

**FINAL AGENDA – April 13, 2026**

**DATE:** Monday, April 13, 2026  
**TIME:** 6:30 p.m.  
**PLACE:** Crest Community Association Clubhouse, 113 N. Park Drive, El Cajon, CA 92021

**A. ROLL CALL**

**B. PLEDGE OF ALLEGIANCE (optional)**

**C. APPROVAL OF MINUTES – Meeting of Monday, March 9, 2026**

**D. PUBLIC COMMUNICATION**

An opportunity for members of the public and Planning Group to speak on items within the jurisdiction of the Planning Group and not on the agenda. Time limit 3 minutes. No group discussion, action, or vote.

**E. ACTION ITEMS - Discretionary projects, tasks, motions, proposals requiring a decision or vote**

1. Review of project **PDS2026-TPM-21501 – Applicant Victoria Tran**
2. Resolution concerning safety on La Cresta Road
3. Consideration of applicant(s) to fill vacancies for Seats 13 and 14

**F. GROUP BUSINESS - Reports, updates, announcements, administrative discussions**

1. Reports from County PDS, Elected Officials and Representatives
2. Public works actions along Harbison Creek
3. Announcements, including upcoming events, and Correspondence Received.
4. Meeting updates.
  - a. Reports on and upcoming BOS, PC and other Hearings/Meetings.
  - b. Member reports
  - c. Next meeting date **Monday, May 11, 2026 at Old Ironside County Park, Harbison Canyon.**

**G. ADJOURNMENT**

Planning Group Members:

<b>Crest</b>	1. Michael Rich	2. Pat Ulm	3. Ron Nehring	4. Diana Griffin
<b>Dehesa</b>	5. Joanne Branch	6. Christina Becker	7. Paul Healy	8. Tim Scherer
<b>Harbison Cyn.</b>	9. Mary Manning	10. Robert Lutz-Partain	11. Nathan Morgan	12. Dave Geiger
<b>Granite Hills</b>	13. Vacant	14. Vacant	15. Tim Lucas	

**Chair**

Ron Nehring, 619-743-6402

**Vice-chair**

Joanne Branch, 619-929-6334

The Final Agenda will be posted at meeting site, 72 hours prior to meeting.

Receive the Planning Group agenda and meeting announcements by email. Scan this QR code and sign up online.  
 →



**CREST/DEHESA/GRANITE HILLS/HARBISON CANYON  
SUBREGIONAL PLANNING GROUP (SPG)**

**Minutes of the Meeting – March 9, 2026**

Crest Community Clubhouse, 113 N Park Dr., El Cajon, CA

---

**A. ROLL CALL**

Chair Nehring called the meeting to order at 6:31 PM. A quorum was established with 10 members present: Ulm, Nehring, Griffin, Branch, Healy, Scherer, Manning, Morgan, Geiger, and Lucas. Members Rich, Becker, and Lutz-Partain were excused. Seats 13 and 14 were vacant.

**B. PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was recited.

**C. APPROVAL OF MINUTES**

**Motion (Branch)** to approve the February 9, 2026 minutes as amended (addition of Collier Bridge).

**Vote:** 10-0-0. Motion carried.

**D. PUBLIC COMMUNICATION.** None.

---

**E. ACTION ITEMS**

**1. Road Safety Conditions – La Cresta Road**

Chair Nehring presented results of a community survey identifying safety concerns and potential improvements, including delineators, striping, guardrails, signage, and enforcement.

Representatives from the County of San Diego Department of Public Works (Traffic Engineering), including Ernest Bartley, Michael Kenney, and Barra Manaseer, provided information on current conditions and potential improvements and received public input.

Key points included:

- La Cresta Road is not currently ranked within the top 60 hazardous roads in the County Road Safety Plan (last updated 2022; update in progress).
- Short-term improvements under consideration include increased reflective markers, delineators at curves, guardrail reflectors, speed feedback signs, signage enhancements, and review of right-of-way controls and speed limits.
- Long-term improvements such as road widening were discussed but noted as costly and complex.
- Enforcement by CHP was recommended.

- Additional considerations included evacuation route designation, potential grant funding, shoulder widening, guardrail relocation, and traffic volume analysis.

No action taken. Item to return in April for possible recommendations.

**2. Vacancies – Seats 13 and 14** - No applicants.

---

## **F. GROUP BUSINESS**

### **1. Reports from Elected Officials/Representatives**

Representatives from Supervisor Joel Anderson, Assemblymember Sharp-Collins, and Senator Jones provided legislative updates.

### **2. Harbison Creek Public Works**

Member Manning reported prior brush removal work; remaining debris has been cleared by residents.

### **3. Announcements and Correspondence**

County provided updates regarding roadside vending ordinances.

### **4. Meeting Updates**

- a. No reports on Board of Supervisors, Planning Commission, or other hearings.
  - b. Member Griffin reported:
    - Crest Cleanup Day scheduled for March 21 (Sunrise Grant).
    - Curbside chipping program (CalFire-funded) scheduled for March 21–27.
  - c. Next meeting: April 13, 2026, at Crest Community Association.
- 

## **G. ADJOURNMENT**

**Motion (Morgan)** to adjourn at 8:03 PM. **Vote:** 10-0-0. Motion carried.

---

**Respectfully submitted,**  
Diana M. Griffin, Secretary



# 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:	4/3/2026 11:55:30 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	5131101000
Project Name:	

5131101000

### General Information

USGS Quad Name/County Quad Number:	Alpine/3
Section/Township/Range:	11/16S/01E
Tax Rate Area:	67007
Thomas Guide:	/
Site Address:	5064 Dehesa Rd El Cajon 92019-1801
Parcel Size (acres):	4.64
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 Diego County Fire Protection District
School District:	Gen Elem Dehesa; High Grossmont Union

5131101000

**General Plan Information**

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

**Zoning Information**

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	1Ac
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.	Yes
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:	Southern 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; Quaternary Alluvium
Paleo Sensitivity:	Low; Zero
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

**Geology**

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	B
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-2 (Yes Alluvium/No Mines)
---	------------------------------------

**Hazard Flooding**

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

**Hazardous Materials**

Schools are located within 1/4 mile of the project.	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No
The site is located within 1000 feet of buried waste in a landfill.	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	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:	Sweetwater
Sub-basin:	909.23/Dehesa
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 Bay Shoreline; San Diego Bay; Paradise Creek; Sweetwater River (Lower); Sweetwater Reservoir
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.	Yes
------------------------------------	-----

**Fire Services**

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

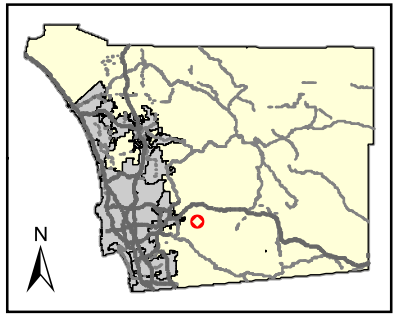
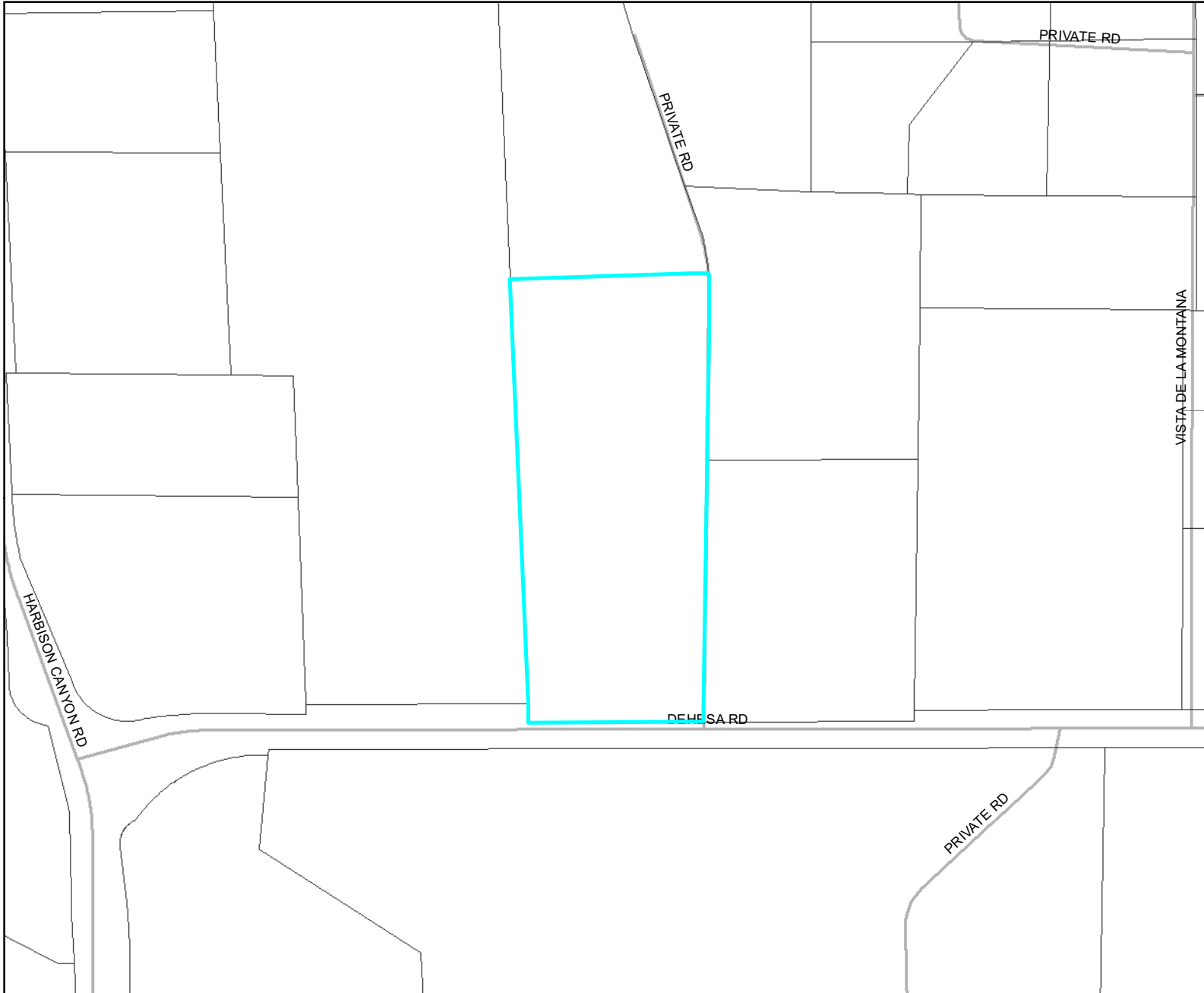
**Additional Information**

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	Yes
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**

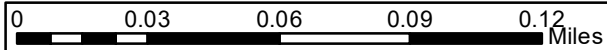
The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	No
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	Yes
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



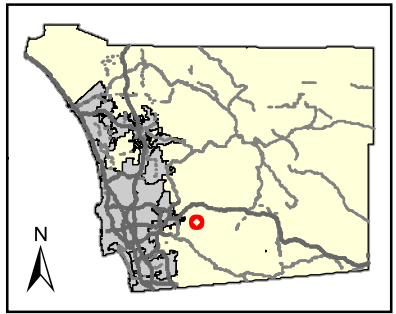
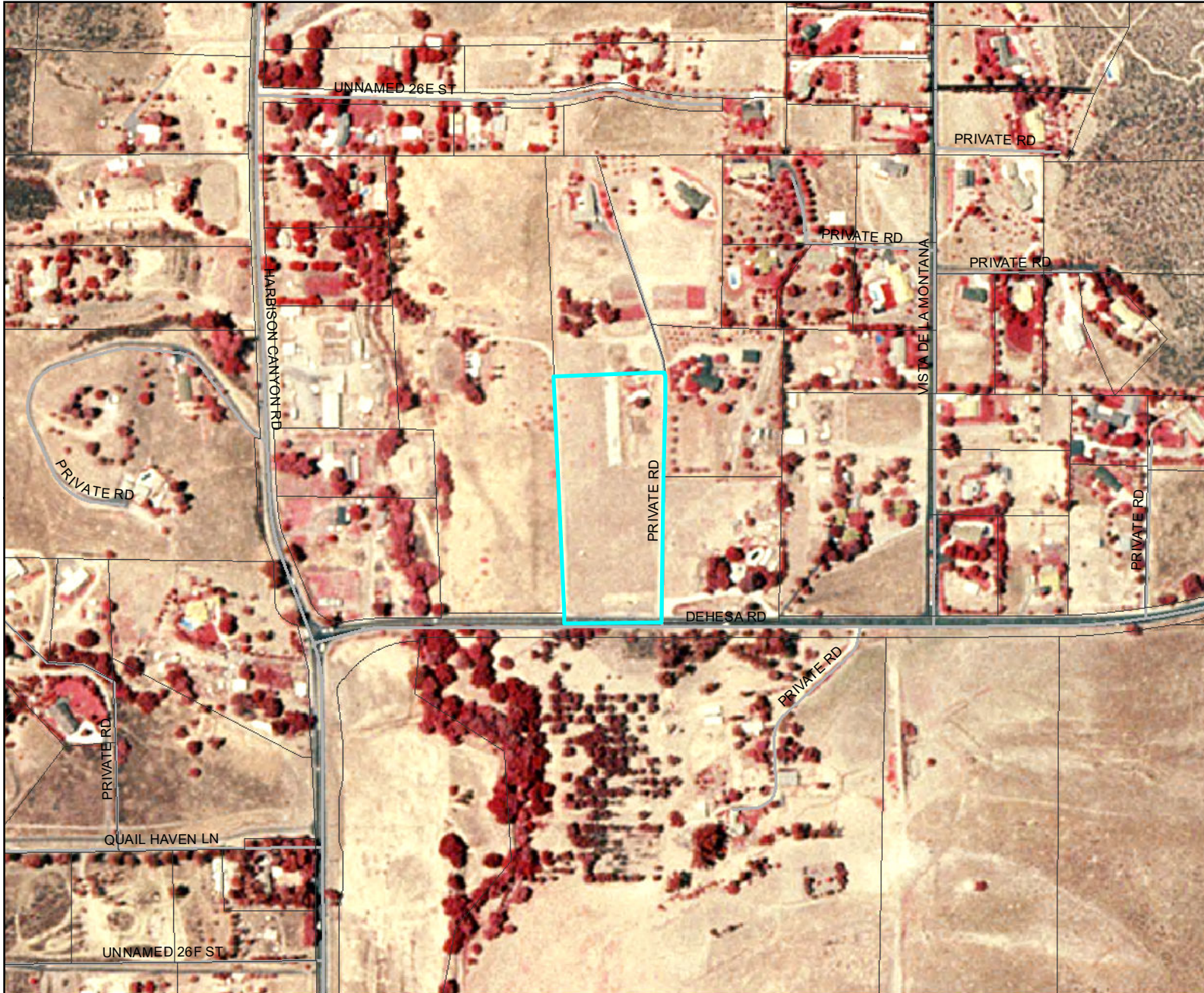
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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.**

