



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:	5/1/2026 11:57:25 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	4010914200
Project Name:	

4010914200

General Information

USGS Quad Name/County Quad Number:	Alpine/3
Section/Township/Range:	35/15S/01E
Tax Rate Area:	59460
Thomas Guide:	/
Site Address:	160 Scottford Dr El Cajon 92021-3873
Parcel Size (acres):	2.02
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	Padre Dam Muni Water Imp Dist #1 (Eastern Portion); Padre Dam Muni Water Imp Dist C - Wholesale; Padre Dam Municipal Water District
Sewer District:	None
Fire Agency:	San Miguel Consol. Fire Protection District; San Miguel Fire Protection District
School District:	Gen Elem Cajon Valley Union; High Grossmont Union

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-2) 1 Du/2 Ac
Community Plan:	Crest-Dehesa
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	M
Density:	-
Minimum Lot Size:	2Ac
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.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Foothills
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
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).	Yes
The site is within MSCP Boundaries.	No
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
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.	Yes: San Diego Nwr

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:	No
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.	Yes: Mrz-3 (No Alluvium/No Mines)
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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
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.	No

Hydrology and Water Quality

Hydrologic Unit:	San Diego
Sub-basin:	907.14/Coches
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 Diego River (Lower); Los Coches 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
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Fire Services

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

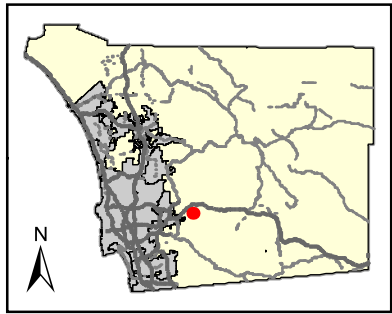
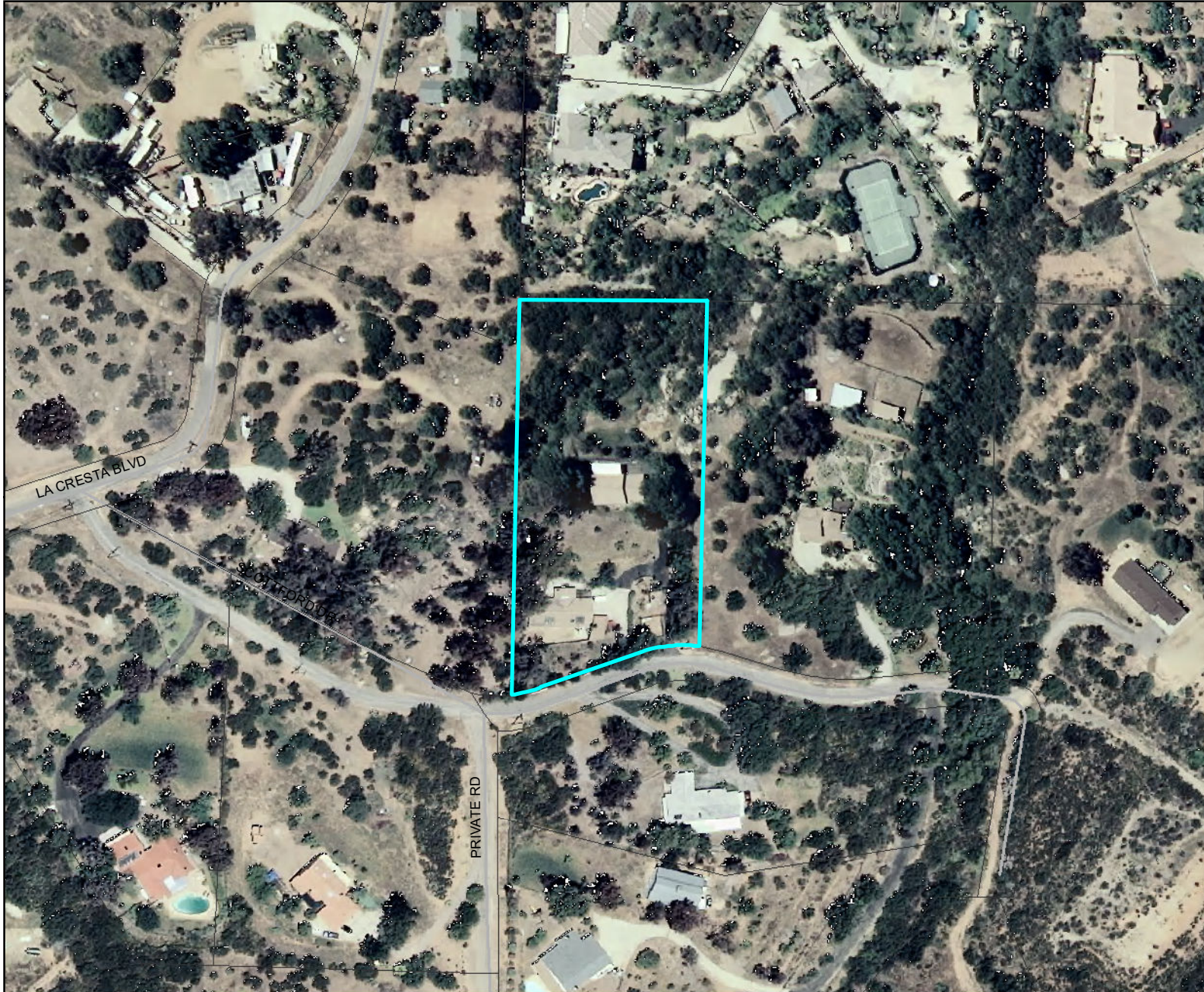
Additional Information

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.	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

