



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:	7/1/2026 7:55:18 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1721407100,1721407500
Project Name:	

	1721407100	1721407500
General Information		
USGS Quad Name/County Quad Number:	San Marcos/65	San Marcos/65
Section/Township/Range:	2/11S/03W	2/11S/03W
Tax Rate Area:	57109	57109
Thomas Guide:	/	/
Site Address:	0 Gopher Canyon Rd Vista 92084	0 Gopher Canyon Rd Vista
Parcel Size (acres):	8.34	17.62
Board of Supervisors District:	5	5

Public Service and Utility Districts		
Water/Irrigation District:	Rainbow Municipal Water District	Rainbow Municipal Water District
Sewer District:	None	None
Fire Agency:	Deer Springs Fire Protection District	Deer Springs Fire Protection District
School District:	Unified Bonsall	Unified Bonsall

	1721407100	1721407500
General Plan Information		
General Plan Regional Category:	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	Bonsall	Bonsall
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
Zoning Information		
Use Regulation:	Rr	Rr
Animal Regulation:	L	L
Density:	-	-
Minimum Lot Size:	4Ac	4Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	W	W
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	B	B
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.	Yes	Yes
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:	23	23
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No

	1721407100	1721407500
Biological Resources		
Eco-Region:	Northern Foothills	Northern Foothills
Vegetation Map	18100 Orchards And Vineyards	18100 Orchards And Vineyards
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
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	No
The site is within MSCP Boundaries.	No	No
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	Yes	No
Inland Form (>1,000 ft. elevation)	Yes	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	No	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Agriculture	Yes: Agriculture; Low
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

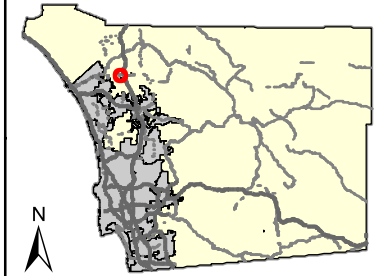
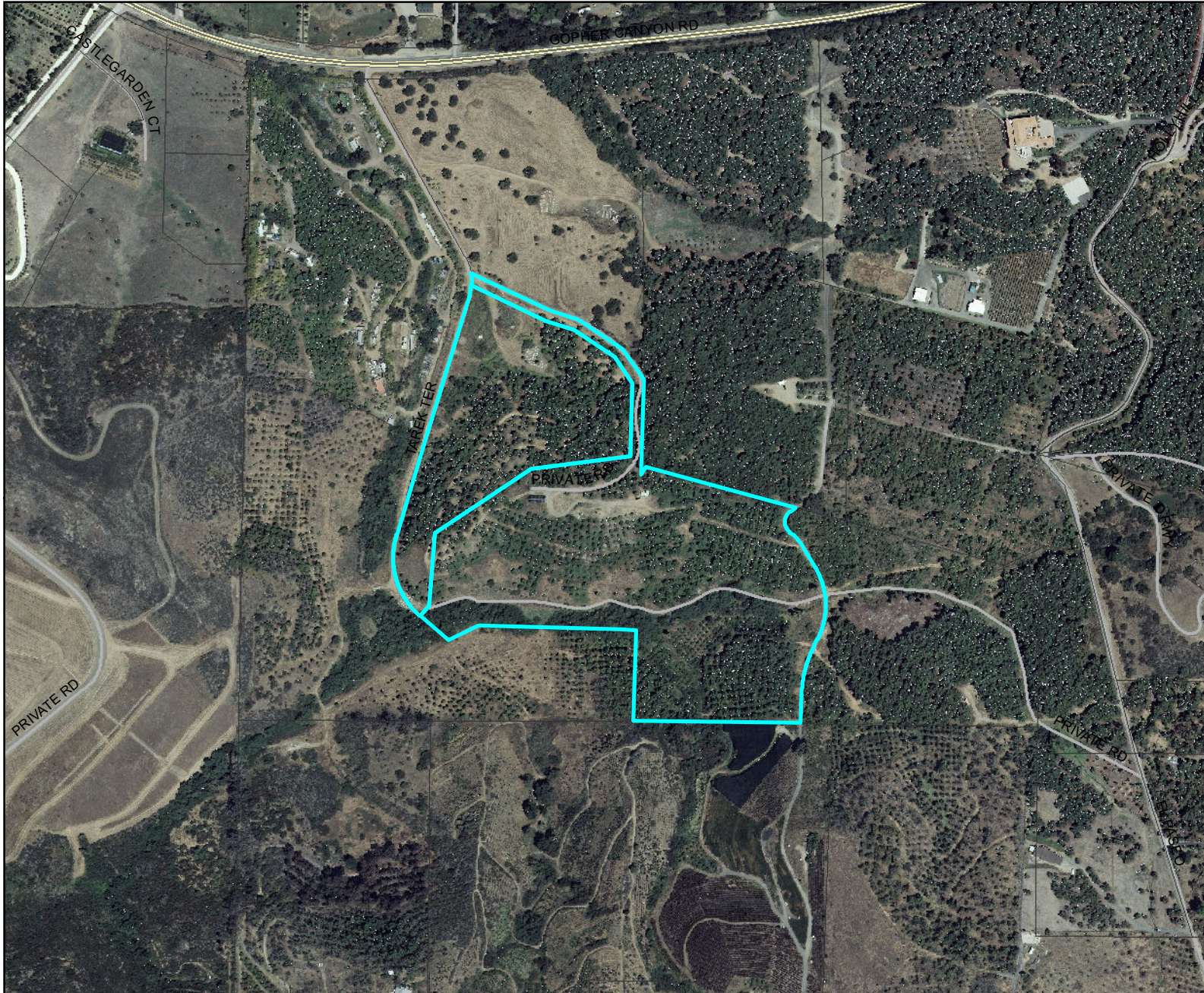
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)		
Geological Formation:	Cretaceous Plutonic	Cretaceous Plutonic
Paleo Sensitivity:	Zero	Zero
Paleo Monitoring:	No Monitoring Required	No Monitoring Required

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

	1721407100	1721407500
Mineral Resources		
The site is located within a Mineral Resource Category.	Yes: Mrz-3 (No Alluvium/No Mines)	Yes: Mrz-3 (No 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.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
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.	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
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.	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
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

	1721407100	1721407500
Hydrology and Water Quality		
Hydrologic Unit:	San Luis Rey	San Luis Rey
Sub-basin:	903.12/Bonsall	903.12/Bonsall
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); Keys Creek	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper); Keys Creek
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
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:	15 To 18 Inches	15 To 18 Inches
Noise		
The site is within noise contours.	No	No
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
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.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
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.	No	No
The site is located south of State Highway 78.	No	No
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

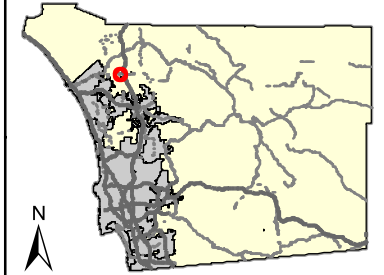
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

1997 COLOR INFRARED



Legend:

PROJECT AREA

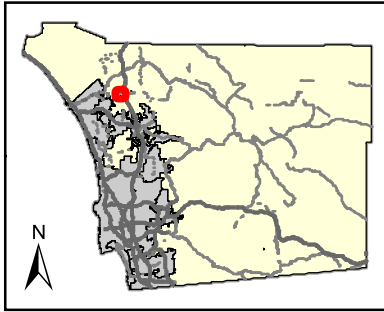
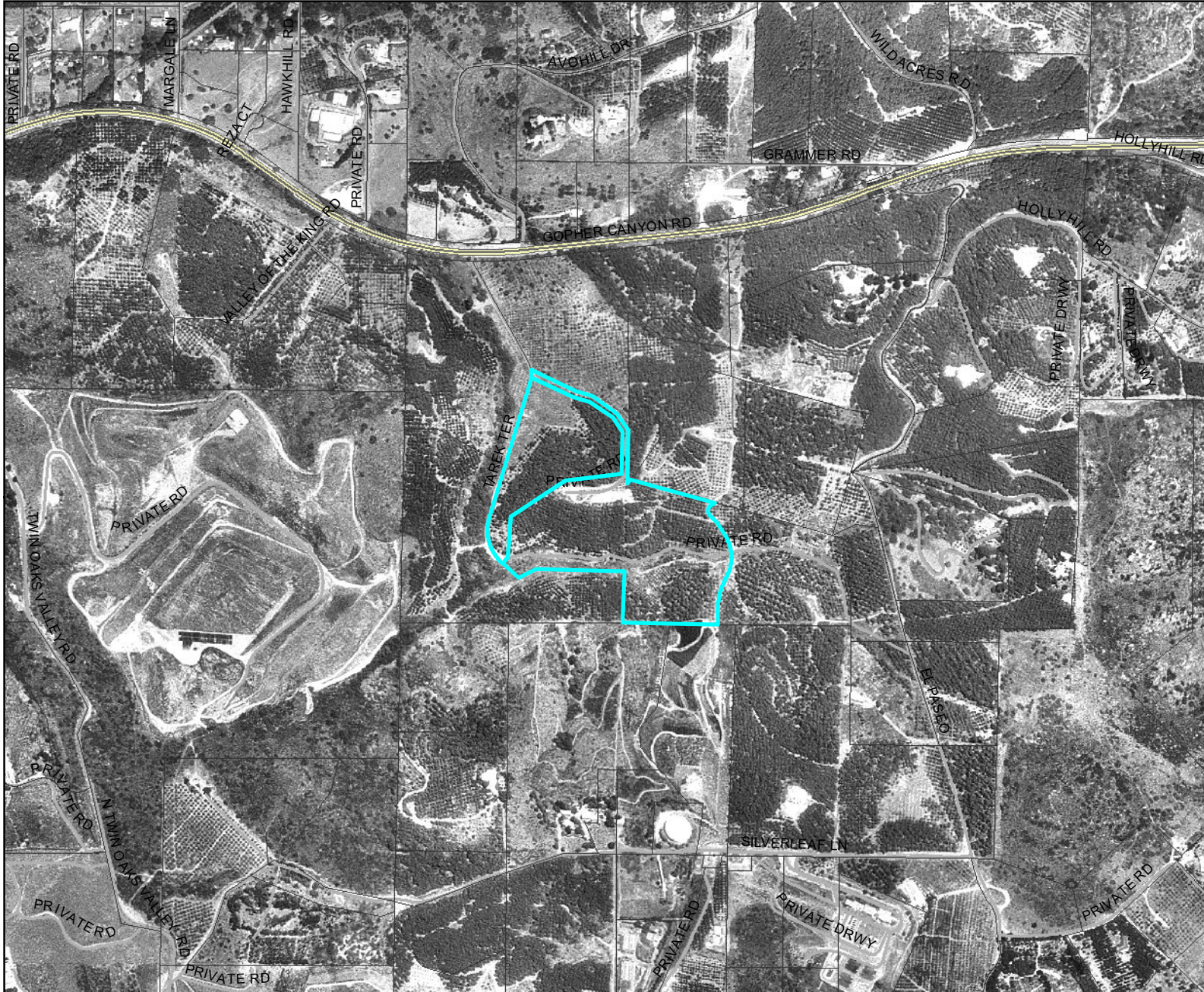
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Notes:

1995 AERIAL



Legend:

PROJECT AREA

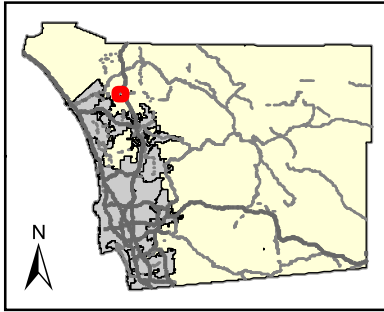
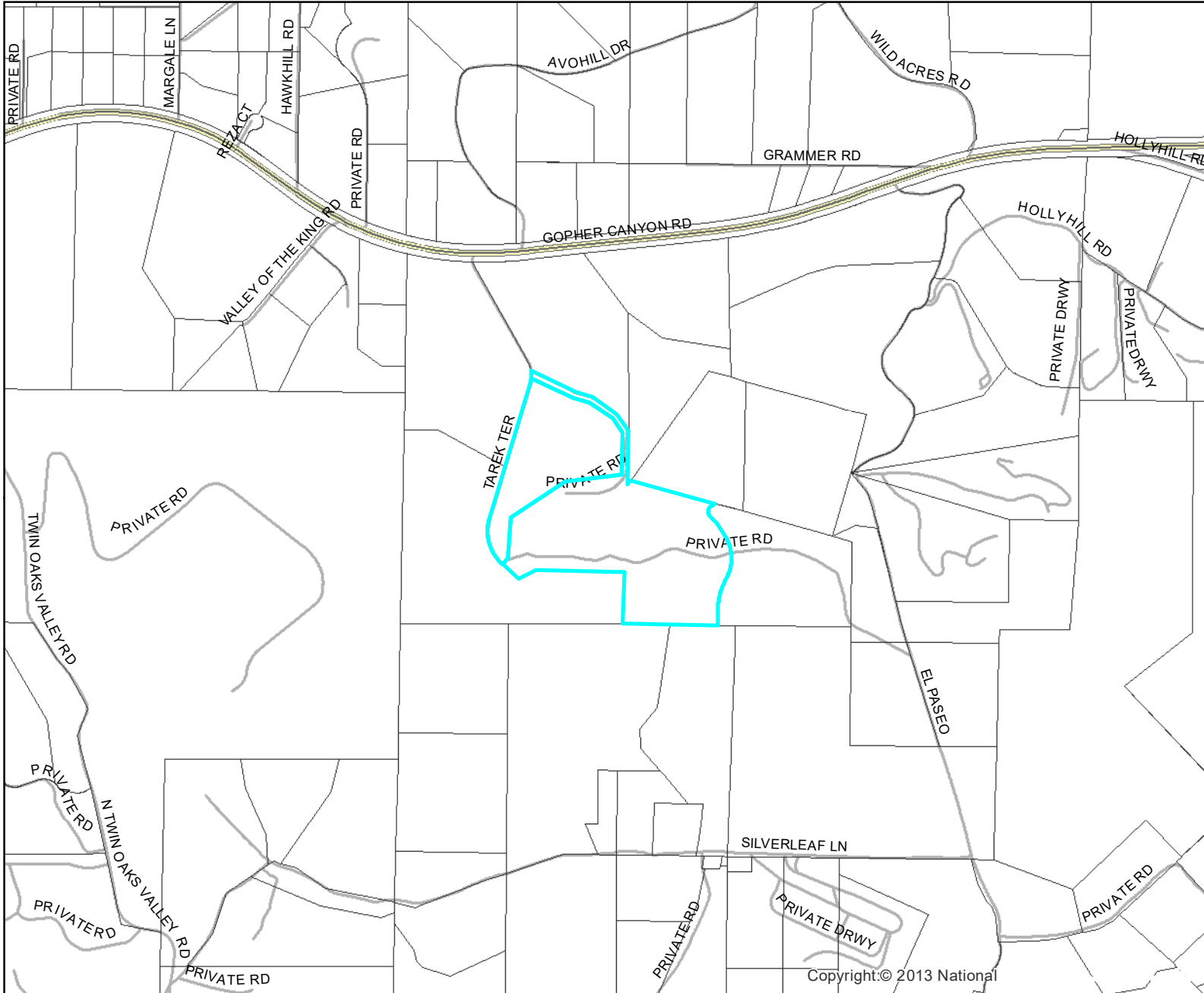
0 0.1 0.2 0.3 0.4 Miles
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Notes:

TOPO MAP



Legend:

PROJECT AREA

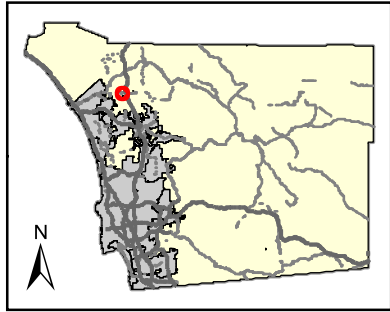
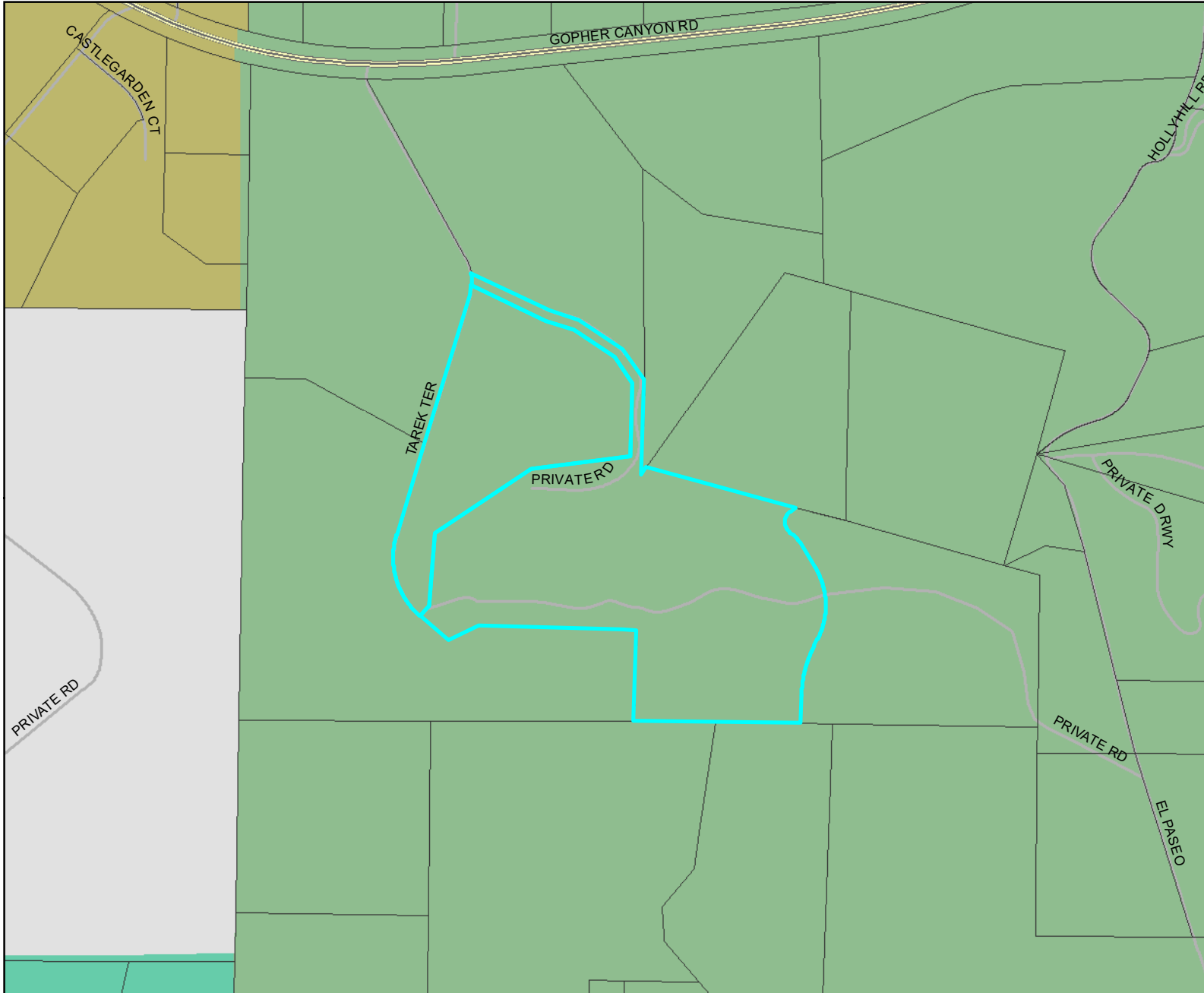
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Notes:

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)

0 0.065 0.13 0.195 0.26 Miles

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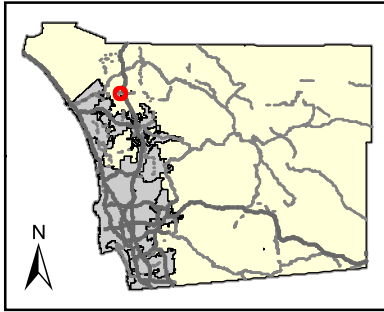
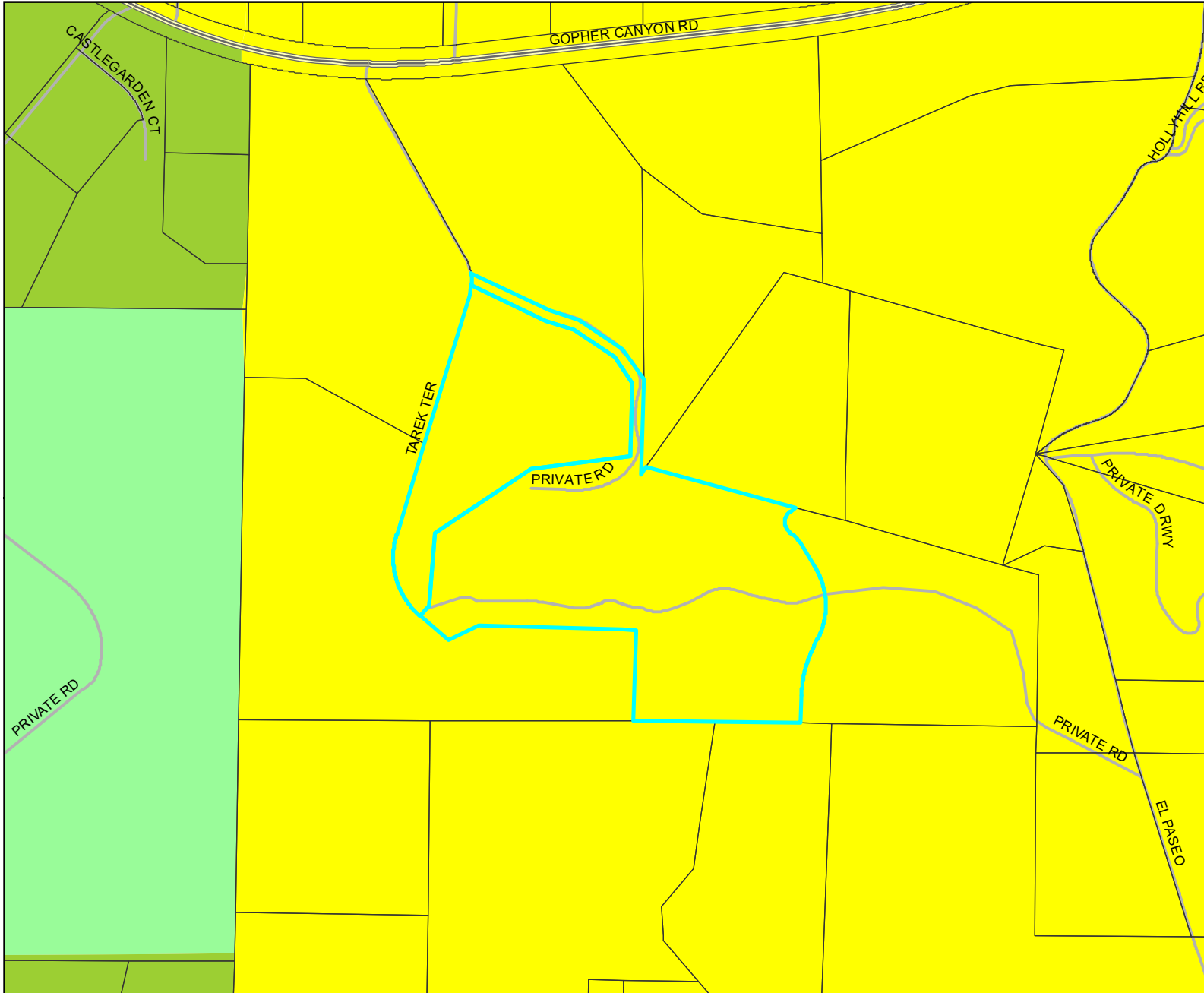


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Notes:

*Residential densities in italics

ZONING - USE



Legend:

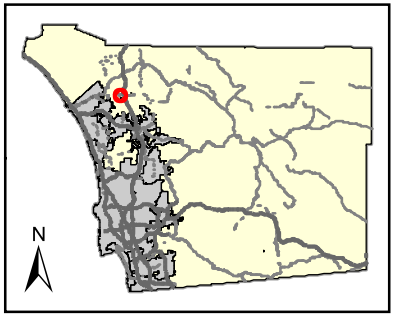
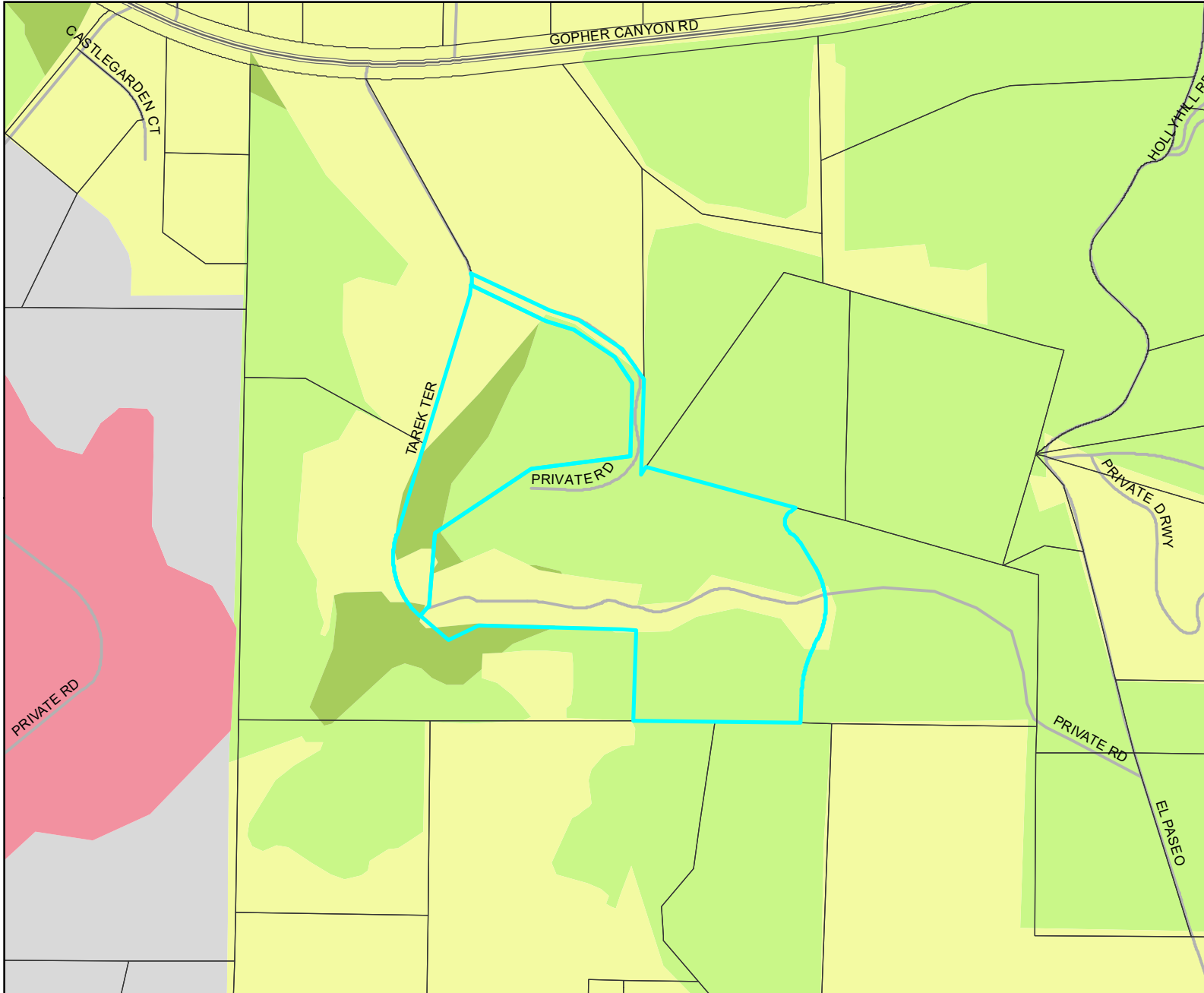
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- 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 0.065 0.13 0.195 0.26 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:



Legend:

- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped

0 0.065 0.13 0.195 0.26 Miles

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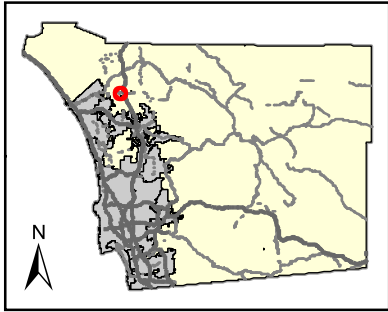
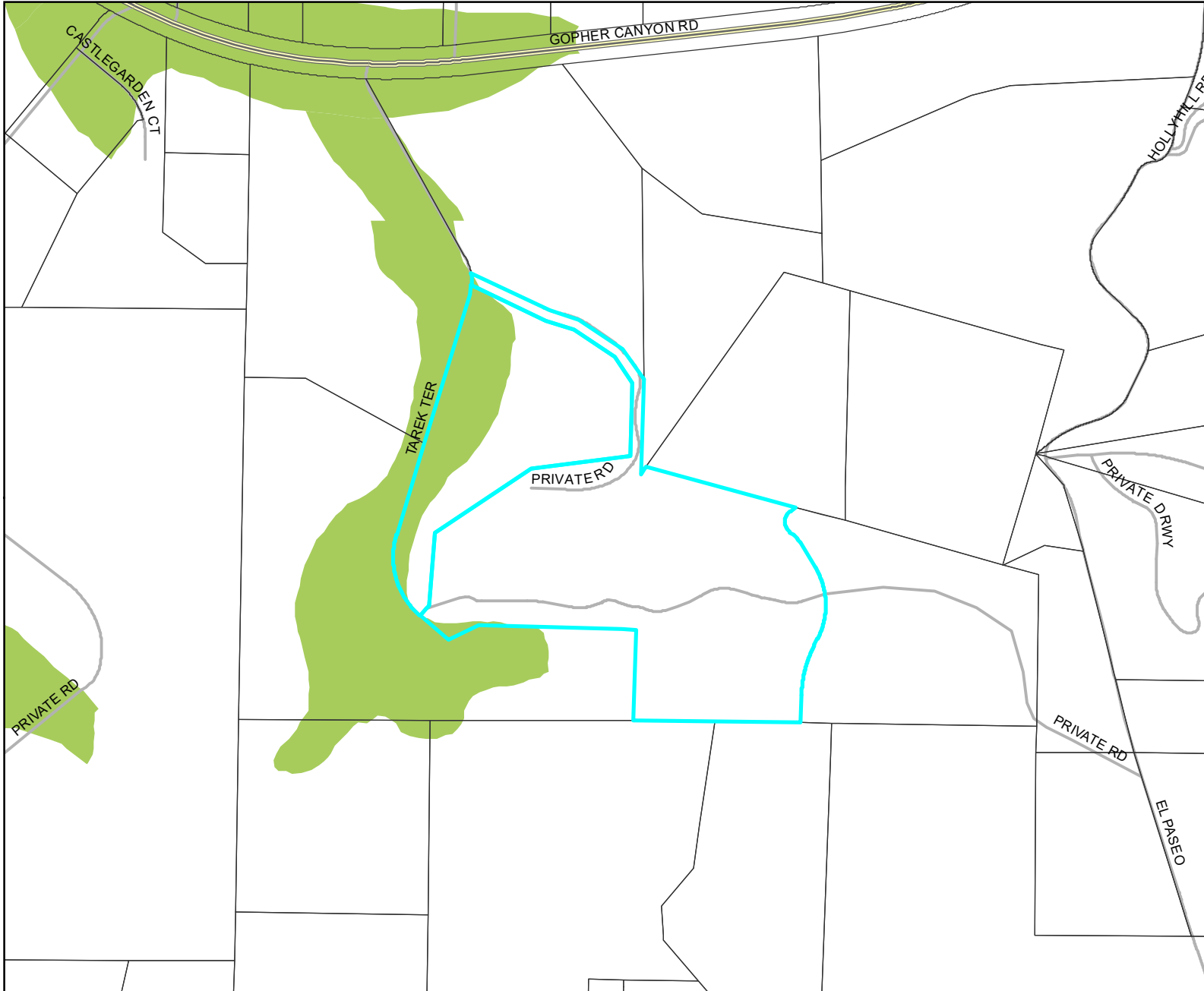


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Notes:

FMMP = Farmland Mapping and Monitoring Program

PRIME SOILS



Legend:

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

0 0.065 0.13 0.195 0.26 Miles

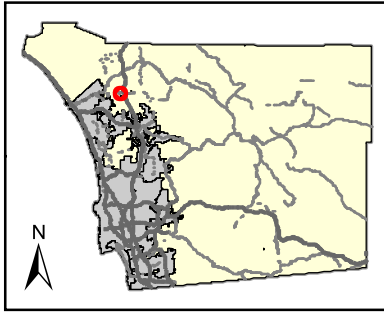
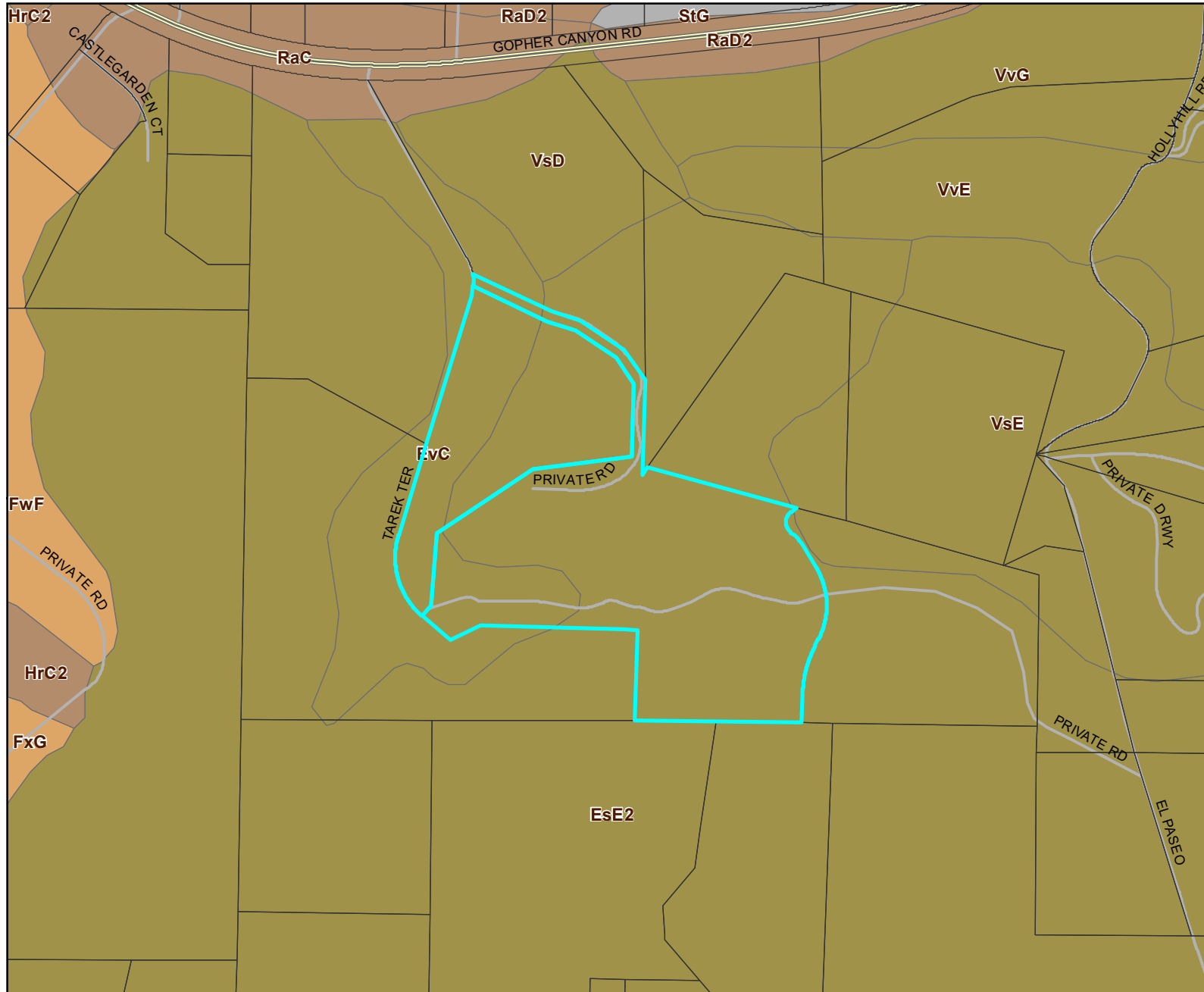
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Notes:

SOIL



Legend:

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

0 0.065 0.13 0.195 0.26 Miles

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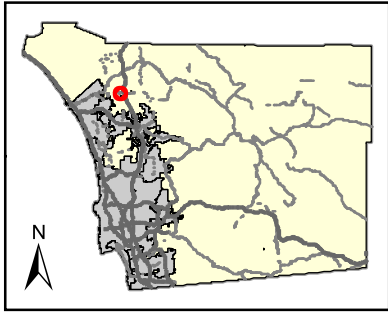
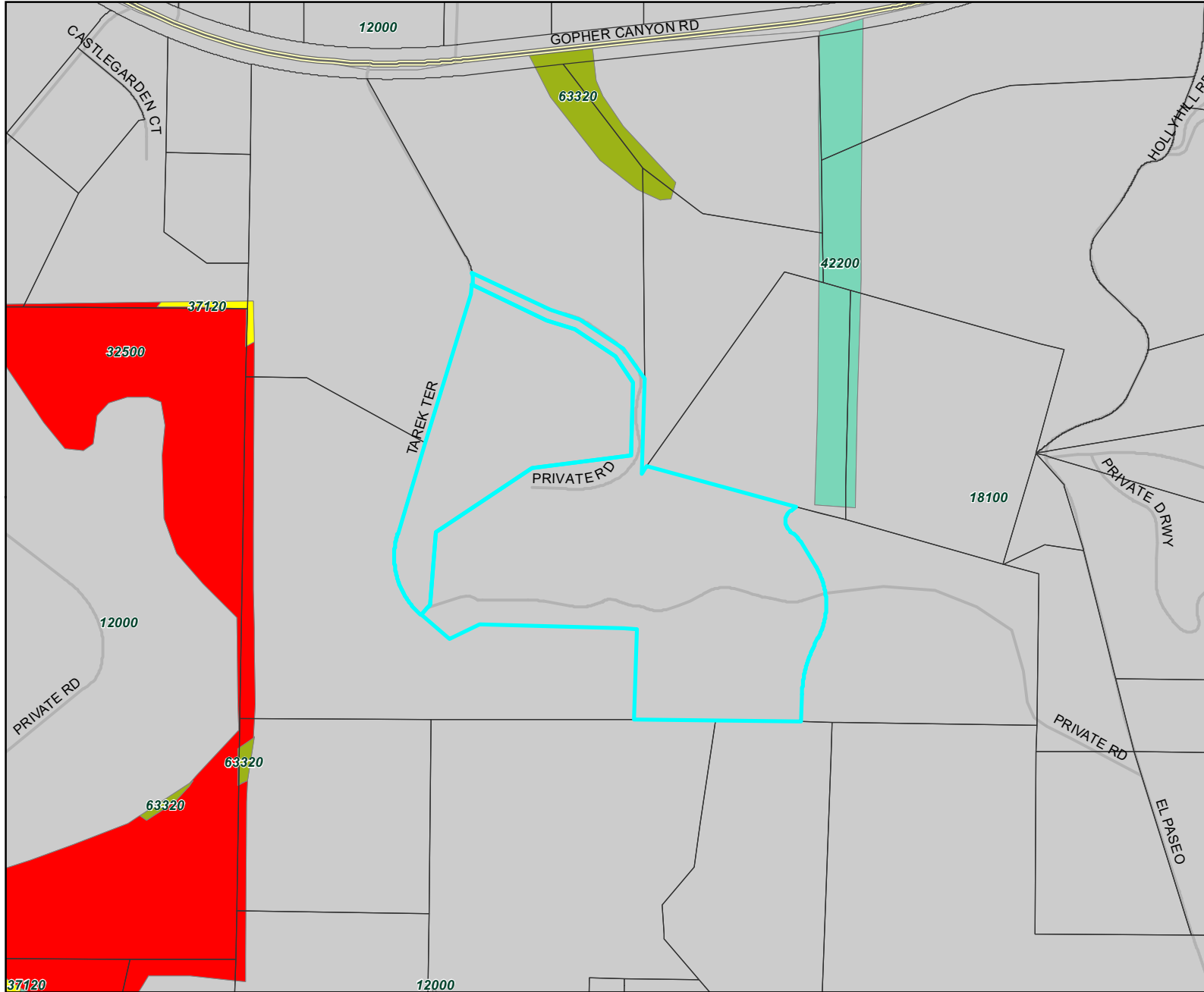


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
EsE2	Escondido very fine sandy loam, 15 to 30 percent slopes, eroded	6e-8(19)	32	Low	Severe 16
EvC	Escondido very fine sandy loam, deep, 5 to 9 percent slopes	3e-1(19)	56	Low	Severe 16

VEGETATION



Legend:

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

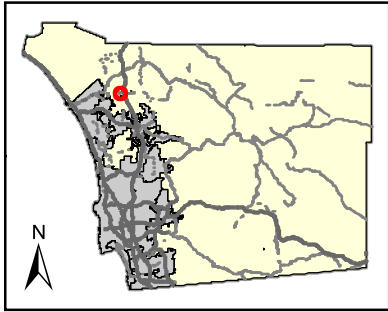
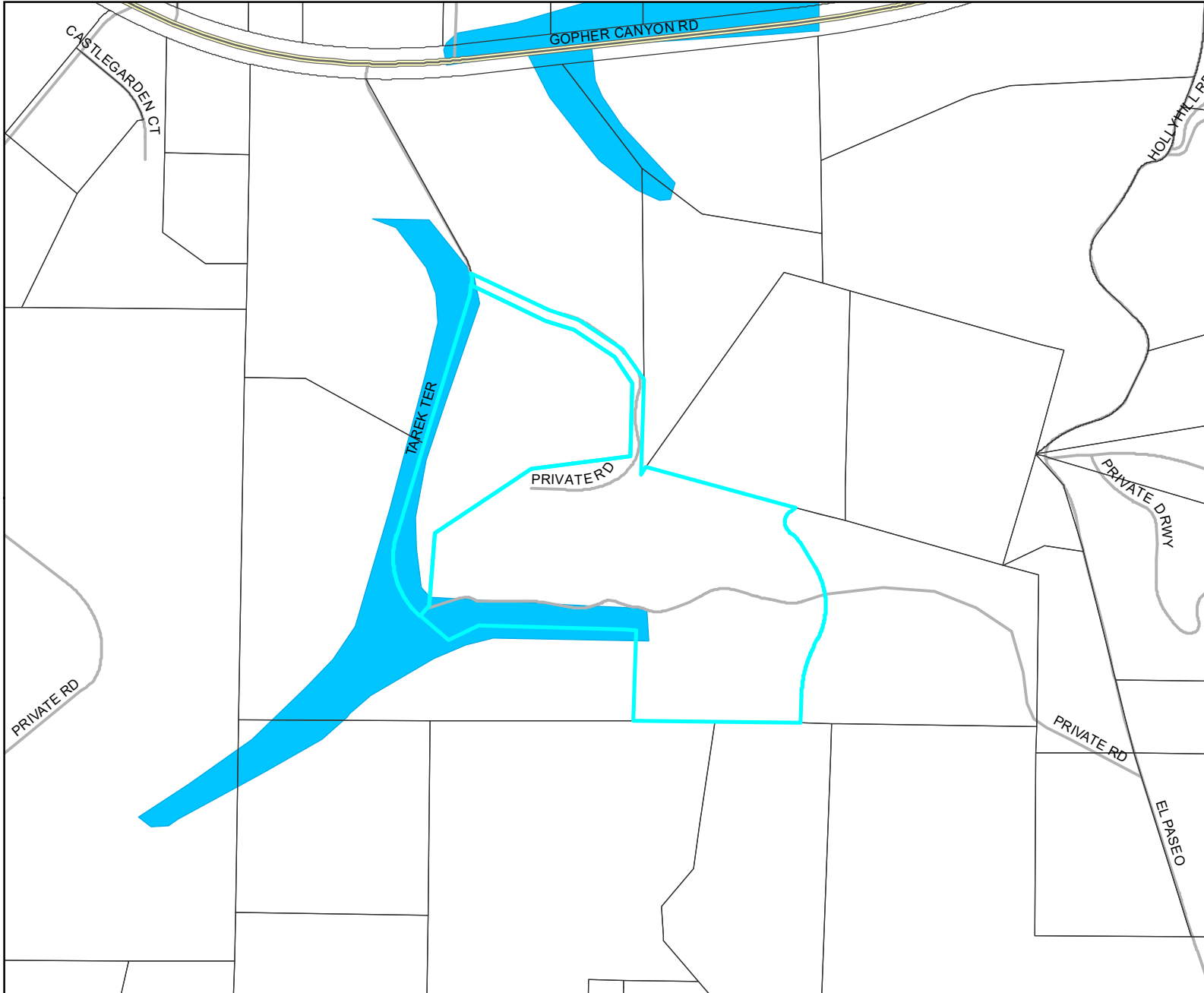
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Notes:

WETLANDS



Legend:

- PROJECT AREA
- WETLANDS

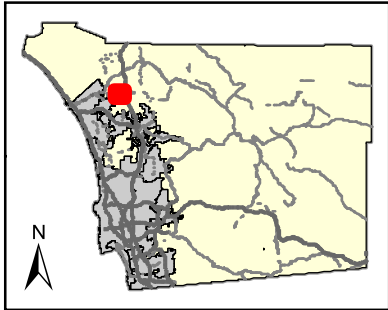
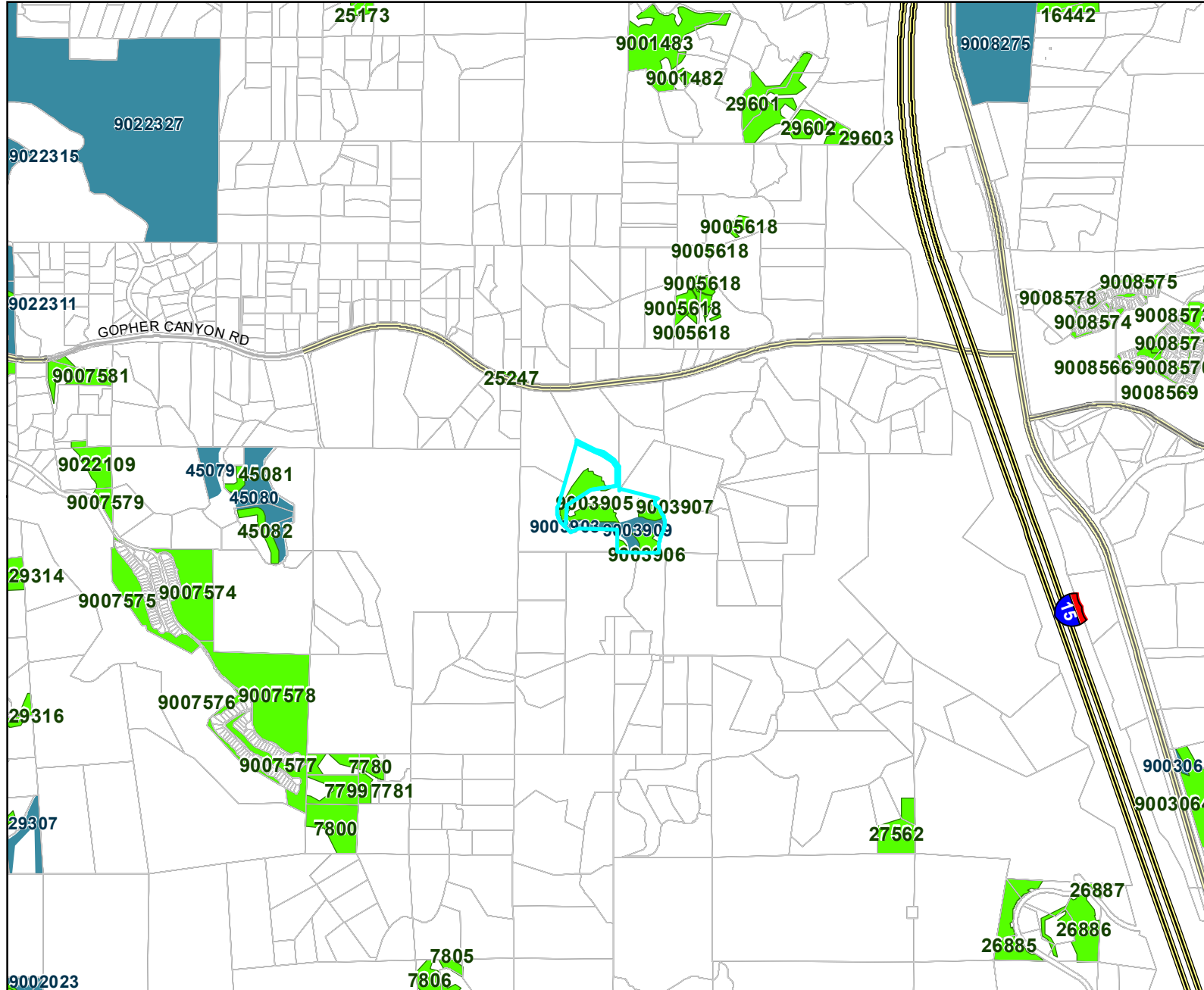
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Notes:

OPEN SPACE EASEMENTS



Legend:

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

0 0.25 0.5 0.75 1 Miles

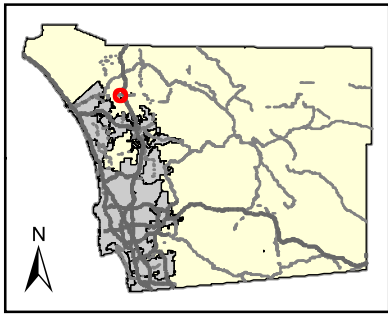
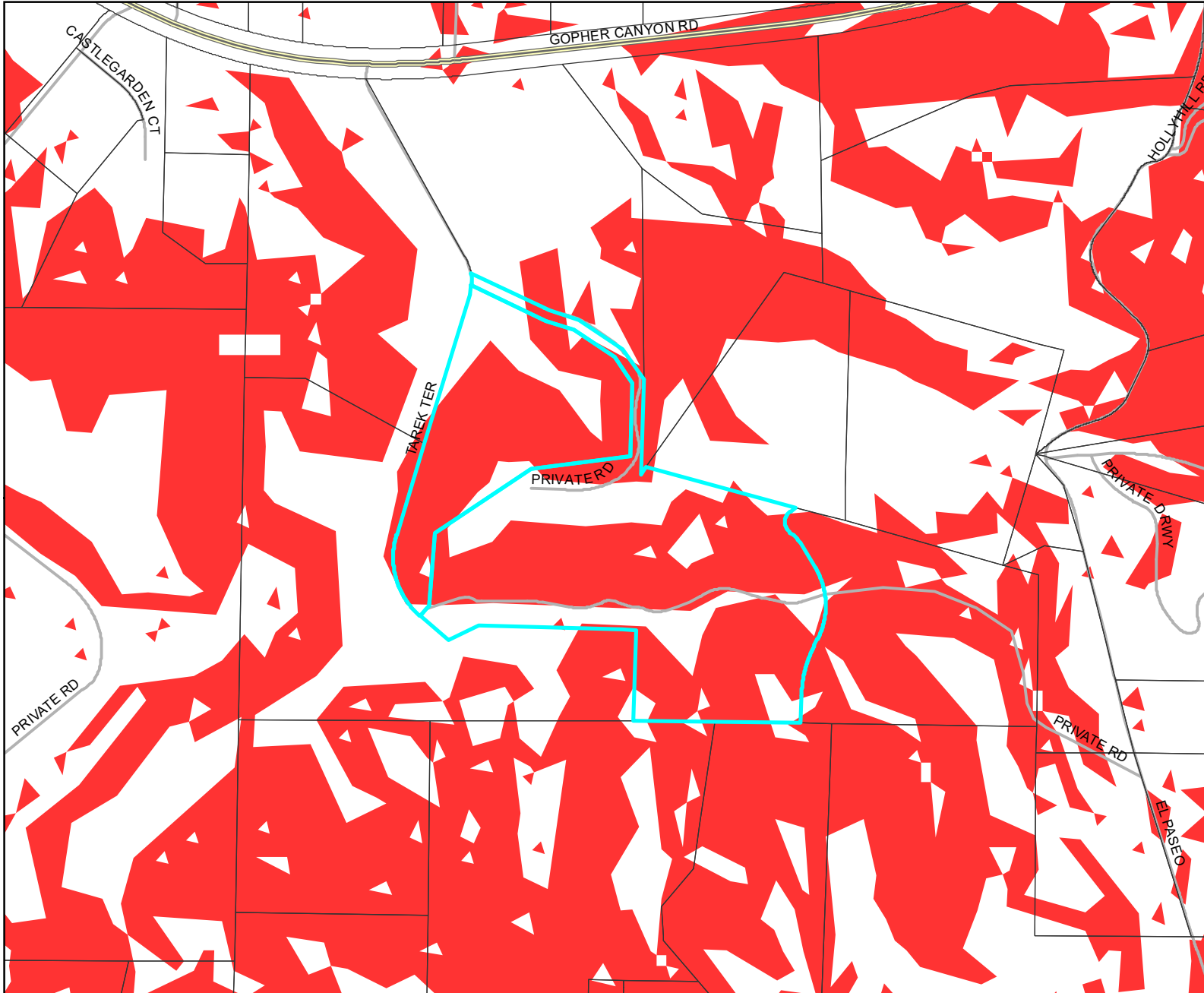
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Notes:

STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

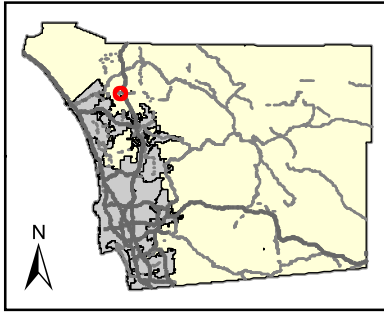
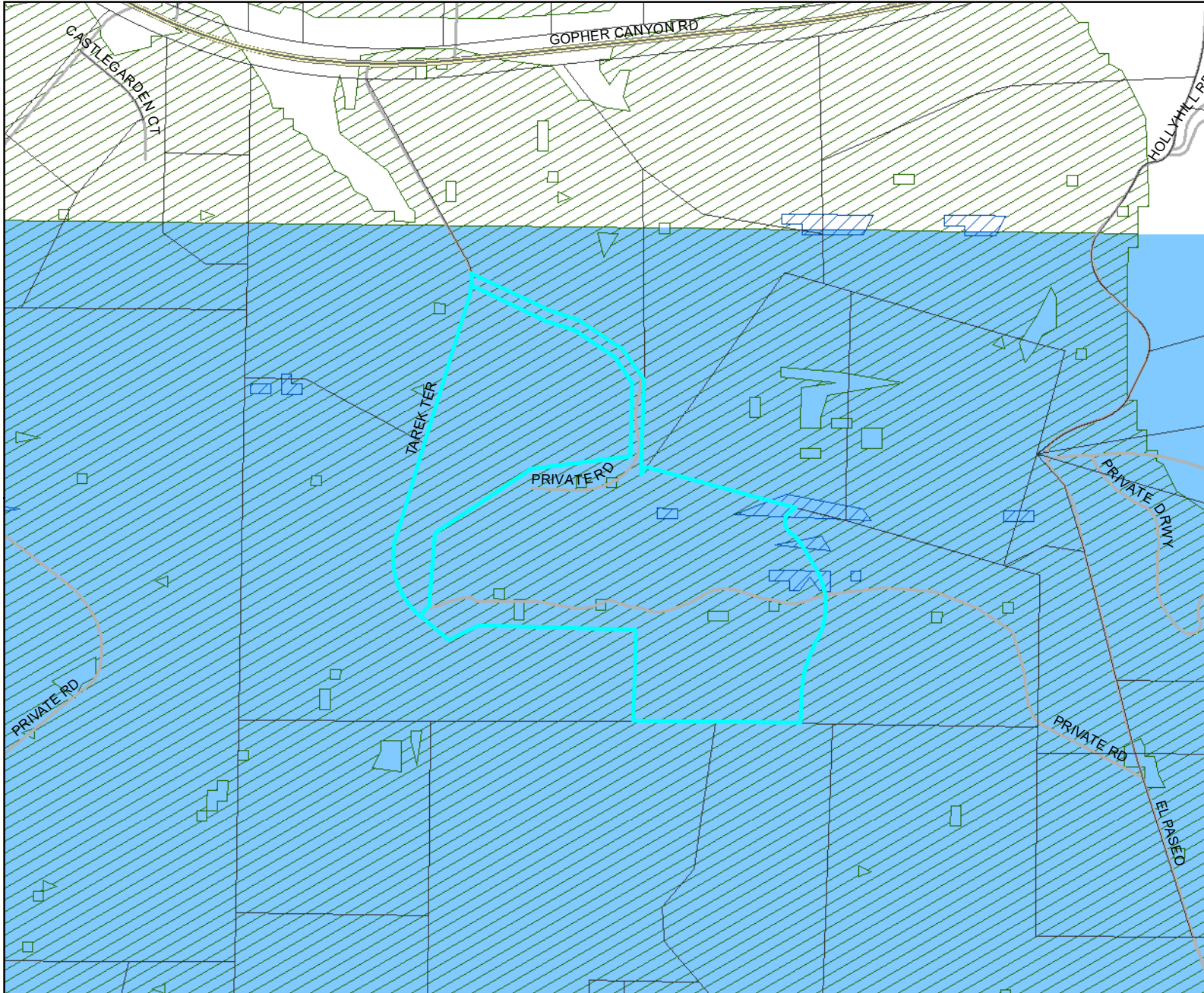
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Notes:

LANDSLIDE SUSCEPTIBILITY



Legend:

- PROJECT AREA
- GABRO SLOPE**
- Yes
- SOIL SLIP RISK**
- Low
- Moderate
- High
- STATE CATEGORY**
- Generally Susceptible
- Marginally Susceptible
- Most Susceptible

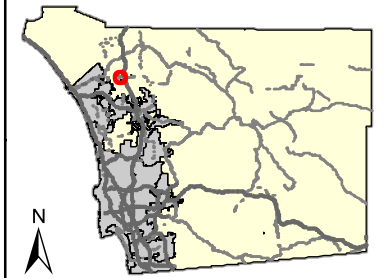
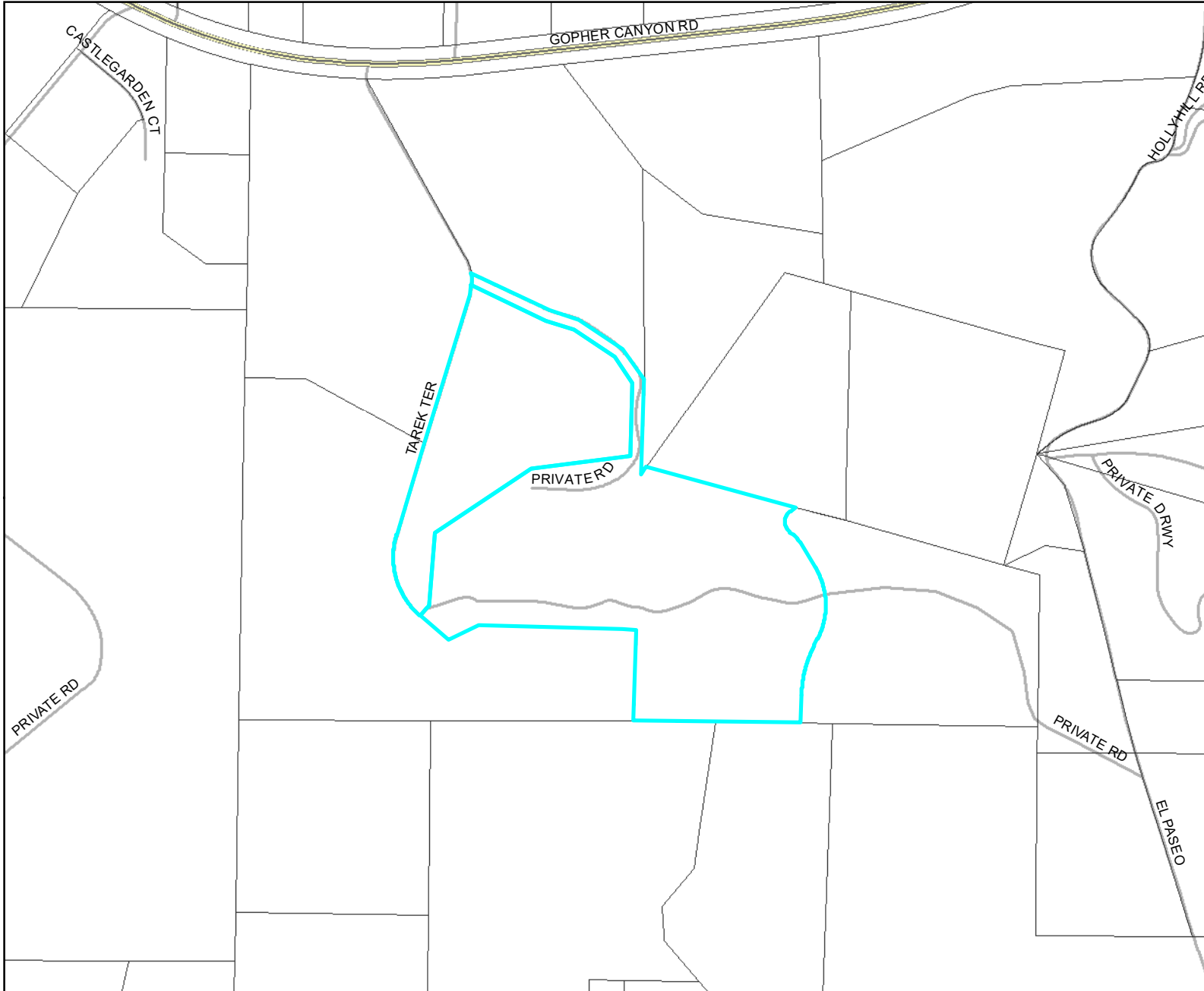
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Notes:

MINERAL RESOURCES



Legend:

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

0 0.065 0.13 0.195 0.26 Miles

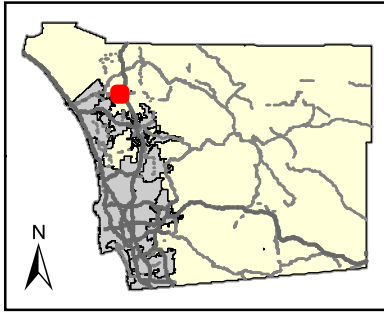
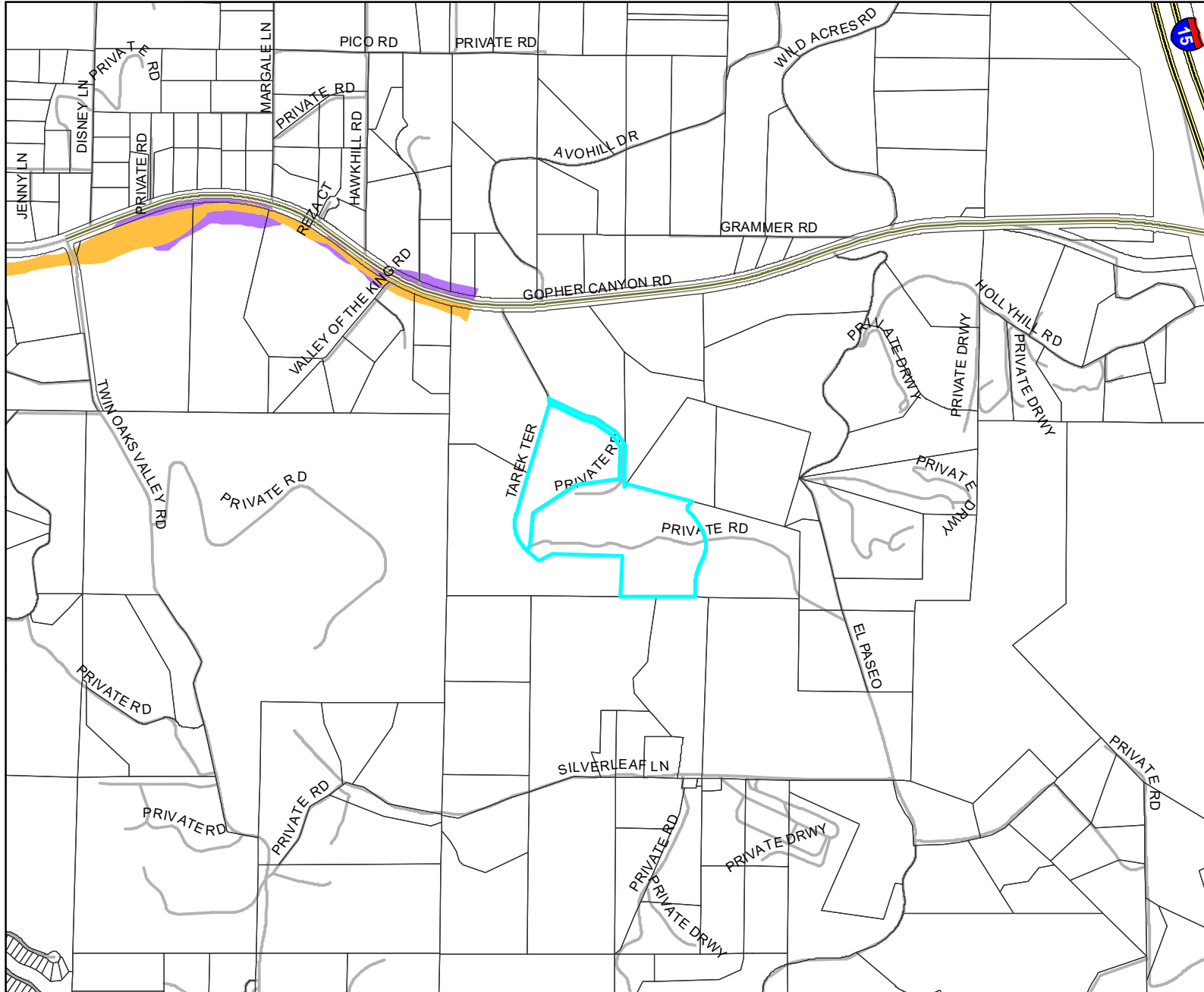
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

FEMA FLOOD AREAS



Legend:

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

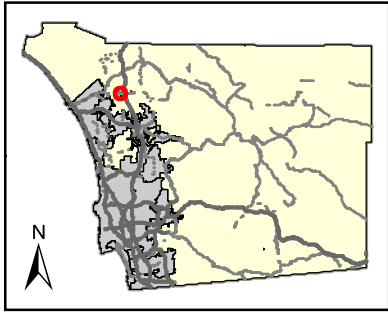
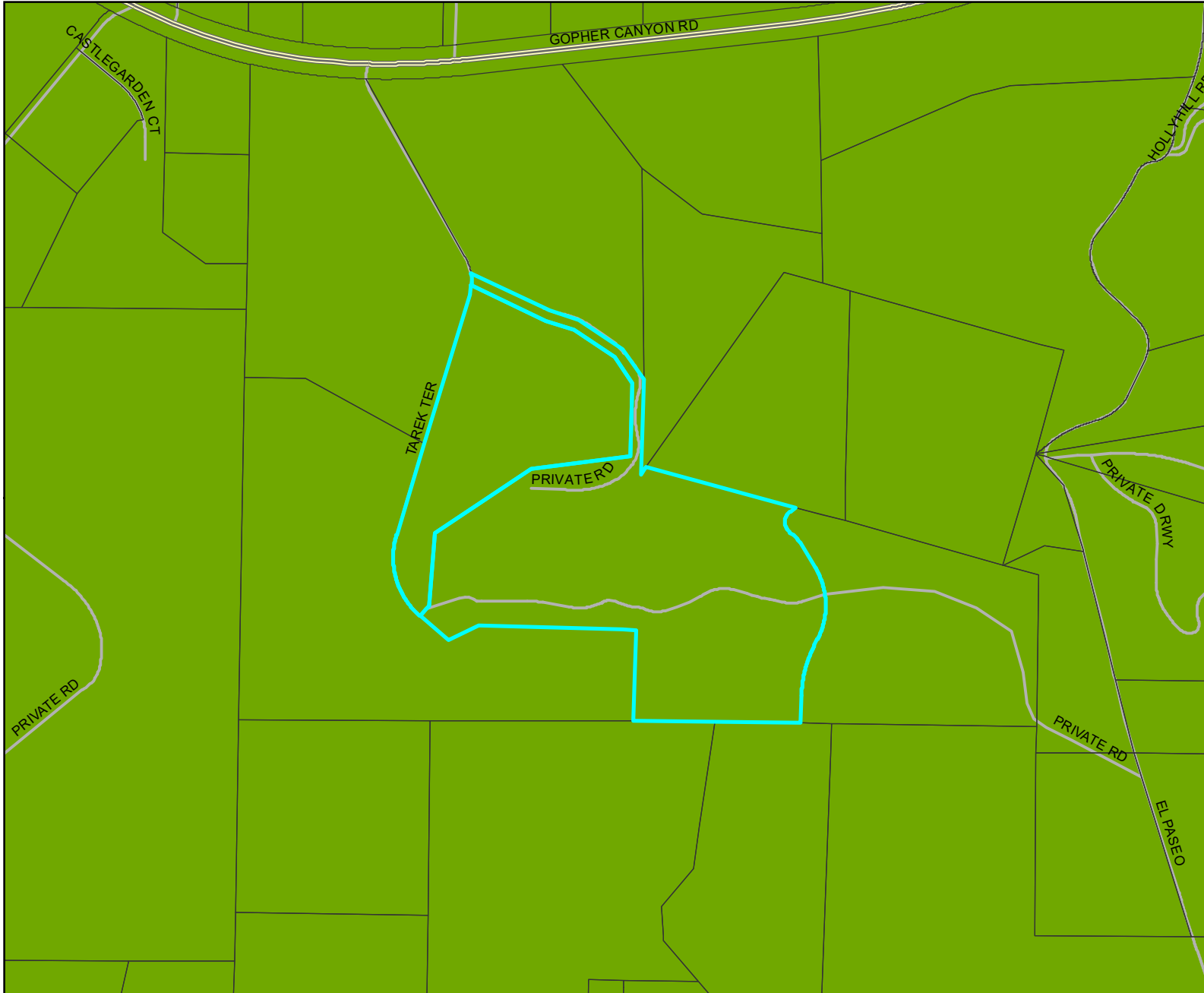
0 0.1 0.2 0.3 0.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

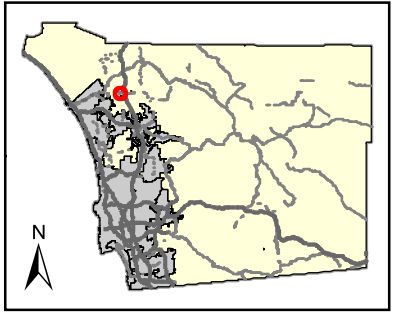
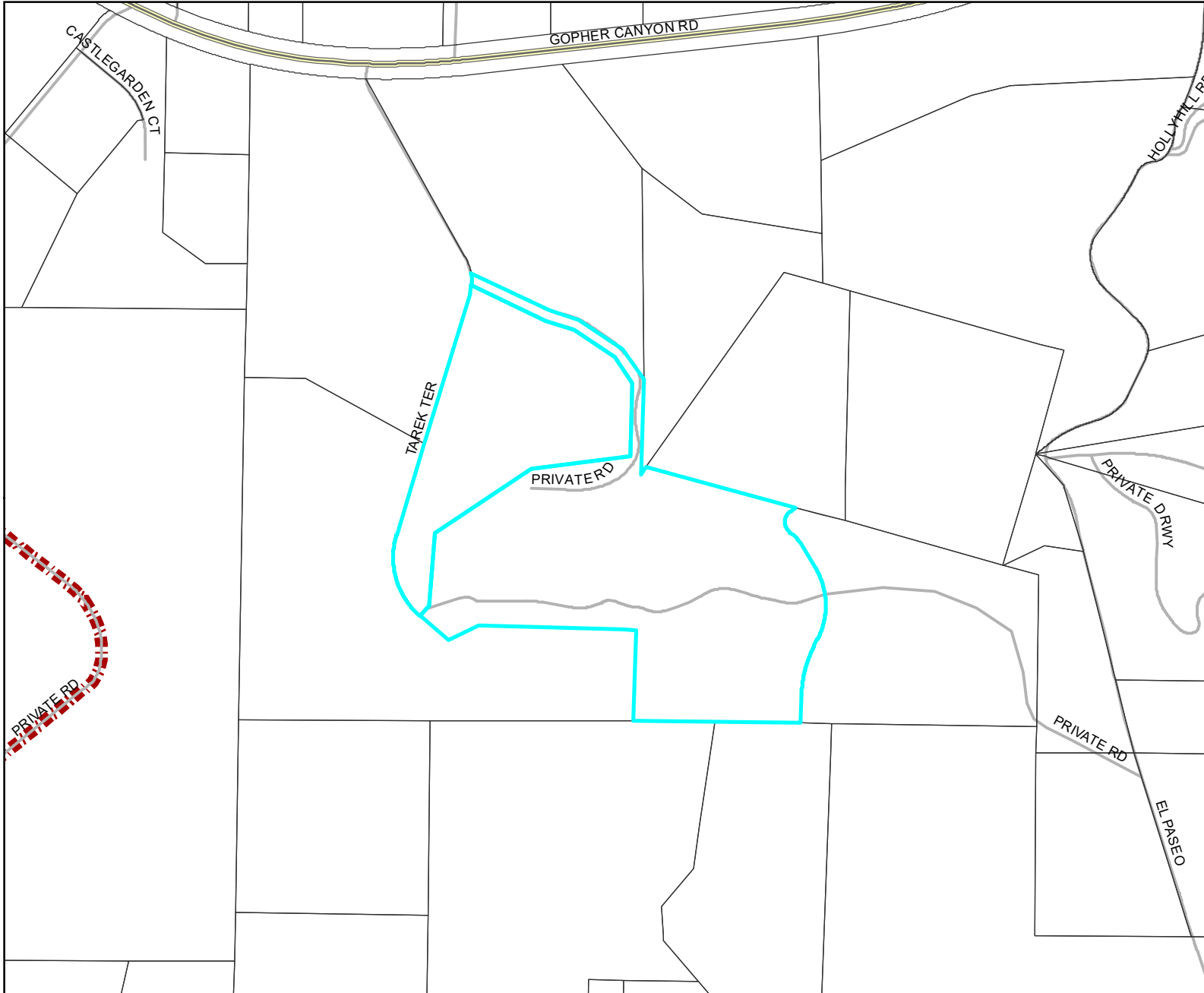
0 0.065 0.13 0.195 0.26 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

Notes:

0 0.065 0.13 0.195 0.26 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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