

LAND USE CLEAN-UP

CD201

Proposed Change: Rural Lands 20 to Public/Semi-Public
Basis for Change: Ownership Change

Community Recommendation	TBD ¹
Opposition Expected	No

Property Description

Property Owner:
 Helix Water District
Property Size:
 1 parcel (0.4 acres)
Location:
 The parcel is accessed via Euclid Ave., and is located ½ mile north of Dehesa Road and 1 ½ miles southeast of I-8; inside the County Water Authority boundary

- Prevalence of Constraints (see following page):
- – high; ◐ – partially; ○ - none
 - ◐ Steep Slope (Greater than 25%)
 - Floodplain
 - Wetlands
 - ◐ Sensitive Habitat
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

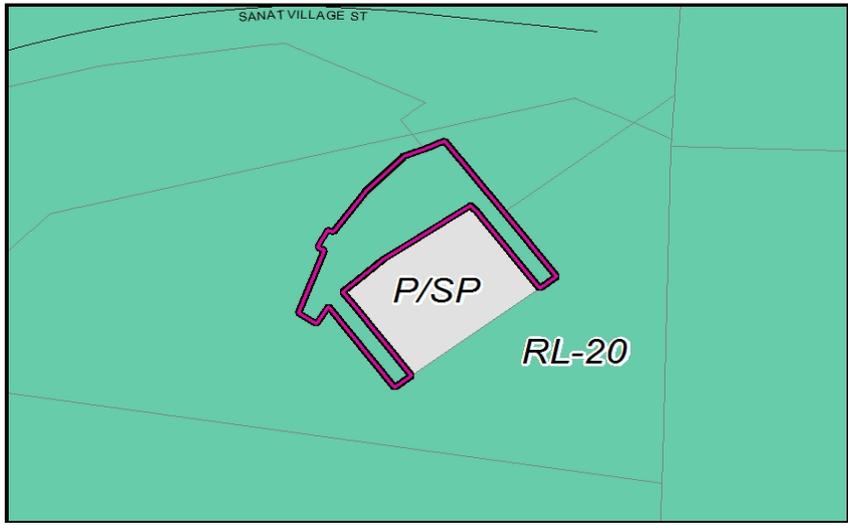
<i>General Plan</i>		
Scenario	Designation	DU's
Existing General Plan	Rural Lands 20	1
Proposed Change	Public/Semi-Public	0
GP Update Analyzed	RL-20 & SR-4	1

<i>Zoning</i>		
Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	A70	4 acres

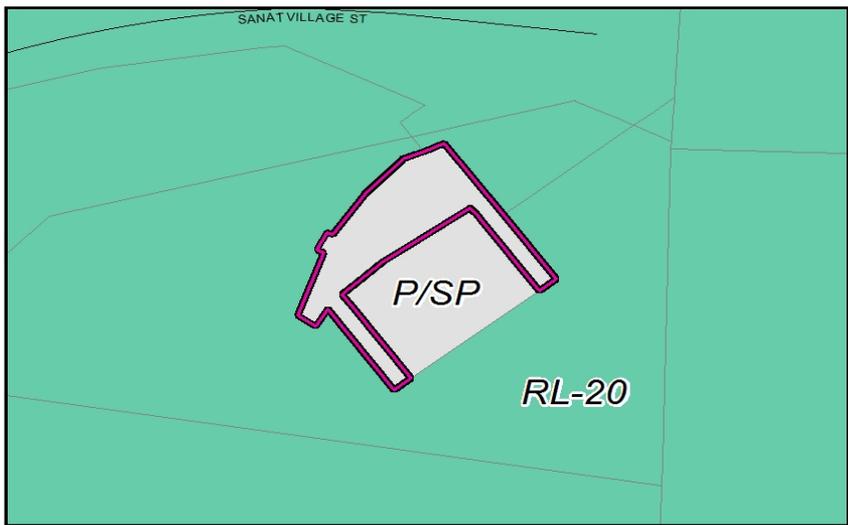
Note:
¹ Crest-Dehesa CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



