
Minutes from The Planning Commission Meeting of September 2, 2008

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Comment 1: Commissioner Ostrom

Commissioner Ostrom wanted to know the planning reasons for the housing product proposed.

Response 1: Commissioner Ostrom

The housing product proposed would provide transition to the North Newhall Specific Plan. There would be lower to higher density associated with the new proposed housing units. Currently there are predominantly multifamily dwelling units on Valle Del Oro while the Hidden Knoll Homeowners Association are single-family dwelling units.

The project applicant has revised the proposed site plan, reducing the number of dwelling units proposed from 54 multi-family units to 42 single-family residential units. Both the density and the height of the project are reduced with the proposed single-family residential units.

Comment 2: Michael Kosmal (Hidden Knoll HOA)

Michael Kosmal presented a PowerPoint presentation on the Hidden Knoll Homeowners Association review of The Master's College Master Plan Draft EIR.

Further, Mr. Kosmal wanted to know how the Landscaping Plan would affect the HOA land. He acknowledged that the ownership of the 30-foot setback has been clarified.

Mr. Kosmal still has concerns regarding the following potential environmental impacts to The Hidden Knoll Community:

- Aesthetics
- Air Quality
- Biological Resources
- Noise/Vibration
- Traffic/Parking

Mr. Kosmal was concerned about the temporary construction impacts to the Hidden Knoll HOA.

Mr. Kosmal wanted to know how the continuity of the new proposed housing (two- to three-story townhomes) would integrate with the Hidden Knoll community layout (two-story homes).

Lastly, Michael Kosmal suggests a "Hybrid" Alternative that would call for 42 Detached Cluster Homes (two-story) located in two cul-de-sacs, as opposed to the 54 attached units proposed by the project.

Response 2: Michael Kosmal

This comment is an introduction to comments that follow. No further response is required.

The comments address the general comment areas of aesthetics, air quality, biological resources (oaks), noise/vibration, traffic/parking and temporary construction impacts and will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.

Impacts regarding visual impacts received extensive analysis in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

The comment regarding ownership of the 50-foot setback and landscaping plan is noted and does not appear to relate to any physical effect on the environment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue, no further response is required.

The project applicant has revised the proposed site plan, reducing the number of dwelling units proposed from 54 multi-family units to 42 single-family residential units. Both the density and the height of the project are reduced with the proposed single-family residential units.

Comment 3: Cam Noltemeyer (Santa Clarita Organization for the Planning and the Environment)

Cam Noltemeyer outlined what should be included in a Master Plan. She stated that the proposed Master Plan does not contain certain elements and that it would destroy the current neighborhood and ridgeline through zone changes, general plan amendments, Conditional Use Permits, and Ridgeline Alteration Permit.

Ms. Noltemeyer also questioned why the staff is presenting the project if it doesn't meet parameters of what a Master Plan is supposed to be.

Response 3: Cam Noltemeyer

The comment provides factual background information only and does not raise an environmental issue within the meaning of the California Environmental Quality Act (CEQA) or applicable to the project Draft EIR. The comment will be included as part of the record and made available to the decision makers

prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 4: Terry Warner

Terry Warner commented that the setbacks discussed in the staff report regarding Dockweiler Drive are incorrect.

Ms. Warner mentioned that her patio is 16 feet from the roadway and that the patio is about 20 percent of her living area and that the widening of Dockweiler Drive would negatively impact her home.

Ms. Warner questioned if the blind corners up and down Dockweiler Drive will be addressed.

Lastly, Ms. Warner commented that there is no sidewalk to Sierra Highway.

Response 4: Terry Warner

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

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The comment addresses traffic safety impacts were addressed in Section 5.10, Transportation and Circulation, which received extensive analysis in the Draft EIR on pages 5.10-34 and 5.10-35. However, the comment will be included as a part of the record and made available to the decision makers prior to a final decision on the proposed project.

Comment 5: Bob Warner (Valencia Vista Homeowners Association)

Bob Warner stated the measurements from the Vista condominium buildings are incorrect, (as stated in the staff report), and that the City should measure from the patios and not the buildings. Mr. Warner measured 11 feet from the property line to the 4.5-foot parkway area of Dockweiler Drive and 16 feet to the roadway, not the 15 feet and 20 feet from Dockweiler Drive mentioned by the City.