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

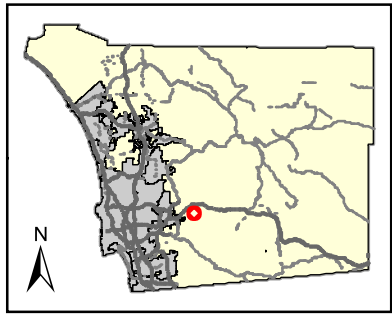
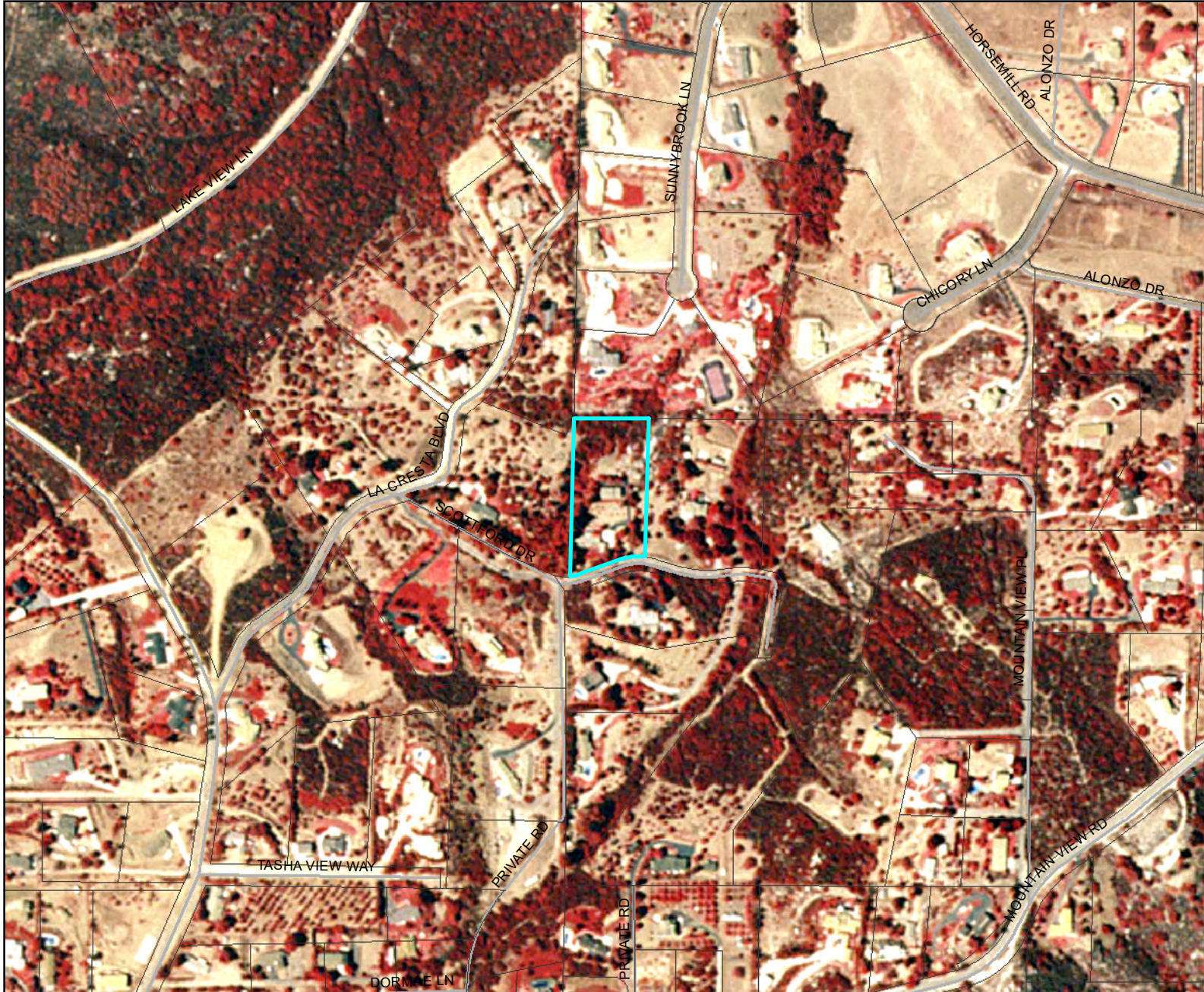
0 0.02 0.04 0.06 0.08 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services




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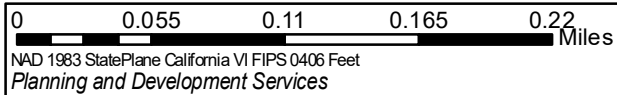
Notes:

1997 COLOR INFRARED



Legend:

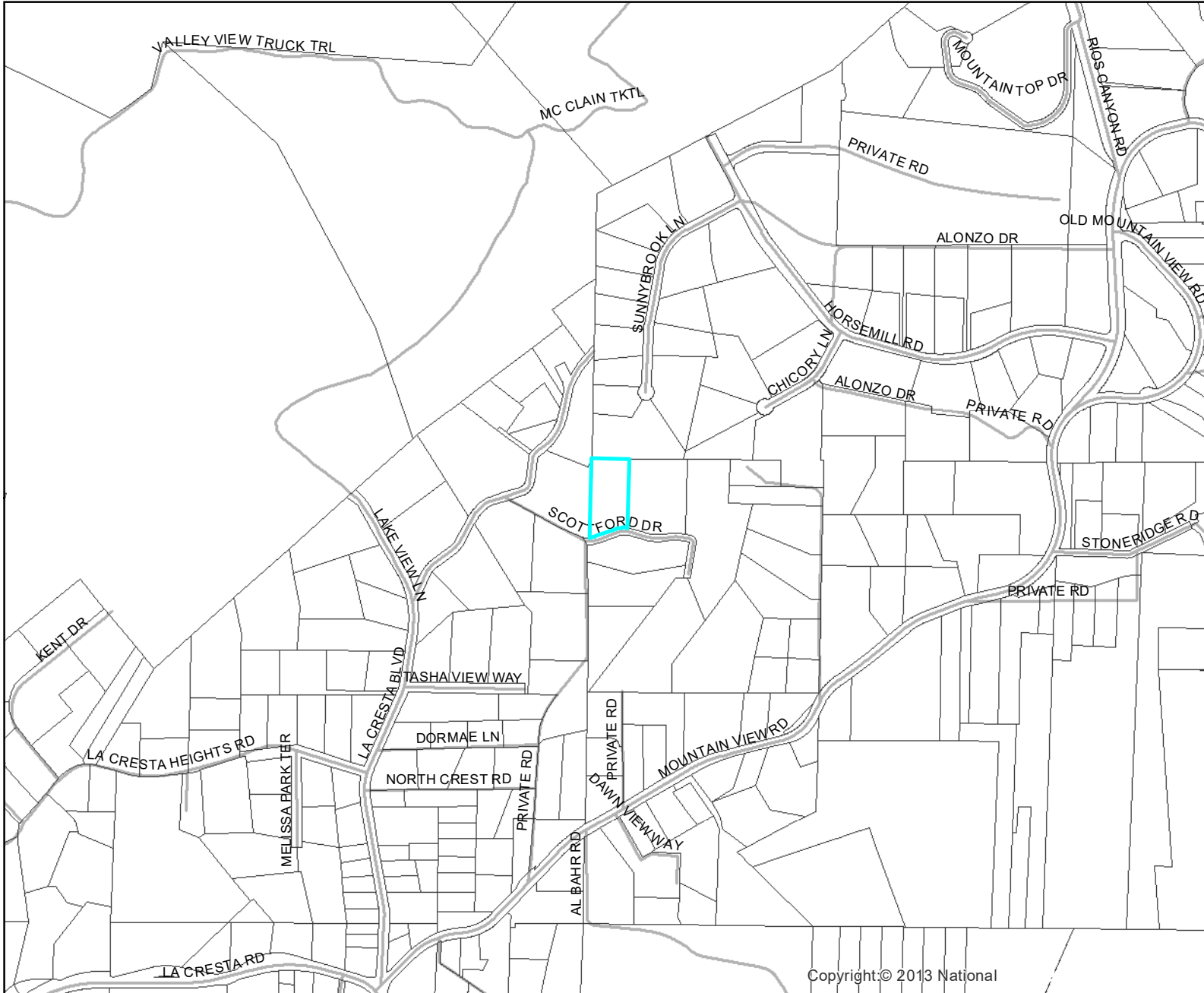
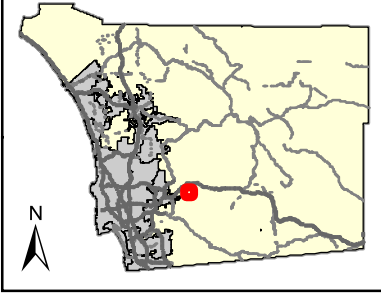
 PROJECT AREA