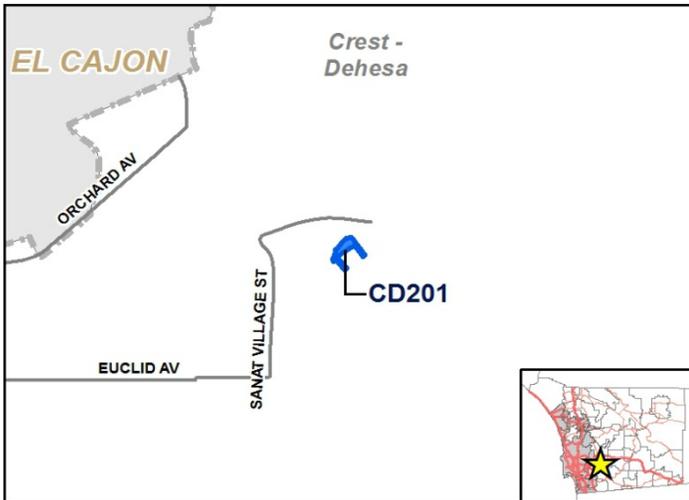
General Plan



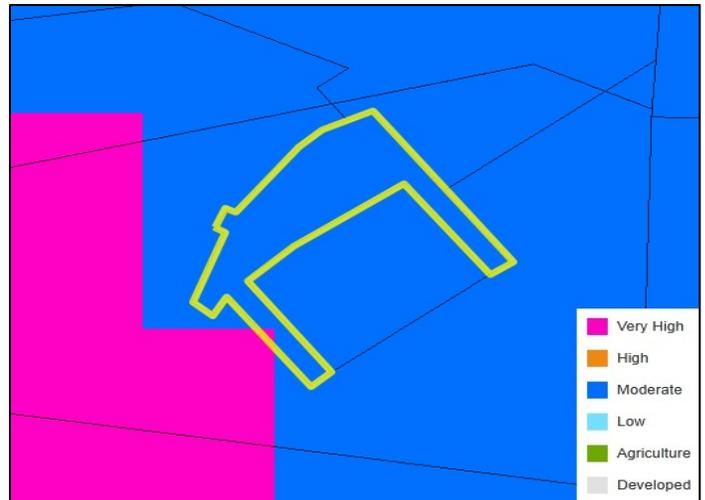
Staff Recommendation

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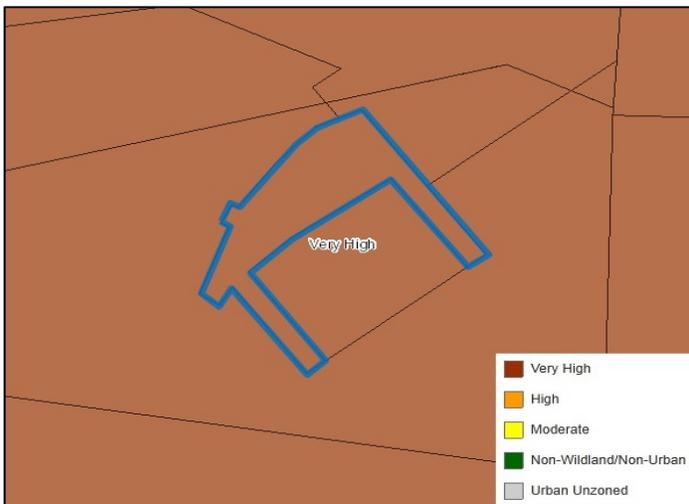
CD201



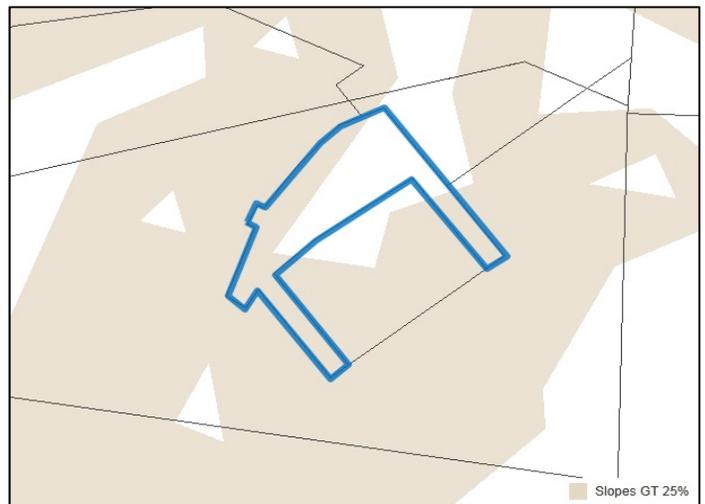
Vicinity Map



Habitat Evaluation Model



Fire Hazard Severity Zones



Steep Slope (greater than 25%)

Context

This parcel was acquired by the Helix Water District in 2012, in order to accommodate the remodeling and expansion of the district's water storage tank on the adjacent parcel (APN 512-100-03; currently designated P/SP).

General Plan Consistency

See the General Plan Land Use Element, page 3-17 for a description of the Public/Semi-Public Facilities designation. Water district properties receive the Public/Semi-Public Facilities designation.

APNs

5121005900