

CD14 Analysis Area

(Crest-Dehesa)

2012 Proposal: Change from SR1/RL20 to SR2/RL20

Requested by: Gazallo

Staff Recommendation	Alternative
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CPG Recommendation	Alternative
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PC Recommendation	Alternative
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Property Description

Property Owner:

PSR: Gazallo

Size:

101 acres

10 parcels

Location/Description:

Approximately 1.5 miles southeast of I-8, ¼ mile north of Dehesa Road; accessed via Euclid Avenue; within the County Water Authority boundary

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

● Steep slope (greater than 25%)

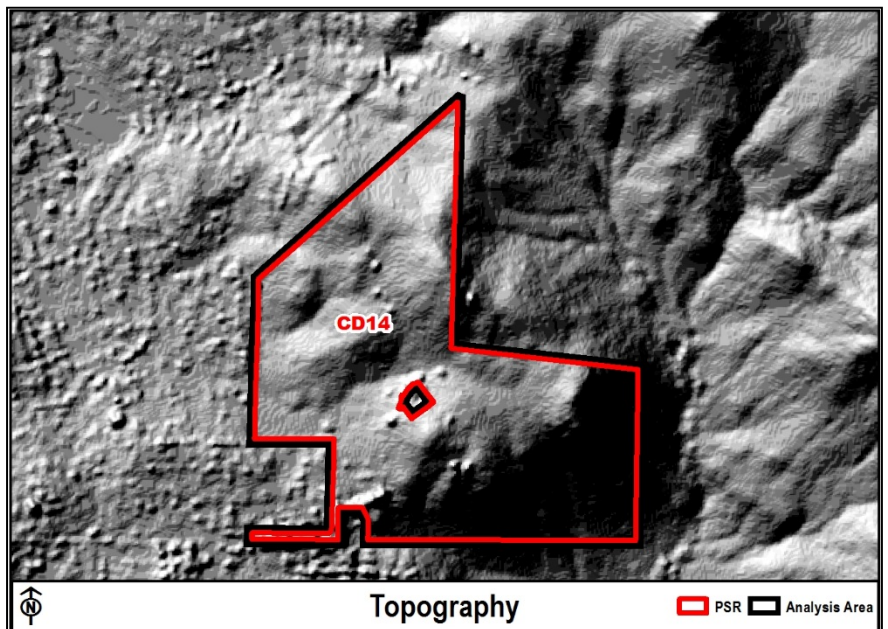
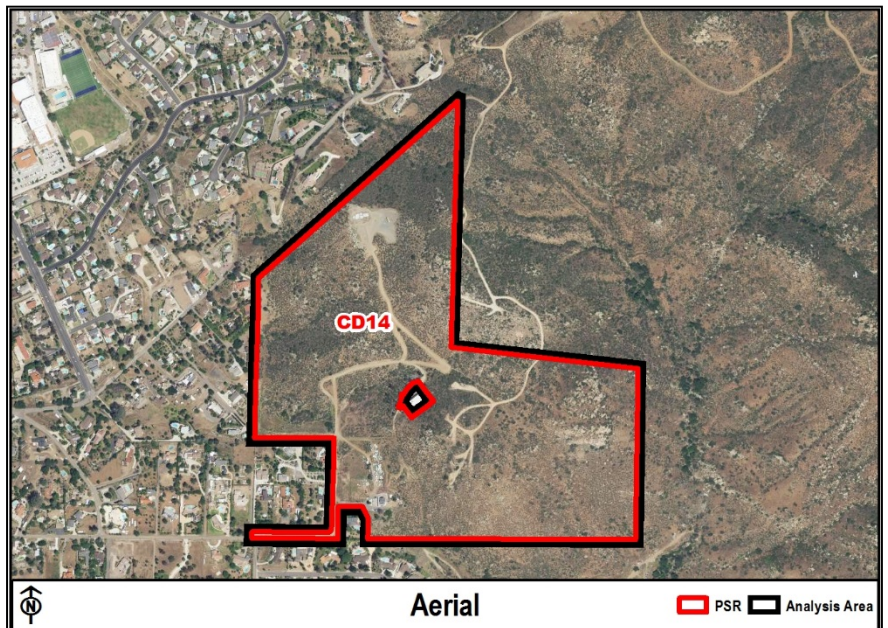
○ Floodplain

○ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones



Staff Recommendation Rationale

Community Development Model/Mapping Consistency/Community Character (Guiding Principles 2 & 3; Policies LU-1.1, 1.3, 2.3, 2.4)

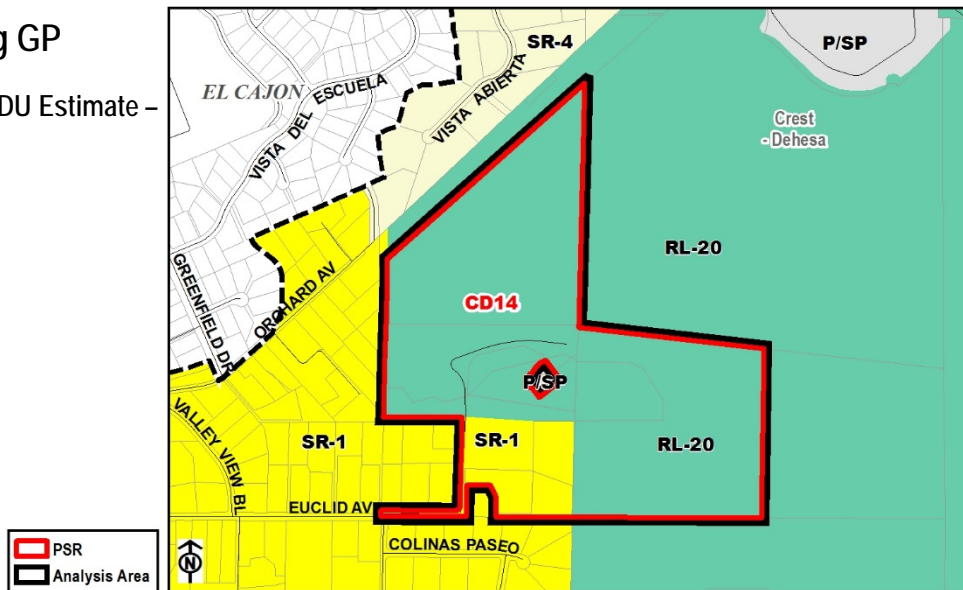
- Adjacent to a built out neighborhood of 1-acre (average) lots; however, it is in a transition area with the built out SR-1 on the west and large lot Rural Lands and open space to the east; an area of lower density Semi-Rural transition is appropriate within the western portion of the Analysis Area, reflecting slope and other constraints
- Within two miles of job centers and commercial centers of El Cajon; 4 miles to trolley and park & ride
- Community Plan policies seek to preserve ridgelines and maximize the preservation of coastal sage scrub; Alternative Map addresses these issues.

Habitat/Constraints/Fire Protection/Feasibility Issues (Guiding Principles 4 & 5; Policies LU-1.9, LU-6.2, LU-6.11, S-1.1)

- Site is almost completely adopted Pre-Approved Mitigation Area (PAMA) with coastal sage scrub; Alternative Map consolidates SR-2 more in the small areas that are not PAMA or coastal sage scrub
- D designator on the site now that is very restrictive re: alterations of the natural topography; Alternative Map reduces SR-2 in northern area of ridgelines, rock outcropping areas, and slopes.
- The PAMA designation and fire protection requirements will necessitate consolidating development in the southwest portion; the reduced potential unit count of the Alternative Map provides greater assurance of feasibility