Mr. Warner is concerned that the close proximity of the existing roadway and traffic due to future restriping would come within 15 feet of his home.

Mr. Warner further commented that Figure 2-2 projects the amount of trips on Dockweiler Drive to be 17,000 at buildout which is more traffic than on Sierra Highway.

Lastly, Mr. Warner questioned how much traffic Dockweiler Drive realistically can handle.

Response 5: Bob Warner (Valencia Vista HOA)

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 6: Valerie Thomas (Resident of Placerita Canyon)

Valerie Thomas commented that the setback numbers, as stated in the staff report, are not accurate from her residence.

Ms. Thomas mentioned that the setbacks are not being reviewed with the at-grade crossing project and the North Newhall Specific Plan and she suggested that they should be.

Ms. Thomas commented that the Lyons Avenue/Dockweiler Drive intersection will approximate the Bouquet Canyon intersection and that the roadway will not be congenial.

Response 6: Valerie Thomas (Resident of Placerita Canyon)

The comment expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 7: Lynne Plambeck (Santa Clarita Organization for Planning and the Environment)

Lynne Plambeck stated that she would like to see The Master's College expand.

Ms. Plambeck commented that it is not the City's duty to make sure a project can make money. Ms. Plambeck also stated that the City has never respected the Ridgeline Ordinance.

Furthermore, Ms. Plambeck stated that oaks don't grow on certain slopes, they need groundwater, and the canopy grows apart.

Lastly, Ms. Plambeck commented that the County ordinance requires a 2:1 oak tree replacement.

Response 7: Lynne Plambeck (Santa Clarita Organization for Planning and the Environment)

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Comment 8: Commissioner Jacobson

Commissioner Jacobson supports the extending of Dockweiler Drive. This extension would expand into four lanes, however not with the development of the proposed project.

Commissioner Jacobson acknowledged that the existing Dockweiler Drive will remain as is.

Response 8: Commissioner Jacobson

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

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Comment 9: Commissioner Trautman

Commissioner Trautman stated that she would like to see a Hybrid Alternative for the project that includes the feasibility of the growth of the oaks on slopes.

Commissioner Trautman commented that the changes on Dockweiler Drive would have to project out for the next 30 years. She would also like to leave Dockweiler Drive as is until Dockweiler Drive connects to Lyons Avenue.

Response 9: Commissioner Trautman

The comment addresses general subject areas, which received extensive analysis in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. However, the comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

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The project applicant has revised the proposed site plan, reducing the number of dwelling units proposed from 54 multi-family units to 42 single-family residential units. Both the density and the height of the project are reduced with the proposed single-family residential units.

Comment 10: Commissioner Ostrom

Commissioner Ostrom commented that Master's College doesn't cause the widening of Dockweiler Drive and should be discussed during One Valley-One Vision deliberations.

Response 10: Commissioner Ostrom

The comment restates information contained in the Draft EIR, but does not raise an environmental issue within the meaning of CEQA. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.

Comment 11: Commissioner Trautman

Commissioner Trautman commented that this is not a Master's College problem and from a long-range perspective the City should know how to deal with it.

Response 11: Commissioner Trautman

The comment provides factual background information only and does not raise an environmental issue within the meaning of CEQA or applicable to project Draft EIR. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.

Comment 12: Commissioner Kennedy

Commissioner Kennedy questioned how City staff measured the setback distance from the dwelling units to the street.

Response 12: Commissioner Kennedy

City staff indicated that they measured the setback distance from the outside residential unit wall to the curb.

Comment 13: Commissioner Trautman

Commissioner Trautman questioned if a certain number of accidents are needed to have a crosswalk and if the traffic volumes dictated the need for stop signs.

Commissioner Trautman commented that "design immunity" is a dangerous condition of public property.

Lastly, Commissioner Trautman asked if you can place a crosswalk without a warrant.

Response 13: Commissioner Trautman

City staff indicated that a stop sign is required if a crosswalk is constructed. For the placement of stop signs, a stop sign warrant is required. With regards to this "design immunity," Commissioner Trautman's comments are acknowledged.

