

Damaris Abraham

From: Steven Uraine <steve@urainearchitect.com>
Sent: Monday, May 2, 2022 4:11 PM
To: Planning Information
Cc: Damaris Abraham
Subject: [External]Canyon Hills Estates
Attachments: Canyon Hills Dev 050222.pdf; Tract 2910-3.pdf; Tract 2910-1.pdf

Message from external sender. Use Caution.

Dear planning officials.

It's my understanding that development agreement #2202-01, Canyon Hills Estates is being considered tomorrow. I am not opposed to developing the land. I've lived here for more than 30 years & have seen the area grow. I am opposed to using Navajo Springs Road, (City of Wildomar) as a means of access. The development has the potential of adding 600 daily car trips on the road in front of my house, which now has less than 50 daily car/trips, this is a significant impact. Our home is on lot 3 tract 2910, we all have approx. 2.5 acre estate lots. Using Navajo Springs Road would be a really quick way to get to schools & Railroad Canyon Road, which means lots of noise/traffic/congestion down our quiet country road (including lots of dust). We've all felt the impact of traffic from Cottonwood Hills Development on Holland Road... It's terrible & Navajo Springs Road has the potential to be similar. When this project first came to view, I had a conversation with Mr. Juan Perez, head of Riverside County Transportation Dept. who, at the time, was talking with the developer about utilizing a different secondary means of access, via Mr. Berhen's property to Lost Road. This seems like a more viable solution. (see attached) or better yet, connect directly to Cottonwood Hills development i.e. Sugarbush Lane. I would be happy to show you how easy & efficient it would be, as I have designed large scale housing developments in the past. Mr. Perez told me that Navajo Springs Road was initially offered for dedication, but never accepted. My neighbors & I maintain the road & it is used primarily for those of us that live here. My Deed of Trust says I own half the road (see attached Lot A), Juan Perez agrees... perhaps you should ask him.

Sincerely,

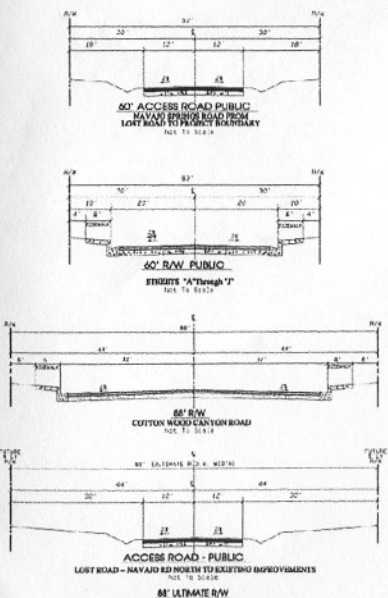
Steven Uraine
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Wildomar, CA. 92595

Steven Uraine, Architect NCARB
A Professional Corporation
31566 Railroad Canyon Road
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Canyon Lake, CA. 92587
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(951) 202-7044

only

Mr. Berhen's

my house



TYPICAL STREET SECTIONS

DATE	BY	REVISION	DATE	BY	REVISION
CONTRACTOR					
INSPECTOR					
DATE COMPLETED					

REVISED BY
RBF
CONSULTING
MICHAEL A. FULMAN
P.E.

IN THE COUNTY OF RIVERSIDE

TRACT NO. 2910

BEING A SUBDIVISION OF A PORTION OF SECTION 13 T6S R4W SAN BERNARDINO
BASE AND MERIDAN, STATE OF CALIFORNIA

~BY~

BAKER, PAFFORD & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
APRIL 1964 RIVERSIDE, CALIF.FILED
ON November 17 1964
AT 3:35 PM - MWILLIAM D. BALOGH
COUNTY RECORDER
BY Clara B. Vaughn

FEE \$ 9.00

N^o 138140

FILED BY County Clerk

SUB. GTEE. BY - S.T.I. Co.

OWNERSHIP

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of said map and subdivision as shown within the colored border line and that we hereby offer for dedication to public use for street purposes the areas designated as Lots A to C inclusive and for construction and maintenance of public utilities the utility easements designated as 6' RUE. and 6' x 40' RUE. We also offer for dedication to the County of Riverside Lot E & D, The 20' Drainage Easement, The Easement for Fire Control Reservoir, And the Fire Safety Zone Easements, Are hereby dedicated to Public use.

DAILY BROS., INC.
A California CorporationGeorge A. Daily
PresidentNed Daily
Secretary

BOARD OF SUPERVISORS

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the foregoing dedication, except Lots A to C inclusive which are hereby not accepted as public streets and except Lots D & E (1' Barrier Strip), The 20' Drainage Easement, the Easement for Fire Control Reservoir, And the Fire Safety Zone Easements, which are not accepted.

Dated November 16, 1964

County of Riverside, State of California

By Donald Sullivan
Chairman, Board of Supervisors

ATTEST:

Donald Sullivan
County Clerk and ex-officio clerk
of the Board of SupervisorsBy M. A. Keller Deputy

TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 100.00

Dated November 9, 1964

DONNA M. BOUER
County Tax CollectorBy John J. Stude Deputy

TAX BOND

I hereby certify that a bond in the sum of _____ has been executed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal or Local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated _____, 1964

DONALD SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors

By _____ Deputy

ACKNOWLEDGMENT

State of California } ss.
County of Riverside }

On this 17 day of March 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE A. DAILY and NED DAILY known to me to be the PRES. and SECRETARY respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same. WITNESS my hand and official seal.

Ralph D. Daily
Notary Public in and for said

My Commission expires July 25, 1966 County and State

ACKNOWLEDGEMENT

State of California } ss.
County of Riverside }

On this _____ day of _____ 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and _____ known to me to be the _____ and _____ respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as Trustee.