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Notes:

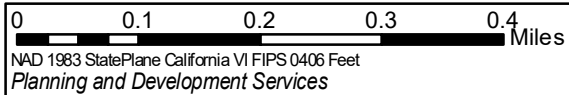
TOPO MAP



Legend:

 PROJECT AREA

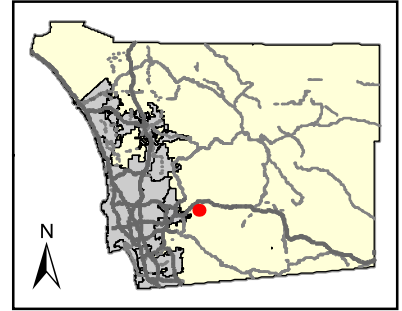
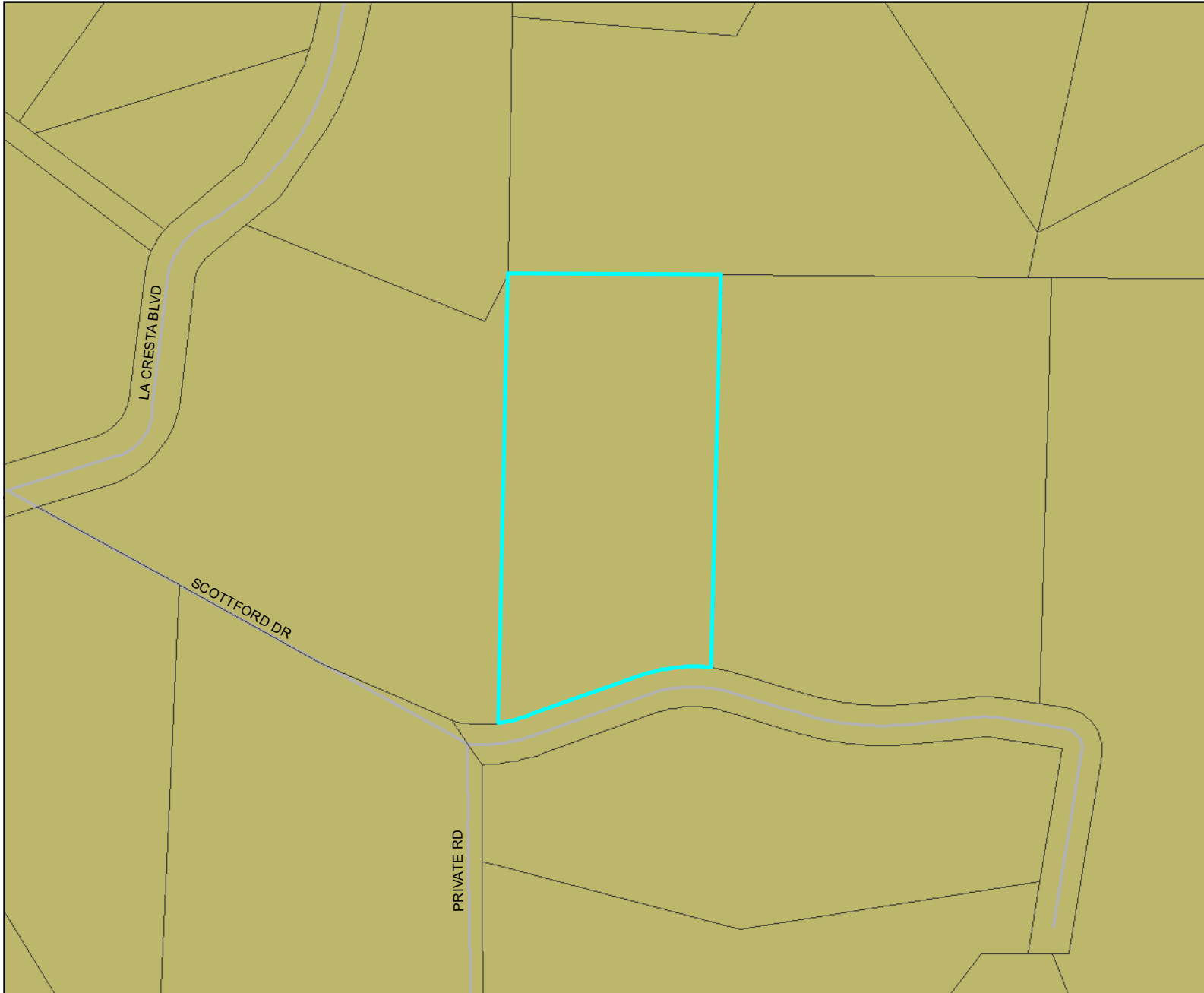
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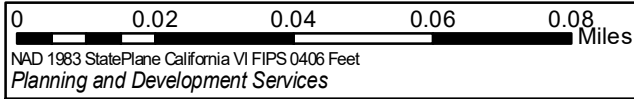
Notes:

GENERAL PLAN - LAND USE



Legend:

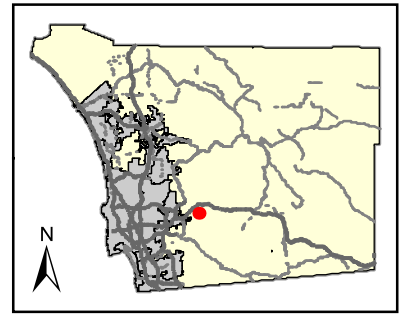
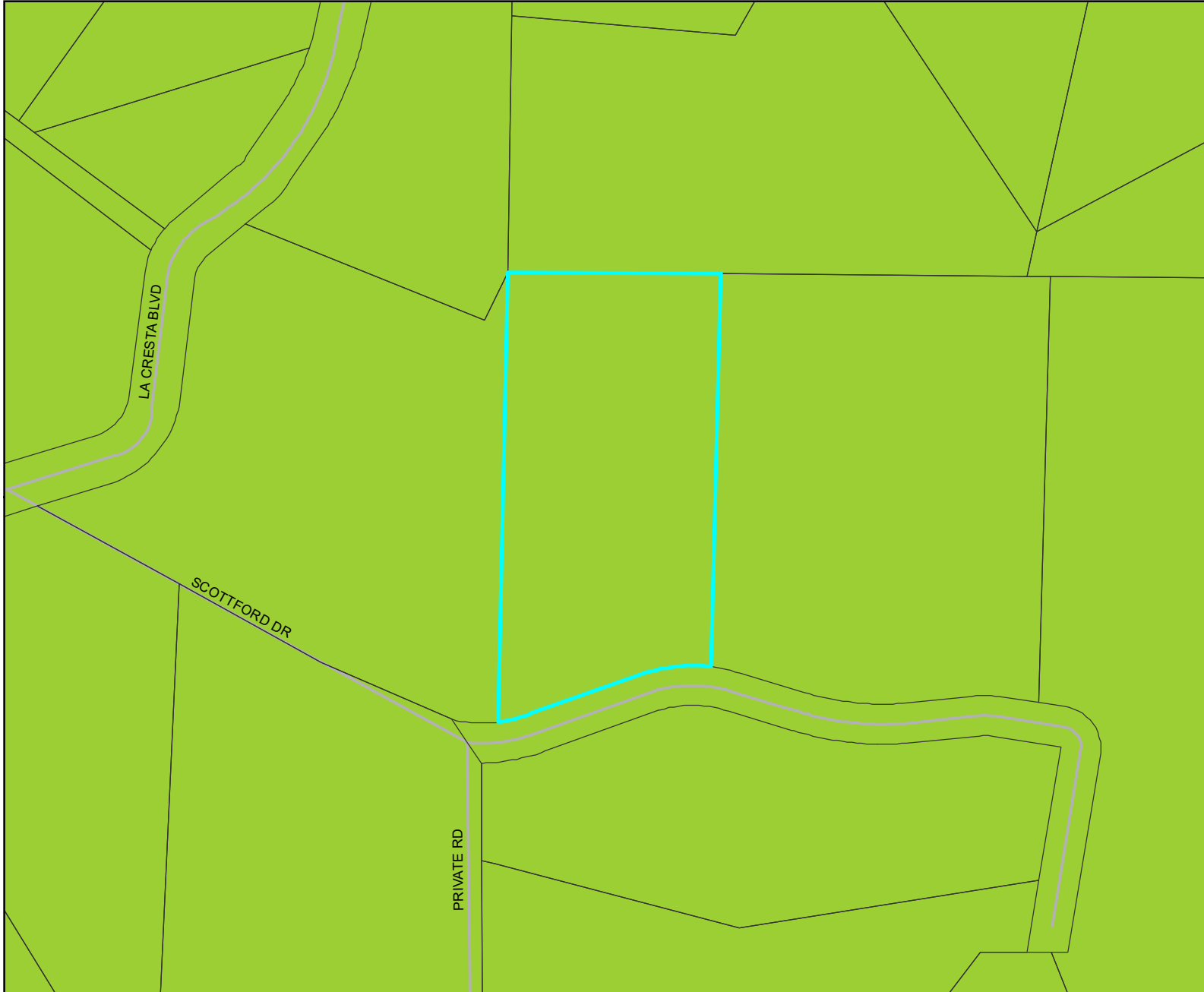
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village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



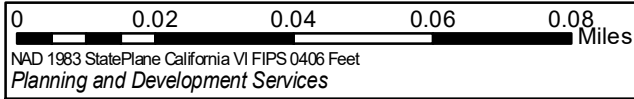
Legend:

- PROJECT AREA

ZONING

USE REGULATION

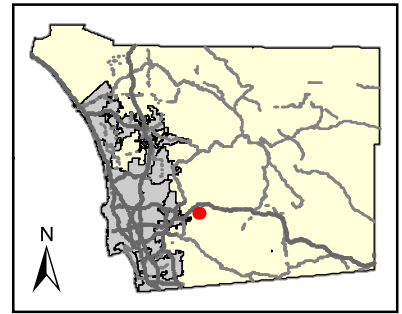
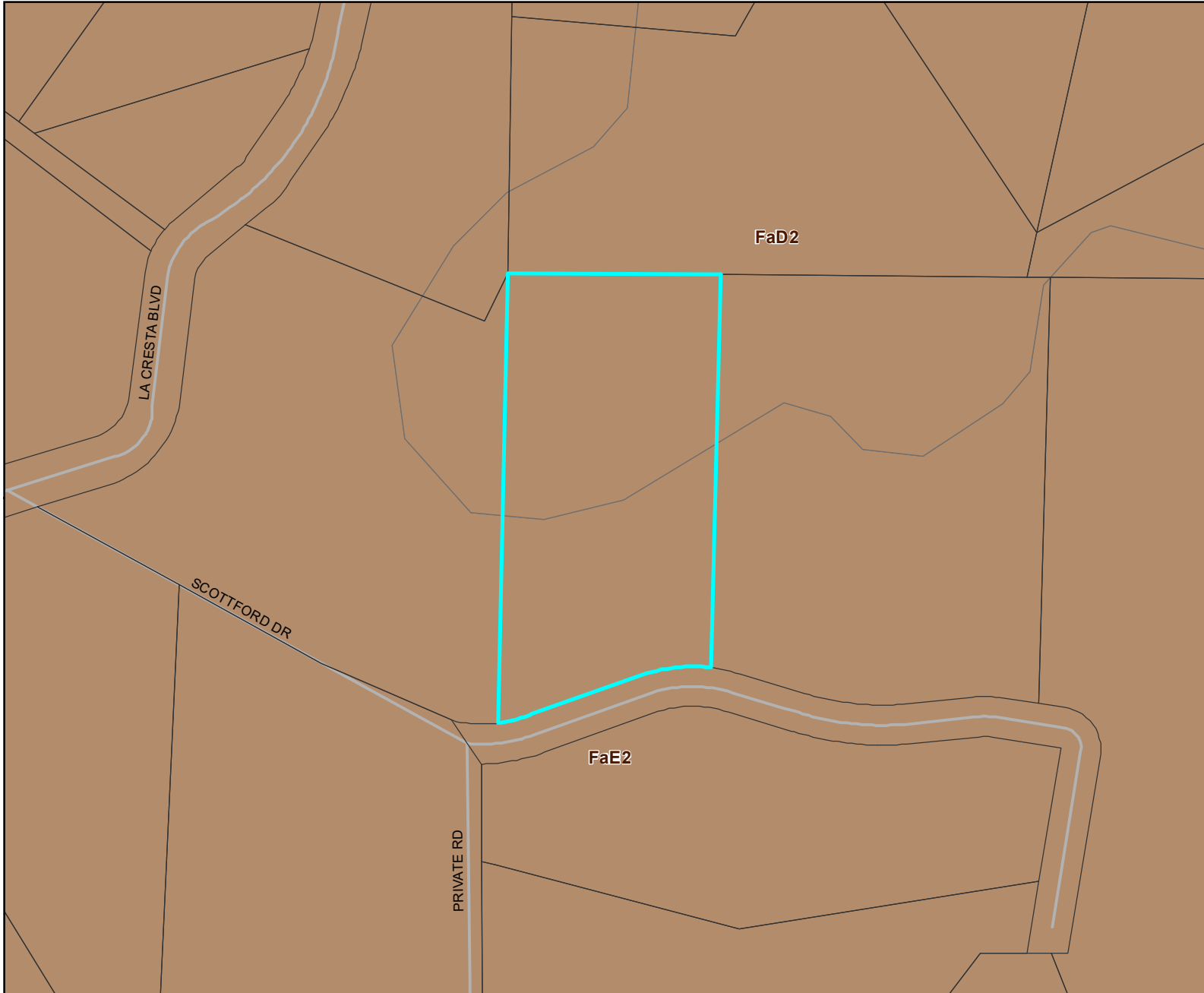
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive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



