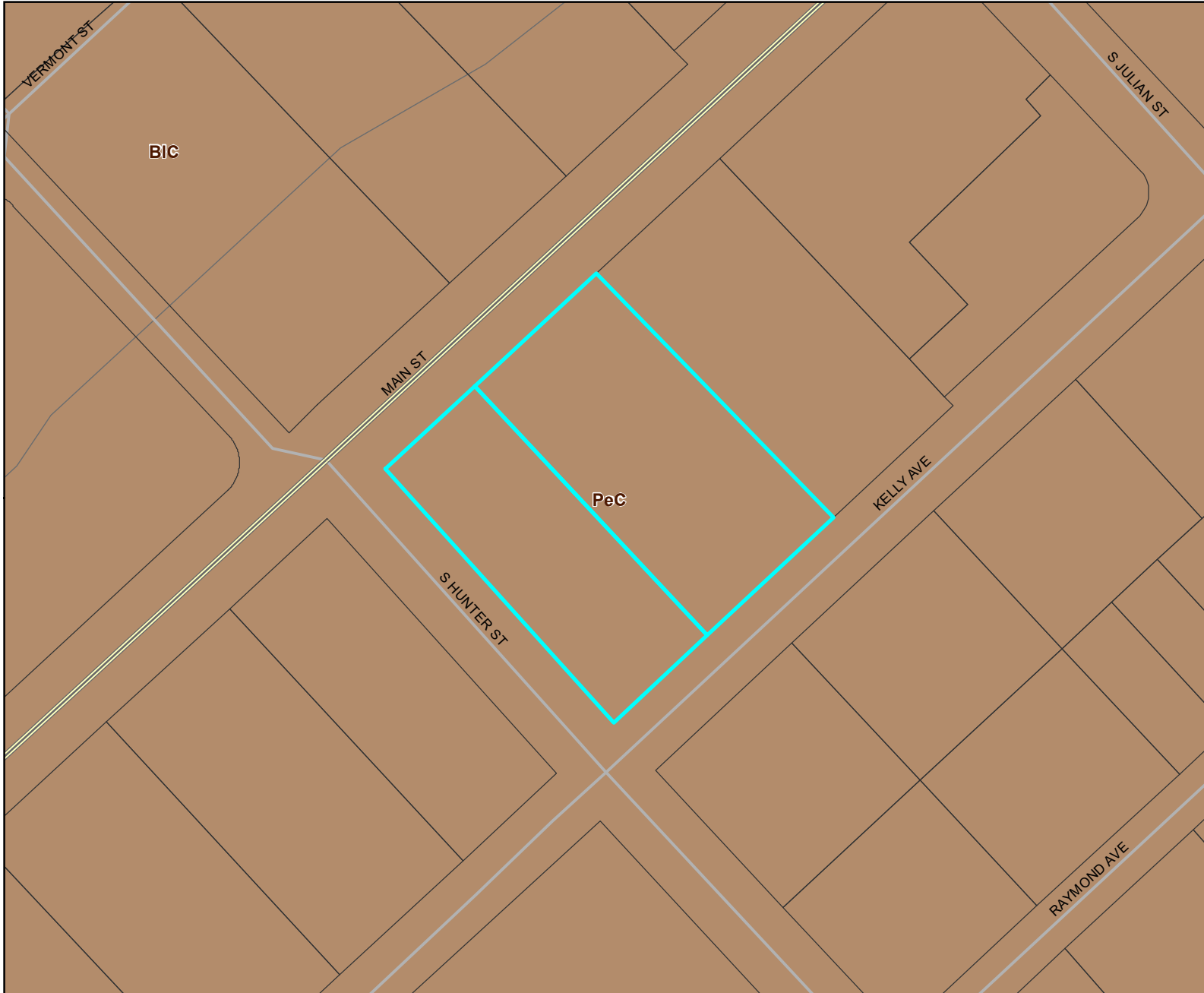
-  PROJECT AREA
- PRIME SOILS**
-  Prime Farmland Soils
-  Statewide Significance Soils



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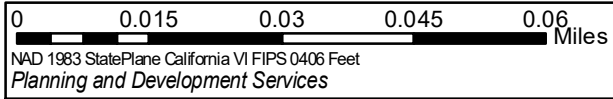
Notes:

SOIL



Legend:

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

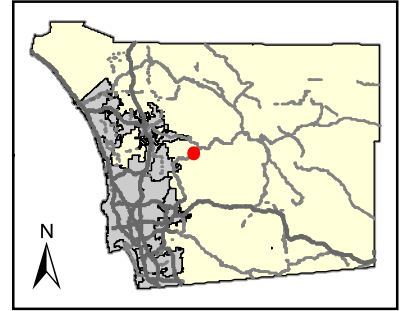
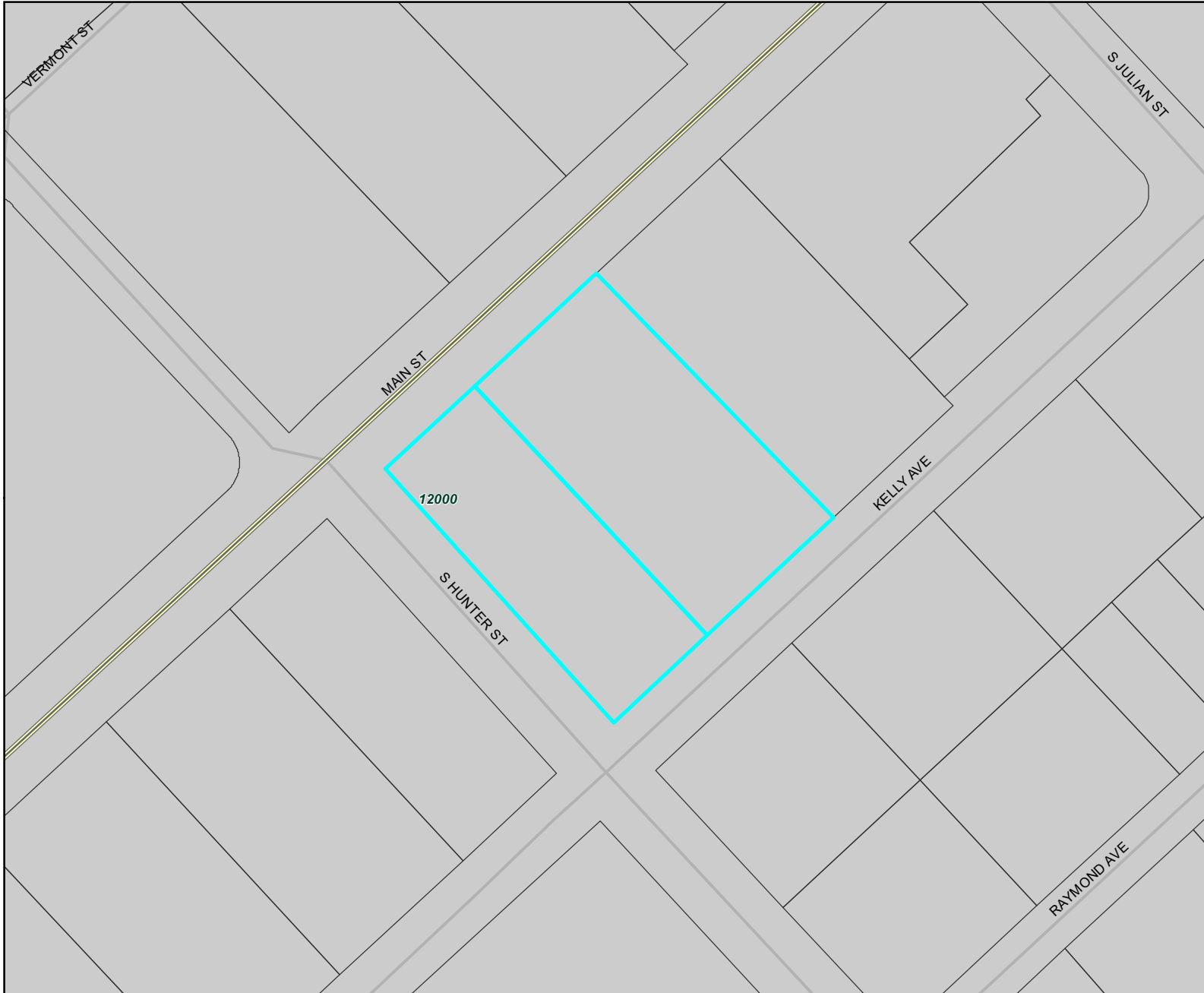