Comment 14: Commissioner Kennedy

Commissioner Kennedy requested that the Commission consider the Hybrid option.

Response 14: Commissioner Kennedy

A brief analysis of the Hybrid option will be available at the November 4, 2008, Planning Commission hearing.

The project applicant has revised the proposed site plan, reducing the number of dwelling units proposed from 54 multi-family units to 42 single-family residential units. Both the density and the height of the project are reduced with the proposed single-family residential units.

Comment 15: Commissioner Ostrom

Commissioner Ostrom questioned the number of units allowed under the existing General Plan.

Response 15: Commissioner Ostrom

City staff noted that the density for Hidden Knoll is 5 du/ac, and that the present zoning does not allow for residential units.

Comment 16: Commissioner Trautman

Commissioner Trautman commented that she likes the 42 custom homes at two stories as an option for the residential portion of the project.

Commissioner Trautman questioned if there is a tracking mechanism for the Citywide mitigation of non-native grasses.

Commissioner Trautman suggested that there be a report for mitigation at the Valle del Oro and Dockweiler Drive intersection.

Commissioner Trautman commented that any new building will be built with the thought of it being green.

Lastly, Commissioner Trautman commented that the development of green buildings would mean that the noise mitigation may include air conditioning. She is concerned with the use of air conditioners as noise mitigation given the energy use associated with air conditioners.

Response 16: Commissioner Trautman

The comment is noted. A brief analysis of the Hybrid option will be available at the November 4, 2008, Planning Commission hearing. The project applicant has revised the proposed site plan, reducing the number of dwelling units proposed from 54 multi-family units to 42 single-family residential units. Both the density and the height of the project are reduced with the proposed single-family residential units.

The City does not have a Citywide tracking mechanism for non-native grasses. Each projects mitigation monitoring program is coordinated on a project-by-project basis.

The comment regarding green building expresses the opinions of the commentator. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not address or question the content of the Draft EIR, no further response is required.

Comment 17: Commissioner Burkhart

Commissioner Burkhart commented that the Dockweiler Drive project would not have an impact on the project. The project connecting to Lyons will be responsible for the restriping of Dockweiler Drive.

Response 17: Commissioner Burkhart

The comment provides factual background information only and does not raise an environmental issue within the meaning of CEQA or applicable to project Draft EIR. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project. However, because the comment does not raise an environmental issue regarding the content of the Draft EIR, no further response is required.

Comment 18: Commissioner Jacobson

Commissioner Jacobson commented that she was impressed that the two opposing parties were coming together.

Response 18: Commissioner Jacobson

The comment is noted. No further response is required given that the comment does not address or question the content of the Draft EIR.

Written Comments Received

Comment 1: Bryan Kirby

Bryan Kirby strongly supports The Master's College very thoughtful and moderated plan for expansion.

Response 1: Bryan Kirby

The City acknowledges your input and comment. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.



City of
SANTA CLARITA

Planning Commission

Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: 9/2/2008 Agenda item number: #2

Agenda title or subject to be addressed: Master's College Master Plan, et al.

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: Bryan Kirby

Street Address: 25349 The Old Road City: Stawson Ranch, CA

Written Comment (Use other side if necessary): I strongly support the Master's College's very thoughtful and moderated plan for expansion.

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: TMC Employee, not off. rep. Signature: [Handwritten Signature]

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).



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SANTA CLARITA

Planning Commission

Written Comment Card

Please complete this form to register your written comments to the Planning Commission, in lieu of speaking, and turn it in to the Planning Commission Secretary. Your written comments will be considered part of the official proceedings. (Please print clearly.)

Meeting date: SEPT. 2, 2008 Agenda item number: 2

Agenda title or subject to be addressed: MASTERS COLLEGE

Please check one: Support Recommendation Oppose Recommendation Neutral

Name: MICHAEL LOSMAN

Street Address: 21631 DEPUTY JAKE DR. City: SANTA CLARITA

Written Comment (Use other side if necessary): SEE ATTACHED LETTER

The Planning Commission requires that persons registering written comments who represent other individuals, groups or organizations disclose that relationship.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT.

Representing: HIDDEN KNOLL HOA Signature: Michael Losman

Please check here if you are a registered lobbyist with the City of Santa Clarita (see back of card for more information).