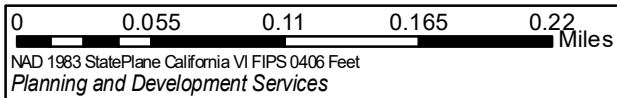
**Notes:**

# 1997 COLOR INFRARED



**Legend:**

 PROJECT AREA

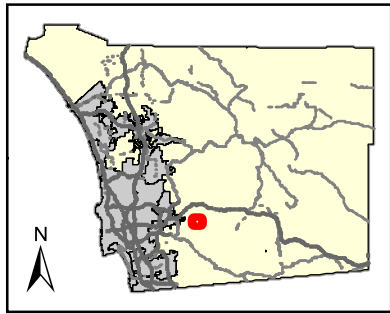
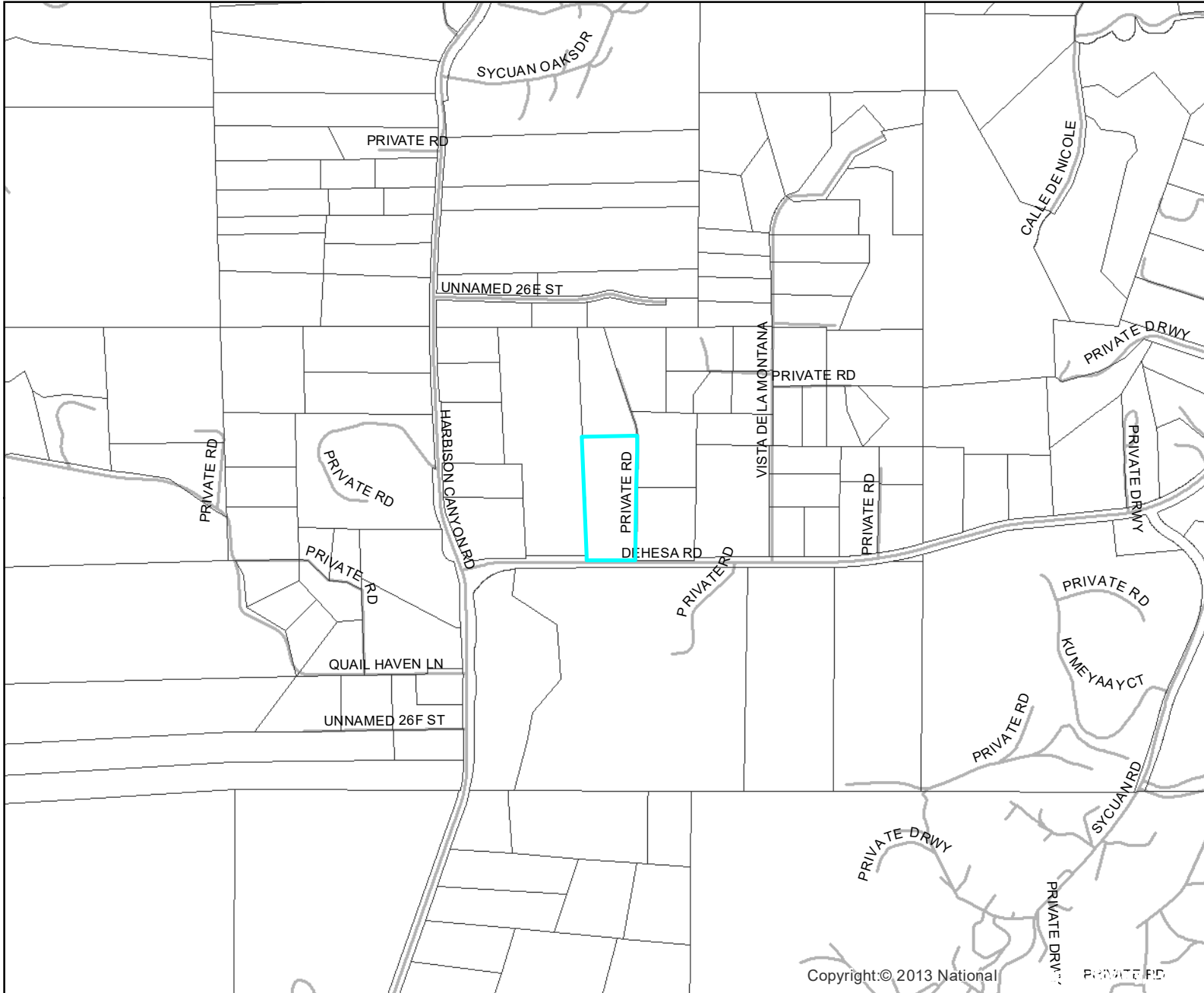


This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**



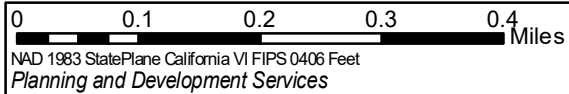
# TOPO MAP



**Legend:**

 PROJECT AREA

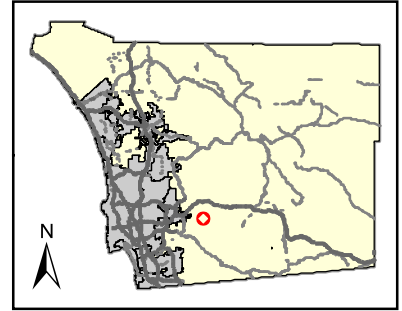
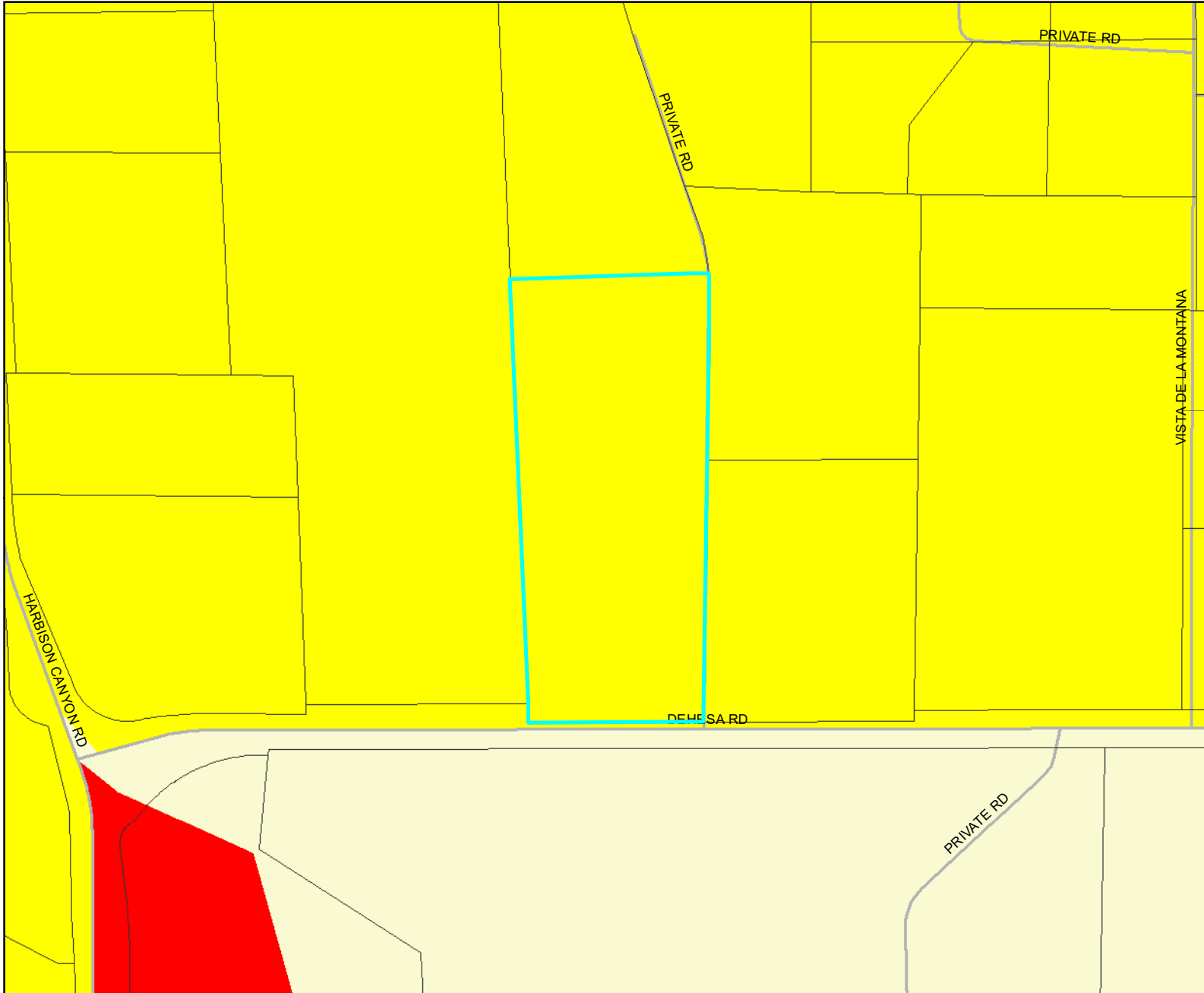
**Notes:**



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.

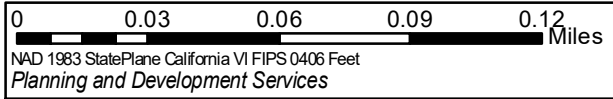
Copyright © 2013 National

# GENERAL PLAN - LAND USE



**Legend:**

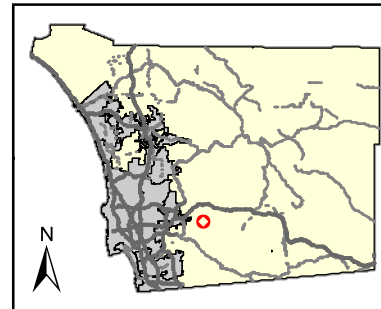
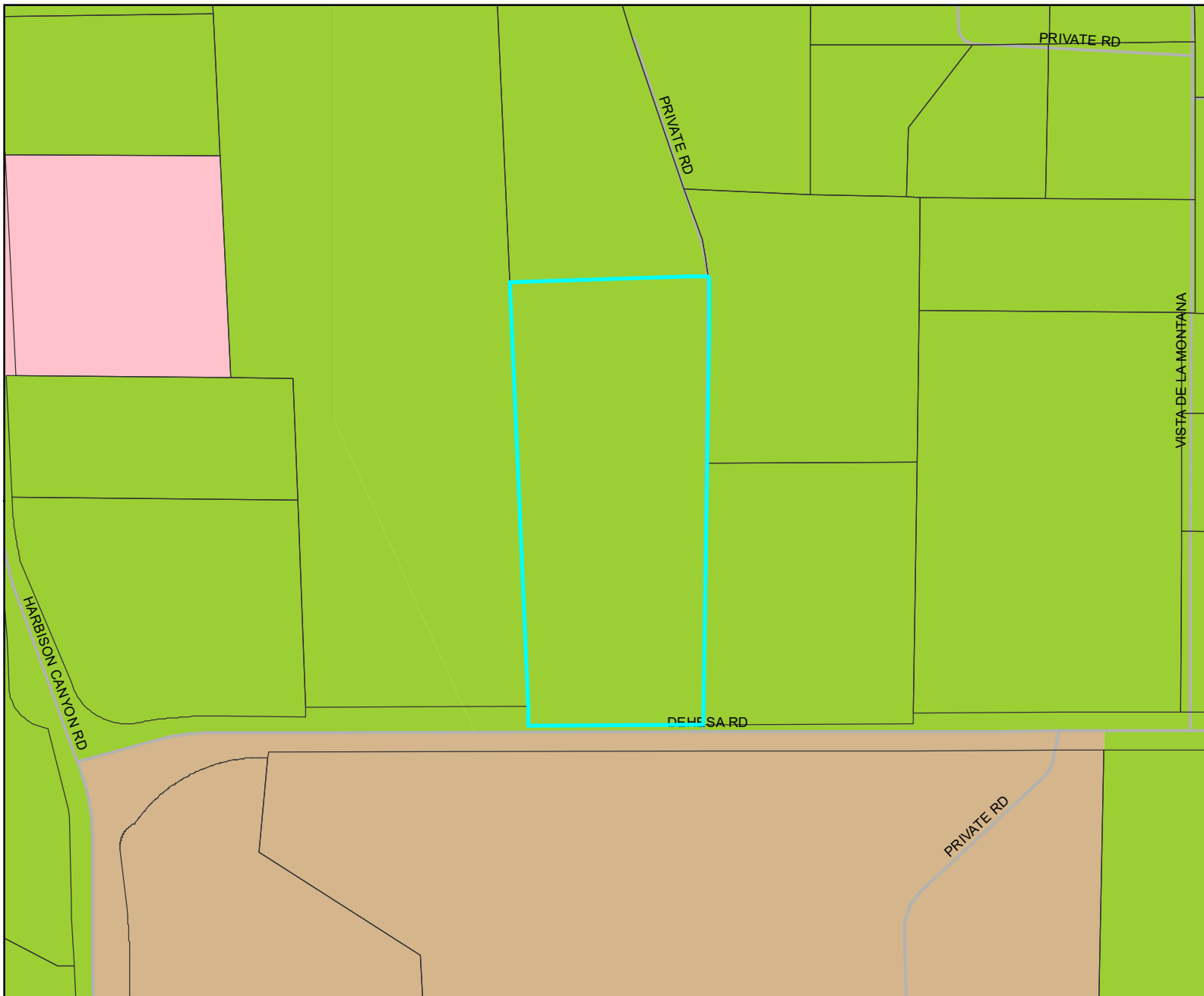
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village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



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.**

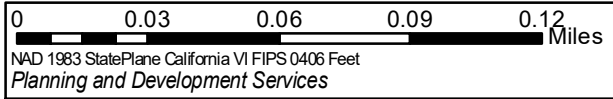
**Notes:**  
 \*Residential densities in italics