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Notes:

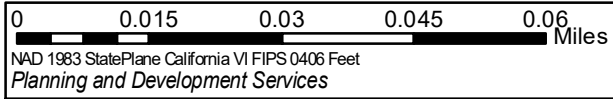
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
PeC	Placentia sandy loam, 2 to 9 percent slopes	4e-3(19)	49	High	Severe 9

VEGETATION



Legend:

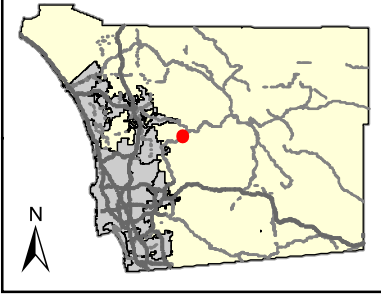
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- 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



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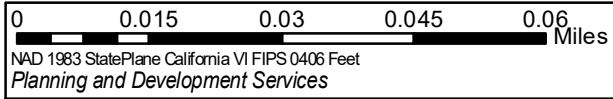
Notes:

WETLANDS



Legend:

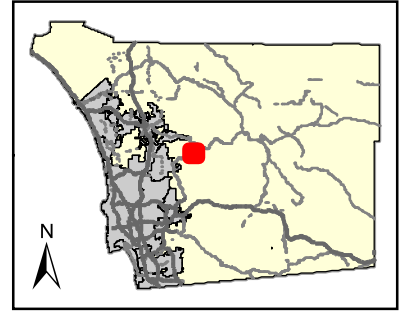
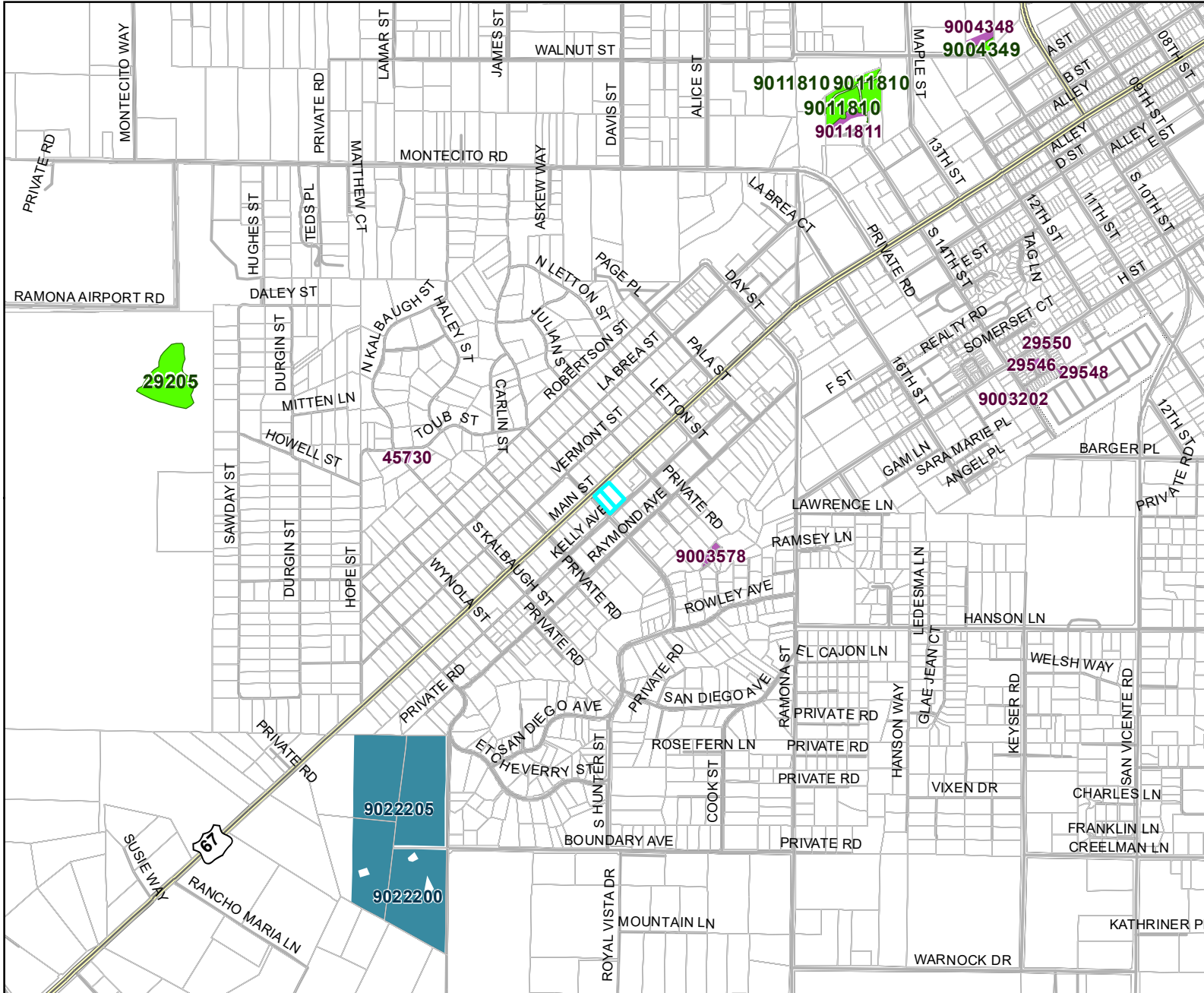
-  PROJECT AREA
-  WETLANDS