MICHAEL KOSMAL
HIDDEN KNOLL HOA PRESENTATION
TO THE SANTA CLARITA PLANNING COMMISSION
REGARDING THE MASTERS COLLEGE MASTER PLAN PROJECT
SEPTEMBER 2, 2008

Good evening Chair Kennedy and Members of the Commission,

My name is Michael Kosmal and I'm here tonight to speak on behalf of the Hidden Knoll HOA.

You will recall I spoke at the July 29, 2008 public hearing and raised questions about the completeness of certain sections contained in The Master's College Master Plan EIR. You will also recall my neighbor David Sloat voiced uncertainties about the ownership of a portion of HOA maintained-land, an area slated for grading as part of this project.

Over the last month, we did some more research, we met with city staff and with representatives from the College, and we would like to share our findings and update you on our perspective of this project.

But first, I'd like to provide a little back-story about the experience my neighbors and I had when we bought our homes from DR Horton back in 2003. At the time, when we visited the Hidden Knoll project site, we were given tours of the three model homes and were shown large-format construction drawings to give us an idea of what the neighborhood would look like when it was complete. Among those drawings were the irrigation and landscape plans submitted by Landscape Development and approved by the City. [FIGURE 1] As you know, these plans show the placement and types of plants to be planted on homeowner lots as well as HOA-maintained common areas.

The landscaping plans clearly indicated a large area on the northwest side of Hidden Knoll where extensive landscaping improvements would be made. This area would include scores of Oaks and Sycamore trees as well as common shrubs and ground covers. The impression we were given at the time was that this area was to be owned and maintained as common area by the Hidden Knoll HOA.

When it came time to sign the paperwork and become official Hidden Knoll home owners, we were given maps which showed our lot locations and nearby common areas. Again, these maps reinforced the idea that the landscaped area on the northwest side of the development would be HOA land.

This map was given to Phase 5 homebuyers. [FIGURE 2] While you can see there was a note indicating a temporary 30-foot construction easement outside the landscaped area, there was nothing to suggest the landscaped area itself would belong to anyone other than the Hidden Knoll HOA.

In 2004, we became concerned about the brush clearance setbacks behind our homes and wanted to know who was responsible for removing the brush. We utilized the MetroScan real estate database to access the public records for Parcel # 2833-014-015, the 24 acre property bordering the northwest side of Hidden Knoll. According to the MetroScan report, the parcel had been transferred to DR Horton on April 29, 2003. This gave us further confirmation that this landscaped area should be in the hands the Hidden Knoll HOA.

But in 2008, around the time the draft EIR was released, we began hearing conflicting information about who owned the land. During informal conversations with James Chow and David Armstrong, we were told that this land was in fact owned my Master's College.

Trying our best to find out the truth, we used another real estate data service called RealQuest and ran a new report on the property in question. Unfortunately, the information provide by RealQuest only added to the confusion. It showed that the property had been transferred from a private party based in Pacoima, California in September 2007. Upon careful examination of the grant deed, we determined that one digit in the parcel number had been recorded incorrectly and that the information provided by RealQuest was erroneous.

Finally, toward the end of August 2008, James and David helped us obtain the title report for Track Number 53114, as well as a copy of the Grading Easement Agreement granted by Master's College to Rasmussen and EZ Access Storage, the entities which subsequently sold the property to DR Horton for development of the Hidden Knoll homes.

To put it plainly, we were shocked and surprised to learn that the land we've been maintaining for five years was indeed owned by Master's College, and that the easement agreement could be nullified at any point in time when the College chose to pursue new development thereon.

Neither the HOA board of directors, the homeowners nor the management company had any awareness of this arrangement. We now believe that DR Horton purposely withheld this information from the homebuyers and deceived us into believing the landscaped areas would be owned and maintained indefinitely by our HOA.

While we acknowledge the Planning Commission and College are not a fault for this misunderstanding, we hope you sympathize with our frustration and confusion over this issue. All this time we believed we would have a landscaped buffer zone between our homes and any future development on the adjacent land. Now we know this isn't the case.

Fortunately, there may be a partial remedy for this problem, which I will describe later in my presentation.