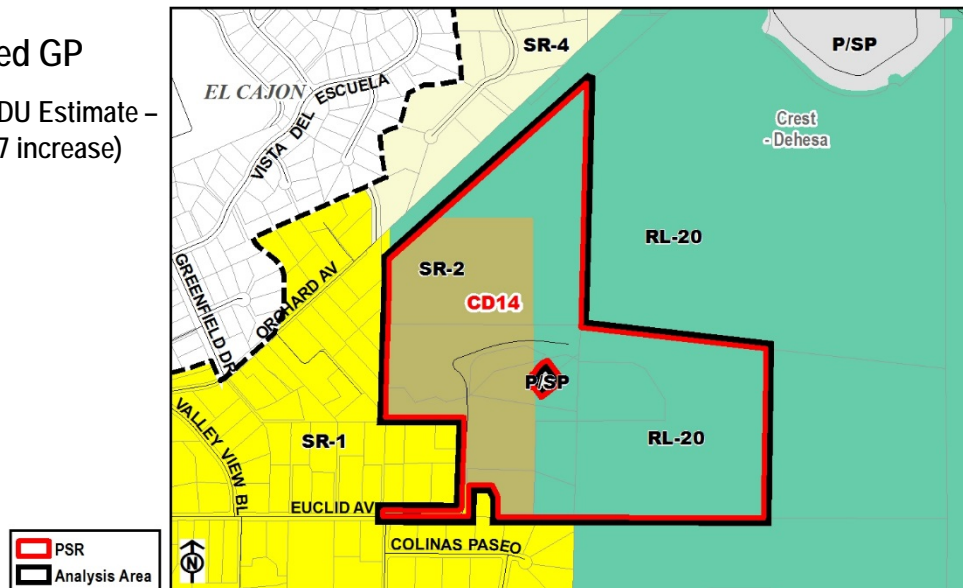
Existing GP

Potential DU Estimate –
10 Units



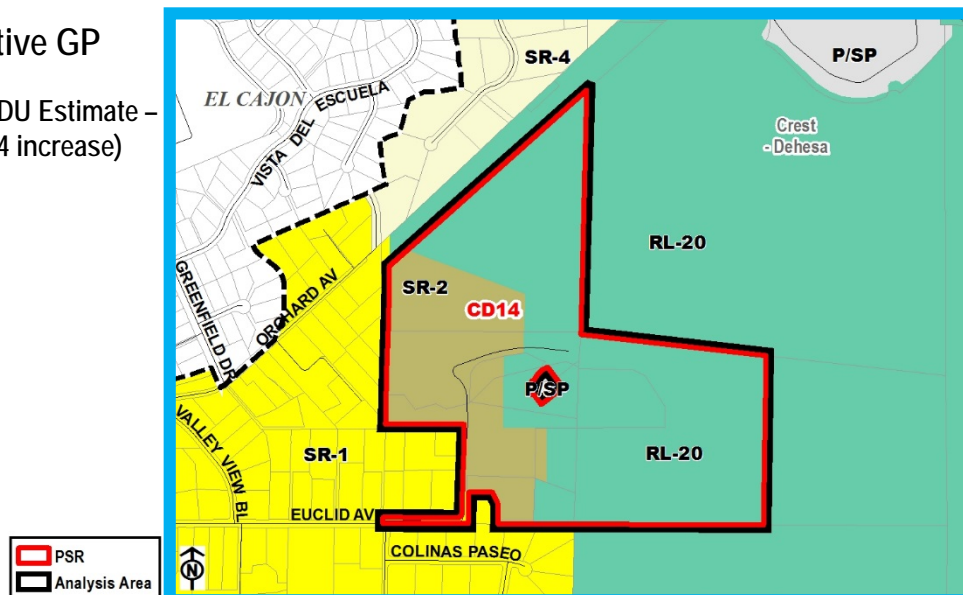
Proposed GP

Potential DU Estimate –
17 Units (7 increase)