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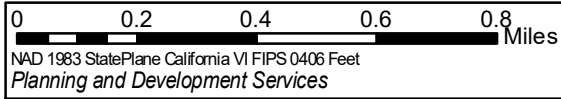
Notes:

OPEN SPACE EASEMENTS



Legend:

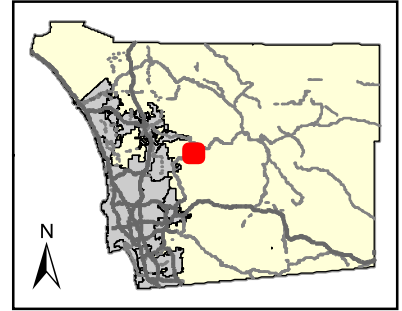
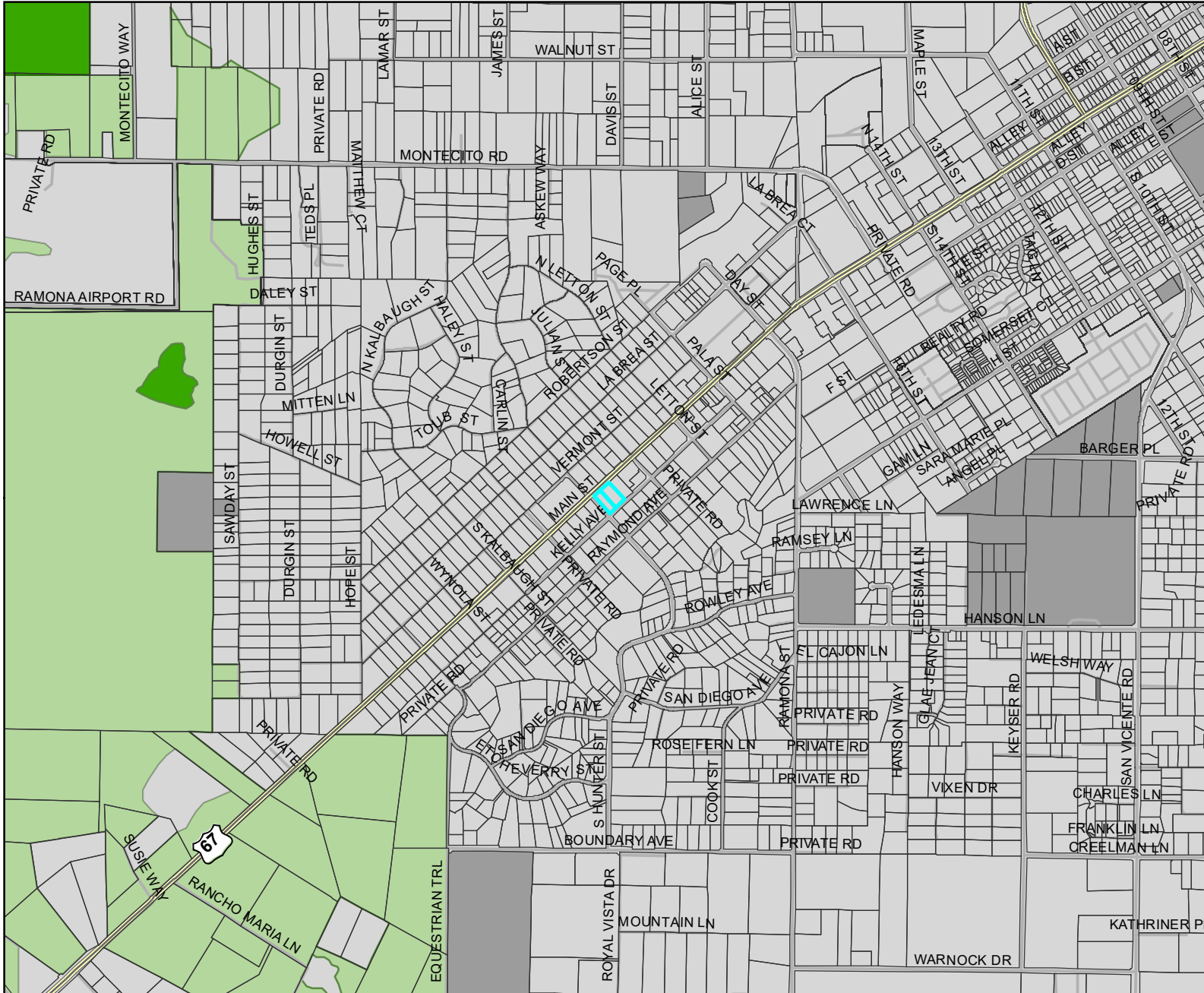
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational



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Notes:

MSCP

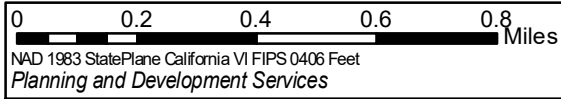


Legend:

- 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

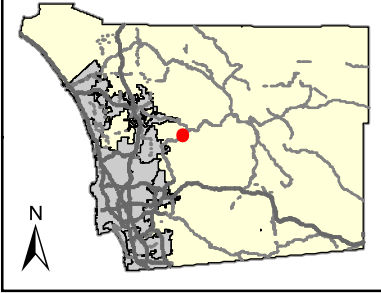
Notes:

MSCP = Multiple Species Conservation Program





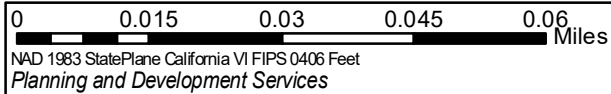
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STEEP SLOPES



Legend:

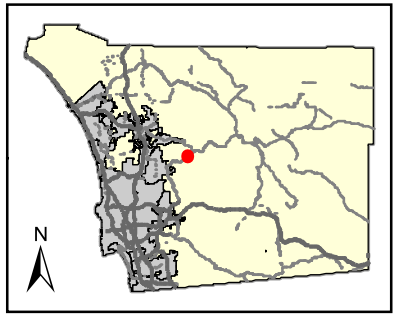
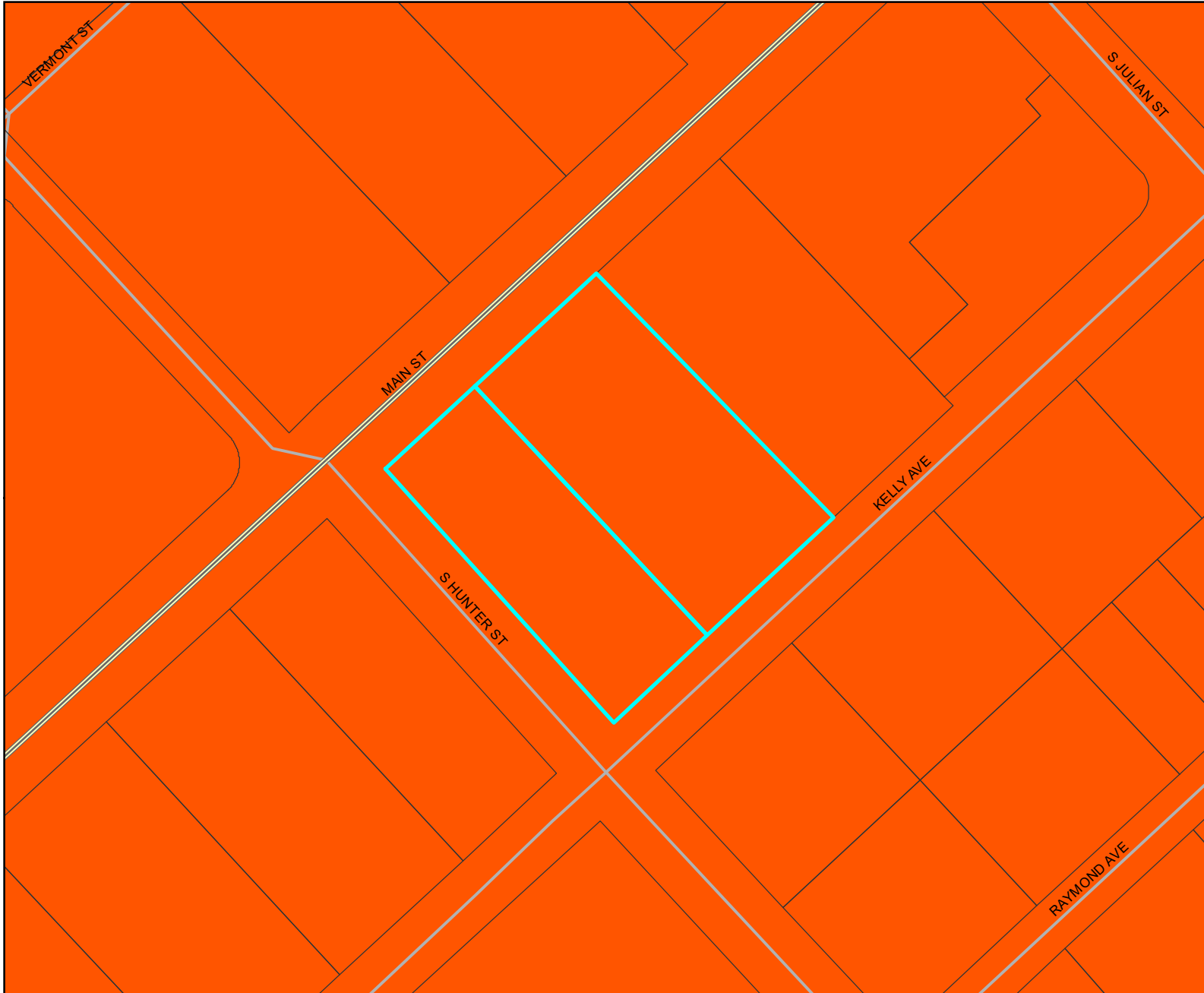
-  PROJECT AREA
-  STEEP SLOPE (> 25%)





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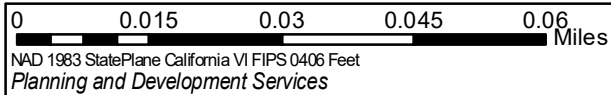
Notes:

POTENTIAL LIQUEFACTION



Legend:

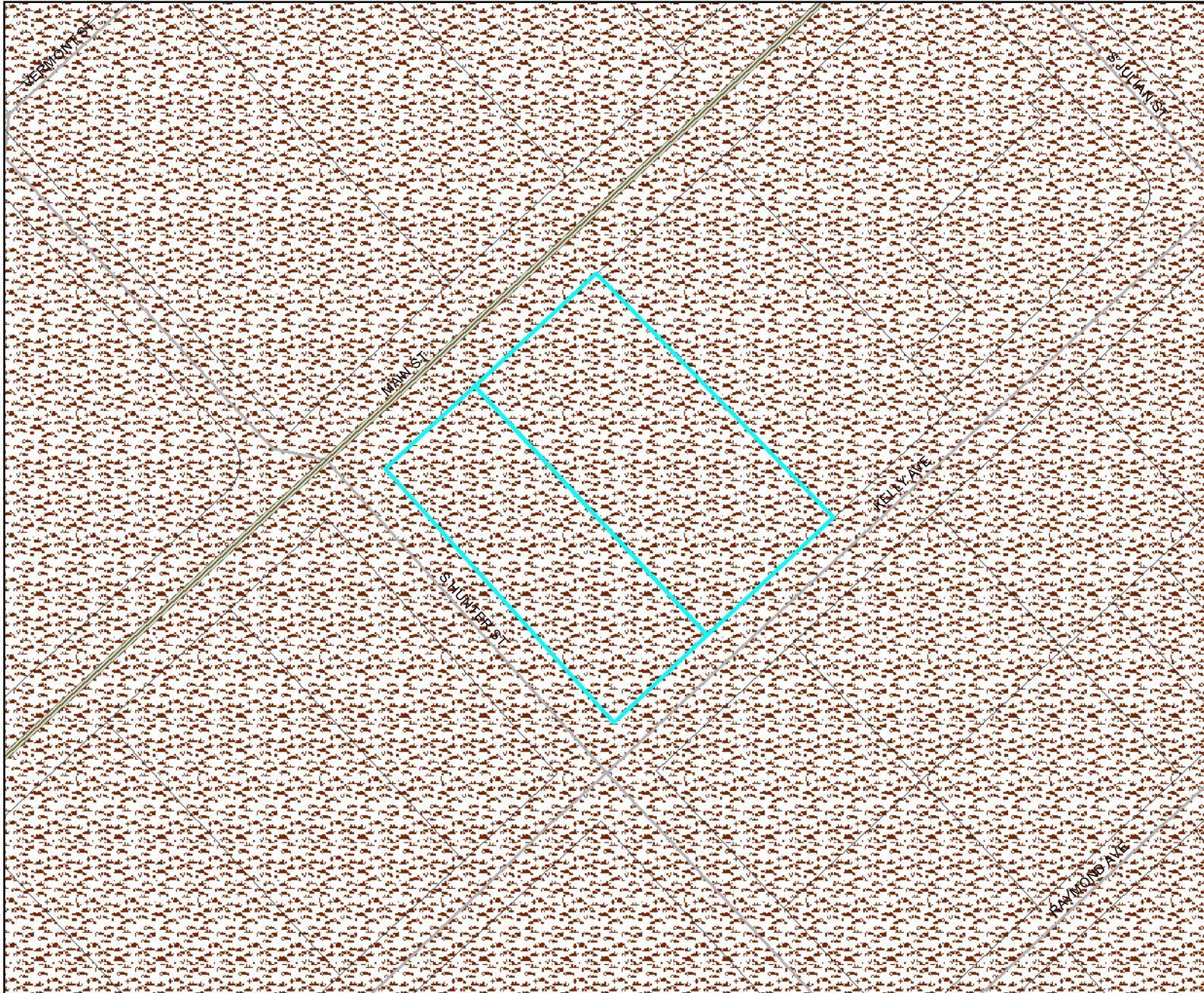
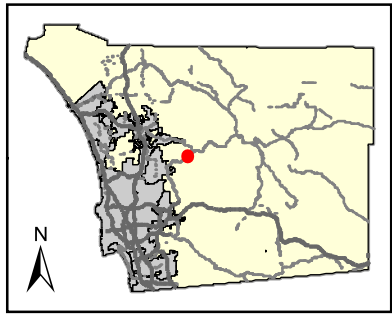
-  PROJECT AREA
-  POTENTIAL LIQUEFACTION AREA



