



Figure 2-1 Vicinity Map

3. SITE DESCRIPTION & PROPOSED DEVELOPMENT

The proposed Happy Valley 40 consists of 60 single-family residential lots covering approximately 40 acres. The site is bounded to the east, south, and west by State Land and to the north by Happy Valley Road. There are residential developments around the site but none adjacent to it. There is no development immediately north of the site besides Happy Valley Road. There are approximately 143 acres of hillside north of Happy Valley Road that drain through the site. Happy Valley Road will provide ingress and egress to the site.

The proposed site is currently undeveloped desert. It varies in elevation from approximately 1435 feet in the center of the site just south of Happy Valley Road to approximately 1360 feet on the southeast