Alternative GP

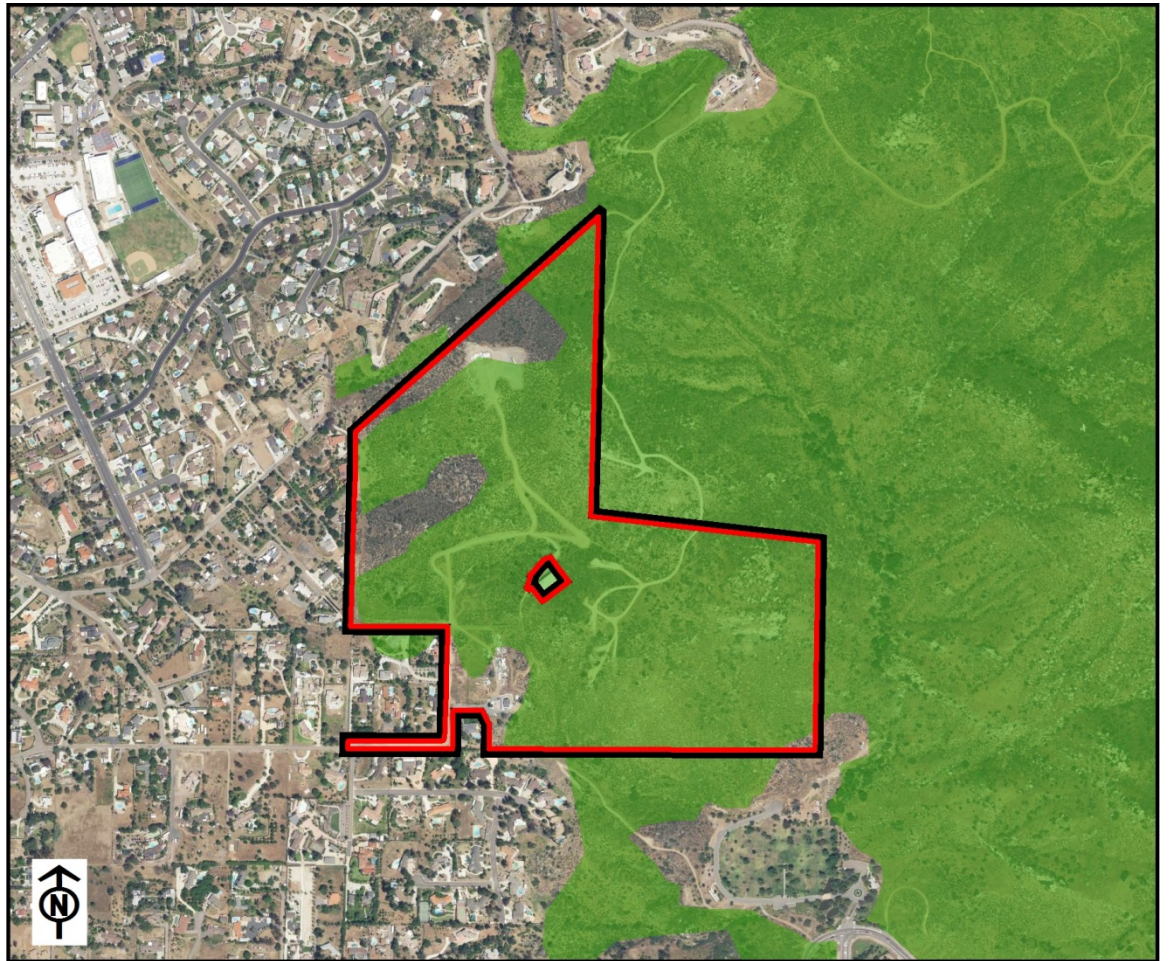
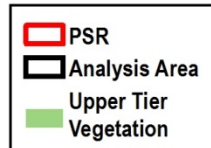
Potential DU Estimate –
14 Units (4 increase)



Staff Recommendation

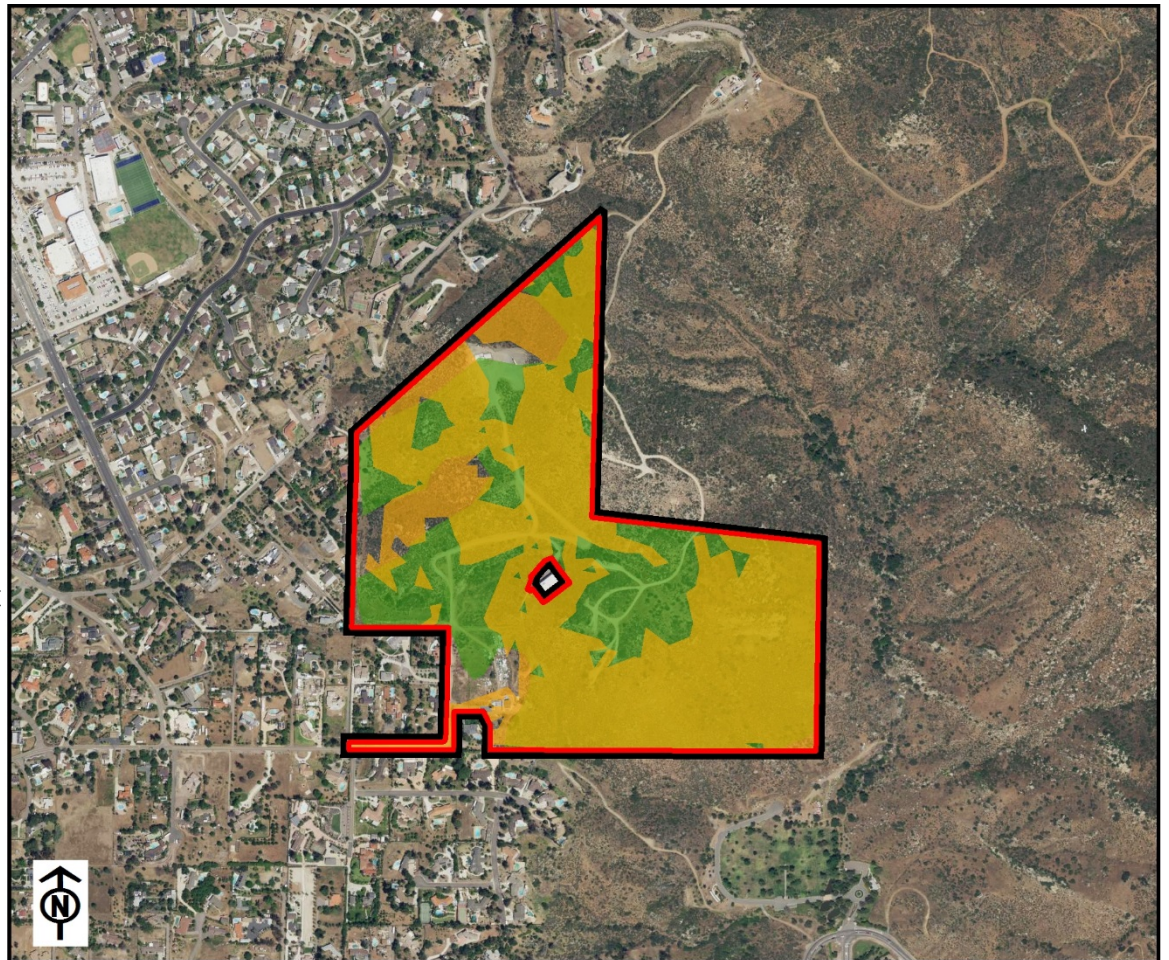
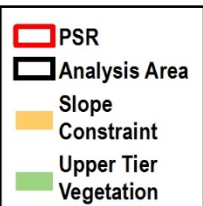
Upper Tier Vegetation