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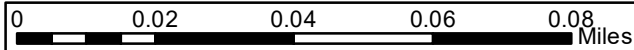
Notes:

SOIL



Legend:

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

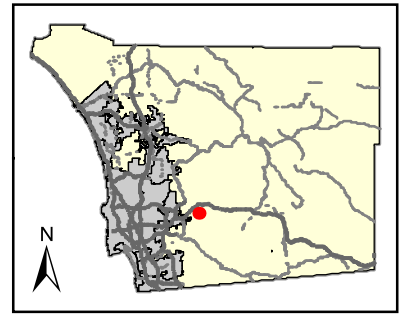
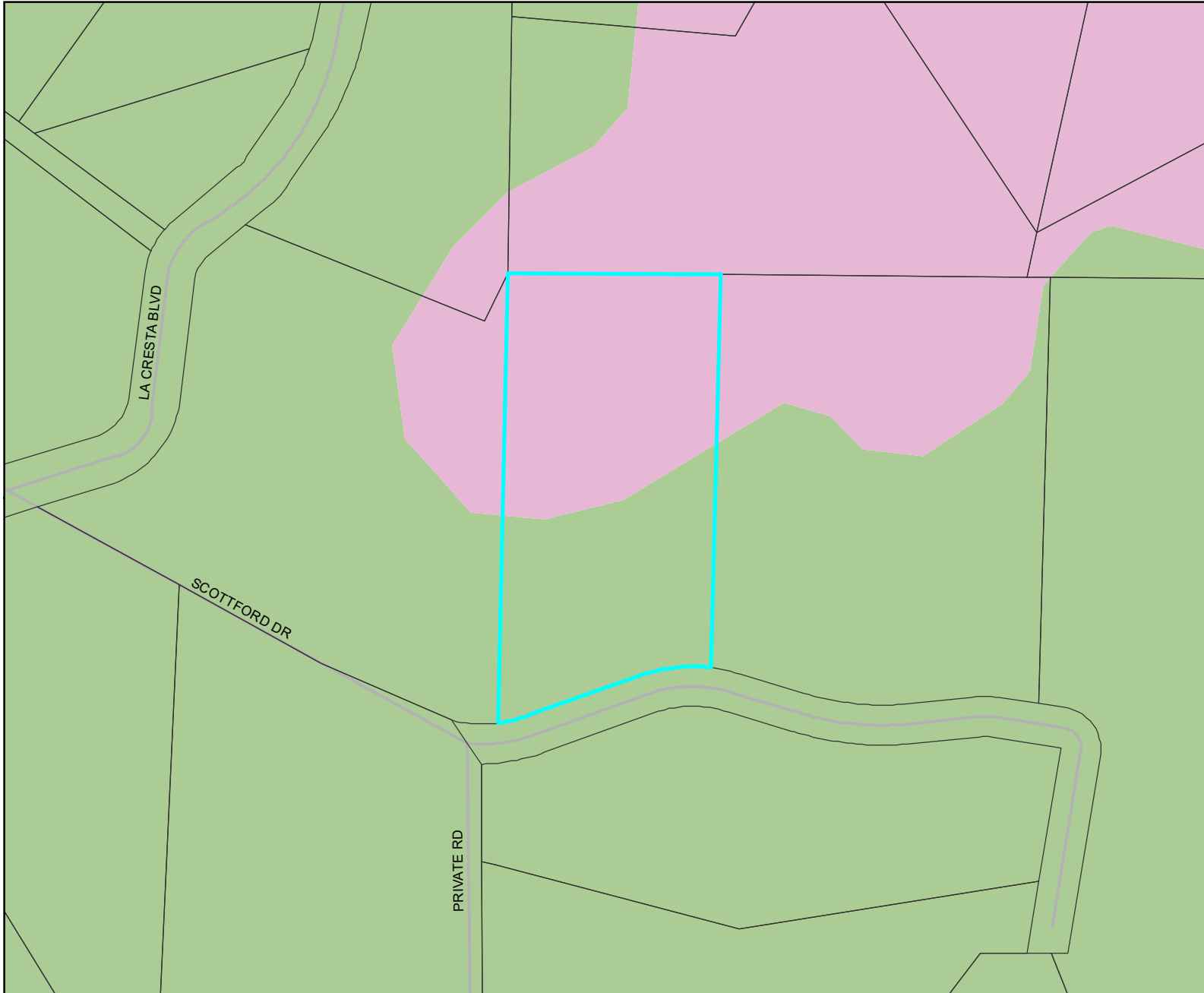


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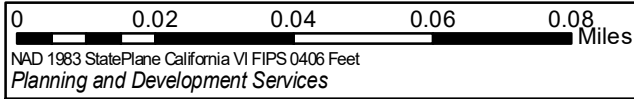
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
FaE2	Fallbrook sandy loam, 15 to 30 percent slopes, eroded	6e-1(19)	35	Moderate	Severe 16
FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	4e-1(19)	48	Moderate	Severe 16