I would now like to discuss the ways in which this project will impact the residents of Hidden Knoll. Clearly, there will be many, significant impacts.

For two years or more, the residents of Hidden Knoll will suffer through a variety of inconveniences, annoyances and hazards caused by the construction of this project. We will be forced to deal with the loud noises and earthshaking vibrations caused by giant earth-moving machines, construction equipment and countless activities associated with grading, paving, building and landscaping. For two years or more we will suffer a degradation of our air quality, as we will be forced to breathe in the exhaust of construction vehicles, dust and other air pollutants generated by the project. We will need to overcome our discontent at seeing the eye sores of a construction zone located so close to our homes. And these are only the "temporary", project-related impacts.

Of course, we will confront long-term changes to our environment, as well.

Our viewshed will be forever changed by this project. In place of our picturesque view of the undeveloped ridgeline, we will soon be looking into the parking areas and bedroom windows of two- and three-story town homes. Biological impacts include the loss of many Oaks and Sycamore trees boarding the northwest side of our neighborhood.

Yes, there will be an increase in the number of cars traveling down our street. The numbers provided tonight indicate approximately 1800 cars will pass through the top part of Deputy Jake. When you factor in increased traffic caused by growing student enrollment at McGrath Elementary, traffic caused by the eventual connection of Dockweiler to Lyons, and traffic caused by population growth in general, it's not difficult to presume that the Average Daily Traffic will soon reach or exceed 2000 trips, the number which signifies a notable impact to residents.

The aesthetic nature of our neighborhood will change as well. Hidden Knoll is comprised of 53 single-family, 2-story homes. Building 54 2- and 3-story town homes on the same street will appear inconsistent with the visual conformity of our neighborhood.

In short, the residents of Hidden Knoll will experience a wide range of negative impacts due to this project.

Fortunately, as I mentioned earlier, there may be an alternative which will minimize many of the impacts I've described while satisfying the goals of the college. Let me explain.

Last Friday, on August 29, 2008, our HOA had a productive meeting with David Armstrong and Dennis Hardgrave. Four of the five HOA board members were there, as were David Sloat and I. David Armstrong and Dennis came out to the cul-de-sac at the end of Deputy Jake, and together we looked at the land, discussed our concerns and hopes, and discovered a middle ground solution which would satisfy both parties.

While the Single Family project alternative would be preferable to Hidden Knoll, Dennis explained that there would not be sufficient density to justify the development costs. Instead, we discussed a 'hybrid' solution which would allow sufficient density while creating a visual aesthetic similar to Hidden Knoll.

The discussion focused on building a community of 42 2-story, detached cluster homes. This solution would minimize many of the impacts I described earlier:

- Dennis said this alternative would entail a reconfiguration of the project site, which would keep intact most of the landscaped easement on the northwest side of Hidden Knoll.
 - By keeping the landscaped easement intact, less grading would be necessary, and
 - Fewer mitigation oaks would be removed.
- This re-configuration would also allow two back-to-back cul-de-sacs with a connecting driveway for emergency access. Having two cul-de-sacs would alleviate our worries of increased traffic impacts.
- Dennis said the new configuration may make it possible to lower the elevation of the nearest building pads by several feet. Of course, two-story homes have lower rooftops than three-story town homes. By lowering the pads and building only 2-story homes, the impact to our views will be significantly reduced.

From an aesthetic point of view, two-story detached cluster homes would be much more consistent with the visual characteristics of our neighborhood.

Finally, we believe the buyers of such properties would be individual homeowners intent on long-term residency, rather than investment property buyers who typically have less vested interest in the community.