● Sensitive Habitat



Composite Constraints

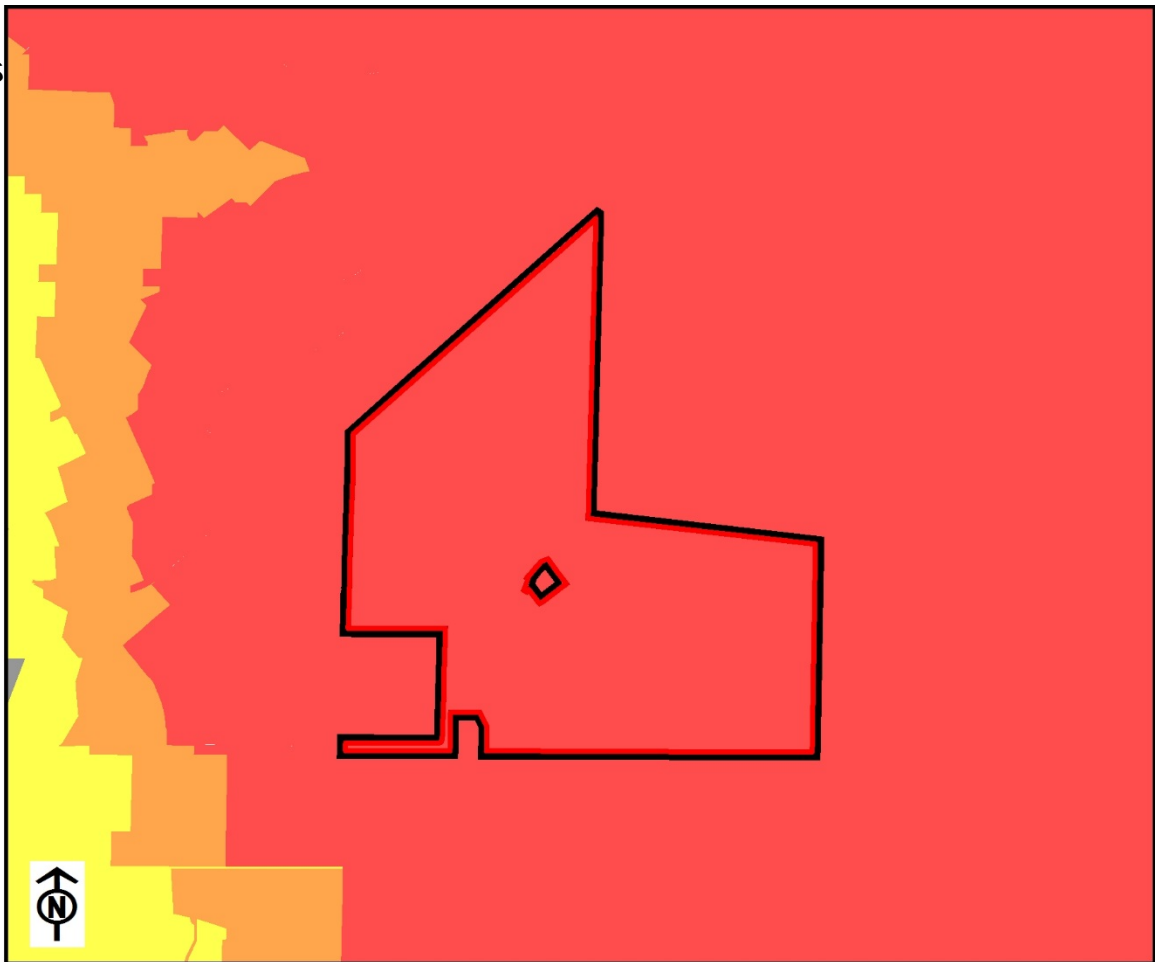
● Steep slope
 ○ Floodplain
 ○ Wetlands
 ● Sensitive Habitat