Notary Public in and for said
County and State

My Commission expires _____

COUNTY SURVEYOR

I hereby certify that I have examined this map and find it to be substantially the same as it appeared on the tentative map as filed, amended and approved by the County Planning Commission; that all provisions of the Subdivision Map Act and County Subdivision Ordinance No. 460 have been complied with; and that I am satisfied this map is technically correct.

Dated November 13, 1964

AC. KEITH
County SurveyorBy John J. Stude Deputy

COUNTY PLANNING COMMISSION

Tract 2910, being a portion of the original approved tentative map of Tract 2736, has been designated as a unit of Tract 2736 pursuant to the provisions of Section 5.18 of Ordinance 460 of the County of Riverside.

The tentative map of Tract 2736 was approved by the Planning Commission of the County of Riverside in accordance with requirements of law in duly authorized meeting held on the 12th day of November 1963

Secretary Harold J. Evensen

LICENSED LAND SURVEYOR

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during March of 1963; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of recordation of this map; The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

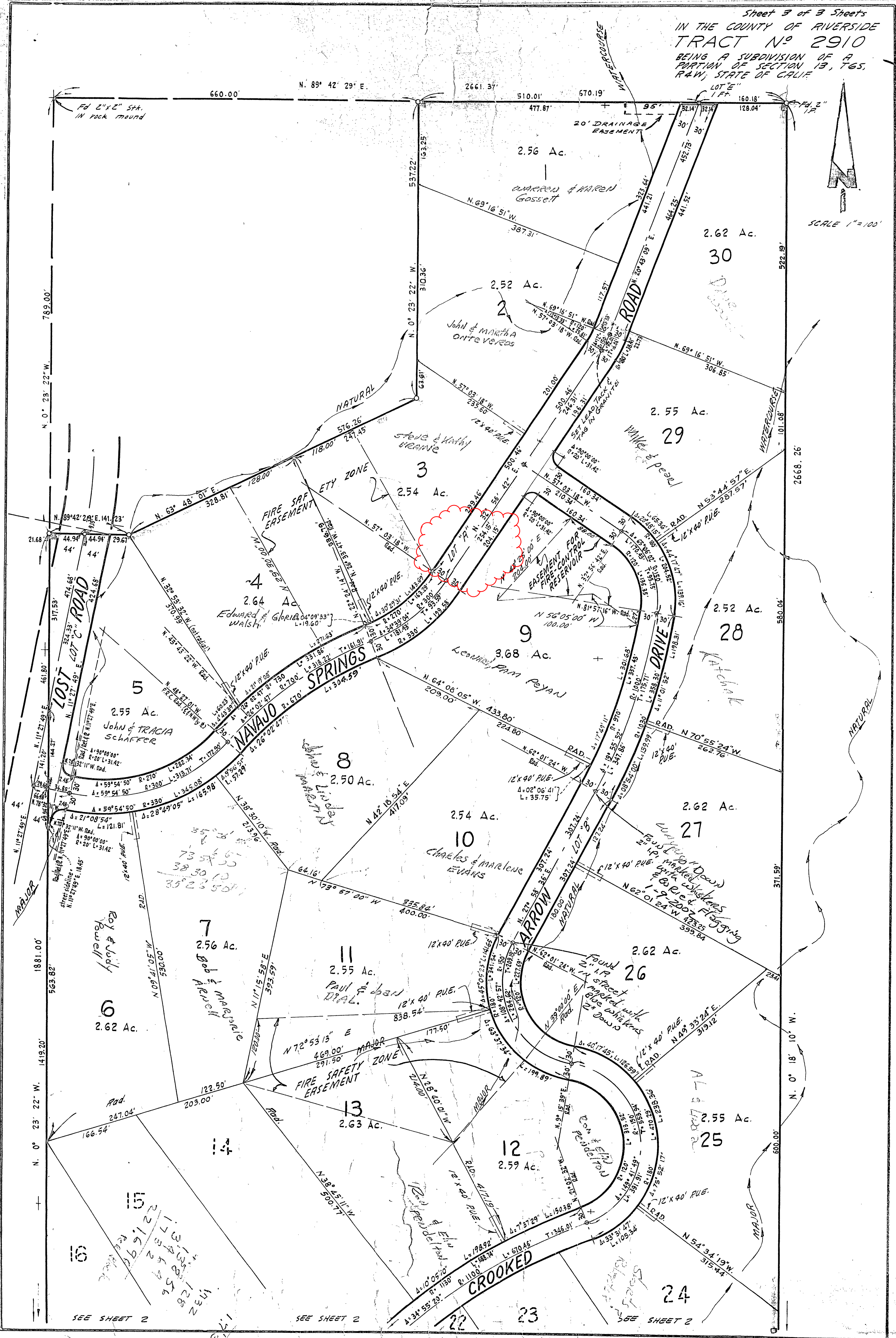
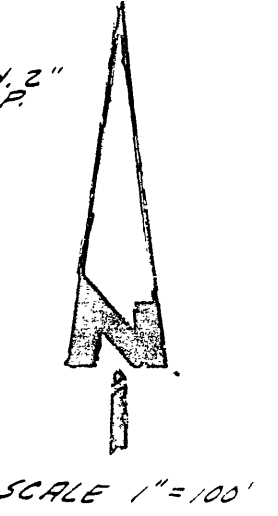
Dated March 11, 1964

Robert Harold Baker
Licensed Land Surveyor L.S. 2825

MB 51/96

Sheet 3 of 3 Sheets
IN THE COUNTY OF RIVERSIDE
TRACT No 2910
BEING A SUBDIVISION OF A
PARTION OF SECTION 13, T6S,
R4W, STATE OF CALIF

MB 51/98



SEE SHEET 2

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