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Notes:

MINERAL RESOURCES

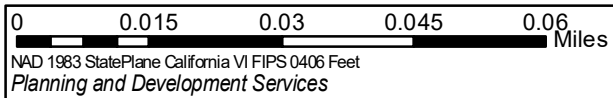


Legend:

- PROJECT AREA
- ALLUVIUM
- ✱ MINE
- MINE

MINERAL RESOURCE ZONES

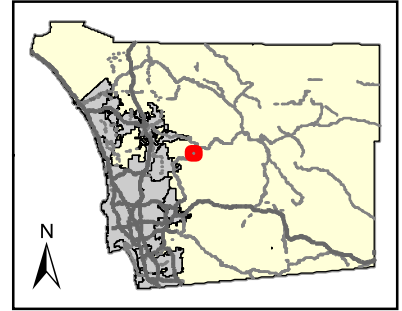
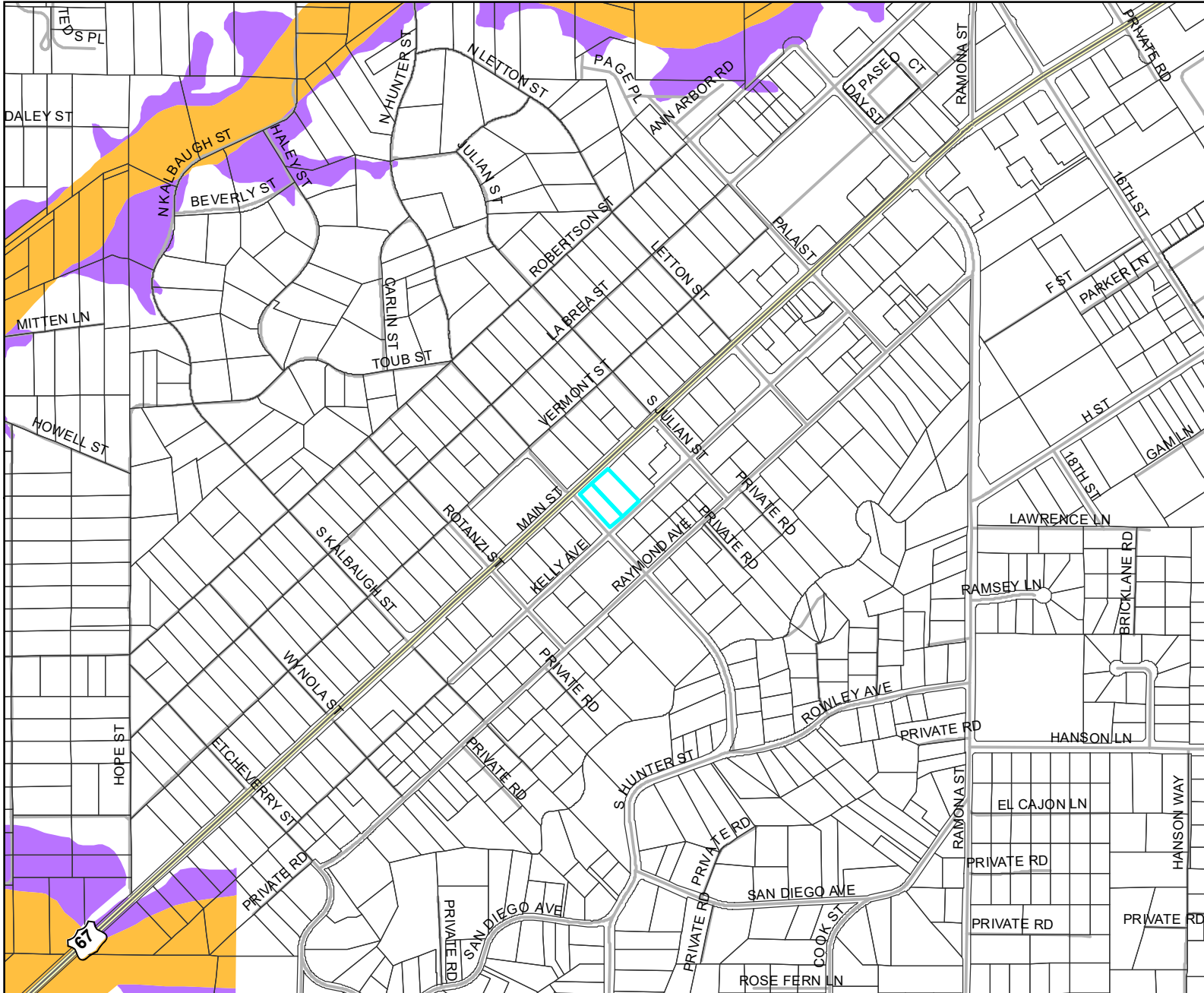
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



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 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:

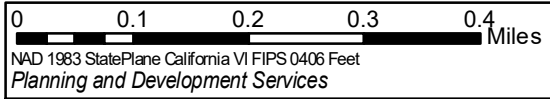
FEMA FLOOD AREAS



Legend:

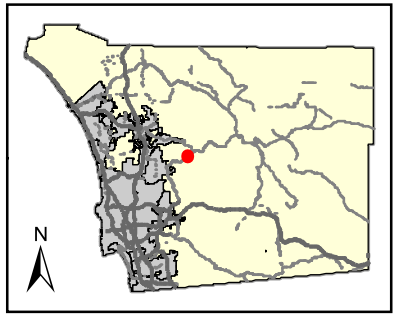
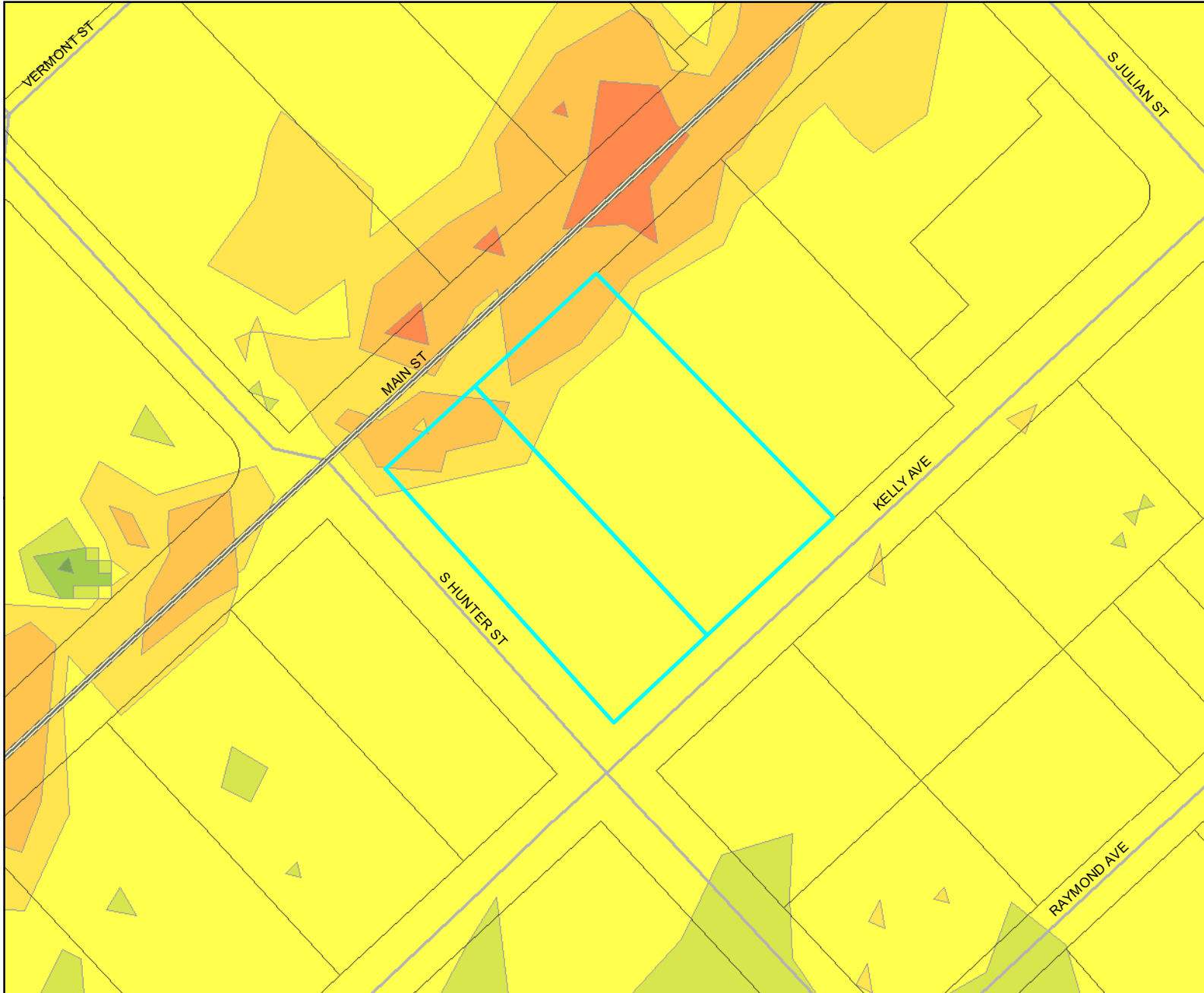
- PROJECT AREA
- FEMA 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN

Notes:



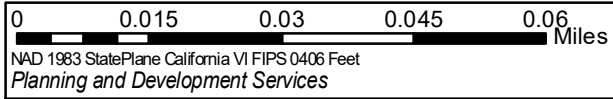
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FAA HEIGHT NOTIFICATION



Legend:

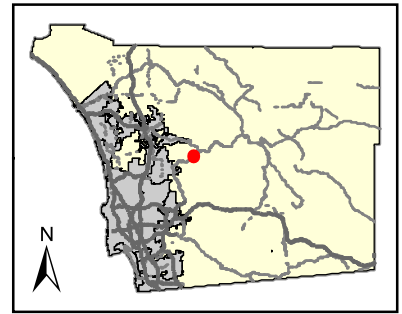
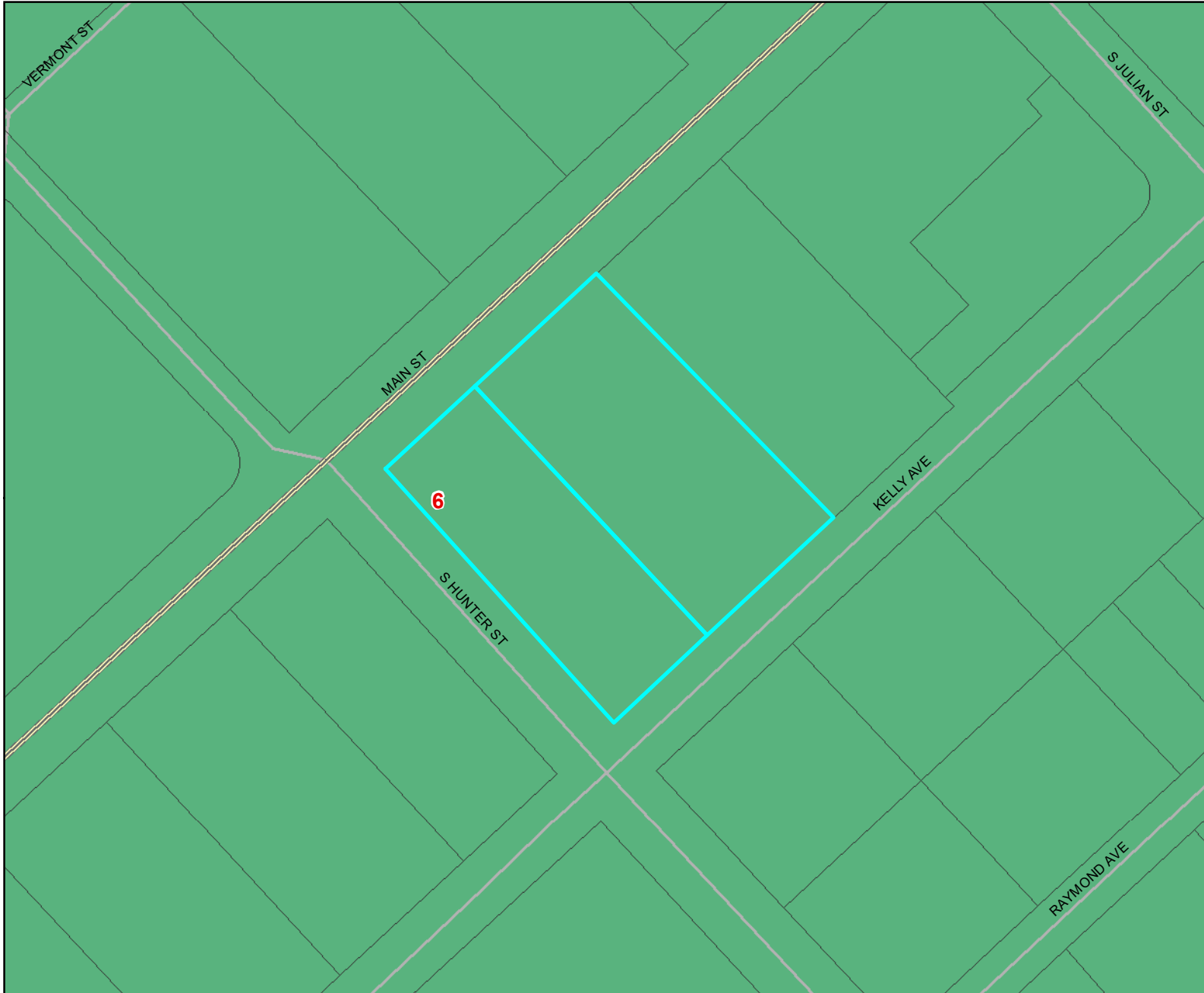
- PROJECT AREA
- FAA HEIGHT NOTIFICATION**
- 41 to maximum elevation above FAAHNS (notification required automatically)
- 21 to 40 feet above FAAHNS (notification required automatically)
- 1 to 20 feet above FAAHNS (notification required automatically)
- 20 to Zero feet below FAAHNS
- 40 to 21 feet below FAAHNS
- 60 to 41 feet below FAAHNS
- 80 to 61 feet below FAAHNS
- 100 to 81 feet below FAAHNS
- 150 to 101 feet below FAAHNS
- 200 to 151 feet below FAAHNS
- Max elevation below to 201 feet below FAAHNS



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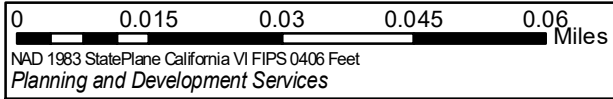
Notes:

AIRPORT SAFETY ZONES



Legend:

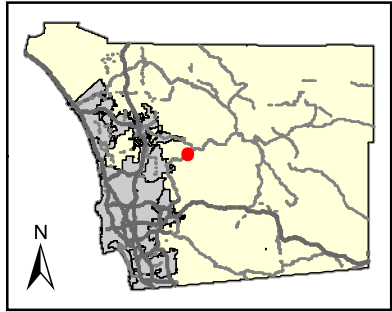
- PROJECT AREA
- SAFETY ZONES**
- 0 - Runway
- 1 - Airport Property/Runway Protection Zone
- 2 - Inner Safety Zone
- 3 - Inner Turning Zone
- 4 - Outer Safety Zone
- 5 - Sideline Zone
- 6 - Traffic Pattern Zone
- INFLUENCE AREAS**
- 99 - Airport Influence Area 1
- 99 - Airport Influence Area 2



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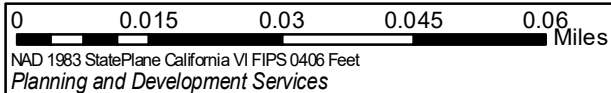
Notes:

NOISE



Legend:

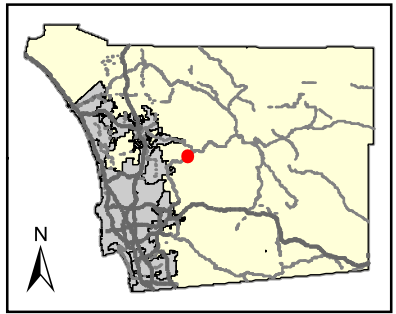
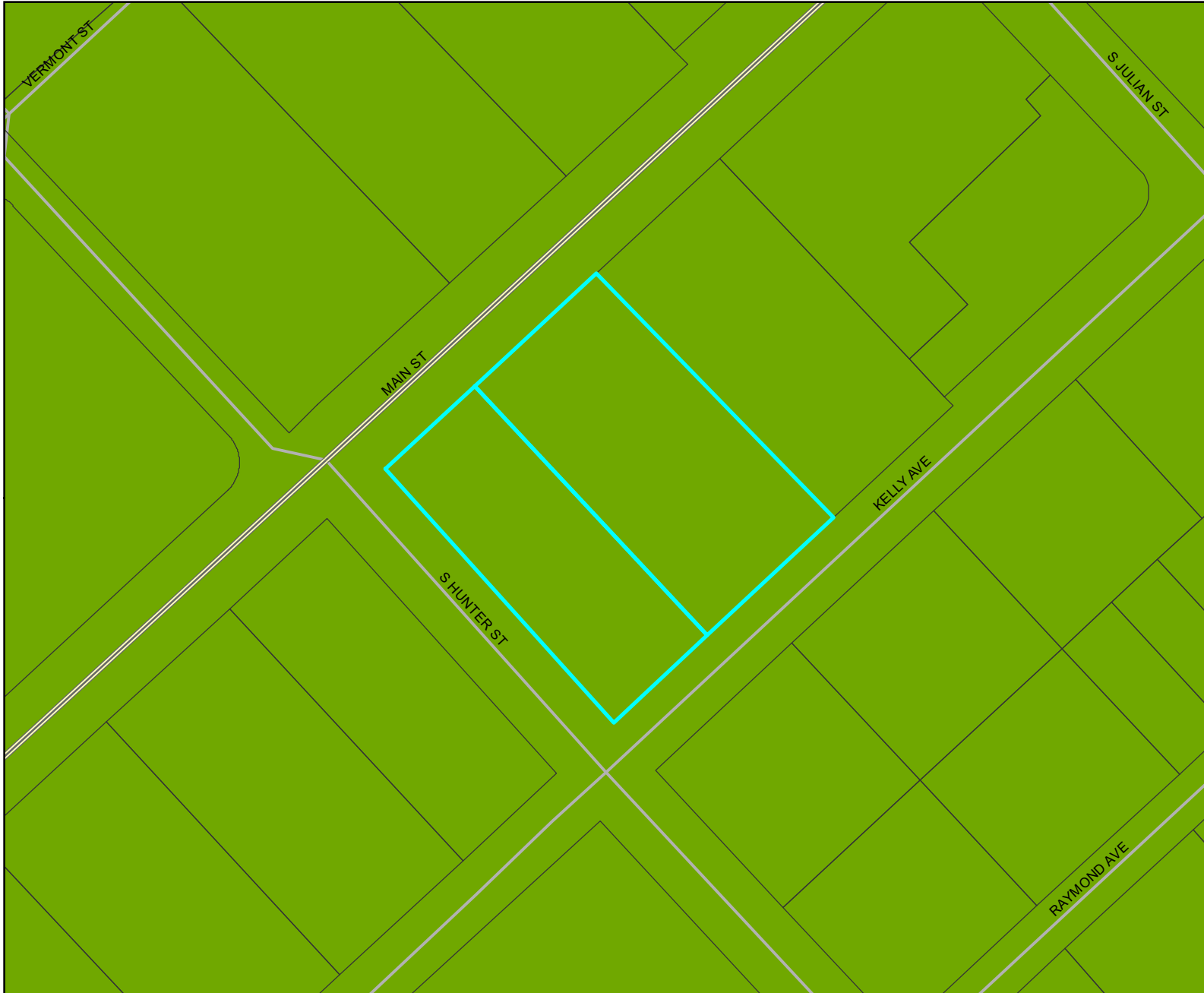
- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**
(Community Noise Equivalent Level)
- 60
- ROAD NOISE**
(Community Noise Equivalent Level)
- 60
- 75
- AIR NOISE**
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80