SOIL HYDROLOGIC GROUP



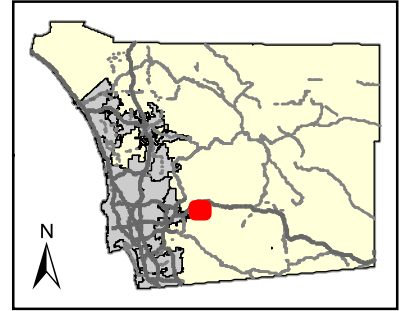
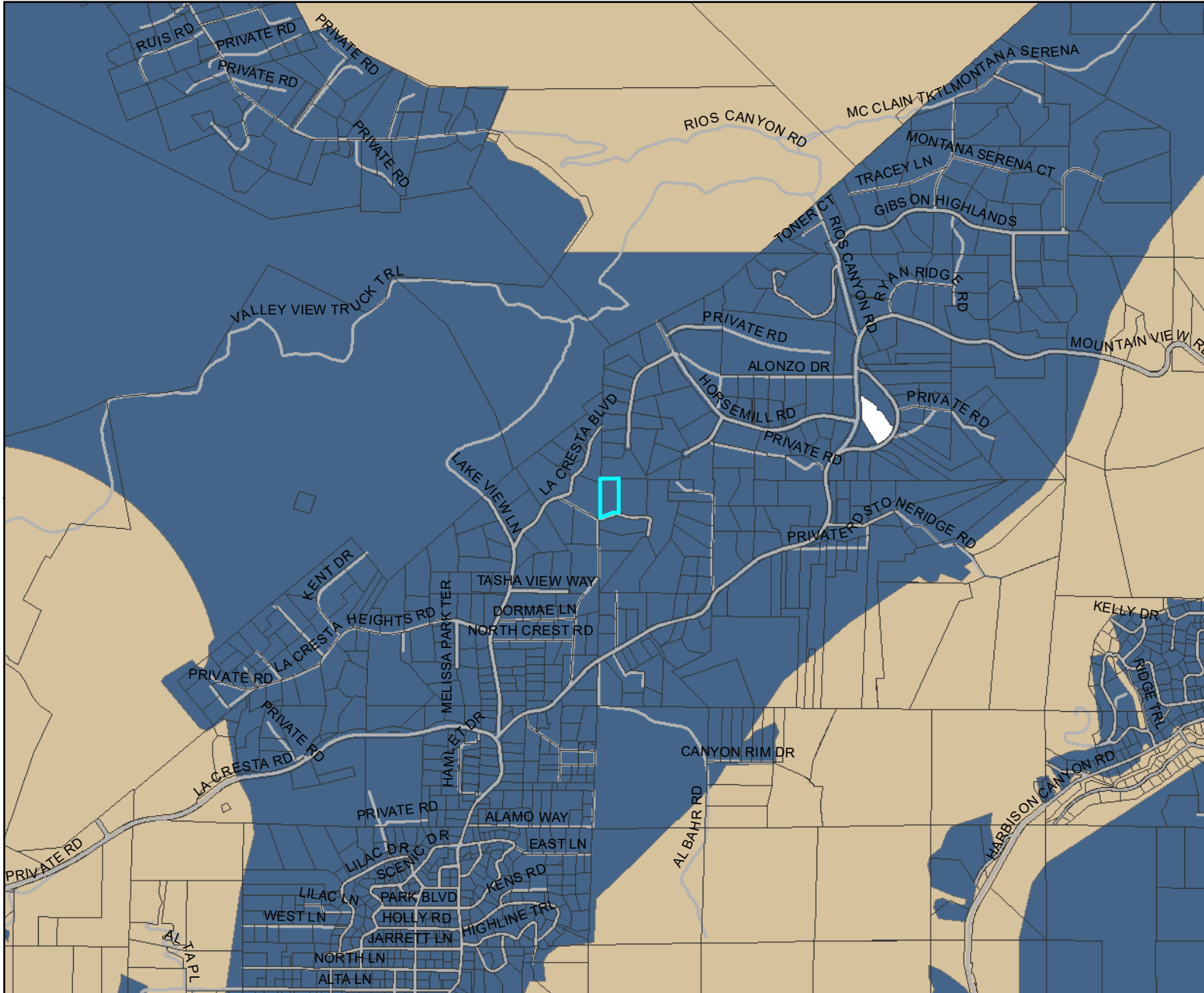
Legend:

- PROJECT AREA (Cyan outline)
- SOIL HYDROLOGIC GROUP
 - A (Yellow)
 - B (Pink)
 - C (Green)
 - D (Brown)
 - Undefined (Grey)



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Notes:

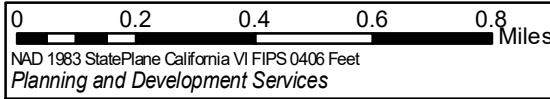


Legend:

PROJECT AREA

MSCP DESCRIPTION

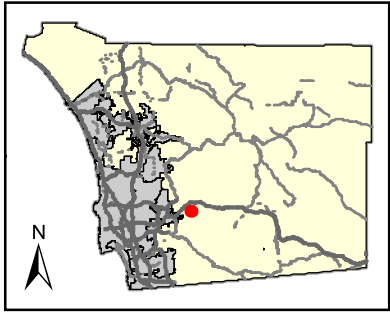
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Hardline Preserve
- Take Authorized Area
- Conserved Subject to Agreement with Wildlife Agencies
- Otay Ranch Areas Where no Take Permits will be Issued
- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area Subject to Special Considerations
- Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
- Golf Course Related Development Allowed in Santa Fe Valley Open Space II Areas
- Unincorporated Land in Metro-Lakeside-Jamul Segment



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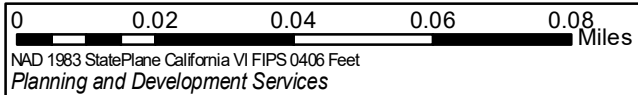
Notes:
MSCP = Multiple Species Conservation Program

STEEP SLOPES



Legend:

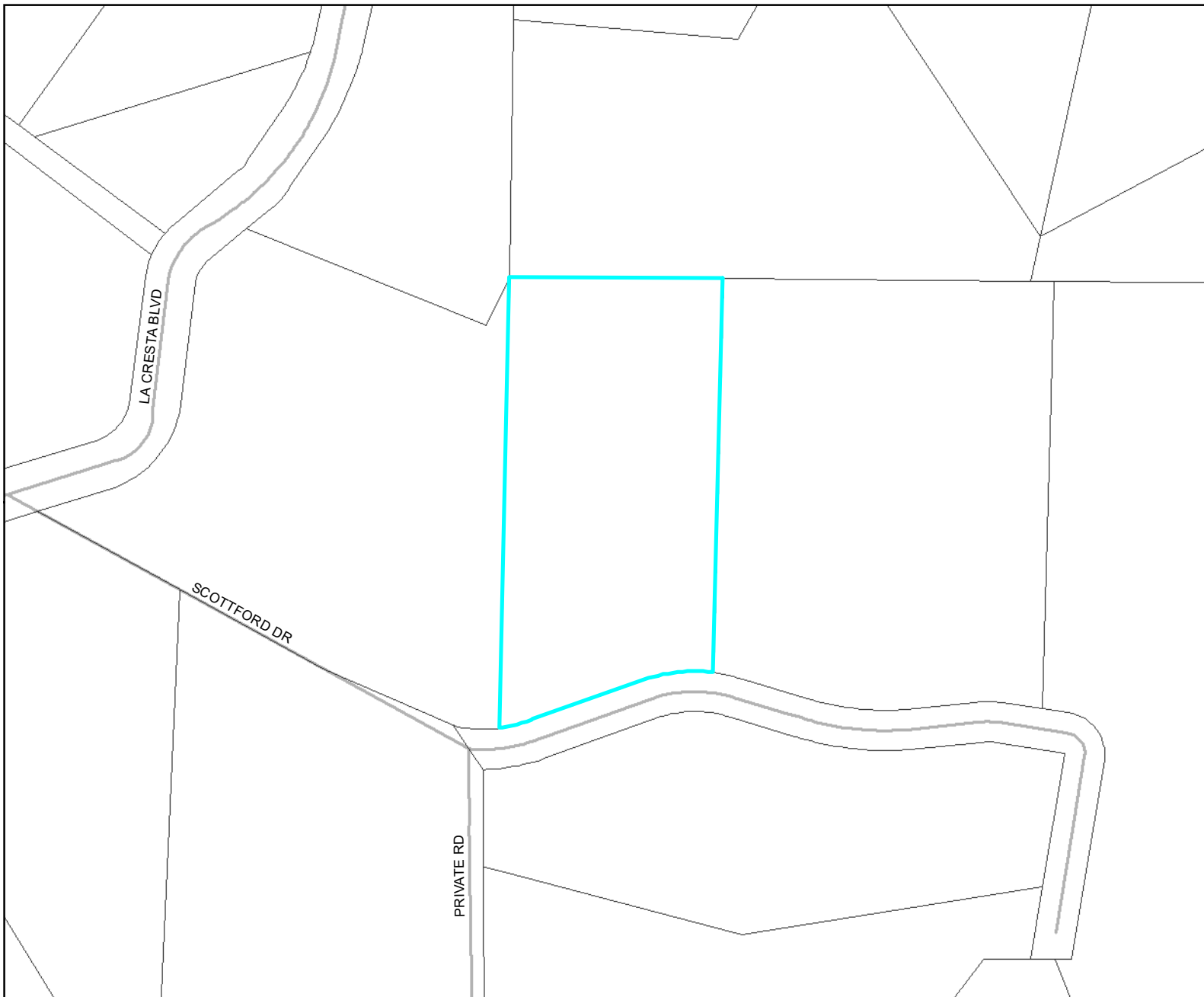
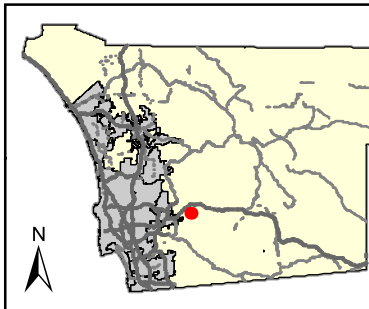
-  PROJECT AREA
-  STEEP SLOPE (> 25%)



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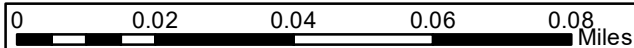
Notes:

MINERAL RESOURCES



Legend:

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



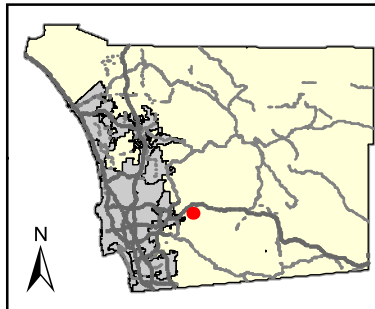
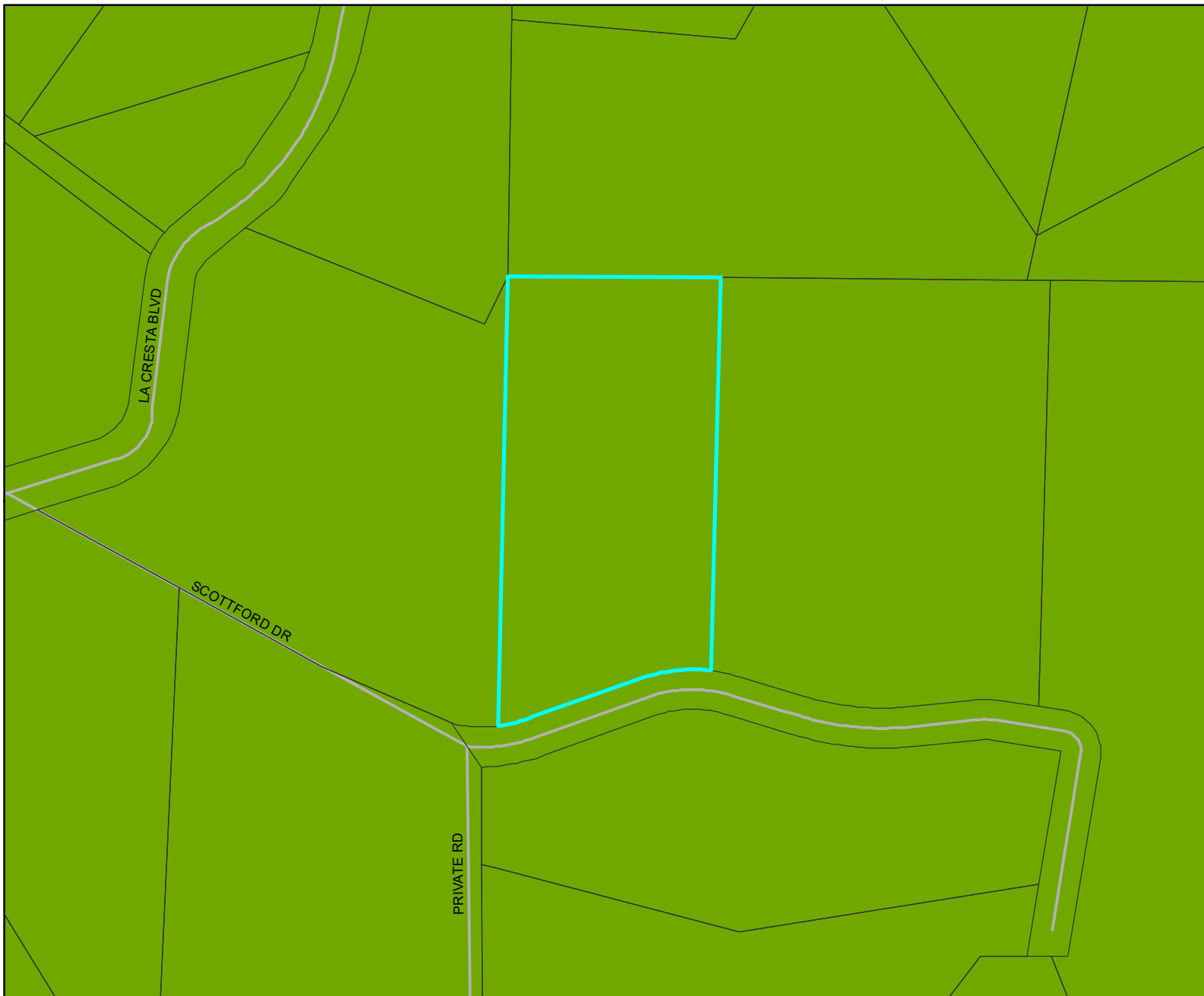
NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services