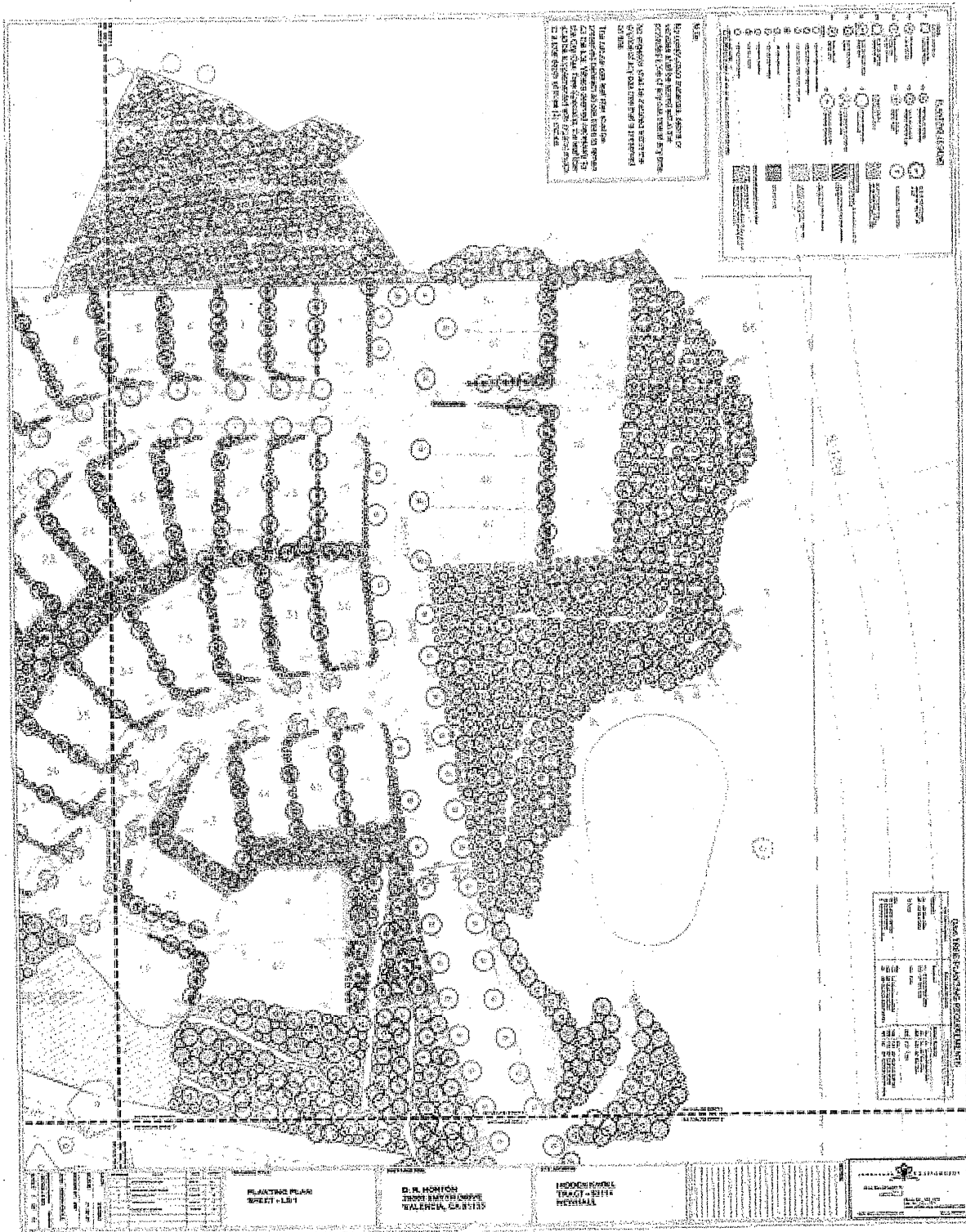
It should be noted that such an alternative falls within the scope of the existing EIR, as this solution represents a midpoint between the proposed 54 town homes and the 21 single-family home alternative. Impacts created by this hybrid alternative would be comparable to those identified in the EIR, if not lessened.

While we would still face short- and long-term impacts caused by development, the 42 detached cluster home alternative would certainly be more preferable to the residents of Hidden Knoll.

As this hybrid alternative is acceptable to both Master's College and the Hidden Knoll community, we urge the Commission to move forward by requesting the applicant to submit revised plans which include the new configuration of 42 detached cluster homes, two cul-de-sacs and the maximum preservation of the landscaped easement bordering Hidden Knoll.