Fire Hazard Severity Zones

● Fire Hazard Severity Zone

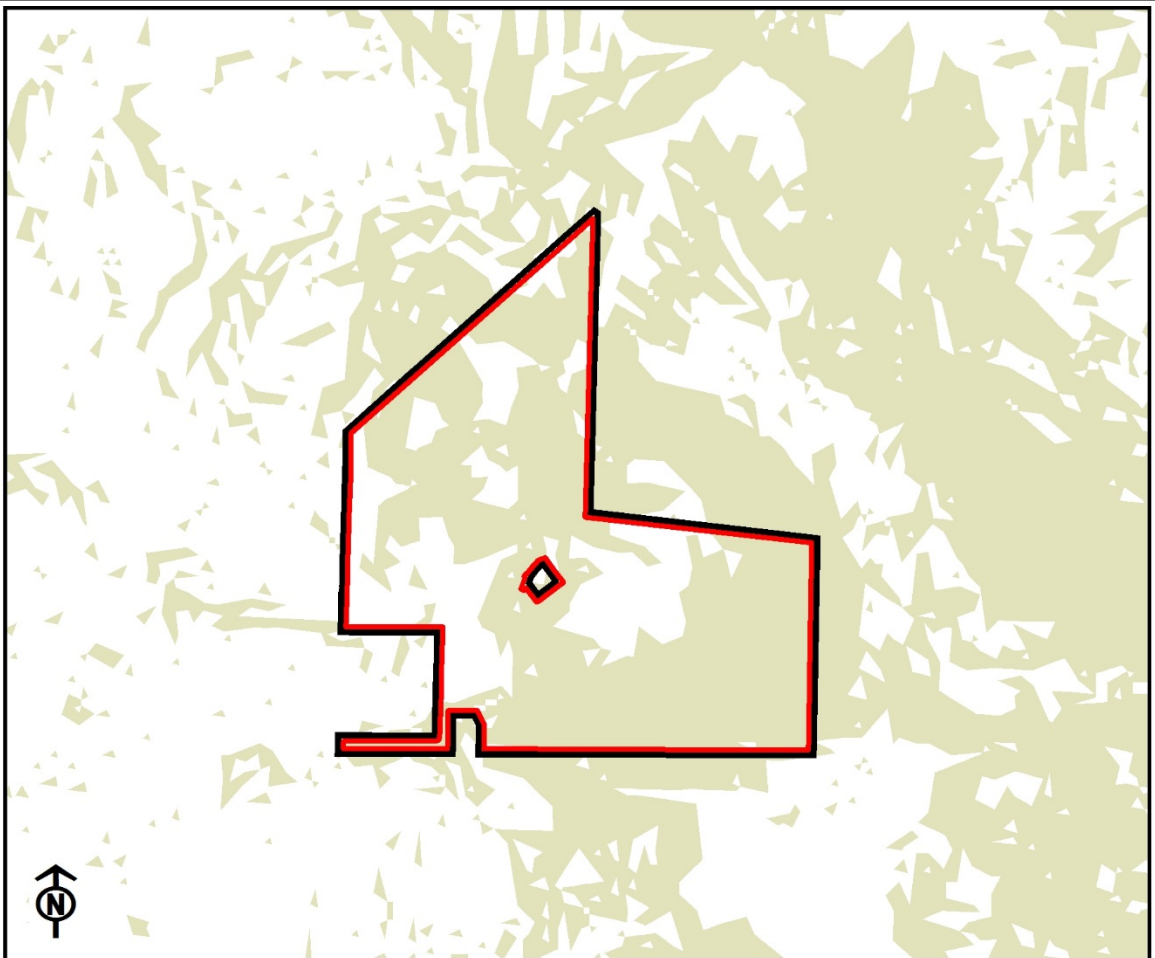
-  PSR
-  Analysis Area
-  Very High
-  High
-  Moderate
-  Urban
-  Unzoned