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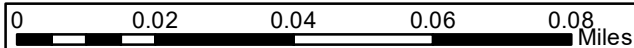
Notes:

URBAN-WILDLAND INTERFACE



Legend:

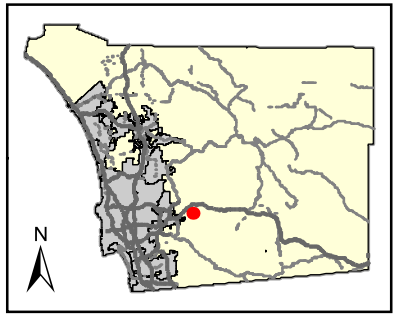
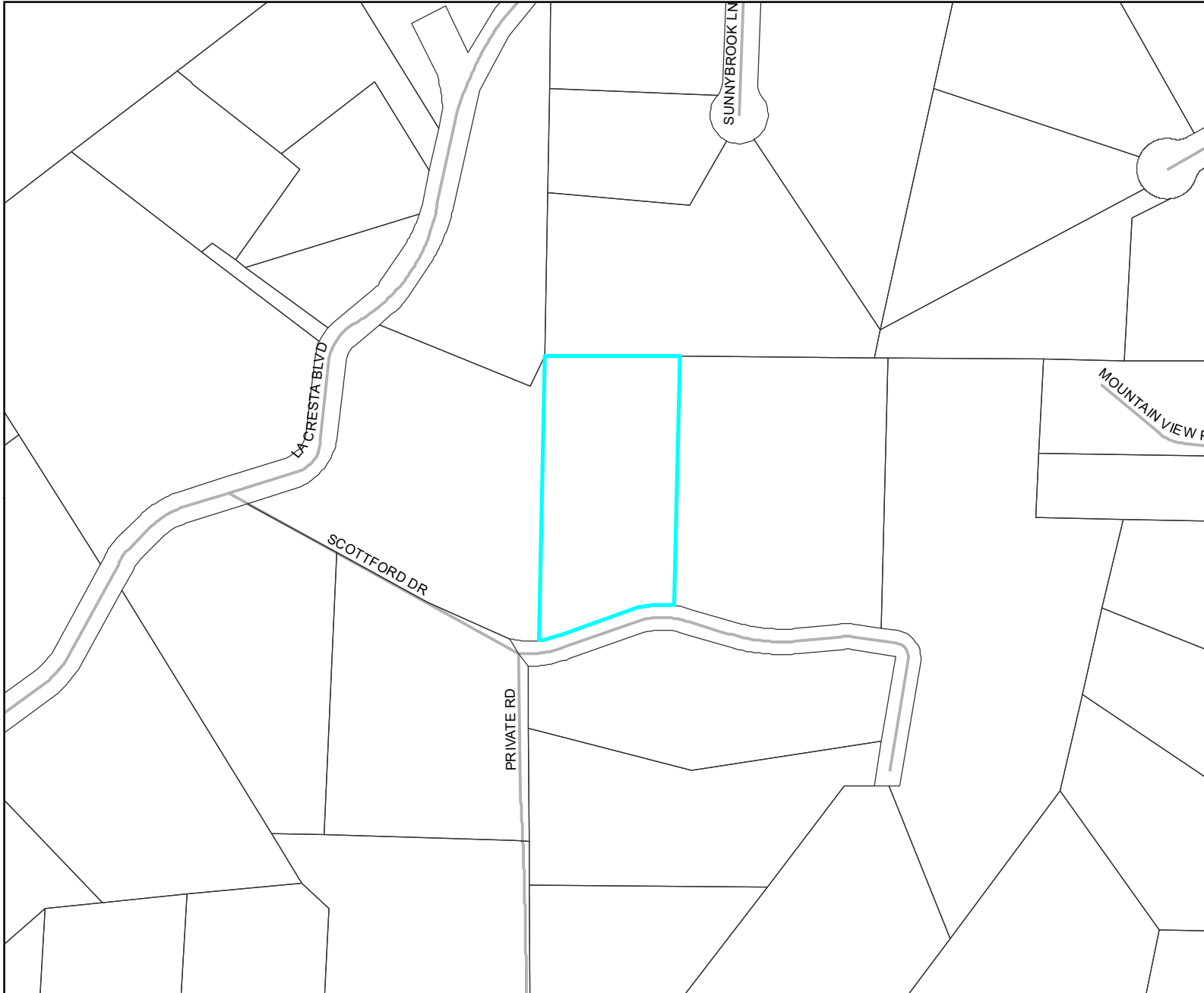
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE






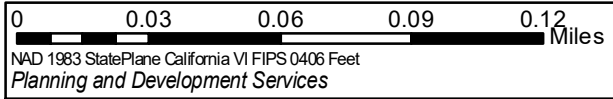
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Notes:

TRAILS



- Legend:**
-  PROJECT AREA
 -  TRAIL EASEMENT
 -  PROPOSED COMMUNITY PLAN TRAILS



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