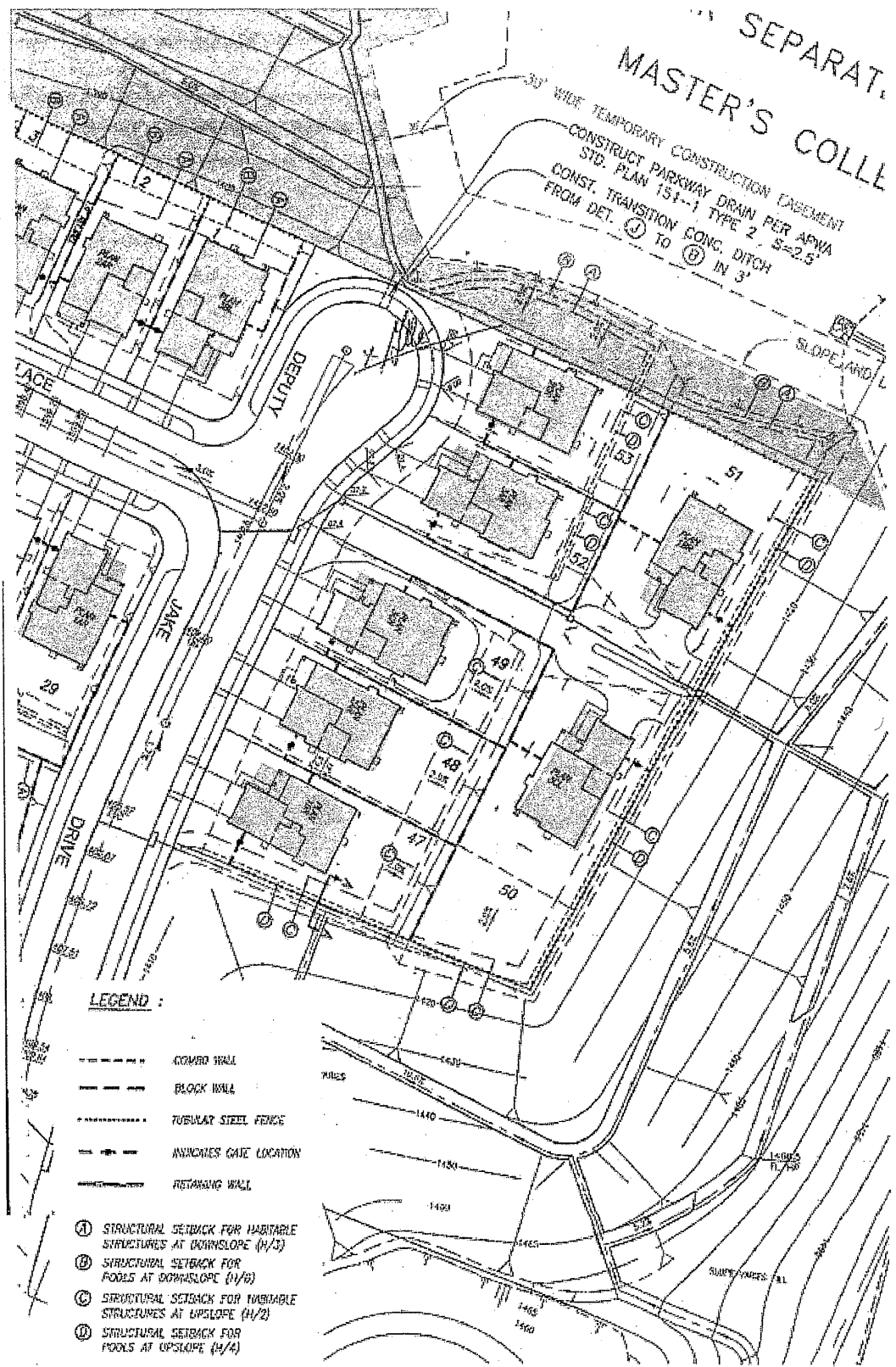
Michael Kosmal
Hidden Knoll HOA Presentation
September 2, 2008
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Thank you for your efforts in safeguarding the quality of life for existing residents while ensuring new development proceeds in a responsible manner considerate to the needs of the community.



MICHAEL KOSMAL - FIGURE 1
 SEPT. 2, 2008

SEPARAT.
MASTER'S COLLE



MICHAEL KOSMAL - FIGURE 2
SEPTEMBER 2, 2008

PHASE 5 LOTS 47-53