# ZONING - USE



**Legend:**

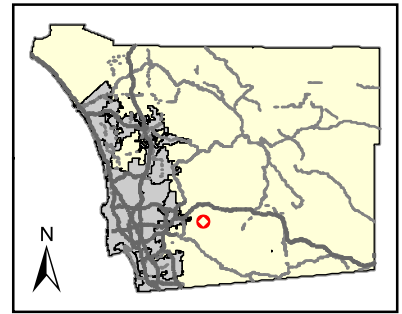
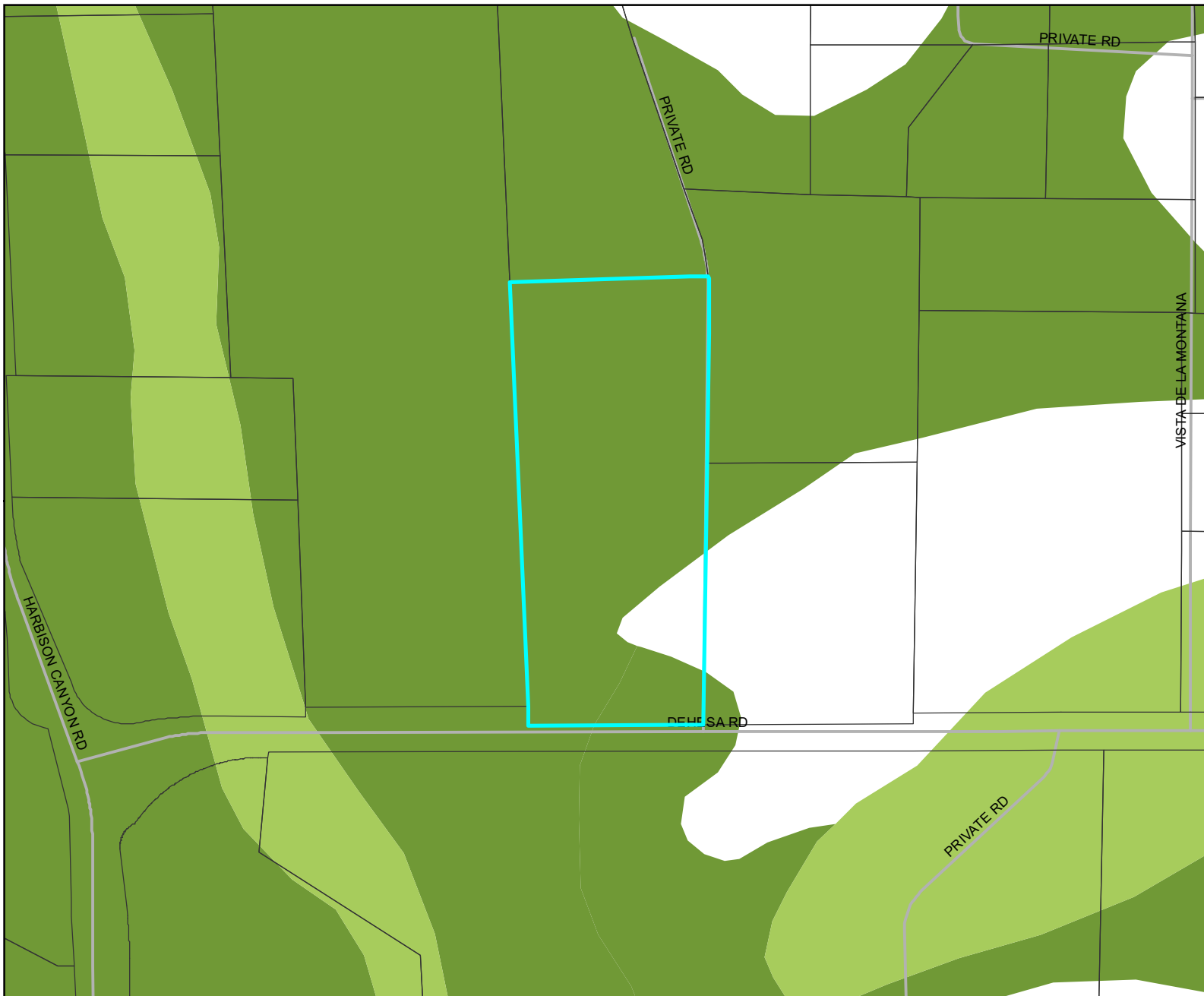
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- 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



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.**

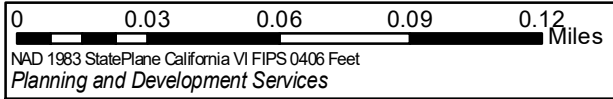
**Notes:**

# PRIME SOILS



**Legend:**

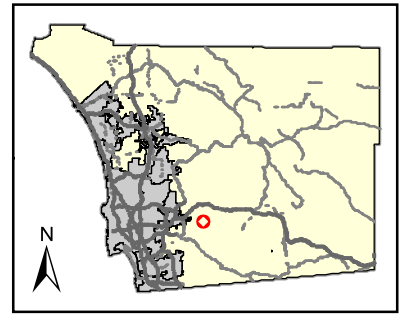
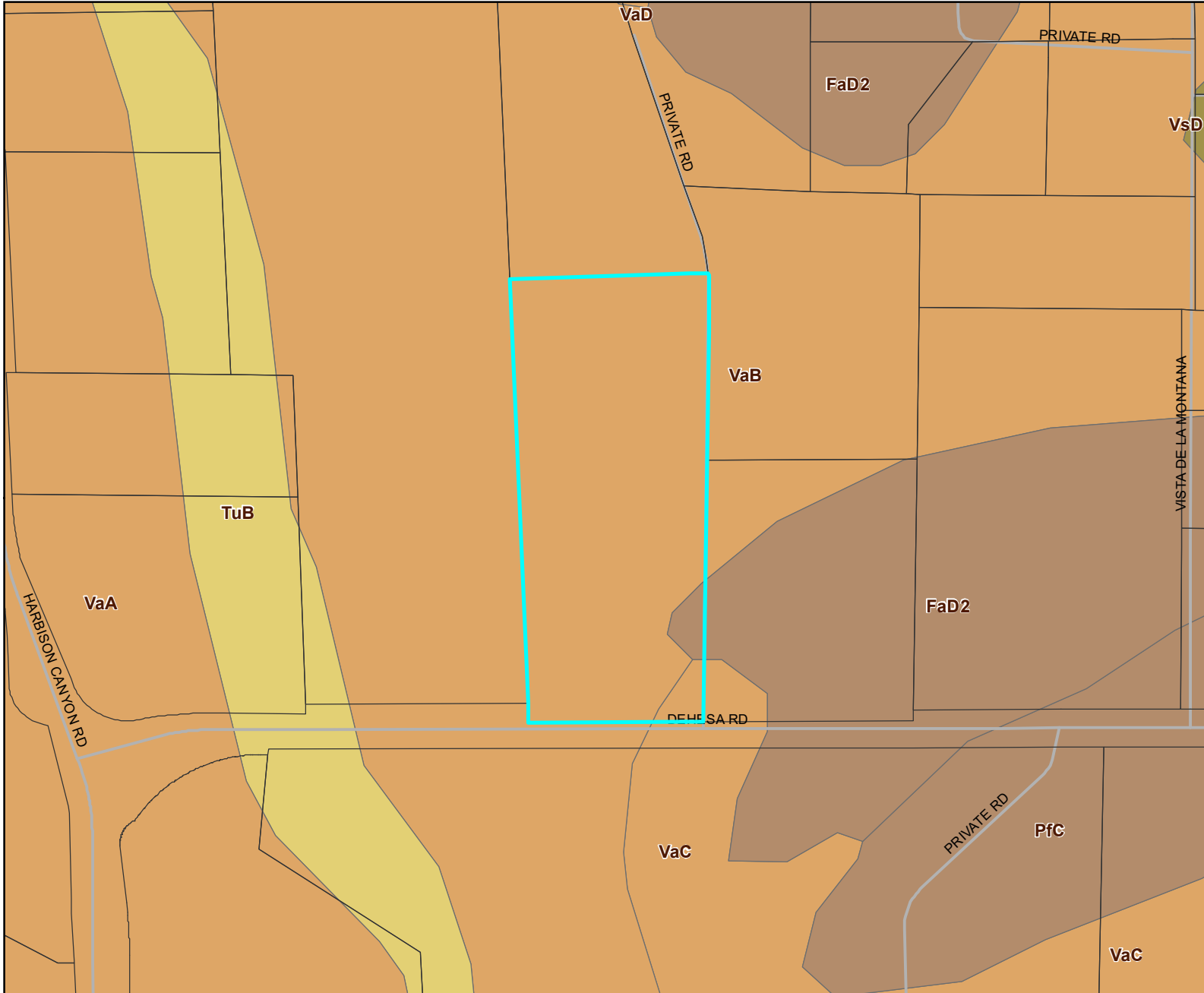
- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils



**N** 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.**

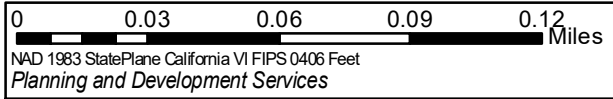
**Notes:**

# SOIL



**Legend:**

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

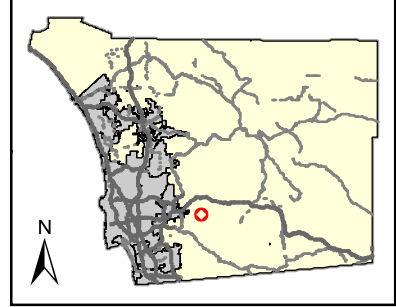


**N**  
 This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

**Notes:**

<b>SOIL</b>	<b>DESCRIPTION</b>	<b>CAP CLASS</b>	<b>STORIE INDEX</b>	<b>SHRINK/SWELL</b>	<b>EROSION INDEX</b>
VaC	Visalia sandy loam, 5 to 9 percent slopes	2e-1(19)	73	Low	Severe 16
FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	4e-1(19)	48	Moderate	Severe 16
VaB	Visalia sandy loam, 2 to 5 percent slopes	2e-1(19)	81	Low	Severe 16

# VEGETATION

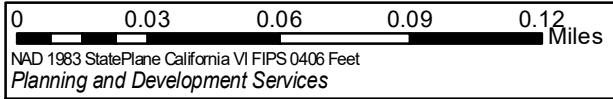


**Legend:**

PROJECT AREA

**VEGETATION CATEGORY**

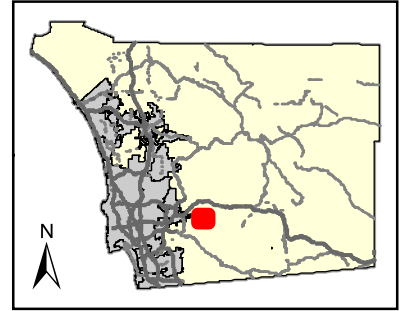
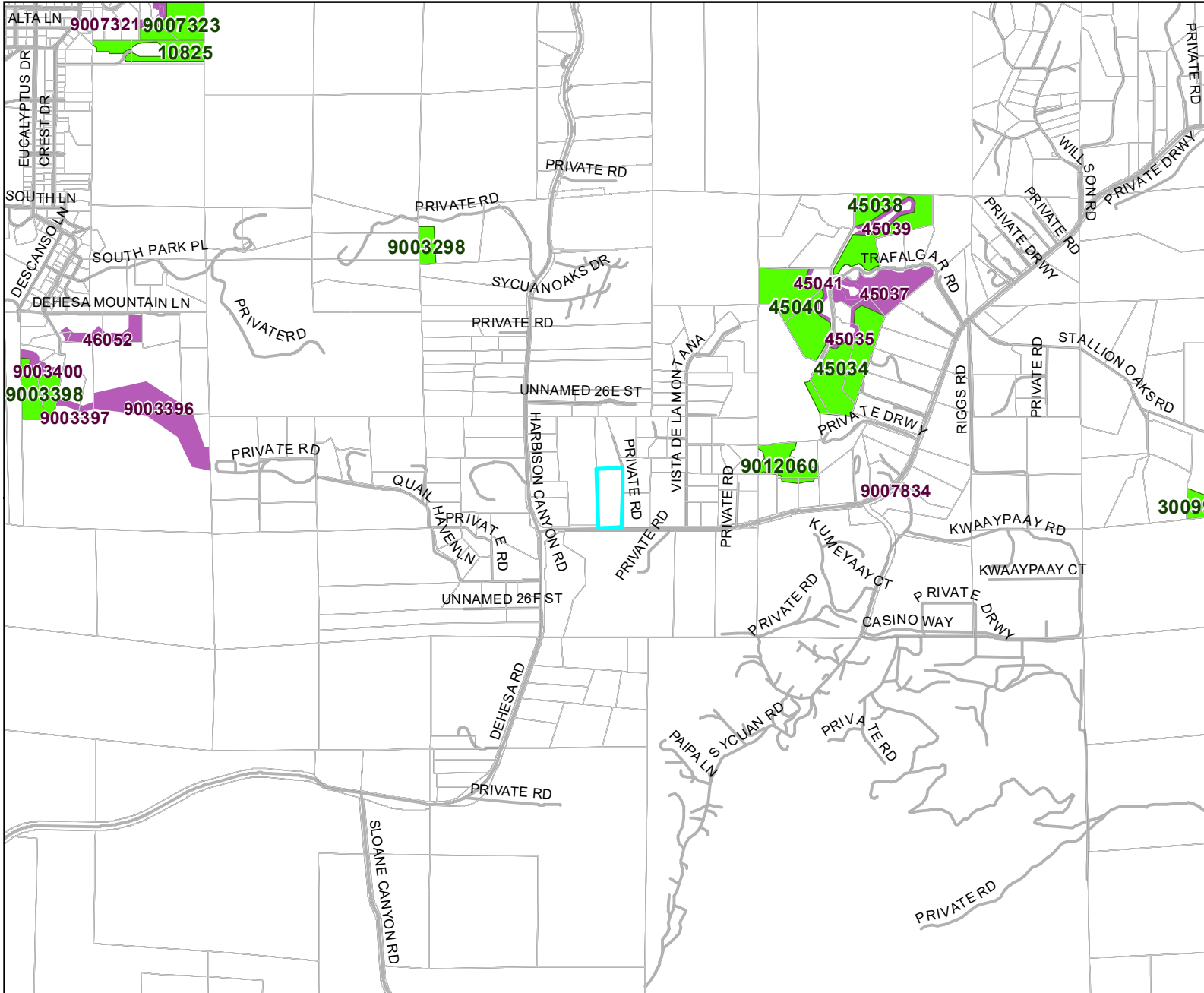
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)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



**N** 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:**

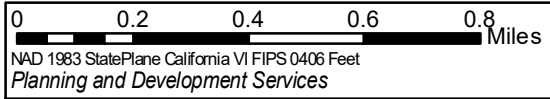
# OPEN SPACE EASEMENTS



**Legend:**

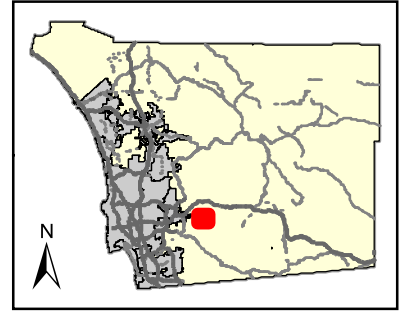
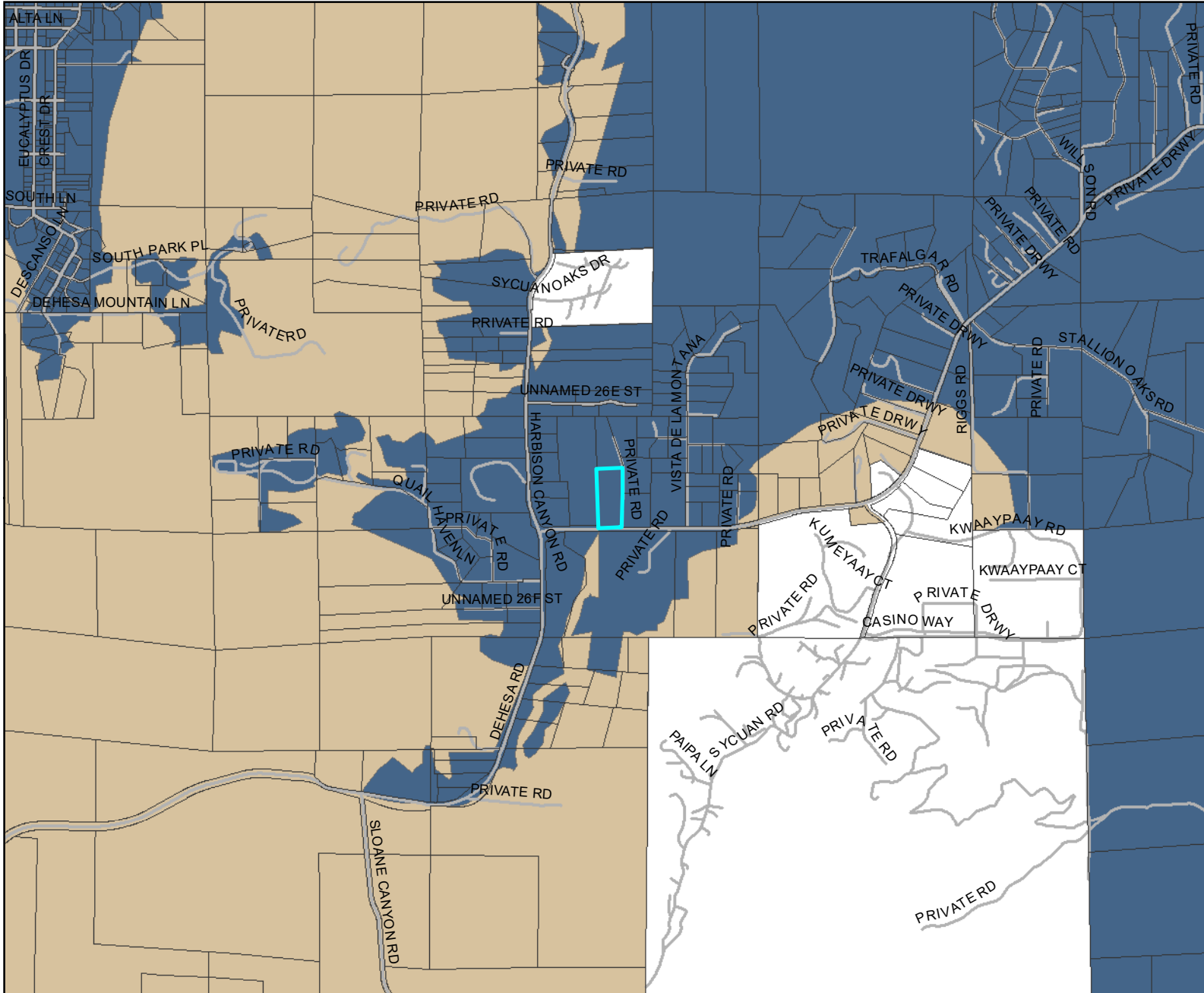
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

**Notes:**



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.

# MSCP

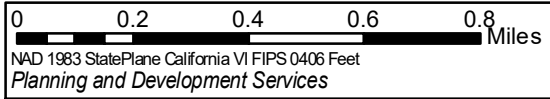


**Legend:**

PROJECT AREA

**MSCP DESCRIPTION**

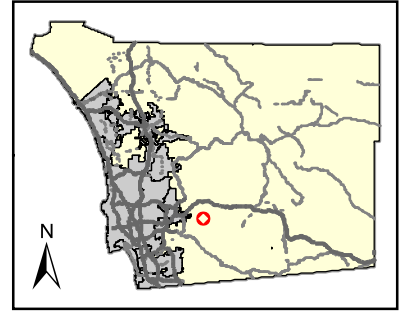
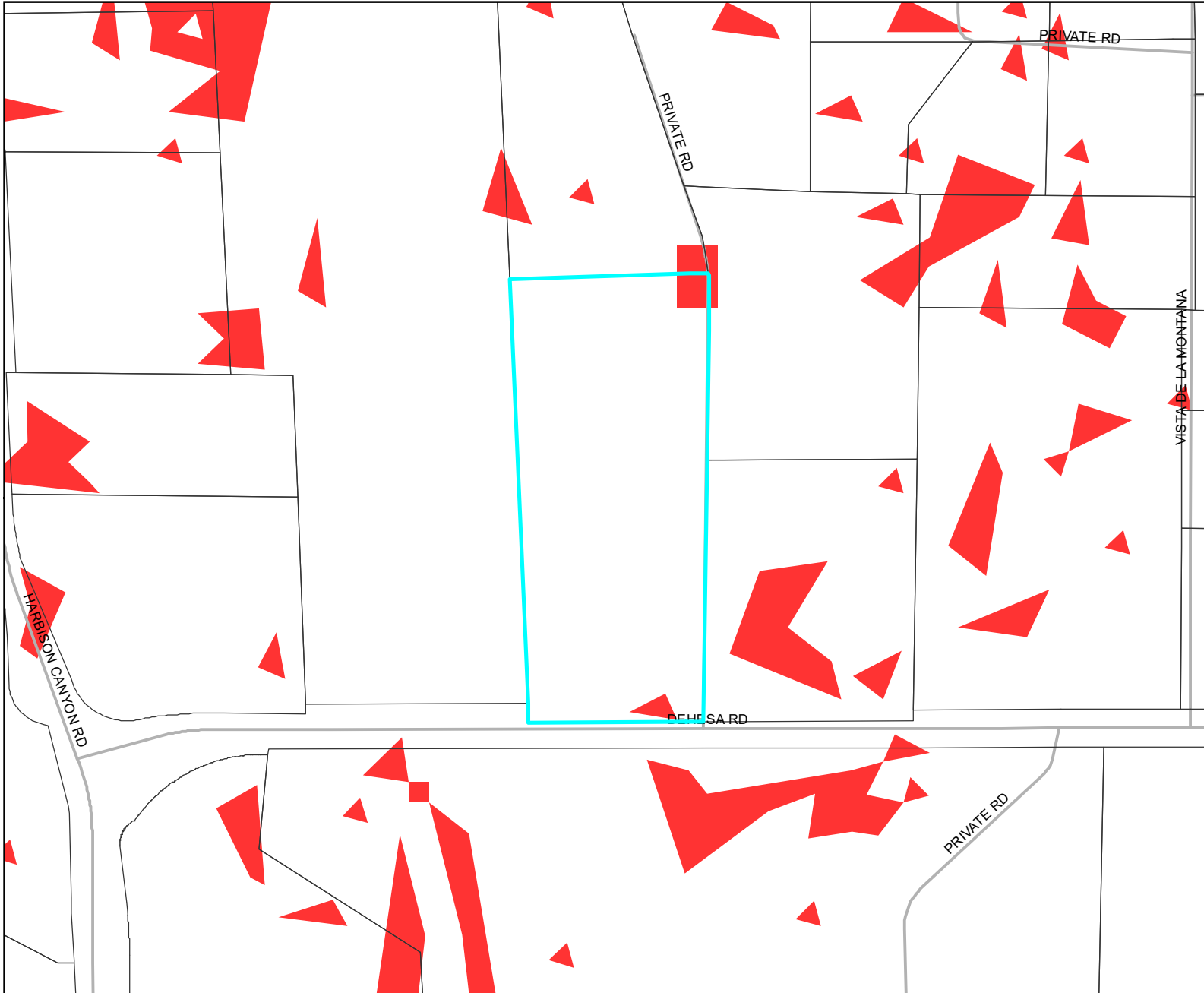
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Hardline Preserve
- Take Authorized Area
- Conserved Subject to Agreement with Wildlife Agencies
- Otay Ranch Areas Where no Take Permits will be Issued
- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area Subject to Special Considerations
- 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





N  
 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:**  
 MSCP = Multiple Species Conservation Program

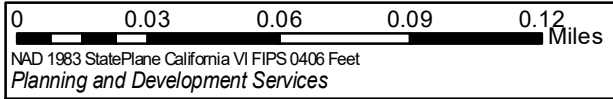
# STEEP SLOPES




**Legend:**

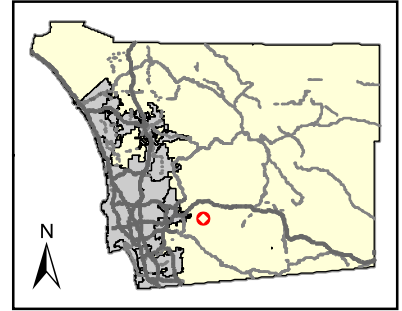
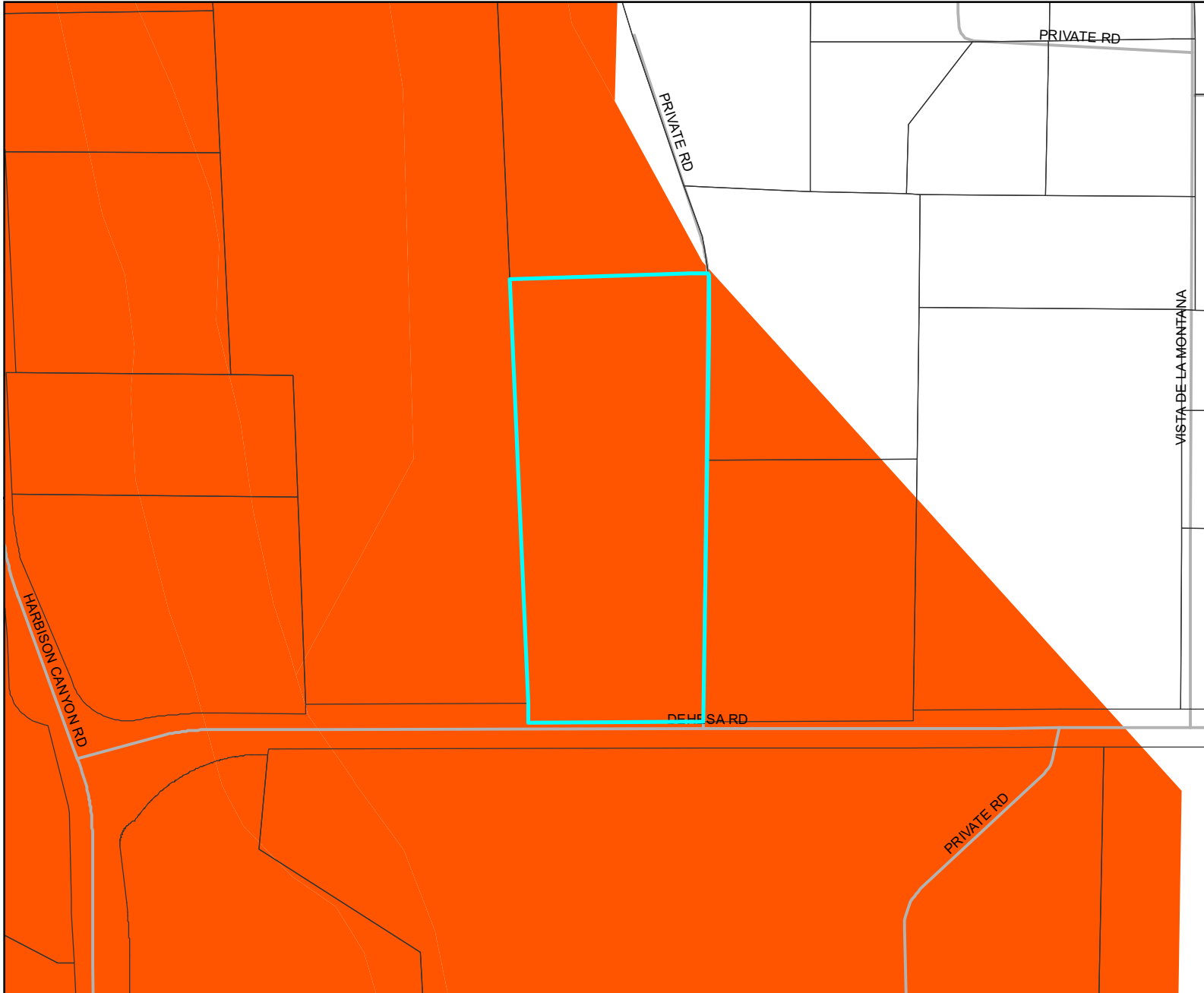
-  PROJECT AREA
-  STEEP SLOPE (> 25%)

**Notes:**





 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.**

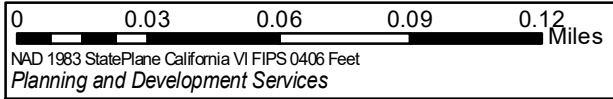
# POTENTIAL LIQUEFACTION




**Legend:**

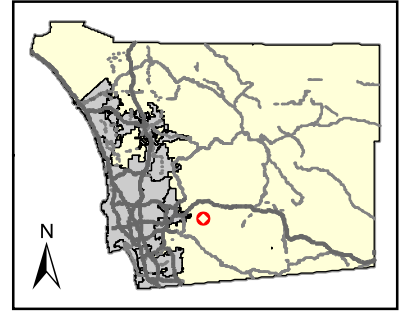
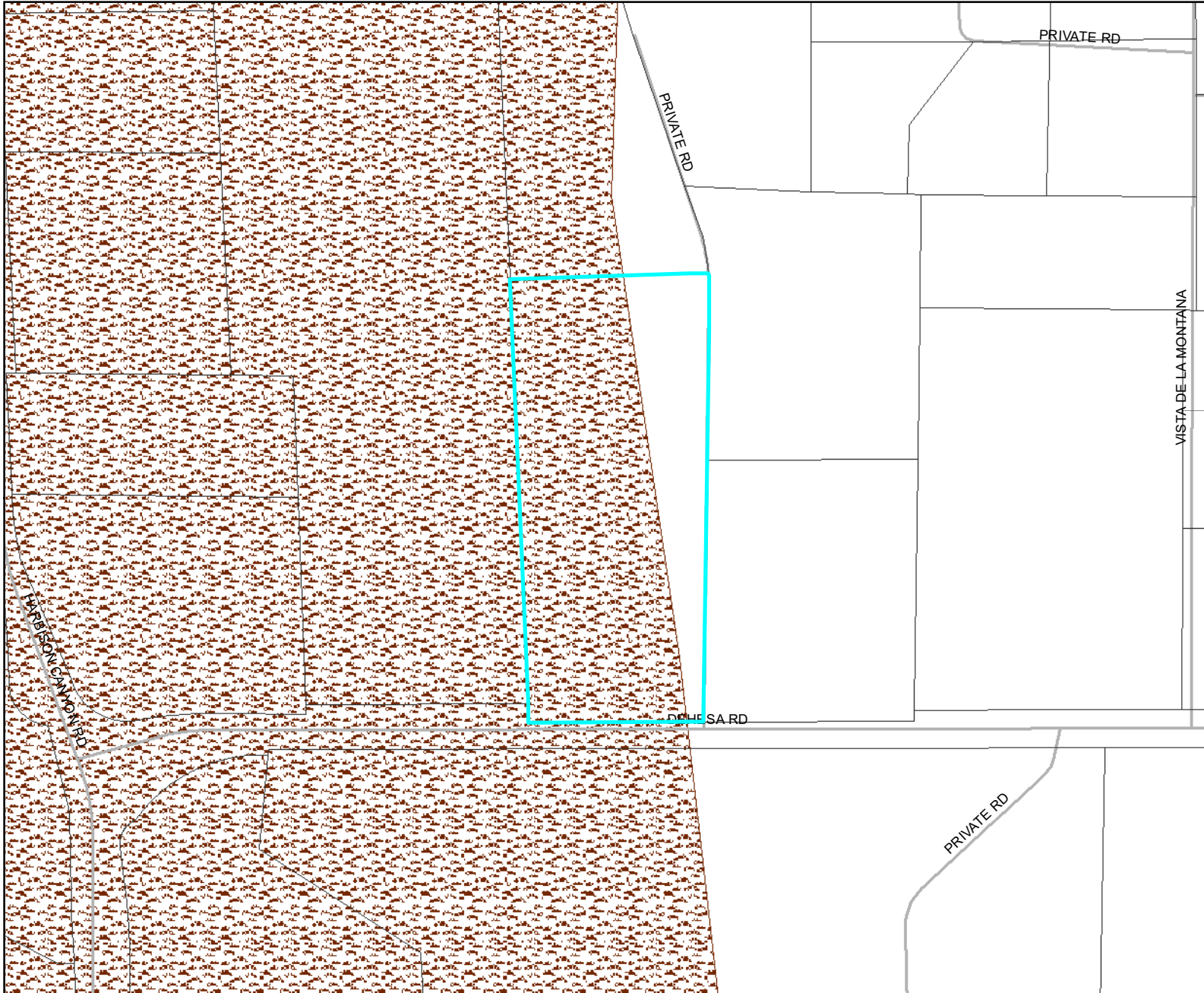
-  PROJECT AREA
-  POTENTIAL LIQUEFACTION AREA

**Notes:**



 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.

