

March 16, 2007

Residents of Heritage Ranch

Subject: **Neighborhood Meeting on March 7, 2007**

Dear Resident:

Thank you for attending the neighborhood meeting noted above. The City Council and staff greatly value your input and suggestions. It is important to note that collaboration amongst stakeholders helps make great communities. The following represents the concerns and issues expressed by those in attendance and how those issues have or will be addressed by the City:

1. **State Street Signals:** As indicated at the meeting, a signal will be installed on State Street south of the Heritage Ranch entrance primarily to serve the two commercial developments under construction. In the event of a change in the use of the commercial development on the west side of State Street, a signal study will be required as part of the process. If the study determines that the project will generate a need for a signal at Community College Drive and the Heritage Ranch entrance, installation will be required.
2. **Traffic Control Devices, Signs and Developer Kiosk Signs:** The traffic control sign and the developer Kiosk signs have been relocated. The Public Works Director and the City Engineer will be reviewing the striping and traffic control plans developed for the two commercial developments to determine if additional reflectors and striping modifications are needed on State Street.
3. **Ma Williams Mobile Home Sales:** The City Attorney and the Assistant City Manager are reviewing the case files pertaining to the site to determine if the activities are in compliance. It is anticipated that it will be a couple of weeks before the review of the materials is complete and course of action can be mapped out.
4. **Zoning of Site north of Heritage Ranch Entrance:** The property north of the Heritage Ranch entrance is designated Medium and Very High Density Residential. The zoning of the site is Senior Residential. As such, any future development would be required to be senior apartments or a similar senior residential development.

As indicated during the meeting, if you have any other concerns or questions please contact the City Manager's office at (951)487-7342.

Yours truly,

Jim Ayres
Mayor