Steep Slopes

● Steep slope (greater than 25%)

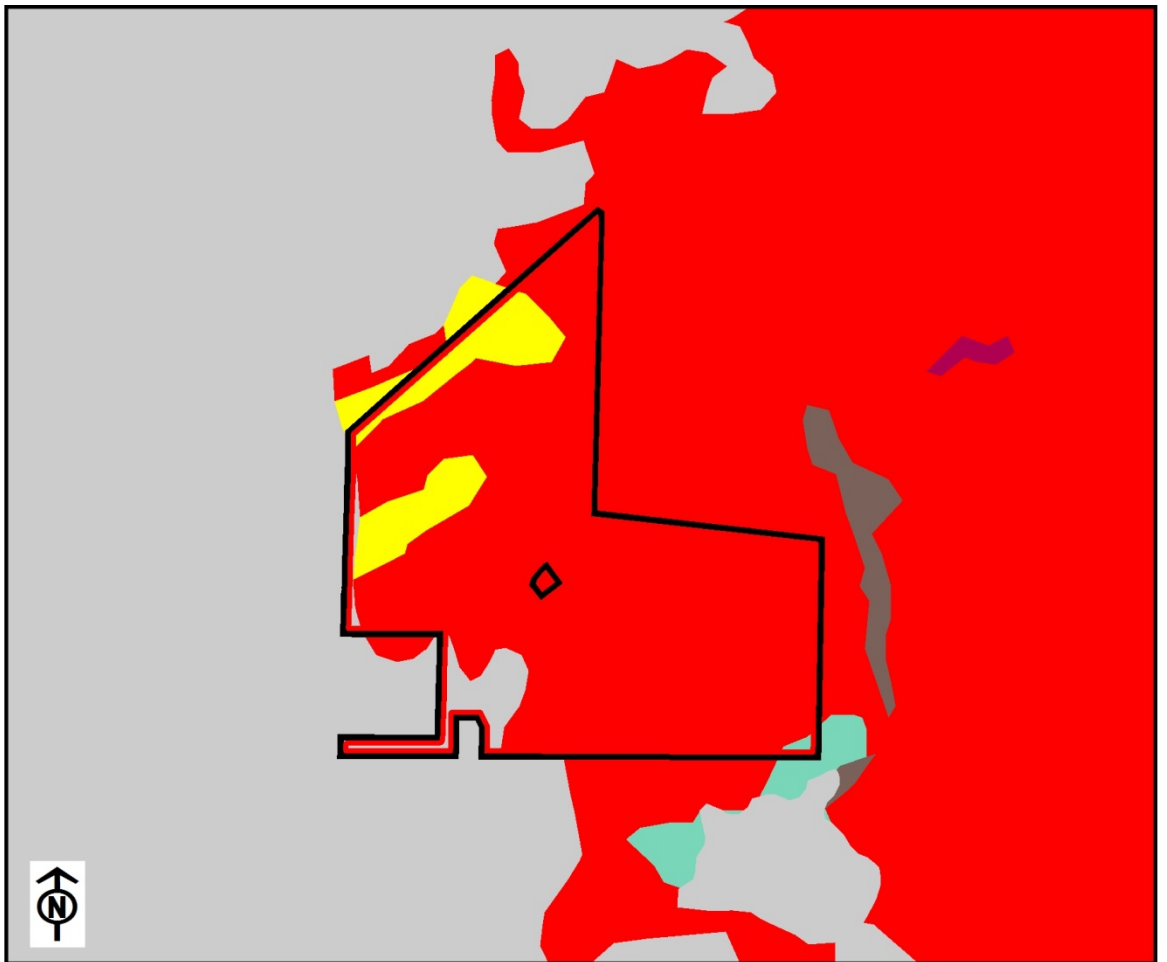
-  PSR
-  Analysis Area
-  Slope GT 25%



Vegetation

● Sensitive Habitat

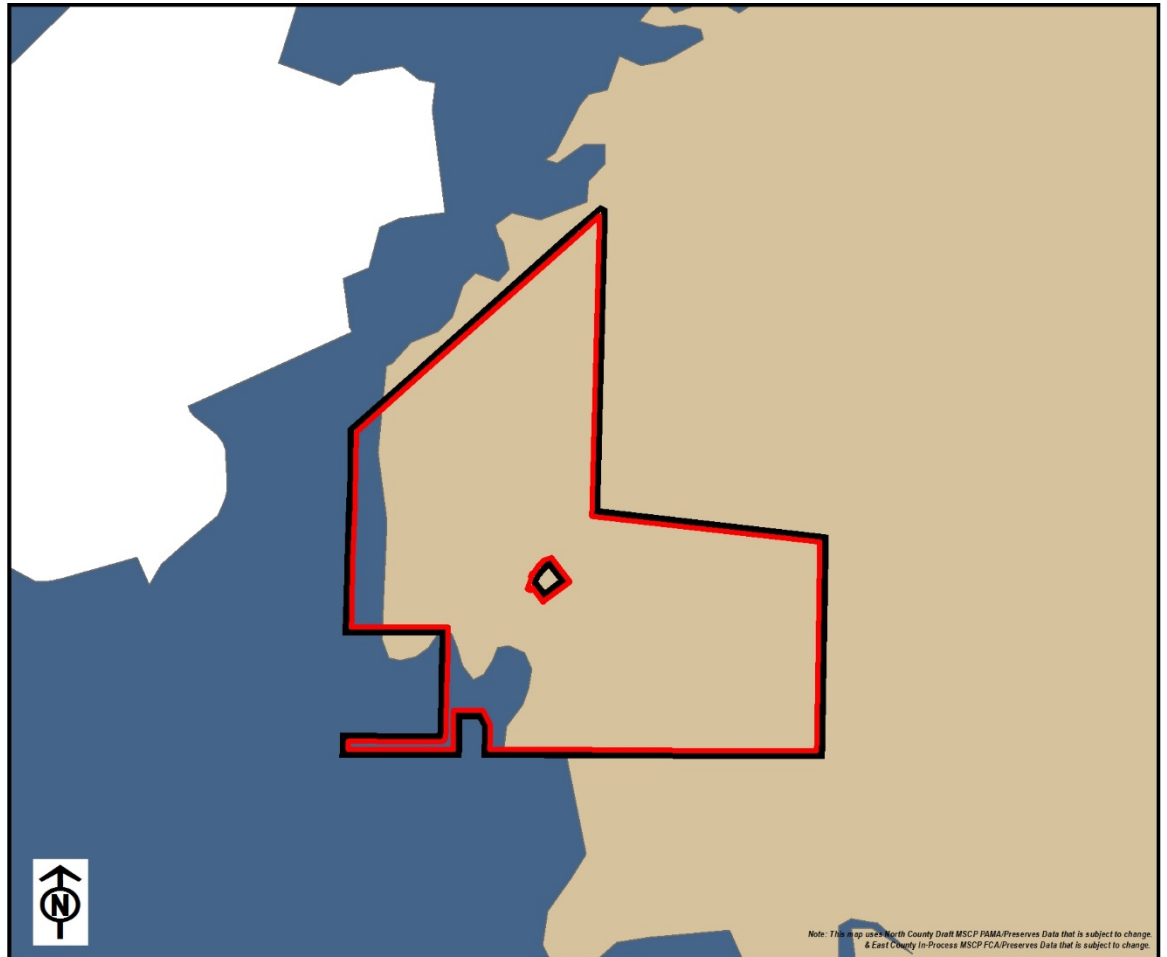
- PSR
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Forest
- Other Woodlands
- Urban,
Disturbed Habitat,
Agriculture,
Eucalyptus,
Woodland



MSCP

● Sensitive Habitat

- PSR
- Analysis Area
- State & Federal
Pre-Approved
Mitigation Area
(PAMA)
- Unincorporated
Land in Metro



Note: This map uses North County Draft MSCP FAMA/Preserves Data that is subject to change & East County In-Process MSCP FCA/Preserves Data that is subject to change.