# MINERAL RESOURCES

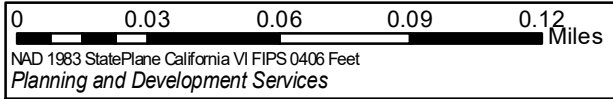


**Legend:**

- PROJECT AREA
- ALLUVIUM
- ✱ MINE
- MINE

**MINERAL RESOURCE ZONES**

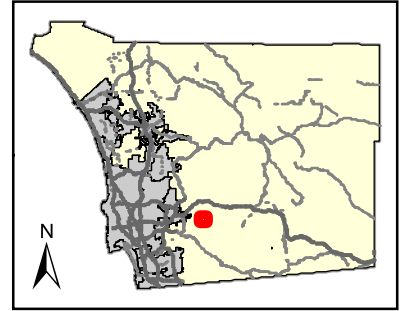
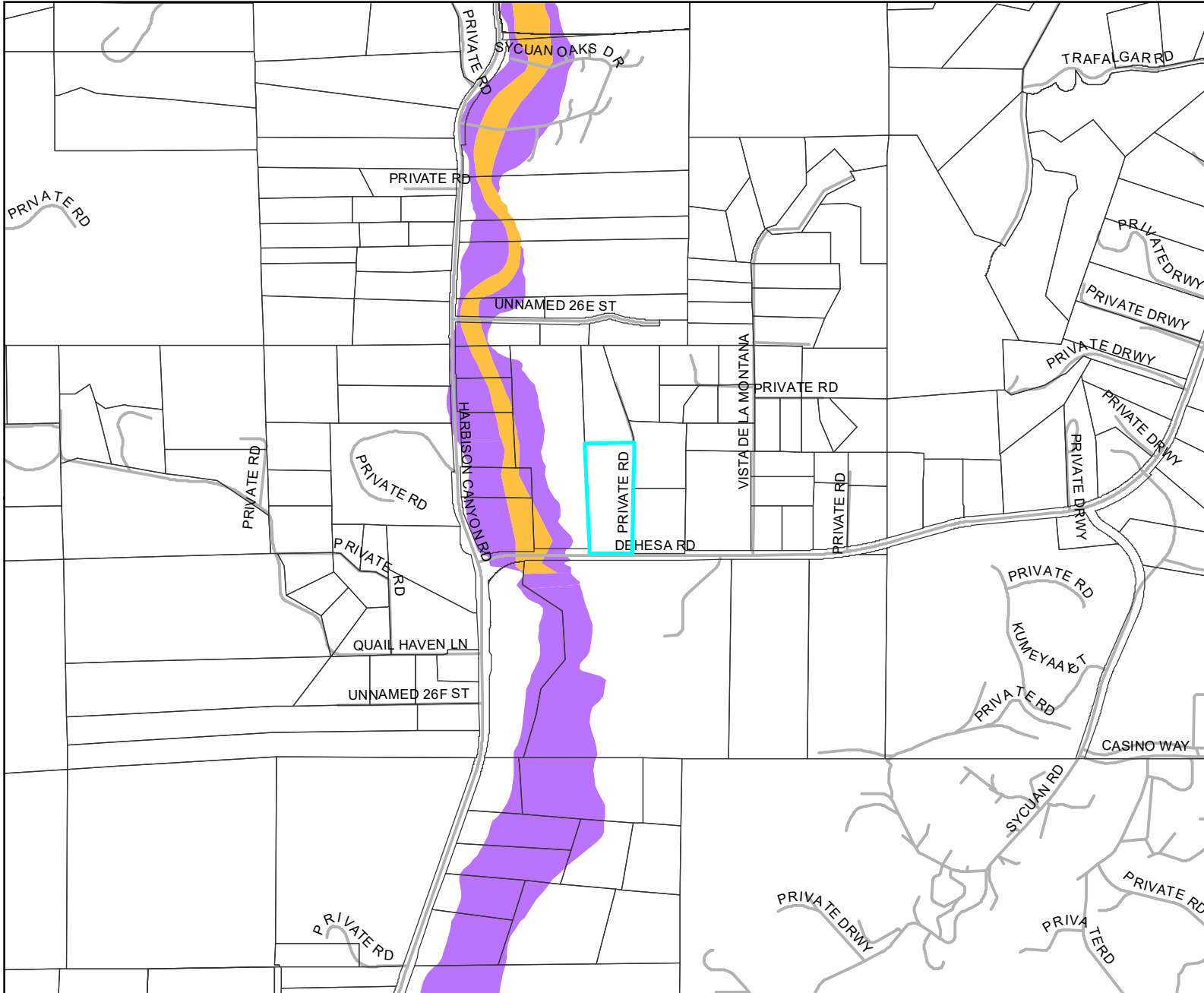
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



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:**

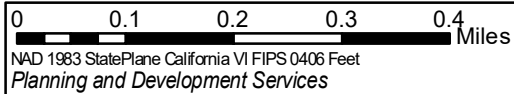
# FEMA FLOOD AREAS



**Legend:**

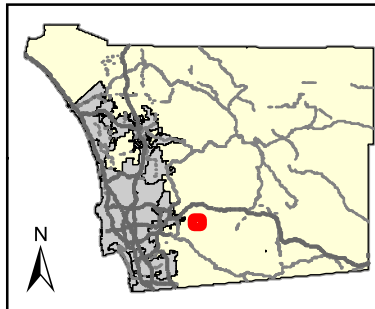
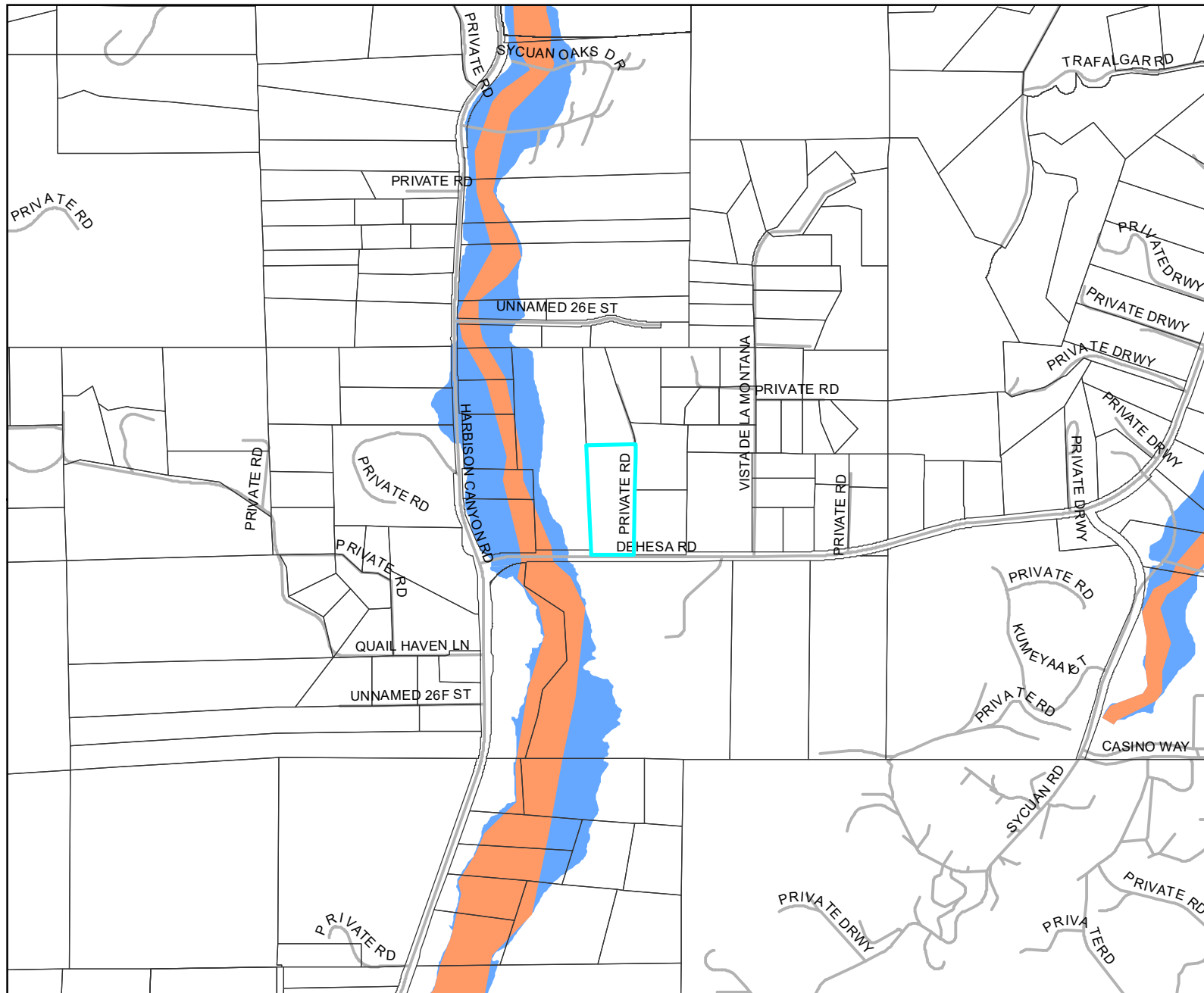
- PROJECT AREA
- FEMA 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN

**Notes:**



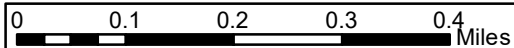
This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# COUNTY FLOOD AREAS



**Legend:**

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



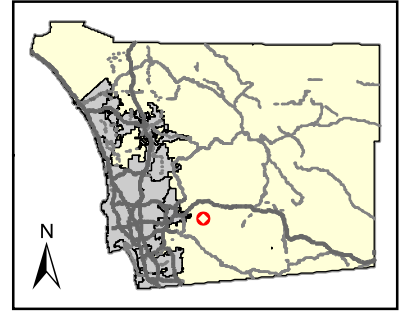
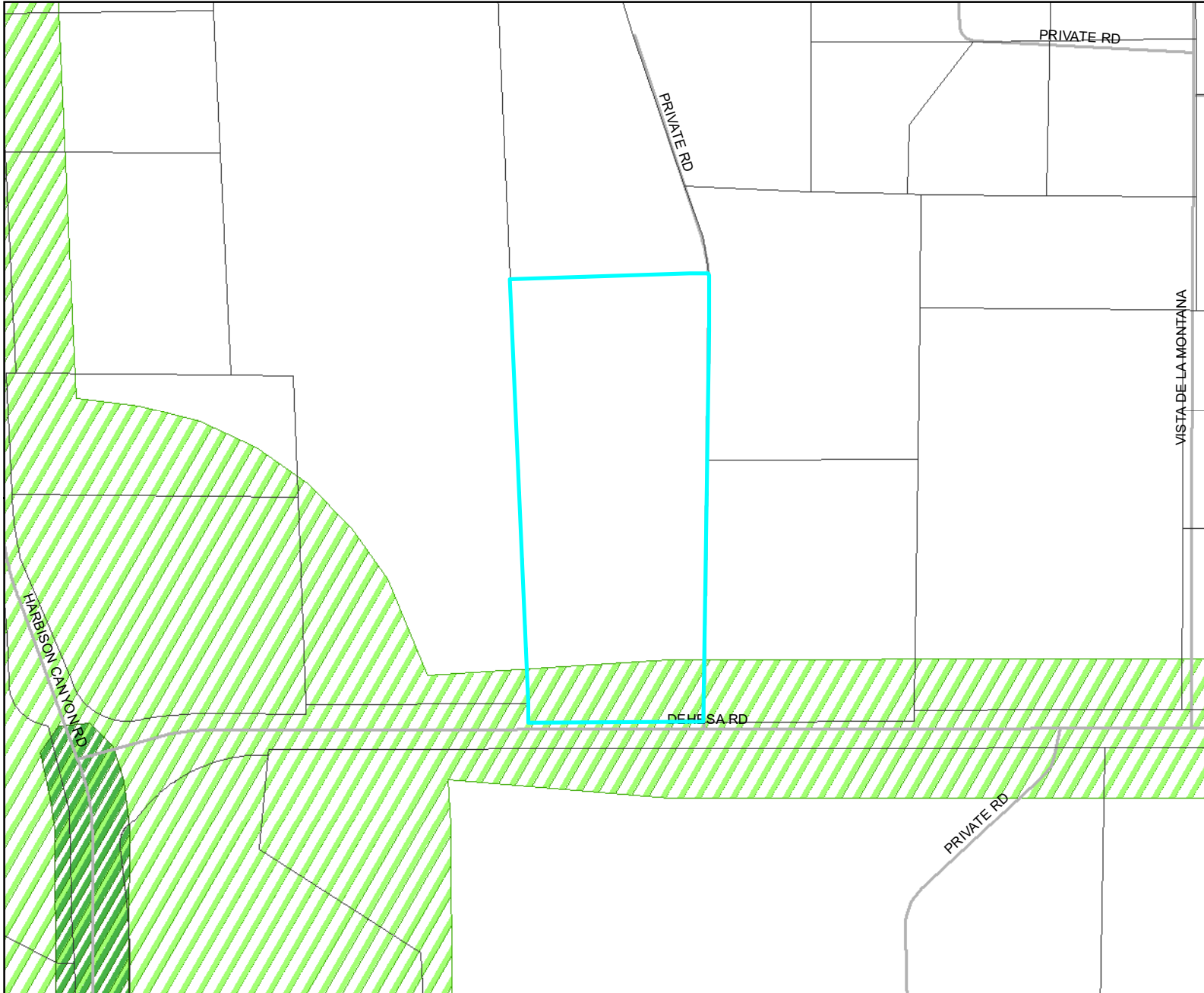
NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services



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.**

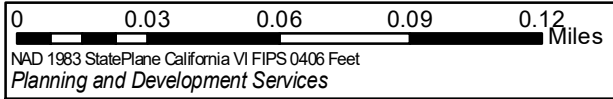
**Notes:**

# NOISE



**Legend:**

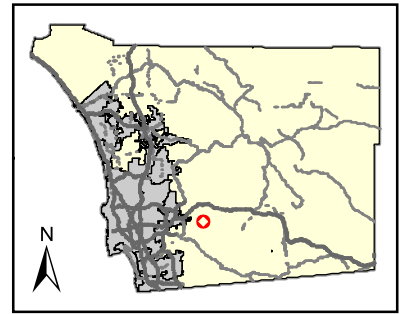
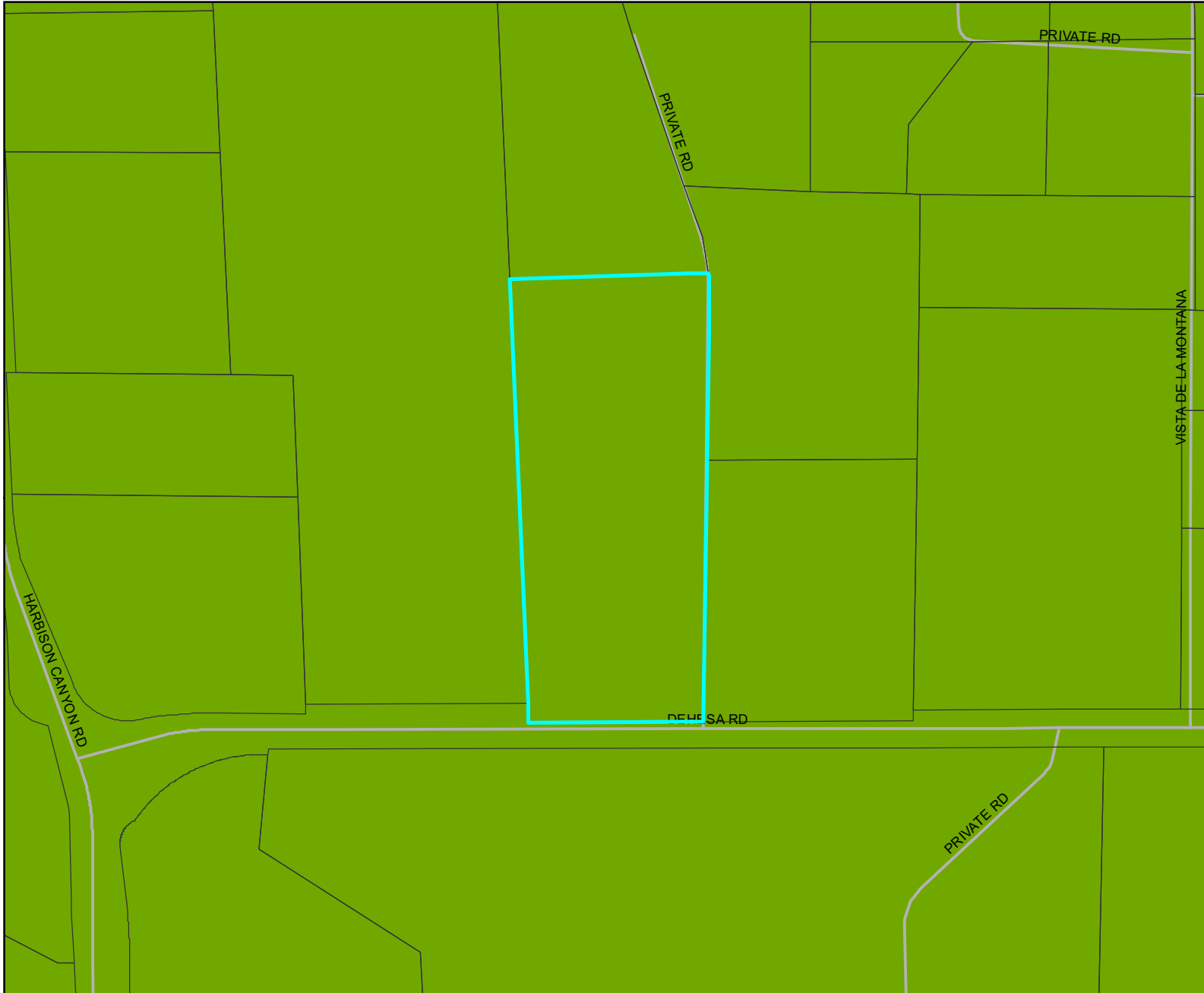
- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**  
(Community Noise Equivalent Level)
- 60
- ROAD NOISE**  
(Community Noise Equivalent Level)
- 60
- 75
- AIR NOISE**  
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80



**N** 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:**

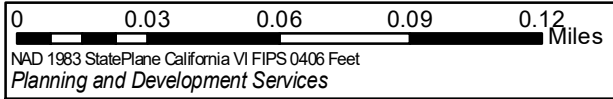
# URBAN-WILDLAND INTERFACE



**Legend:**

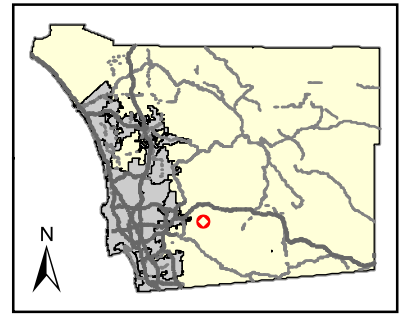
- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

**Notes:**

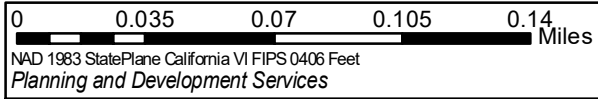


**N** This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# TRAILS



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



**N** 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:**

# TENTATIVE PARCEL MAP

## EL CAJON, SAN DIEGO COUNTY, CALIFORNIA

PARCEL 1 OF PARCEL MAP NO. 9760, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE RECORDS OF SAID COUNTY

### EXCEPTIONS:

5. THE FACT THAT PORTIONS OF SAID LAND ARE SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD, AS SHOWN ON SAID MAP (NO LONGER AFFECTS PROPERTY - LAND INFORMATION ITEM 10)

6. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT: (DOCUMENT NOT PROVIDED)

RECORDED: IN BOOK 1303, PAGE 472 OF OFFICIAL RECORDS  
 FOR: RIGHT OF WAY AND INCIDENTAL PURPOSES COUNTY OF SAN DIEGO  
 IN FAVOR OF: COUNTY OF SAN DIEGO  
 AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

7. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT: (DOES NOT AFFECT)

RECORDED: 05/15/1981 AS INSTRUMENT NO. 1981-152154 OF OFFICIAL RECORDS  
 FOR: ROAD, UTILITY PURPOSES AND INCIDENTAL PURPOSES  
 AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

8. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT: (DOES NOT AFFECT)

ENTITLED: ROAD MAINTENANCE AGREEMENT  
 RECORDED: 07/26/1985 AS INSTRUMENT NO. 1985-152154 OF OFFICIAL RECORDS

### SURVEYOR NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DEHESA ROAD, WITH A MEASURED BEARING OF N89°57'06"E (S89°30'15"W PER R1).
- ALL DISTANCES SHOWN HEREON ARE AS-SURVEYED. RECORD DISTANCES AND REFERENCES ARE SHOWN AS (R#), PER REFERENCE NOTES.
- THIS OFFICE HAS EXAMINED THE PRELIMINARY REPORT, ORDER NO. 400-2173761-37; PREPARED BY CALIFORNIA TITLE COMPANY, EFFECTIVE DATE: 06/22/2022 @ 7:30AM. THOSE INSTRUMENTS INCLUDED IN "EXCEPTIONS" OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING
- THE LEGAL DESCRIPTION STATED HEREON WAS PROVIDED IN THE STATED PRELIMINARY TITLE REPORT.

### LEGAL DESCRIPTION:

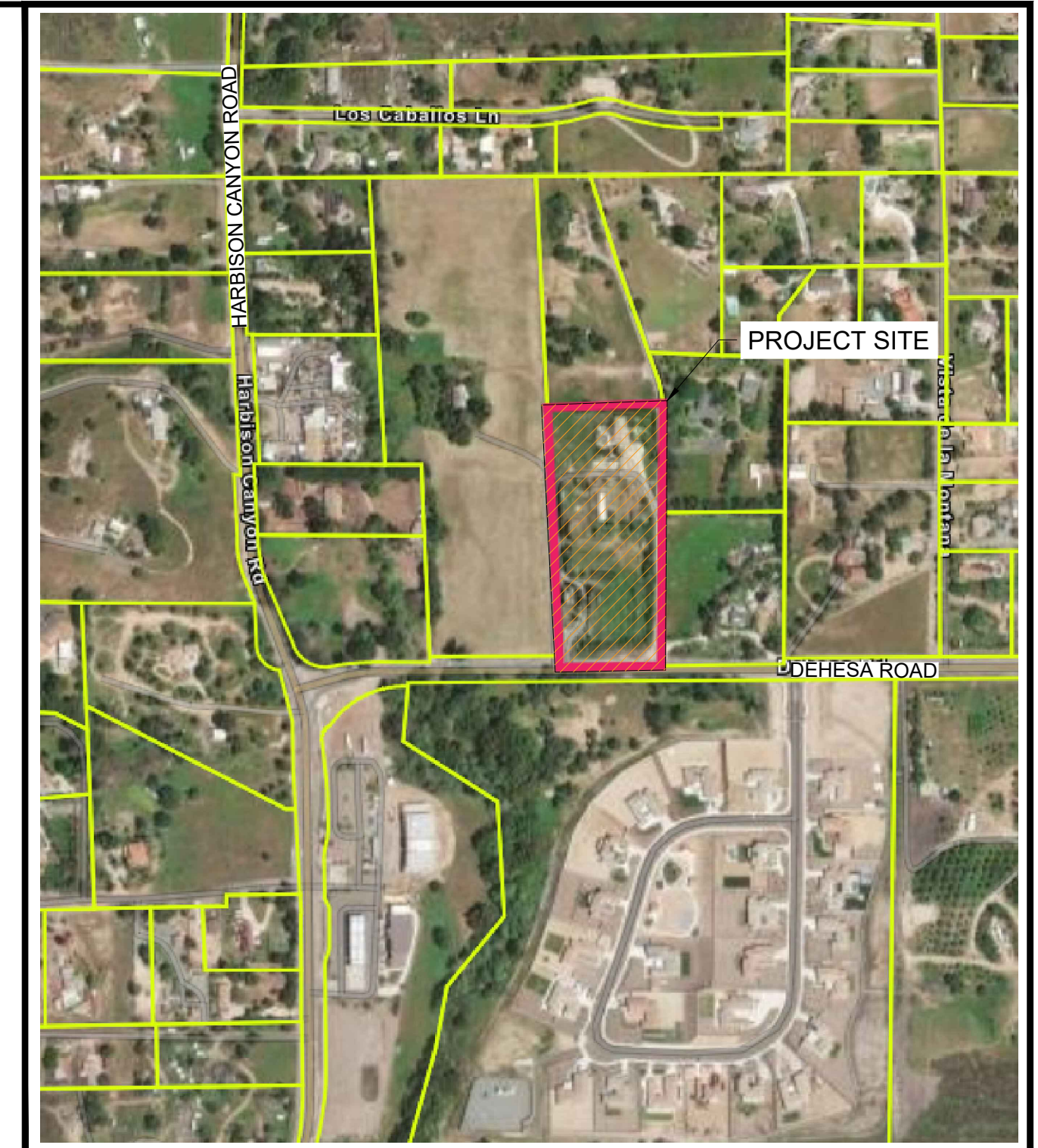
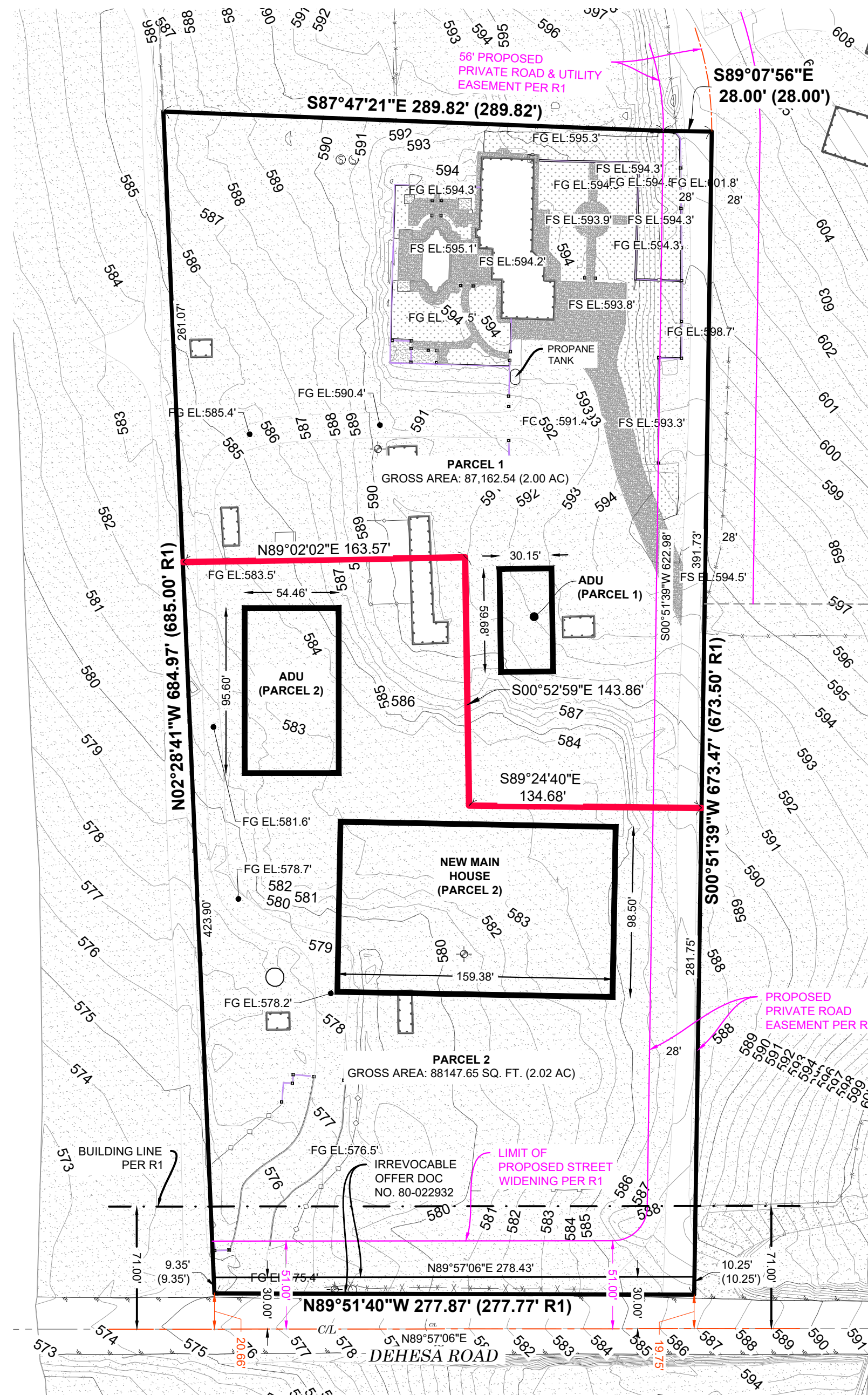
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL CAJON, SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

#### PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 9760, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 6, 1980.

#### PARCEL B:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES, OVER, UNDER, ALONG AND ACROSS THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED ON SAID PARCEL MAP NO. 9760 AS "PROPOSED 56 FOOT PRIVATE ROAD AND UTILITY EASEMENT" AND PROPOSED PRIVATE ROAD EASEMENT. THE EASEMENT HEREIN DESCRIBED IS HEREBY DECLARED TO BE APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF ALL ANY PORTIONS OF PARCEL "A" DESCRIBED ABOVE.



## VICINITY MAP

N.T.S.

### PROPERTY AREA

GROSS AREA	201,966 SQ. FT. (4.64 AC)
ROAD EASEMENT	26,655 SQ. FT. (0.61 AC)
REMAINING	175,311 SQ. FT. (4.24 AC)

### MAP LEGEND

- PROPOSED PARCEL LINE
- - - - - CENTERLINE
- · - · - BUILDING SET BACK
- PROPERTY LINE
- - - - - FUTURE RIGHT OF WAY
- APPROXIMATE LOCATION OF PROPOSED CONSTRUCTION
- AC ACRE(S)
- C/L CENTERLINE

### REFERENCE NOTE:

R1 = PARCEL MAP NO. 9760

### LAND INFORMATION:

- EXISTING LAND USE: 1000 SPACED RURAL RESIDENTIAL
- EXISTING AREA OF LANDS: 201965.96 SQ. FT. /4.637 TOTAL ACRES
- OWNER: LOSIAN HABIB, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY
- SITE ADDRESS: 5064 DEHESA RD, EL CAJON, CA 92019
- FLOOD ZONE: FLOOD ZONE: "X" (NOT SHADED); COMMUNITY PANEL NO. 060284 1687 G; DATE: MAY 16, 2012.
- PROPERTY IS DESIGNATED BY SAN DIEGO COUNTY AS ASSESSOR PARCEL NUMBER (APN) 513-110-10-00.



## MISSION LAND SURVEYING

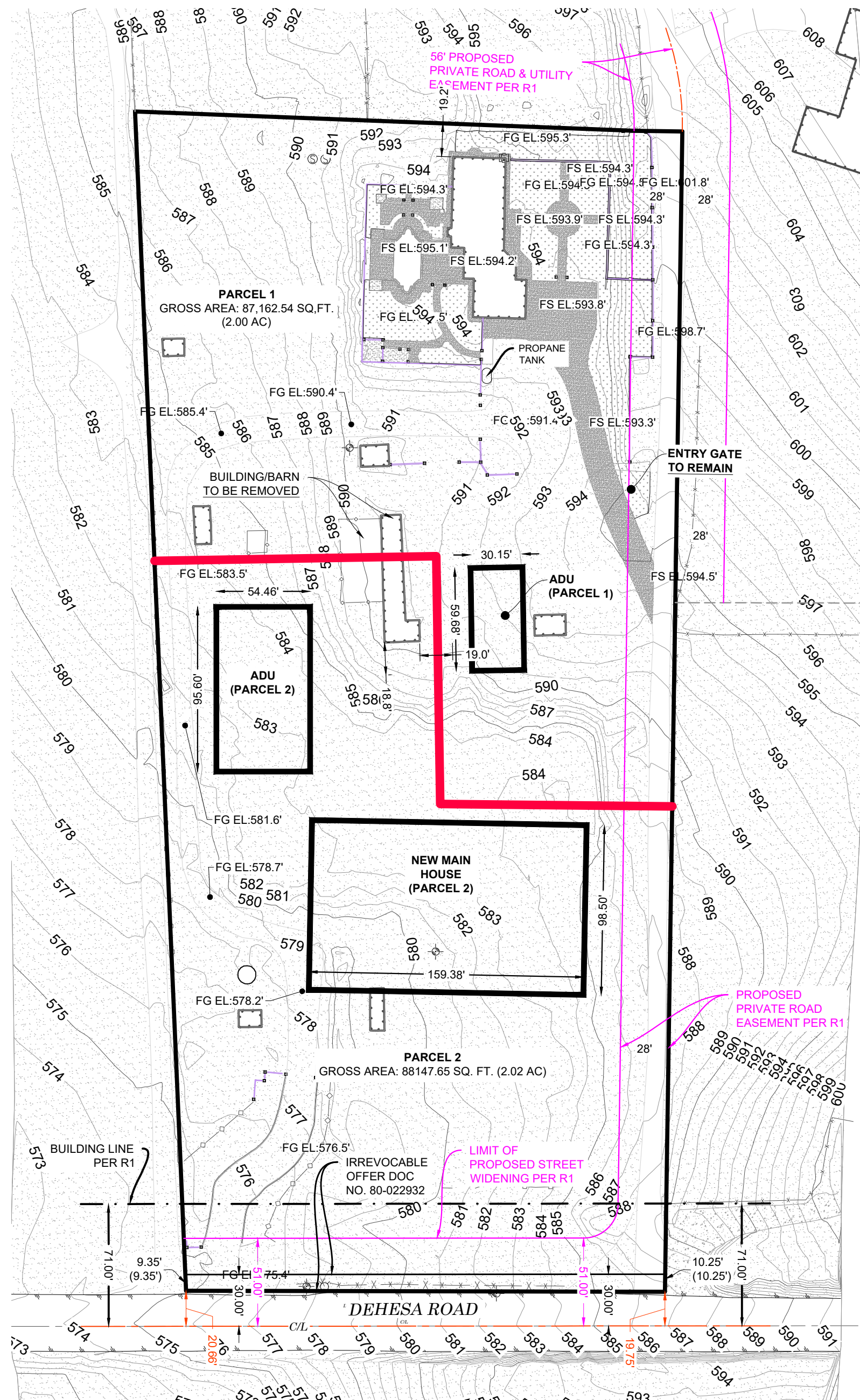
TENTATIVE PARCEL MAP NO. 0000  
 5064 DEHESA RD, EL CAJON, CA 92019

MARK	DATE	ITEM	DATE OF SURVEY:	12/02/2025	SHEET NO.
			MAPPING	BY: TJ	1
			FIELD AND OFFICE CHECK	BY: FARID, DADASHI, PLS	of 2
		REVISIONS	SCALE: AS SHOWN	FILE # N/A	

# TENTATIVE PARCEL MAP

## EL CAJON, SAN DIEGO COUNTY, CALIFORNIA

PARCEL 1 OF PARCEL MAP NO. 9760, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE RECORDS OF SAID COUNTY



### LINE PATTERN KEY

- BUILDING OUTLINE
- CONCRETE WALL
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- WOOD FENCE
- METER ELECTRICAL
- PROPERTY LINE
- SEPTIC
- UTILITY POLE
- PROPOSED PARCEL LINE
- CENTERLINE
- BUILDING SET BACK
- FUTURE RIGHT OF WAY
- APPROXIMATE LOCATION OF PROPOSED CONSTRUCTION

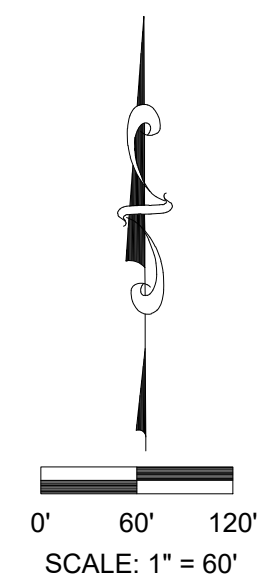
### ABBREVIATIONS

- C/L CENTERLINE
- EL ELEVATION
- FG FINISHED GROUND
- FF FINISHED SURFACE
- FS FINISHED SURFACE

### AREA PATTERN KEY

- DIRT
- CONCRETE
- GRASS

CONTOUR INTERVAL = 1.00'



<b>MISSION LAND SURVEYING</b>			
<b>TENTATIVE PARCEL MAP NO. 0000</b>			
5064 DEHESA RD, EL CAJON, CA 92019 VICTORIA TRAN			
		DATE OF SURVEY:	12/02/2025
		MAPPING	BY: TJ
		FIELD AND OFFICE CHECK	BY: FARID, DADASHI, PLS
		SCALE: AS SHOWN	FILE # N/A
REVISIONS			
			SHEET NO. <b>2</b> of <b>2</b>

# TENTATIVE PARCEL MAP

## EL CAJON, SAN DIEGO COUNTY, CALIFORNIA

PARCEL 1 OF PARCEL MAP NO. 9760, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE RECORDS OF SAID COUNTY

### EXCEPTIONS:

5. THE FACT THAT PORTIONS OF SAID LAND ARE SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD, AS SHOWN ON SAID MAP (NO LONGER AFFECTS PROPERTY - LAND INFORMATION ITEM 10)

6. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT: (DOCUMENT NOT PROVIDED)

RECORDED: IN BOOK 1303, PAGE 472 OF OFFICIAL RECORDS  
 FOR: RIGHT OF WAY AND INCIDENTAL PURPOSES COUNTY OF SAN DIEGO  
 IN FAVOR OF: COUNTY OF SAN DIEGO  
 AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

7. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT: (DOES NOT AFFECT)

RECORDED: 05/15/1981 AS INSTRUMENT NO. 1981-152154 OF OFFICIAL RECORDS  
 FOR: ROAD, UTILITY PURPOSES AND INCIDENTAL PURPOSES  
 AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

8. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT: (DOES NOT AFFECT)

ENTITLED: ROAD MAINTENANCE AGREEMENT  
 RECORDED: 07/26/1985 AS INSTRUMENT NO. 1985-152154 OF OFFICIAL RECORDS

### SURVEYOR NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF DEHESA ROAD, WITH A MEASURED BEARING OF N89°57'06"E (S89°30'15"W PER R1).
- ALL DISTANCES SHOWN HEREON ARE AS-SURVEYED. RECORD DISTANCES AND REFERENCES ARE SHOWN AS (R#), PER REFERENCE NOTES.
- THIS OFFICE HAS EXAMINED THE PRELIMINARY REPORT, ORDER NO. 400-2173761-37; PREPARED BY CALIFORNIA TITLE COMPANY, EFFECTIVE DATE: 06/22/2022 @ 7:30AM. THOSE INSTRUMENTS INCLUDED IN "EXCEPTIONS" OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING
- THE LEGAL DESCRIPTION STATED HEREON WAS PROVIDED IN THE STATED PRELIMINARY TITLE REPORT.

### LEGAL DESCRIPTION:

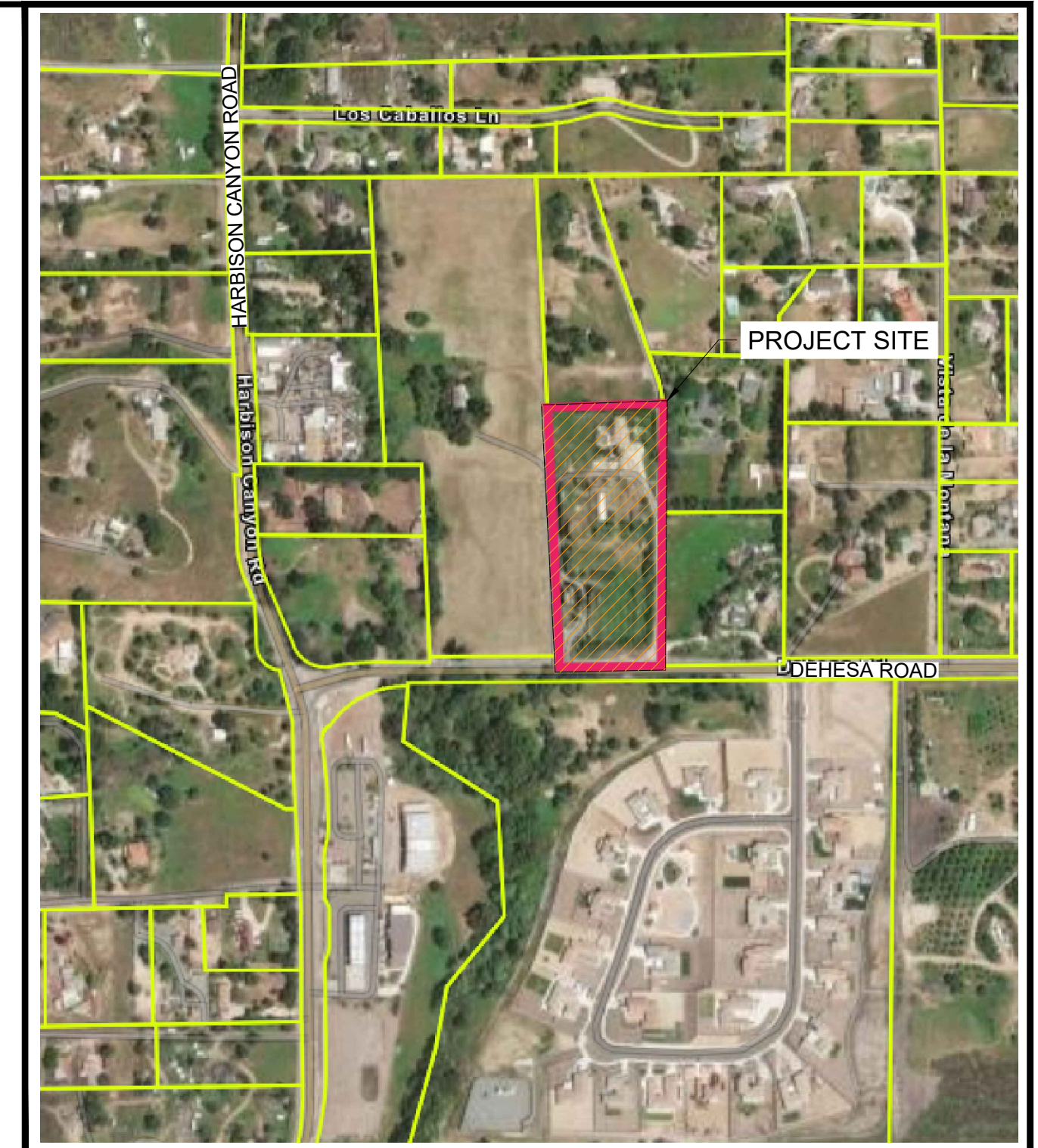
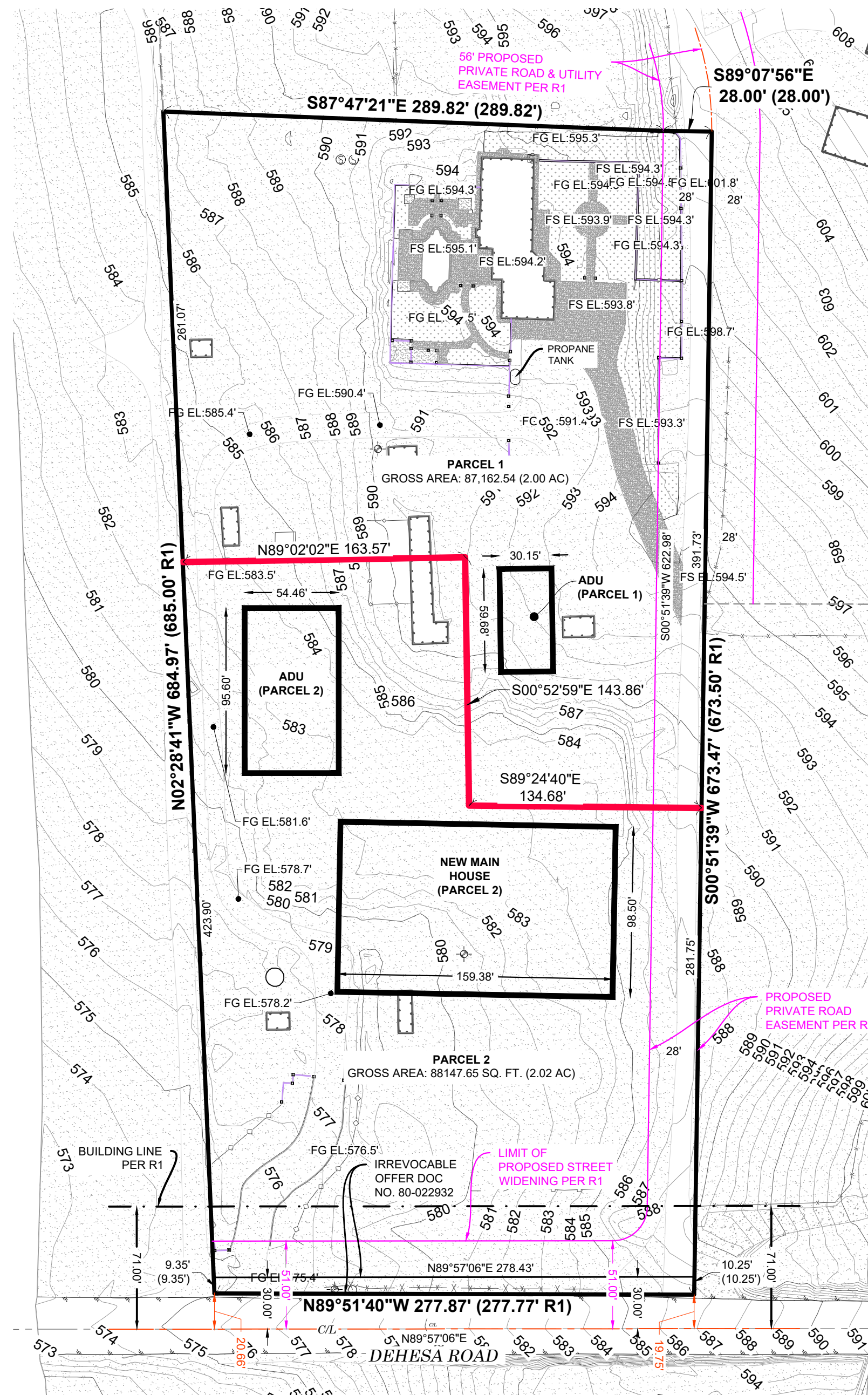
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL CAJON, SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

#### PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 9760, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 6, 1980.

#### PARCEL B:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES, OVER, UNDER, ALONG AND ACROSS THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED ON SAID PARCEL MAP NO. 9760 AS "PROPOSED 56 FOOT PRIVATE ROAD AND UTILITY EASEMENT" AND PROPOSED PRIVATE ROAD EASEMENT. THE EASEMENT HEREIN DESCRIBED IS HEREBY DECLARED TO BE APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF ALL ANY PORTIONS OF PARCEL "A" DESCRIBED ABOVE.



## VICINITY MAP

N.T.S.

### PROPERTY AREA

GROSS AREA	201,966 SQ. FT. (4.64 AC)
ROAD EASEMENT	26,655 SQ. FT. (0.61 AC)
REMAINING	175,311 SQ. FT. (4.24 AC)

### MAP LEGEND

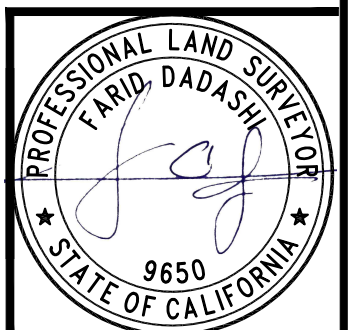
- PROPOSED PARCEL LINE
- - - - - CENTERLINE
- · - · - BUILDING SET BACK
- PROPERTY LINE
- - - - - FUTURE RIGHT OF WAY
- APPROXIMATE LOCATION OF PROPOSED CONSTRUCTION
- AC ACRE(S)
- C/L CENTERLINE

### REFERENCE NOTE:

R1 = PARCEL MAP NO. 9760

### LAND INFORMATION:

- EXISTING LAND USE: 1000 SPACED RURAL RESIDENTIAL
- EXISTING AREA OF LANDS: 201965.96 SQ. FT. /4.637 TOTAL ACRES
- OWNER: LOSIAN HABIB, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY
- SITE ADDRESS: 5064 DEHESA RD, EL CAJON, CA 92019
- FLOOD ZONE: FLOOD ZONE: "X" (NOT SHADED); COMMUNITY PANEL NO. 060284 1687 G; DATE: MAY 16, 2012.
- PROPERTY IS DESIGNATED BY SAN DIEGO COUNTY AS ASSESSOR PARCEL NUMBER (APN) 513-110-10-00.



## MISSION LAND SURVEYING

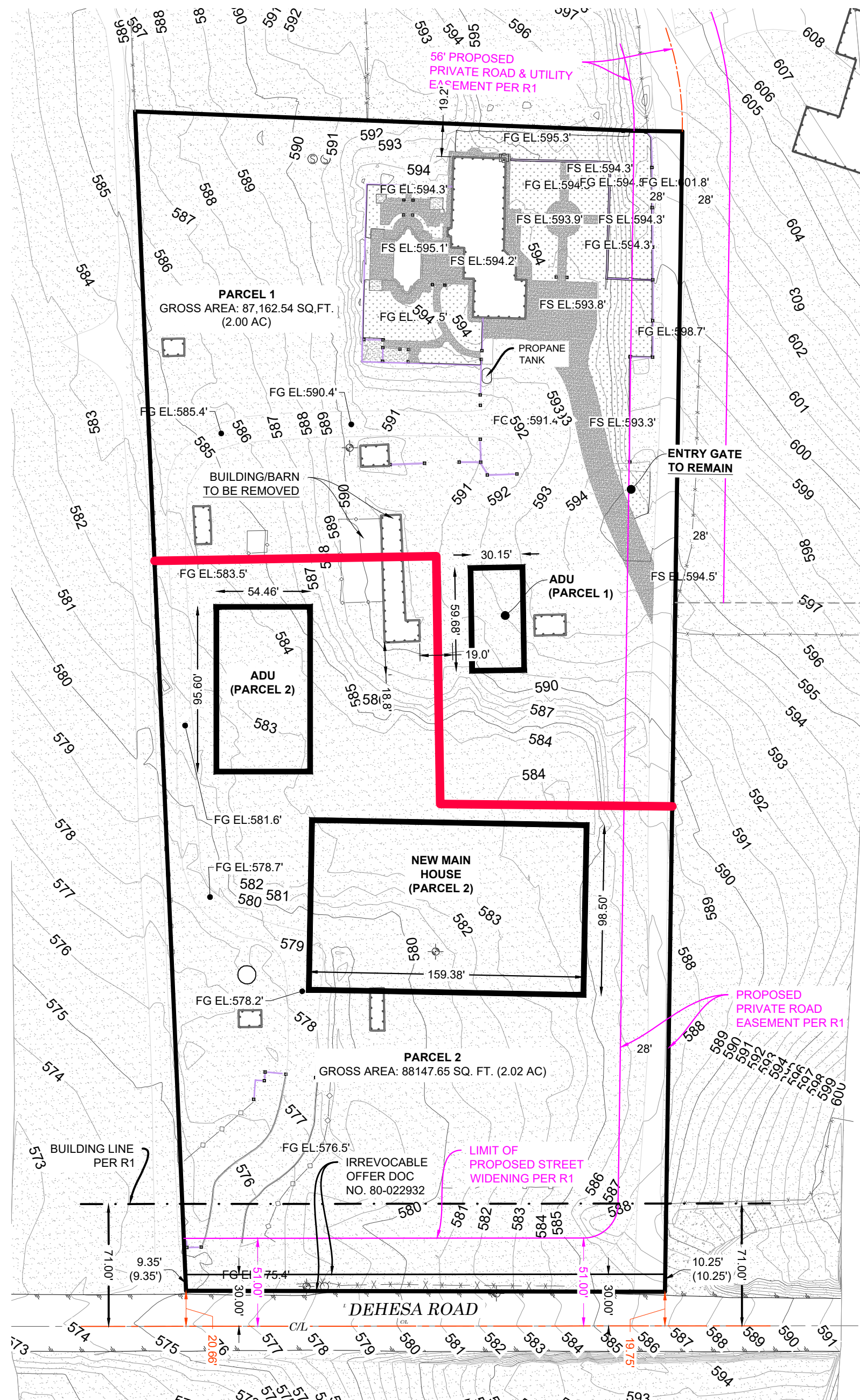
TENTATIVE PARCEL MAP NO. 0000  
 5064 DEHESA RD, EL CAJON, CA 92019

MARK	DATE	ITEM	DATE OF SURVEY:	12/02/2025	SHEET NO.
			MAPPING	BY: TJ	1
			FIELD AND OFFICE CHECK	BY: FARID, DADASHI, PLS	of 2
		REVISIONS	SCALE: AS SHOWN	FILE # N/A	

# TENTATIVE PARCEL MAP

## EL CAJON, SAN DIEGO COUNTY, CALIFORNIA

PARCEL 1 OF PARCEL MAP NO. 9760, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE RECORDS OF SAID COUNTY



### LINE PATTERN KEY

- BUILDING OUTLINE
- CONCRETE WALL
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- WOOD FENCE
- METER ELECTRICAL
- PROPERTY LINE
- SEPTIC
- UTILITY POLE
- PROPOSED PARCEL LINE
- CENTERLINE
- BUILDING SET BACK
- FUTURE RIGHT OF WAY
- APPROXIMATE LOCATION OF PROPOSED CONSTRUCTION

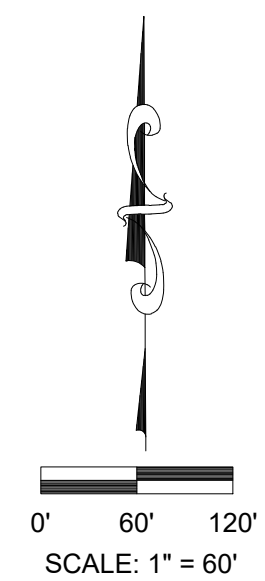
### ABBREVIATIONS

- C/L CENTERLINE
- EL ELEVATION
- FG FINISHED GROUND
- FF FINISHED SURFACE
- FS FINISHED SURFACE

### AREA PATTERN KEY

- DIRT
- CONCRETE
- GRASS

CONTOUR INTERVAL = 1.00'



<b>MISSION LAND SURVEYING</b>			
<b>TENTATIVE PARCEL MAP NO. 0000</b>			
5064 DEHESA RD, EL CAJON, CA 92019 VICTORIA TRAN			
	DATE OF SURVEY:	12/02/2025	SHEET NO.
	MAPPING	BY: TJ	2
	FIELD AND OFFICE CHECK	BY: FARID, DADASHI, PLS	of
	SCALE: AS SHOWN	FILE # N/A	2
REVISIONS			

DRAFT

CREST DEHESA GRANITE HILLS HARBISON CANYON PLANNING GROUP

RESOLUTION

A RESOLUTION OF THE CREST-DEHESA-GRANITE HILLS-HARBISON CANYON PLANNING GROUP ADVISING THE COUNTY OF SAN DIEGO TO EVALUATE AND IMPLEMENT SAFETY IMPROVEMENTS ON LA CRESTA ROAD BETWEEN GREENFIELD DRIVE AND MOUNTAIN VIEW ROAD

WHEREAS La Cresta Road between Greenfield Drive and Mountain View Road is a primary transportation corridor serving the communities of Crest, Dehesa, Granite Hills, and Harbison Canyon; and

WHEREAS This segment is approximately 3.5 miles in length with an elevation change of approximately 1,300 feet, includes multiple blind curves, and contains extended sections with limited or no recovery shoulder, bordered by steep terrain; and

WHEREAS in recent years, this corridor has experienced multiple serious injury collisions and fatalities, including a recent fatal collision, demonstrating a recurring pattern of severe outcomes; and

WHEREAS Community members have reported frequent incidents involving excessive speed, tailgating, illegal passing, lane encroachment, and loss of vehicle control, particularly on blind curves and downhill segments; and

WHEREAS Public input collected by the Planning Group reflects a consistent concern that the roadway provides limited margin for error, such that a single driver's mistake can result in catastrophic consequences for others; and

WHEREAS the Crest-Dehesa-Granite Hills-Harbison Canyon Planning Group recognizes that driver behavior is a factor, but that roadway design should also account for imperfect drivers and provide safeguards to reduce the severity of collisions; and

WHEREAS the Planning Group conducted a public outreach effort, receiving over fifty written responses from residents, and has compiled and reviewed these responses to identify consistent, practical, and credible safety recommendations;

NOW, THEREFORE, BE IT RESOLVED the Crest-Dehesa-Granite Hills-Harbison Canyon Planning Group hereby advises the County of San Diego Department of Public Works to evaluate and prioritize the following safety improvements for La Cresta Road:

### 1. Centerline Protection and Delineation

Install flexible centerline delineators (posts) at blind curves and other high-risk locations, and evaluate feasibility of continuous installation with appropriate gaps for driveway access

Evaluate enhancement or expansion of centerline rumble strip or rumble stripe treatments to improve driver awareness of lane departure

Rationale: These measures directly address illegal passing and centerline encroachment, which are consistently identified as major contributors to collisions.

### 2. Enhanced Visibility and Lane Definition

Upgrade striping and pavement markings using high-visibility, reflective, and durable materials

Install or enhance raised pavement markers and reflective elements

Improve curve warning signage, including advisory speed signage and chevron alignment markers

### 3. Speed Awareness and Traffic Operations

Install dynamic speed feedback signs at key locations

Evaluate “Keep Right Except When Passing” signage for uphill lanes

Review speed zoning, including transition areas such as near the gas station and Mountain View intersection, consistent with state law and engineering standards

### 4. Enforcement Coordination

Coordinate with the California Highway Patrol to evaluate increased traffic enforcement presence, including targeted enforcement periods

Explore feasibility of additional deterrence measures consistent with state law

### 5. Guardrails and Roadside Safety

Evaluate upgrading of guardrails at key locations, including areas with steep drop-offs or known collision history

### 6. Recovery Space and Operational Improvements

Evaluate opportunities for targeted pull-outs or recovery areas where feasible

Review operational impacts of stalled or service vehicles (e.g., trash and mail trucks) and consider mitigation strategies

### 7. Localized Safety Concerns

Evaluate driveway access safety, including sight distance issues and potential localized improvements

Review intersection and access points, including the Mountain View and gas station area

### 8. Long-Term and Structural Considerations

Evaluate feasibility of selective geometric improvements, including sightline enhancements where practical

Evaluate lane configuration and separation concepts where appropriate

BE IT FURTHER RESOLVED the Planning Group requests the County conduct a comprehensive corridor safety review incorporating collision data, roadway geometry, and community input; and

BE IT FURTHER RESOLVED this resolution is advisory in nature, and reflects the Planning Group's role in representing community concerns and recommending potential improvements to the County of San Diego; and

BE IT FURTHER RESOLVED the Planning Group respectfully requests ongoing coordination and communication with County staff regarding evaluation, prioritization, and potential implementation of safety measures on La Cresta Road.

PASSED AND ADOPTED by the Crest Dehesa Granite Hills Harbison Canyon Planning Group on this \_\_\_ day of \_\_\_\_\_, 2026.