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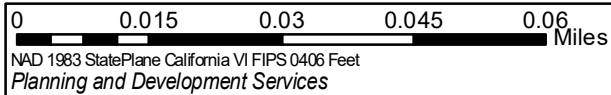
Notes:

URBAN-WILDLAND INTERFACE



Legend:

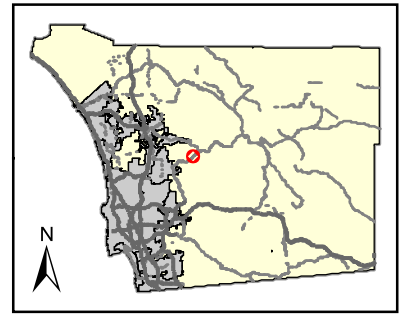
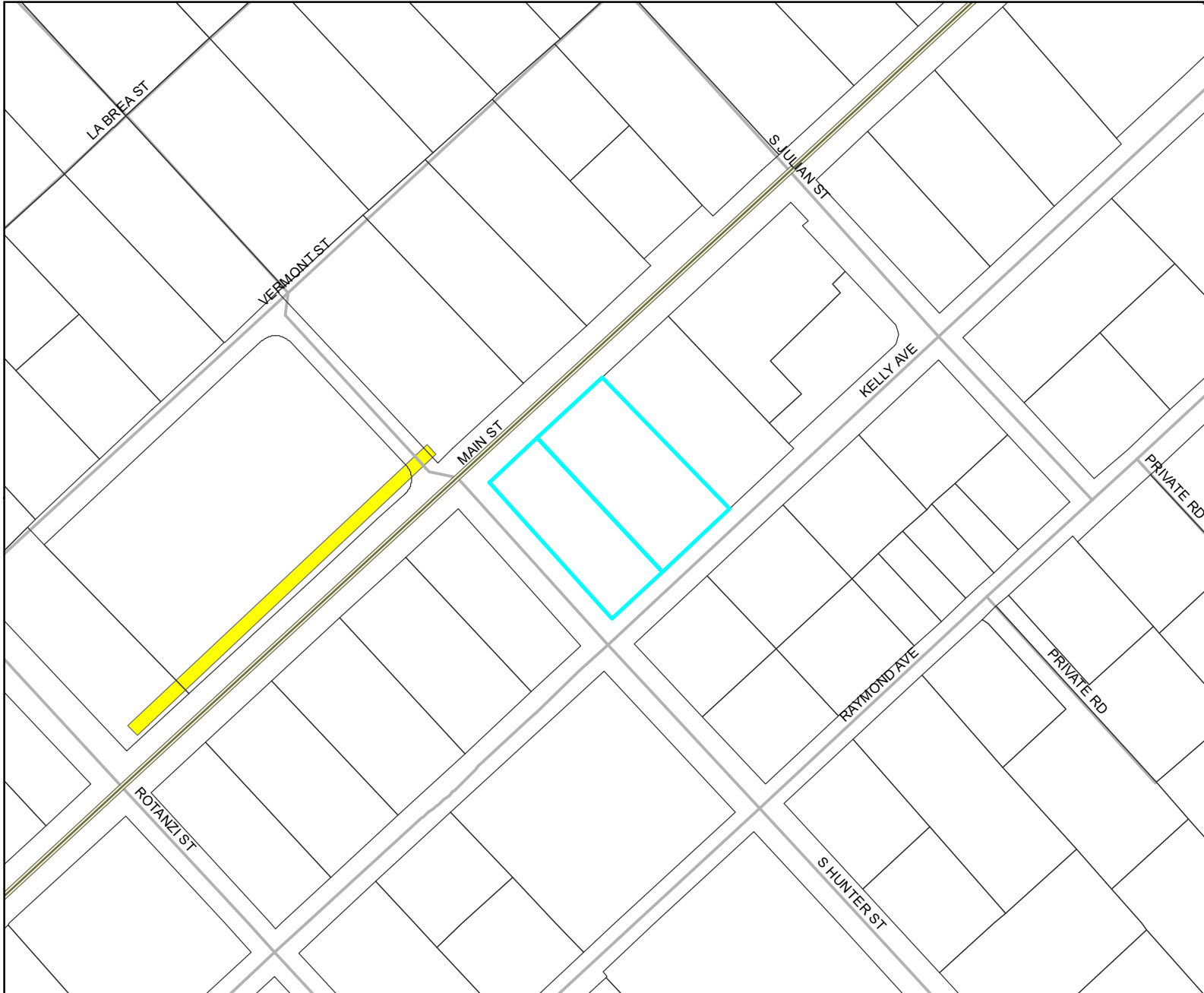
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE



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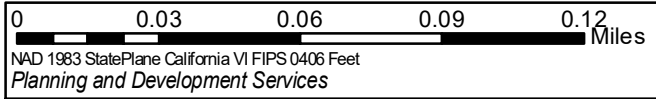
Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS



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Notes: