

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/10/09

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 35683/C27663/GPA1055 For

Company or Individual's Name Planning Department

Distance buffered ~~600'~~ 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

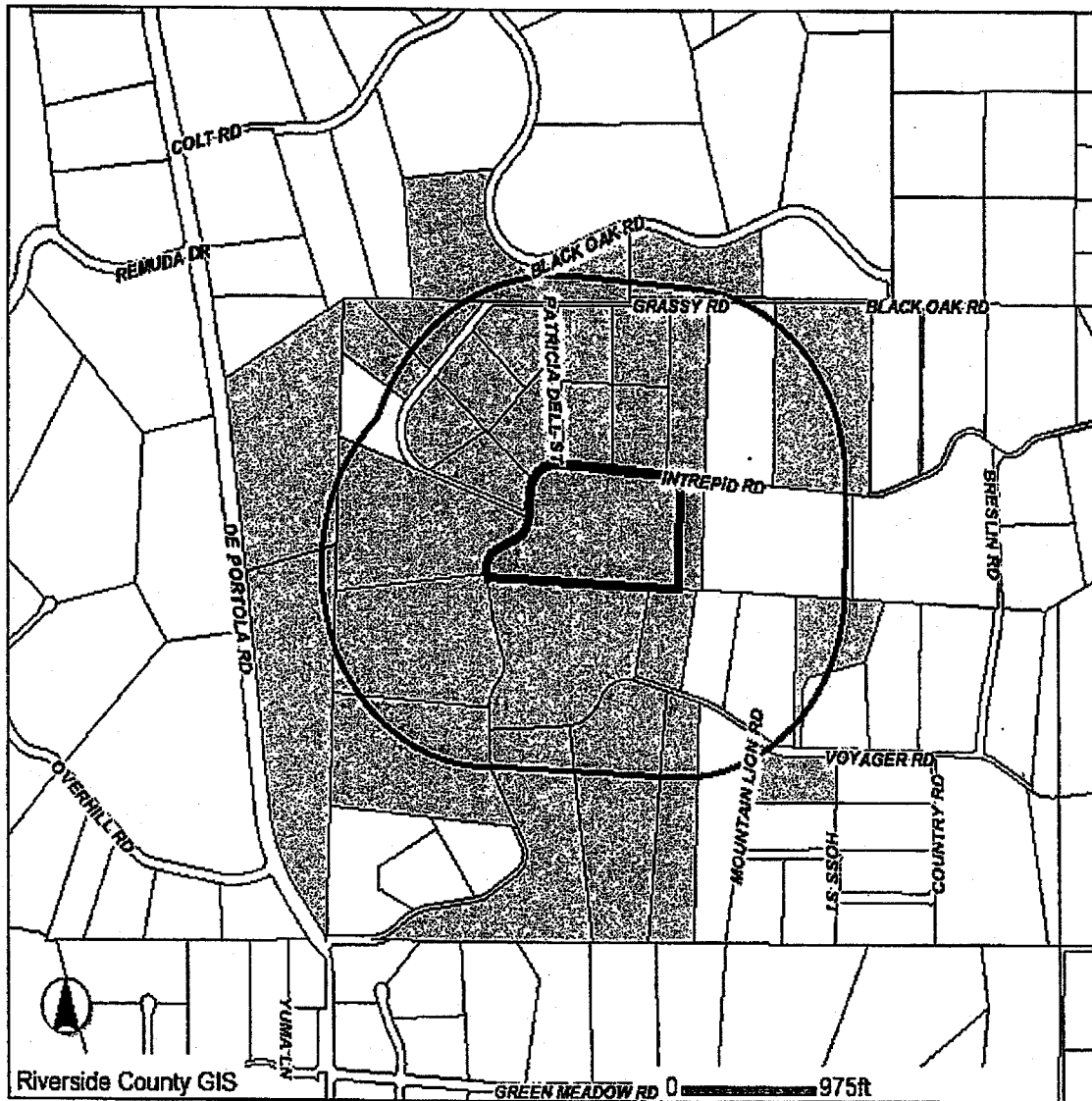
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 7/10/09   
Expires 1/10/10

1200 feet buffer



**Selected parcel(s):**

- |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 470-300-031 | 470-300-046 | 915-070-030 | 915-080-024 | 915-440-001 | 915-440-005 | 915-440-006 |
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**\*IMPORTANT\***

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RAY AGUILAR  
GINA AGUILAR  
37748 QUINTANA DR  
MURRIETA CA 92563



APN: 915460029 ASMT: 915460029  
MARY JOY BRESLIN  
RUTH ALICE BRESLIN  
C/O CHARLES BRESLIN  
10447 ARNWOOD RD  
LAKE VIEW TERRACE CA 91342

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

ATTN: Jeffrey R. Leatherman,  
General Manager  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Ventura Engineering  
41951 Remington Ave. Ste. 140  
Temecula, CA 92590

Paul Normandie  
39900 Intrepid Rd.  
Temecula, CA 92592



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

September 15, 2009

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
VIA FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: GPA 1055; ZC 7663; TPM 35683

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, September 18, 2009.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** PE Legals [legals@pe.com]  
**Sent:** Tuesday, September 15, 2009 8:10 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1055 ZC 7663 TPM 35683

Received for publication on Sept. 18

***Thank You! ~Maria G. Tinajero - The Press Enterprise Legal Adv. - 1.800.880.0345 (Phone) - 951.368.9018 (fax) - Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.***

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Tuesday, September 15, 2009 8:09 AM  
**To:** PE Legals  
**Subject:** FOR PUBLICATION: GPA 1055 ZC 7663 TPM 35683

Good Morning!

Attached is a Notice of Public Hearing, for publication on Friday, Sept. 18, 2009. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.***





OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1<sup>ST</sup> FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

September 15, 2009

THE CALIFORNIAN  
ATTN: LEGALS  
28765 SINGLE OAK DR., STE. 100  
TEMECULA, CA 92590

E-MAIL: [tswenson@nctimes.com](mailto:tswenson@nctimes.com)  
VIA FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: GPA 1055; ZC 7663; TPM 35683

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*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Tammi Swenson [TSwenson@nctimes.com]  
**Sent:** Tuesday, September 15, 2009 8:37 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1055 ZC 7663 TPM 35683

Received...

Tammi Swenson  
Classified & Legal Advertising  
North County Times & The Californian  
San Diego County: (760)745-6611 ext 2604  
Riverside County: (951)676-4315 ext 2604  
[tswenson@nctimes.com](mailto:tswenson@nctimes.com)

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Tuesday, September 15, 2009 8:10 AM  
**To:** Tammi Swenson  
**Subject:** FOR PUBLICATION: GPA 1055 ZC 7663 TPM 35683

Good Morning!

Attached is a Notice of Public Hearing, for publication on Friday, Sept. 18, 2009. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 29, 2009 at 1:30 P.M.** to consider the application submitted by Paul Normandie – Ventura Engineering, on **General Plan Amendment No. 1055**, which proposes to amend the land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum); **Change of Zone No. 7663**, which proposes to change the zone from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5), or such other zones as the Board may find appropriate; and, **Tentative Parcel Map No. 35683, Schedule H**, which proposes to subdivide 20.00 acres into four (4) residential parcels with a minimum parcel size of five (5) acres (“the project”). The project is located northerly of Voyager Road, southerly of Intrepid Road, and easterly of De Portola in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41965**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT WENDELL BUGTAL, PROJECT PLANNER, AT (951) 955-2402 OR EMAIL [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board  
4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

Dated: September 15, 2009

Kecia Harper-Ihem  
Clerk of the Board  
By: Cecilia Gil, Board Assistant



**Gil, Cecilia**

---

**From:** Marshall, Tammie [tmarshal@asrclkrec.com]  
**Sent:** Tuesday, September 15, 2009 8:24 AM  
**To:** Gil, Cecilia; Meyer, Mary Ann  
**Subject:** RE: FOR PUBLICATION: GPA 1055 ZC 7663 TPM 35683

Good Morning,

Received and posted.

Tammie

---

**From:** Gil, Cecilia  
**Sent:** Tuesday, September 15, 2009 8:10 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR PUBLICATION: GPA 1055 ZC 7663 TPM 35683

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Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

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## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 15, 2009, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 1055, ZC 7663 and TPM 35683

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** September 29, 2009 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: September 15, 2009

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NAME: Vinnie Nguyen

TITLE GIS Analyst

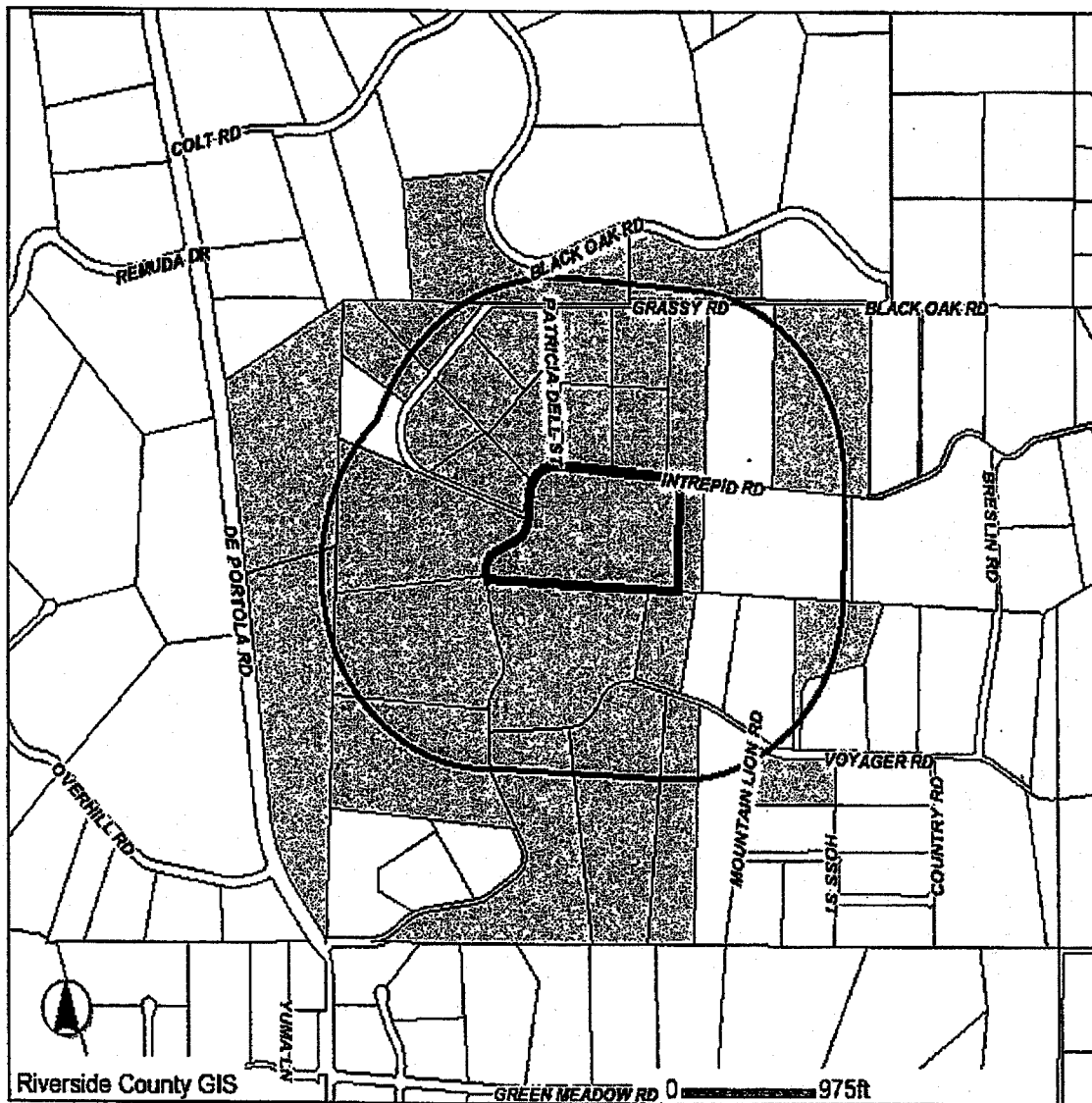
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RAY AGUILAR  
GINA AGUILAR  
37748 QUINTANA DR  
MURRIETA CA 92563

APN: 915460029 ASMT: 915460029  
MARY JOY BRESLIN  
RUTH ALICE BRESLIN  
C/O CHARLES BRESLIN  
10447 ARNWOOD RD.  
LAKE VIEW TERRACE CA 91342

APN 915460029 ASMT 915460029  
MARY JOY BRESLIN  
RUTH ALICE BRESLIN  
C/O CHARLES BRESLIN  
10447 ARNWOOD RD  
LAKE VIEW TERRACE CA 91342

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Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

ATTN: Jeffrey R. Leatherman,  
General Manager  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Paul Normandie  
39900 Intrepid Rd.  
Temecula, CA 92592

Ventura Engineering  
41951 Remington Ave. Ste. 140  
Temecula, CA 92590

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# MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

**Bill Luna**  
County Executive Officer

**Jay E. Orr**  
Assistant County Executive Officer

**TO:** Kecia Harper-Ihem, COB

**FROM:** Jay E. Orr, Assistant CEO

**DATE:** November 30, 2009

**RE: CONTINUANCE**

TLMA/Planning is requesting that the following item be continued to January 5, 2010:

**16.3 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:** Public Hearing on GENERAL PLAN AMENDMENT NO. **1055** / CHANGE OF ZONE NO. **7663** / TENTATIVE PARCEL MAP NO. **35683** – Paul Normandie – Ventura Engineering – Rancho California Zoning Area – Southwest Area Plan – 3<sup>rd</sup> District. Recommendation of Planning Commission for adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41965; Tentative Approval of General Plan Amendment 1055 to amend the land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum); Tentative Approval of Change of Zone No. 7663, to change the zone from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5); and Tentative Approval of Tentative Parcel Map No. 35683, Schedule H, to subdivide 20.00 acres into four (4) residential parcels with a minimum parcel size of five (5) acres. (16.3 of 10/20/09)

H:\dGRANT\form 11s\continuance.doc

**WESTRUP KLICK** LLP

ATTORNEYS AT LAW

444 WEST OCEAN BOULEVARD, SUITE 1614  
LONG BEACH, CALIFORNIA 90802-4524

TELEPHONE: 562-432-2551

FACSIMILE: 562-435-4856

R. DUANE WESTRUP  
RHONDA KLICK  
LAWRENCE R. CAGNEY  
PHILLIP R. POLINER  
MARK L. VANBUSKIRKCAT-TUONG N. BULAOK  
CHRISTINE C. CHOI  
JENNIFER L. CONNOR  
PATRICIA K. OLIVER

November 30, 2009

**Via Email To: cob@rcbos.org****Via Fax To: 951-955-1071**Riverside County Administrative Center  
Attn: Mr. Jeff Stone, Chairman Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
4080 Lemon Street 5<sup>th</sup> Floor  
Riverside, CA 92501

RE: This letter is concerning the Public Hearing(s) pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, which was presented before the Riverside County Board of Supervisors on September 29, 2009 as Agenda Item 16.2 with the next meeting scheduled for December 1, 2009. The project is listed as General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel Map No. 35683. APN: 915-440-006.

Dear Supervisor Chairman Jeff Stone:

We appreciate your consideration with proposed actions to mitigate community issues regarding a zoning change by the current owner, Mr. Kary Kielhofer, from Reno, and the applicant, now representative, Mr. Paul Normandie.

We are pleased with the Board of Supervisors' consideration of a \$10,000 contribution to be made by the owner of the property, Mr. Kary Kielhofer, to The Stone Ridge Property Owners Association (Entity Identification Number 95-3862545) to be utilized for road repairs to our existing asphalt road. The construction of four new homes will increase the frequency of heavy equipment vehicles, as well as a potential increase in regular access traffic, and result in damage to our existing paved road.

We understand that an on-site meeting was held on Monday, October 26th with

Riverside County Administrative Center  
Attn: Mr. Jeff Stone, Chairman Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
November 30, 2009  
Page 2

Mr. Adam Rush, Mr. Wendell Bugtai, and Mr. Paul Normandie in attendance. Mr. Rush indicated that county staff will require a water study and recommend that the applicant and/or owner continue the last portion of the road, adjacent to the applicants property, with similar type paving. We agree that this should be the applicant/owner's responsibility, since this is a material change to existing conditions and will materially affect the adjacent properties.

Further, we wanted to let you know that my husband, Pete Gastwirth, and I were approached by Paul Normandie this past week, through an unannounced visit to us at our property, asking for us to sign a consent to the proposed development. We did not sign that consent. Although we told Mr. Normandie that we would not sign the consent which he requested, and we affirmed our concerns regarding the road conditions, road repair fund, and water usage, we understand that Mr. Normandie has represented to other adjacent property owners that we DID agree to the consent. We believe that Mr. Normandie's misrepresentations to other property owners on this point should be considered by the Board in taking action on this matter.

We strongly urge the Board of Supervisors to require the \$10,000.00 contribution to the road repair fund, the water study, and the paving of the portion of Intrepid Road adjacent to the subject property, in mitigation of the issues which this zoning change will create.

Very truly yours,



Rhonda Klick

/rek

cc: Adam B. Rush  
[arush@rctlma.org](mailto:arush@rctlma.org)

Z:\RK Conf. 1\psn\Ltr to BOS for 12-1-09 Meeting.wpd

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** PAUL E. NORMANDIE

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 1/5/2010 **Agenda #** 16.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_



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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Roy Hoffman

**Address:** 13800 Hancock ST STE C124  
(only if follow-up mail response requested)

**City:** Moreno Valley **Zip:** 92553

**Phone #:** (951) 214-6855

**Date:** 11/5/10 **Agenda #** 16.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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Submit request to Clerk of Board (right of podium),  
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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Ellen Nierich

**Address:** 39750 Intrepid Road  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92592

**Phone #:** (951) 767-1675

**Date:** 1/5/10 **Agenda #** 16.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**     **Oppose**     **Neutral**

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the appeal below:

**Support**     **Oppose**     **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** THOMAS HAMMATT

**Address:** 39750 INTREPID ROAD  
(only if follow-up mail response requested)

**City:** TEMECULA **Zip:** 92592

**Phone #:** 951-767-1675

**Date:** 1-5-2010 **Agenda #** 16.2

**PLEASE STATE YOUR POSITION BELOW:**

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**Support**     **Oppose**     **Neutral**

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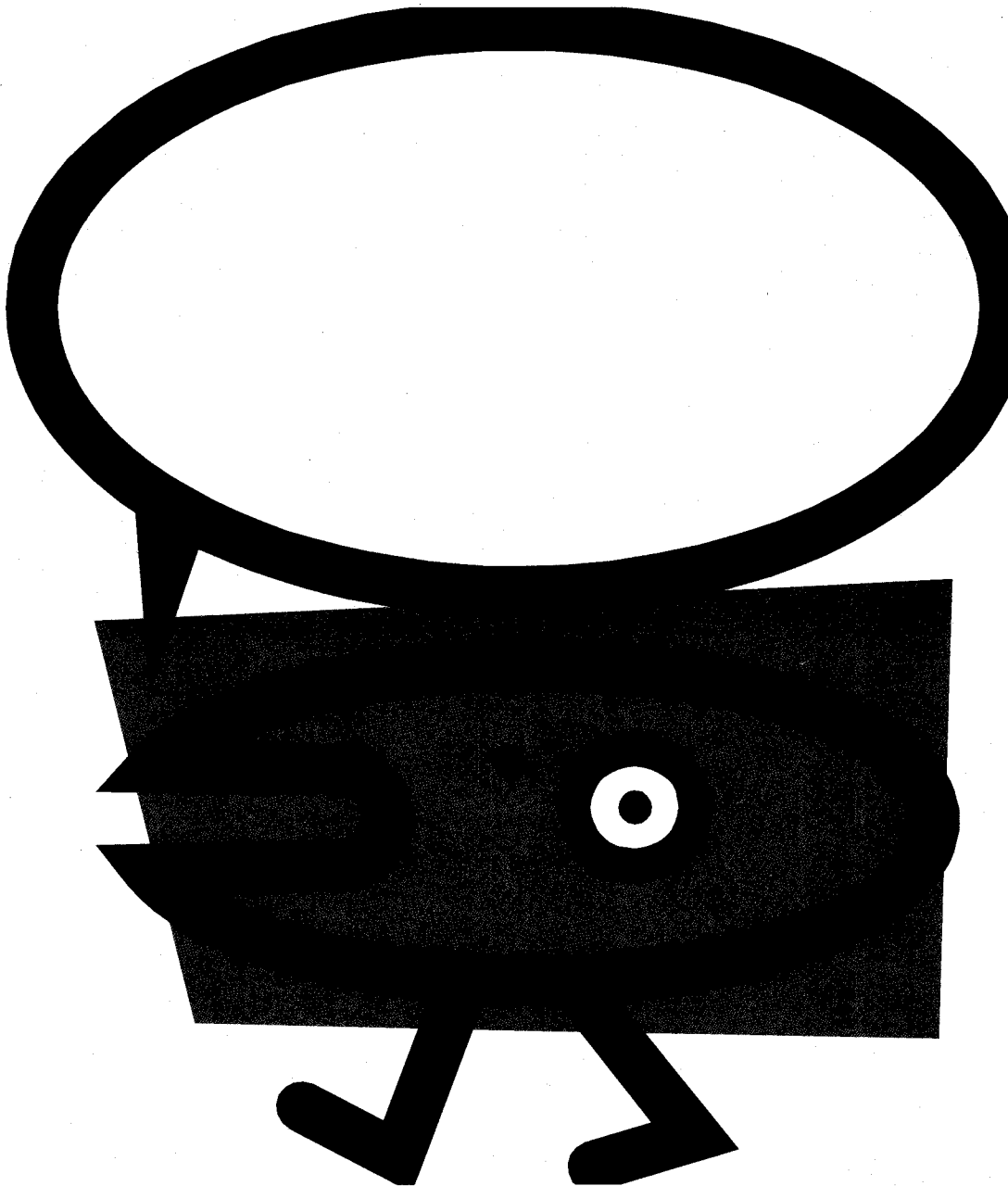
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# SPEAKER SLIPS



DATE 1-5-2010 16.2 ITEM # \_\_\_\_\_



To Read at the January BofS Mtg  
Dear Chairman Jeff Stone and Board of Supervisors:

The Community wishes to express their appreciation to The Board of Supervisors for your understanding and proposed actions to mitigate community concerns regarding a zoning change by the current owner, Mr. Kary Kielhofer and the applicant, now representative, Mr. Paul Normandie.

We concur with the Board of Supervisors regarding a \$10,000 contribution be made by the owner of the property, Mr. Kary Kielhofer, to the Stoneridge Property Owners Association to be utilized for road repairs. The construction of four new homes will increase the frequency of heavy equipment vehicles and result in (additional) damage to our existing paved road. We request approval of the project contingent upon verification of deposit of required funds, per applicants cancelled check, into the Stone Ridge Property Owners Association, prior to Zoning Change approval and parcel final map recordation.

Also, we concur with the Board of Supervisors and appreciate your awareness of the vital issue regarding water availability, by directing a water study.

An on site meeting was held on Monday, October 26th with Mr. Adam Rush, Mr. Wendell Bugtai and Mr. Paul Normandie in attendance. We appreciate Mr. Rush's site visitation and inspection. His recommendation that the applicant and/or owner continue the last portion of the road, adjacent to the applicants property, with similar type paving would be greatly appreciated by all.

We appreciated The Board of Supervisors request to legal staff whether the easement issue could be addressed. Mr. Kary Kielhofer, the owner of the property, stated he will pursue this issue for his own interest and knowledge.

**I have a few Items I would like to additionally address:**

**Item # 1**

At the prior Board of Supervisors' meeting on September 29, 2009, Mr. Paul Normandie, the applicant, inferred that the Stone Ridge Property Owners Association has not been a viable Association for at least three years perhaps longer. I have submitted a letter on December 6, 2009 to the Board of Supervisors with an attachment. The attachment is a printout of 'The Account Transcript' from Internal Revenue Service which shows that the Association is current and has filed the 2008 Form 1120H tax return. Note: The 2009 tax return is not due until March 15, 2010.

**Item # 2**

I would like to read one paragraph of a letter written by Rhonda Klick dated November 30, 2009 which was originally submitted for the December 1<sup>st</sup> meeting that was postponed by the applicant.

**On Page 2, the second to the last paragraph states:**

Further, we wanted to let you know that my husband, Pete Gastwirth, and I were approached by Paul Normandie this past week, through an unannounced visit to us at our property, asking for us to sign a consent to the proposed development. We did not sign that consent. Although we told Mr. Normandie that we would not sign the consent which he requested, and we affirmed our concerns regarding the road conditions, road repair fund, and water usage, we understand that Mr. Normandie has represented to other adjacent property owners that we DID agree to the consent. We believe that Mr. Normandie's misrepresentations to other property owners on this point should be considered by the Board in taking action on this matter.

**Item # 3**

I would like to also read one paragraph of an Email written by Gina Cox dated January 4, 2009 :

The man who is doing the lot division stopped by my place while I was in the middle of fixing a well problem. He proceeded to first tell me that there was enough money in the existing fund to make any repairs necessary due to excessive weight and heavy equipment being hauled up here for four new homes. When I told him that wasn't true, he then told me that if he had to put money in a road fund, everyone else would have to. I must assume he has told everyone else up here, particularly those on a fixed income as a way to dissuade them from saying anything. I told him that wasn't true either.

**Item # 4**

On August 19, 2009 the Planning Commission stated regarding parcel # 4, that they want to ensure that the area beginning at the existing chain link fence line, continuing to the end of the proposed parcel # 4, be designated as open space (for wildlife) and NOT be graded.

I believe it would be of assistance to the future purchaser of this lot to have this designation listed as a ' NOTE: #24 ' on the applicants proposed and final map prior to recordation.

Thank You

Submitted by Ellen Tierck  
1-5-10 Item 16.2  
(date)

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

**DATE:** January 4, 2010  
**TO:** The Honorable Board of Supervisors  
**FROM:** Planning Department Staff  
**RE:** **Item 16.2 (General Plan Amendment No. 1055, Change of Zone No. 7663, & Tentative Parcel Map No. 35683)**

The following four letters have been submitted and received by Planning Department Staff during the course of the Board of Supervisor's Public Hearings regarding this project. The nature of the letters is summerized below:

1. October 5, 2009 from Mr. and Mrs. Tom and Ellen Hammatt - Opposition
2. November 23, 2009 from Mr. and Mrs. Tom and Ellen Hammatt - Opposition
3. November 30, 2009 from Ms. Rhonda Klick, esq - Opposition
4. January 4, 2010 from Ms. Gina Cox - Opposition

Sincerely,



**Adam B. Rush, Principal Planner**

Y:\Planning Case Files-Riverside office\PM35683\Memo to BOS\_01.04.10.doc

Re: General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel Map No. 35683 Applicant Paul Normandie.

The three primary issues were as follows:

- I. Potential additional easement through applicant's property. [ Shown on google map search as another Intrepid Road].

The community appreciated The Board of Supervisors request to legal whether feasible. The community has been informed of the Riverside County legal staff determination and Mr. Kary D. Kielhofer, a vested partner in the proposed lot split, stated to us that he wants to pursue this issue for his own interest and knowledge.

- II. Damage to Intrepid Road due to the construction of four additional homes.

- A) The Board of Supervisors asked if \$10,000 contributed to the Stoney Ridge Property Owners Association would suffice. *The community concurs.*
- B) As understood, The planning department states that applicants improve the road adjacent to the applicants property.
  - 1) The community requests that a concrete gutter or asphalt curb and drainage system be provided to prevent damage to our existing road.
  - 2) Details to also include large drainage pipes under the proposed and existing driveway(s) on applicant's property.
  - 3) Clean out of the existing drain at 39745 Intrepid Road which drains to applicant's property.
  - 4) For the dirt section of road adjacent to applicant's property, either paved with asphalt with a low profile, wide and positioned at an angle, speed-bump for drainage purposes OR a concrete gutter across the road at an angle located directly after 39745 Intrepid.
  - 5) If paving is not agreed upon as a condition of the zoning change of applicant and county not requiring asphalt as an improvement, then a thick layer of gravel to serve as base be applied and rolled by finishing machine upon the dirt section of road with a concrete gutter at an angle for drainage located directly after 39745 Intrepid Road to prevent the erosion of the existing road.

\* Please refer to the map submitted as an attachment \*

- III. The Board of Supervisors also expressed concern regarding our water situation and the problems which may arise from the addition of four new homes on our aquifer.

The Board of Supervisors recommended that a water study be done prior to their determination regarding the zoning change. The community appreciates the Board of Supervisors awareness of a growing concern regarding availability of water, especially since some neighbors are already out of water and others with insufficient gallons per minute.

*The community concurs* with a water study.

Thomas Hammatt  
39750 Intrepid Road  
Temecula, CA 92592  
(951) 767-1675

Riverside County Administrative Center  
Attn: Mr. Jeff Stone, Chairman Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
4080 Lemon Street 5<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-1030  
November 23, 2009

RE: This letter is concerning the Public Hearing(s) pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, which was presented before the Riverside County Board of Supervisors on September 29, 2009 as Agenda Item 16.2 with the next meeting scheduled for December 1, 2009. The project is listed as General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel Map No. 35683.  
APN: 915-440-006.

Dear Supervisor Chairman Jeff Stone:

The residents and property owners of Stone Ridge appreciate your consideration and action regarding the concerns expressed by the community.

The Community wishes to extend our gratitude for your understanding and proposed actions to mitigate community issues regarding a zoning change by the current owner, Mr. Kary Kielhofer from Reno and the applicant, now representative, Mr. Paul Normandie.

The Community concurs with the Board of Supervisors regarding a \$10,000 contribution to be made by the owner of the property, Mr. Kary Kielhofer, to The Stone Ridge Property Owners Association (Entity Identification Number 95-3862545) to be utilized for road repairs to our existing asphalt road. The construction of four new homes will increase the frequency of heavy equipment vehicles and result in (additional) damage to our existing paved road.

An on site meeting was held on Monday, October 26th with Mr. Adam Rush, Mr. Wendell Bugtai and Mr. Paul Normandie in attendance. Mr. Rush indicated that county staff will require a water study and recommend that the applicant and/or owner continue the last portion of the road, adjacent to the applicants property, with similar type paving.

The community is grateful to The Board of Supervisors and Staff for the time, effort, understanding and proposed actions taken to mitigate the issues which this zoning change will create.

Sincerely,

Thomas Hammatt

# WESTRUP KLINK LLP

ATTORNEYS AT LAW

444 WEST OCEAN BOULEVARD, SUITE 1614  
LONG BEACH, CALIFORNIA 90802-4524

TELEPHONE: 562-432-2551  
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R. DUANE WESTRUP  
RHONDA KLINK  
LAWRENCE R. CAGNEY  
PHILLIP R. POLINER  
MARK L. VANBUSKIRK

CAT-TUONG N. BULAON  
CHRISTINE C. CHOI  
JENNIFER L. CONNOR  
PATRICIA K. OLIVER

November 30, 2009

**Via Email To: [cob@rcbos.org](mailto:cob@rcbos.org)**

**Via Fax To: 951-955-1071**

Riverside County Administrative Center  
Attn: Mr. Jeff Stone, Chairman Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
4080 Lemon Street 5<sup>th</sup> Floor  
Riverside, CA 92501

RE: This letter is concerning the Public Hearing(s) pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, which was presented before the Riverside County Board of Supervisors on September 29, 2009 as Agenda Item 16.2 with the next meeting scheduled for December 1, 2009. The project is listed as General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel Map No. 35683. APN: 915-440-006.

Dear Supervisor Chairman Jeff Stone:

We appreciate your consideration with proposed actions to mitigate community issues regarding a zoning change by the current owner, Mr. Kary Kielhofer, from Reno, and the applicant, now representative, Mr. Paul Normandie.

We are pleased with the Board of Supervisors' consideration of a \$10,000 contribution to be made by the owner of the property, Mr. Kary Kielhofer, to The Stone Ridge Property Owners Association (Entity Identification Number 95-3862545) to be utilized for road repairs to our existing asphalt road. The construction of four new homes will increase the frequency of heavy equipment vehicles, as well as a potential increase in regular access traffic, and result in damage to our existing paved road.

We understand that an on-site meeting was held on Monday, October 26th with

Riverside County Administrative Center  
Attn: Mr. Jeff Stone, Chairman Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
November 30, 2009  
Page 2

Mr. Adam Rush, Mr. Wendell Bugtai, and Mr. Paul Normandie in attendance. Mr. Rush indicated that county staff will require a water study and recommend that the applicant and/or owner continue the last portion of the road, adjacent to the applicants property, with similar type paving. We agree that this should be the applicant/owner's responsibility, since this is a material change to existing conditions and will materially affect the adjacent properties.

Further, we wanted to let you know that my husband, Pete Gastwirth, and I were approached by Paul Normandie this past week, through an unannounced visit to us at our property, asking for us to sign a consent to the proposed development. We did not sign that consent. Although we told Mr. Normandie that we would not sign the consent which he requested, and we affirmed our concerns regarding the road conditions, road repair fund, and water usage, we understand that Mr. Normandie has represented to other adjacent property owners that we DID agree to the consent. We believe that Mr. Normandie's misrepresentations to other property owners on this point should be considered by the Board in taking action on this matter.

We strongly urge the Board of Supervisors to require the \$10,000.00 contribution to the road repair fund, the water study, and the paving of the portion of Intrepid Road adjacent to the subject property, in mitigation of the issues which this zoning change will create.

Very truly yours,



Rhonda Klick

/rek

cc: Adam B. Rush  
arush@rctlma.org

Z:\RK Conf. 1\psnLtr to BOS for 12-1-09 Meeting.wpd

**Rush, Adam**

---

**From:** Tom Hammatt [thammatt@wildblue.net]  
**Sent:** Monday, January 04, 2010 11:01 PM  
**To:** Rush, Adam  
**Subject:** Fwd: General Plan Amendment No. 1055/change of Zone No 7663/ Tentative Parcel Map no 7683 APN#915-440-006

----- Forwarded message -----

**From:** Gina Cox <k9solution@aol.com>  
**Date:** Mon, Jan 4, 2010 at 7:15 PM  
**Subject:** General Plan Amendment No. 1055/change of Zone No 7663/ Tentative Parcel Map no 7683 APN#915-440-006  
**To:** Tom Hammatt <thammatt@wildblue.net>

Ellen,

Due to swine flu and my busy season, I have not had the opportunity to write another letter to Mr. Rush, so could you please forward this one?

RE: Lot split on Intrepid Road, Temecula, CA

Dear Mr. Rush,

Just a quick followup to my last letter regarding the impending lot split. It is my understanding that most everything I addressed earlier is no longer being considered, so I will just address the road repair fund.

The man who is doing the lot division stopped by my place while I was in the middle of fixing a well problem. He proceeded to first tell me that there was enough money in the existing fund to make any repairs necessary due to excessive weight and heavy equipment being hauled up here for four new homes. When I told him that wasn't true, he then told me that if he had to put money in a road fund, everyone else would have to. I must assume he has told everyone else up here, particularly those on a fixed income as a way to dissuade them from saying anything. I told him that wasn't true either. He then told me that my friends hauling their horse trailers up this road were just as hard on it as hauling heavy equipment. Since a truck and trailer with heavy equipment weighs ten or twenty times as much as a horse trailer, I told him that wasn't true either. A horse trailer causes no more damage to a road than a dually truck.

What I tried to suggest to him, all the while working while he never offered to help, or come back at a more convenient time, was that there be an agreement with release clauses at the end of development of each parcel. If he is so absolutely out of money as he says, this would be an alternative to coming up with \$10,000 all at once. Whoever ultimately develops each parcel can pay \$2500 upon certificate of occupancy, or upon issuance of a building permit or something like that. No money out of his pocket. My neighbors say that's not enough money to fix the road, and that's true. But at least they can buy the materials and hire someone to do the repairs in the same manner that they used to. The gentleman who's been doing the repairs is over 70 now, so I think they should hire someone.

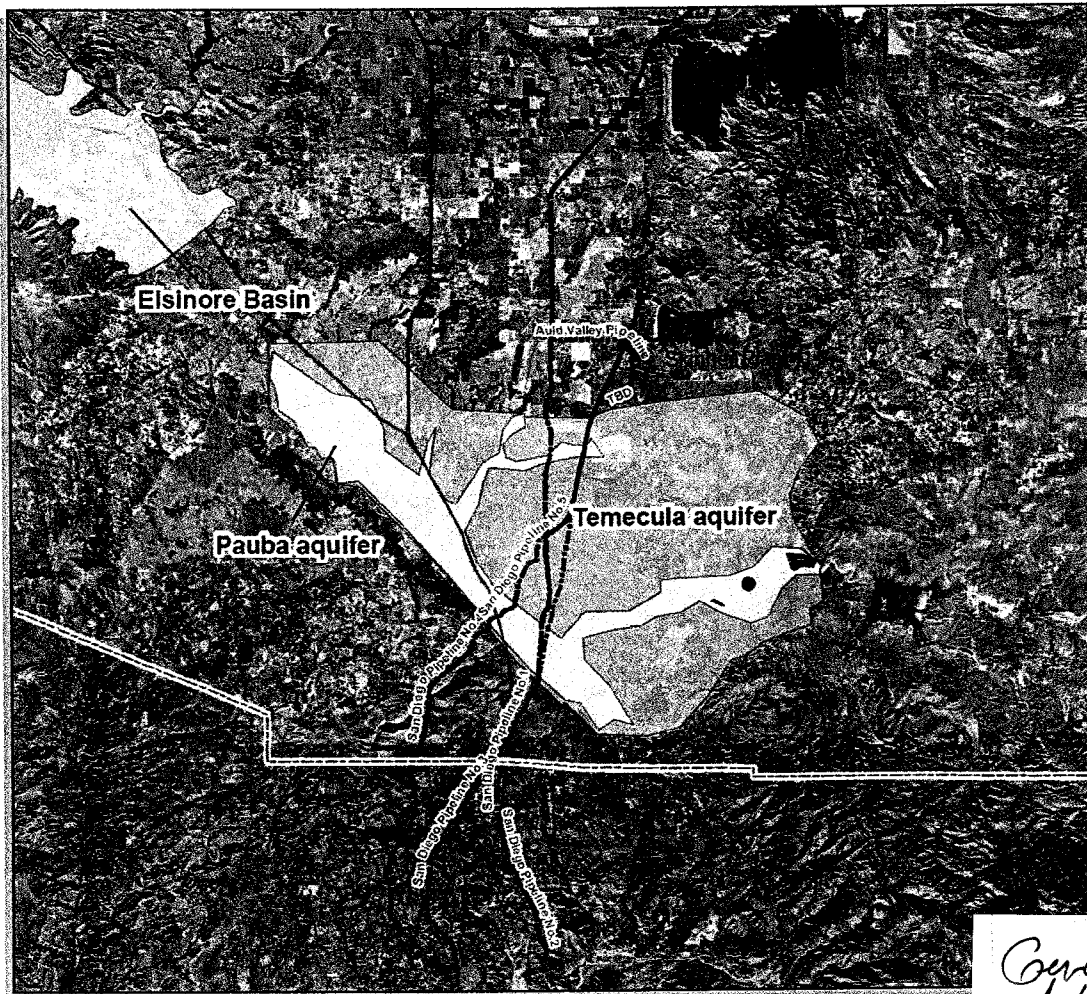
Thank you for your consideration,

# Chapter IV – Groundwater Basin Reports

## Eastside Metropolitan Service Area Basins - Temecula-Murrieta Basin

The Temecula-Murrieta Basin underlies several valleys in southwestern Riverside County and a portion of northern San Diego County. Alluvial sediments extend through the Pauba, Temecula-Murrieta, Santa Gertrudis, and Wolf valleys. These basins underlie the Metropolitan member agency service areas of Eastern Municipal Water District (Eastern MWD) and Western Municipal Water District (Western MWD). A map of the Temecula-Murrieta Basin is provided in Figure 19-1.

**Figure 19-1**  
**Map of the Temecula-Murrieta Basin**



**Temecula-Murrieta Basin**

*Given to  
Adam Bush,  
Planning*

*Submitted by: Paul Hernandez*

*16.2*



## **BASIN CHARACTERIZATION**

The following section provides a physical description of the Temecula-Murrieta Basin, including its geographic location and hydrogeologic character.

### **Basin Producing Zones and Storage Capacity**

There are two aquifers within the Temecula-Murrieta Basin: the Pauba aquifer and the Temecula aquifer. Within these two aquifers, Rancho California Water District (RCWD) has identified eight underlying groundwater basins, which are based upon surface water hydrology subbasins: Pauba Valley Basin, Lower Mesa Basin, Upper Mesa Basin, North Murrieta Basin, South Murrieta Basin, San Gertrudis Basin, Wolf Valley Basin, and Palomar Basin. For purposes of this report, the extent of the groundwater basins is defined by the extent of the principal aquifers rather than surface water designations. The Pauba aquifer consists of younger, unconfined alluvium deposited within the Temecula-Murrieta Basin. The deeper Temecula aquifer is semi-confined and confined, and underlies and extends beyond the boundaries of the Pauba aquifer. A description of each aquifer follows.

The Lancaster, Aguanga, and Agua Caliente faults and several strands of the Elsinore fault zone cross the basin and may affect groundwater movement. The Wildomar fault is a groundwater barrier that produces differences in water level and pressure in the northwestern part of the basin. Murrieta Hot Springs lie along an unnamed fault indicating that the fault affects subsurface flow (DWR, 2004). Significant differences in water levels can occur across this fault and RCWD reports that pumping wells on one side of this fault do not discernibly affect the piezometric levels on the other side of the fault.

#### **Pauba aquifer**

The Pauba aquifer covers approximately 18 square miles. Alluvial sediments extend through Pauba Valley, Temecula-Murrieta Valley, Santa Gertrudis Valley, and Wolf Valley. The Pauba Valley occurs along Temecula Creek and extends approximately seven miles westward from Vail Lake. Well yields in the unconfined alluvial aquifer of the Pauba Valley are excellent, and typically range from 500 gpm to 2,000 gpm. The Pauba aquifer is underlain by the confined Temecula aquifer. The storage capacity of the Pauba aquifer has been estimated at 200,000 AF.

#### **Temecula aquifer**

The Temecula aquifer extends over an area of approximately 100 square miles and is comprised of consolidated sediments that underlie and extend beyond the boundaries of the Pauba aquifer. Sediment depths within the Temecula aquifer are typically 1,000 feet or more. Except for upstream forebay areas, confining layers separate the Pauba and Temecula aquifers, and groundwater is confined or semi-confined throughout the Temecula aquifer. RCWD reports well yields ranging from several hundred gpm to approximately 2,000 gpm.

Estimates for the amount of groundwater stored within the Temecula aquifer vary widely. The Santa Margarita River Watermaster estimated total groundwater storage in the uppermost

500 feet at 1,340,556 AF as of September 30, 2001. RCWD reports total groundwater storage with the Temecula aquifer at approximately 2 million AF. DWR reports groundwater storage within the Pauba and Temecula aquifers at approximately 250,000 AF. Estimates of unused storage range from 250,000 to 500,000 AF. The amount of this storage that is available is unknown.

A summary of the hydrogeologic parameters of the Temecula-Murrieta Basin is presented in Table 19-1.

**Table 19-1**  
**Summary of Hydrogeologic Parameters of Temecula-Murrieta Basin**

Parameter	Description
<b>Structure</b>	
Aquifer(s)	Temecula aquifer Pauba aquifer
Depth of groundwater basin	>2,500 feet
Thickness of water-bearing units	Temecula aquifer: 1,000 feet or more Pauba aquifer: 50 to 250 feet
<b>Yield and storage</b>	
Natural safe yield	34,400 AFY
Total Storage	1.34 to 2 million AF
Unused Storage	Temecula and Pauba aquifers: 250,000 to 500,000 AF
Portion of Unused Storage Available for Storage	Unknown

Source: DWR, 2004; RCWD, 2005; Anchor Environmental, 2004; and Santa Margarita River Watermaster, 2006

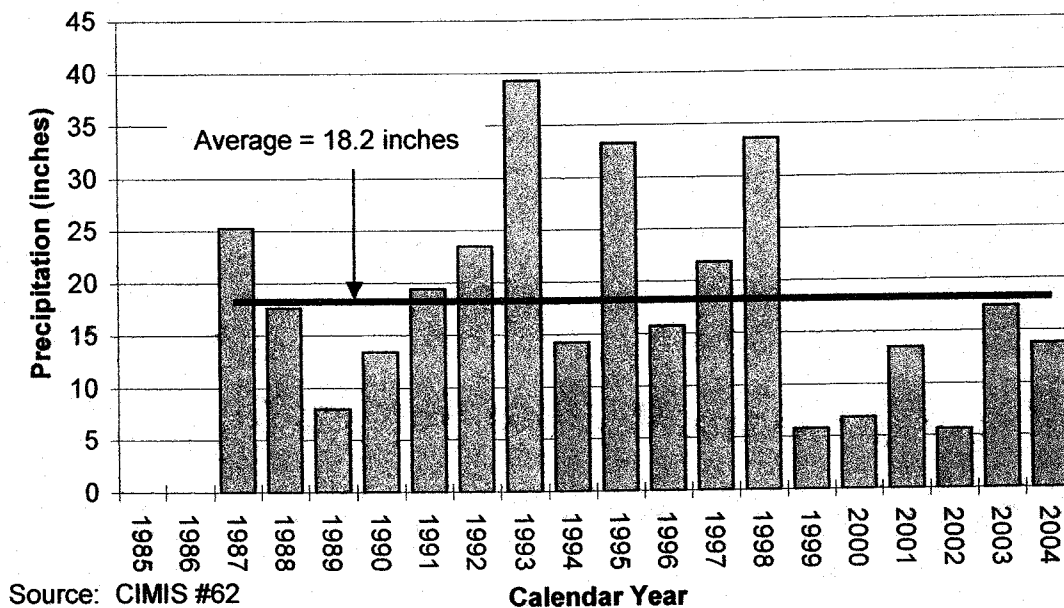
**Safe Yield/Long-Term Balance of Recharge and Discharge**

Average precipitation in the Temecula-Murrieta Basin is about 18.2 inches per year. Figure 19-2 presents historical precipitation at the California Irrigation Management Information System (CIMIS) station Temecula #62. Extremely wet years occurred in 1993, 1995 and 1998. Very dry years occurred in 1989, 1999, 2000, 2001, and 2002.

According to RCWD's groundwater model, the average natural inflow (recharge, return flow, stream percolation and underflow) for all eight basins is 41,000 AFY when no artificial recharge is occurring (CDM, 2005). There are seven years in which the natural inflow has exceeded

70,000 AFY. The average natural basin outflow for all eight groundwater basins from 1935 to 1998 was 6,600 AFY. RCWD has estimated the natural yield of the eight basins equals the natural inflows less the natural losses, which would be 34,400 AFY (CDM, 2005). Parties in the watershed are continuing to evaluate the safe yield. Further descriptions on the recharge characteristics of the Pauba and Temecula aquifers follow.

**Figure 19-2**  
**Historical Precipitation in the Temecula-Murrieta Basin**



### **Pauba aquifer**

As discussed above, the alluvial sediments of the Pauba aquifer extend through four valleys: Pauba Valley, Temecula-Murrieta Valley, Santa Gertrudis Valley, and Wolf Valley. The upstream portion of the Pauba Valley is a key forebay that recharges both the Pauba aquifer and the underlying Temecula aquifer. Pauba aquifer depths downstream from the forebay are typically in excess of 100 feet and extend to depths of more than 250 feet.

The Temecula-Murrieta Valley extends along Murrieta Creek northward from the Santa Margarita River confluence. The Murrieta forebay is located in the upstream portion of the valley, and the forebay recharges both the alluvial sediments of the Temecula-Murrieta Valley and the underlying Temecula aquifer. Downstream from the forebay, confining layers separate overlying alluvial sediments from the underlying Temecula aquifer. Sediment depths in the unconfined portion of the valley (Pauba aquifer) are typically in excess of 100 feet in depth, and extend to a maximum depth of approximately 200 feet.

The Santa Gertrudis Valley is a long and narrow valley that extends eastward from the Temecula-Murrieta Valley along Santa Gertrudis Creek. A forebay exists at the upstream end of

the valley that recharges both the unconfined alluvial sediments of the valley (Pauba aquifer) and the underlying confined Temecula aquifer. The Pauba aquifer depths downstream from the forebay typically range from 50 to 100 feet.

Wolf Valley extends southward approximately three miles from the confluence of Pechanga Creek and Temecula Creek. A forebay exists at the upstream (south) end of Wolf Valley that recharges both the unconfined alluvial sediments of the Wolf Valley (Pauba aquifer) and the underlying Temecula aquifer. Pauba aquifer depths downstream from the Wolf Valley forebay range from 50 to 80 feet.

### **Temecula aquifer**

The Temecula aquifer is a deeper, confined or semi-confined aquifer below the Pauba aquifer. Streamflow infiltration in unconfined alluvial forebays represents the primary source of recharge to the Temecula aquifer. Such streamflow infiltration recharge occurs in upstream forebays within Pauba Valley, Wolf Valley, Temecula-Murrieta Valley, and Santa Gertrudis Valley. In addition, portions of the Temecula aquifer are exposed in the upland mesa portion of eastern Temecula, allowing for recharge through streamflow infiltration, applied water infiltration, and precipitation infiltration.

## **GROUNDWATER MANAGEMENT**

The following section describes how the basins are currently managed.

### **Basin Governance**

As part of the Santa Margarita River system, surface water and groundwater supporting surface water (defined as being in the older and younger alluvium) with the Temecula-Murrieta Basin have been under some form of court jurisdiction since 1928. Groundwater basins not contributing the Santa Margarita River system are not adjudicated. A summary of the governing agencies and their roles is presented in **Table 19-2**.

Rights to utilize surface water and groundwater determined to be contributing to the Santa Margarita River are governed by the Modified Final Judgment and Decree entered on April 6, 1966 by the U.S. District Court in *United States v. Fallbrook Public Utility District, et al.* (Civil No. 1247-SD-T). The Modified Final Judgment incorporates the 1940 Stipulated Judgment and several subsequent orders have been entered that provide provisions for administering the water rights and managing surface water and groundwater resources in the watershed. The subsequent orders include the Cooperative Water Resource Management Agreement between RCWD and Camp Pendleton for management of groundwater and maintenance of surface water flows. Other governance documents include Permit 7032 issued by the State Water Resources Control Board for water rights in Vail Lake and a recently adopted agreement between RCWD and the Pechanga Band concerning groundwater management for the Wolf Valley subbasin.

In March 1989, the Court appointed a Watermaster to administer and enforce the provisions of the Modified Final Judgment and Decree and subsequent orders of the Court. The Court also appointed a Steering Committee that is currently comprised of representatives from the United States, Eastern Municipal Water District, Western Municipal Water District, Fallbrook Public Utility District, Metropolitan, the Pechanga Tribe, and RCWD. The purpose of the Steering Committee to assist the Court and the Watermaster in administering the water rights (Santa Margarita River Watershed Watermaster Report 2006).

**Table 19-2**  
**Summary of Management Agencies in the Temecula-Murrieta Basin**

<b>Agency</b>	<b>Role</b>
Santa Margarita River Watershed Watermaster	Court-appointed Watermaster for oversight and administration of water rights
Santa Margarita River Watershed Steering Committee	Assist the Court and the Watermaster in administering the water rights
Rancho California Water District	Prepares Groundwater Audit and Recommended Groundwater Production Report for operation of District groundwater wells and recharge facilities

In addition, each year the RCWD prepares a Groundwater Audit and a Recommended Groundwater Production Report (RGPR). The amount of groundwater that can be produced varies due to such factors as rainfall, recharge area, and amount and location of well pumping capacity (RCWD, 1997).

#### **Interactions with Adjoining Basins**

The Temecula-Murrieta Basin is adjacent to the Elsinore Basin. When groundwater levels are above 1,100 feet MSL in the southeastern portion of the Elsinore Basin, small amounts (less than 100 AFY) of groundwater could spill into the adjacent Temecula-Murrieta Basin (MWH, 2003a). Current water levels are substantially below this level, and there are no agreements regarding this potential flow.

#### **WATER SUPPLY FACILITIES AND OPERATIONS**

The following section presents information on water supply facilities and operations. Facilities include more than 70 groundwater production wells, 4 groundwater recovery wells and spreading basins. Each of these facilities is discussed in more detail below.

**Active Production Wells**

A summary of production wells in the Temecula-Murrieta Basin is presented in **Table 19-3**.

The agencies that pump from the eight basins include RCWD, Eastern MWD, Western MWD (inclusive of Murrieta County Water District (MCWD), which was acquired by Western MWD in 2005), the Pechanga Indian Reservation, and other private pumpers (RCWD, 2005). Well yields generally range to 300 gpm in the northwestern part of the basin, but reach 1,750 gpm for wells in Pauba Valley (DWR, 2004). RCWD, the largest of these agencies, encompasses almost 100,000 acres and provides retail water supply for a variety of agricultural and residential uses. Typical agricultural uses include avocados, citrus, and grapes while residential demands are for the rapidly growing cities of Temecula and Murrieta (RCWD, 1997).

**Table 19-3  
 Summary of Production Wells in the Temecula-Murrieta Basin**

<b>Category</b>	<b>Number of Wells</b>	<b>Estimated Production Capacity (AFY)</b>	<b>Average Production 1985/86 2004/05 (AFY)</b>	<b>Well Operation Cost (\$/AF)</b>
Municipal	49	Data not available	29,845	Data not available
Private "Substantial Users"	11		1,952 <sup>1</sup>	
<b>Totals</b>	<b>&gt;60</b>		<b>31,797</b>	

Sources: Santa Margarita River Watermaster, 2006; Santa Margarita River Watershed Management Plan, Watershed Assessment Report Draft, 2004; RCWD, 2006  
<sup>1</sup>Private party pumping is for 2004/05 only

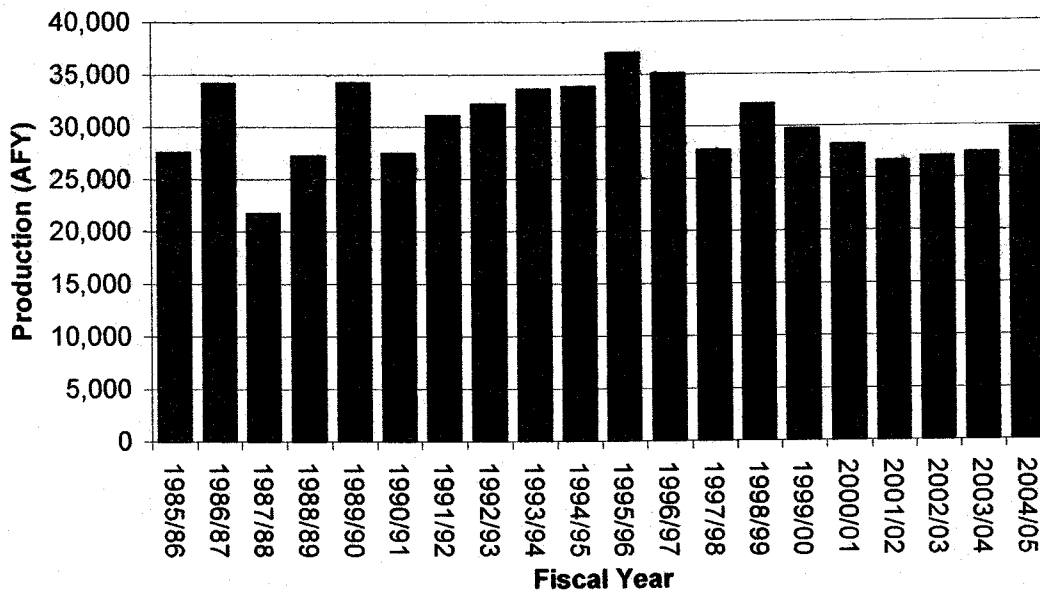
RCWD maintains more than 100 production and monitoring wells within the Temecula-Murrieta Basin. RCWD currently has 44 production wells in the eight basins with a total instantaneous capacity of 90 cfs, not including four groundwater recovery wells in the Valle de los Caballos project. Total RCWD groundwater pumping is dependent on water demands and hydrologic conditions, but RCWD typically derives 40 to 50 percent of its total water supply from local groundwaters of the Pauba and Temecula aquifers. From 1985/86 to 2004/05, RCWD groundwater production ranged from 21,400 AFY to 36,100 AFY, averaging 29,000 AFY (Santa Margarita River Watermaster, 2006).

Eastern MWD has historically derived a small percentage of its domestic water supply from wells within the Temecula-Murrieta Basin. From fiscal year 1985/86 to 2004/05, Eastern MWD groundwater production from the Temecula-Murrieta Basin ranged from 0 AFY to 685 AFY, averaging 301 AFY (Santa Margarita River Watermaster, 2006). In 2004, Eastern MWD destroyed its one remaining well in the Temecula-Murrieta Basin.

Groundwater served as the primary source of water supply for MCWD, which was acquired by Western MWD in 2005. Western MWD derives its supply from a combination of groundwater and imported surface water. Western MWD operates five water supply wells within the north end of the Temecula-Murrieta Basin. From 1985-86 to 2004-05, MCWD groundwater production from the Temecula-Murrieta Basin ranged from 286 AFY to 2,098 AFY, averaging 845 AFY, with production increasing significantly in recent years (Santa Margarita River Watermaster, 2006).

Historical municipal groundwater production for the Temecula-Murrieta Basin is presented in **Figure 19-3**. This figure does not include the production from substantial private users outside of these organized service areas.

**Figure 19-3**  
**Historical Groundwater Production in the Temecula-Murrieta Basin**  
**(Within Organized Service Areas Only)**



Source: Santa Margarita River Watermaster, 2006

Agricultural demands continue to be a significant part of the RCWD demands, as shown in **Figure 19-4**. However, increased residential and commercial development in the Temecula-Murrieta Basin will result in greater domestic/commercial demands over time.

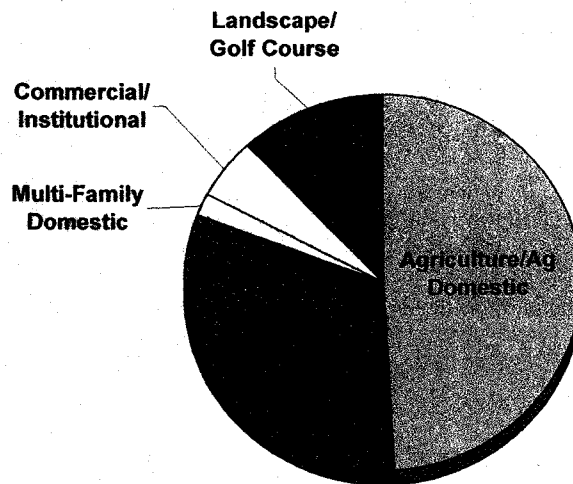
### Other Production

It is important to note that as a condition to receiving RCWD water service, RCWD requires local water users to convey overlying groundwater rights to RCWD. As a result, virtually no private groundwater wells exist within the RCWD service area. Outside of the RCWD service area, however, dozens of private well owners pump groundwater within the Temecula-Murrieta

Basin. Most of the private wells are within the upstream portion of the Murrieta Valley, and are used for domestic or irrigation supply at private residences. In 2004-05, the Santa Margarita River Watermaster identified a total of eight private water users within the Temecula-Murrieta Basin as being "substantial users." During 2004-05, approximately 1,950 AF of groundwater was produced by these "substantial users" (Santa Margarita River Watermaster, 2006).

The Pechanga Indian Reservation is one of these "substantial users" and develops its potable and irrigation supplies from 11 onsite wells within the Temecula-Murrieta Basin. During 2004-05, the Pechanga Indian Reservation produced 608 AF of groundwater from the Temecula-Murrieta Basin (Santa Margarita River Watermaster, 2006).

**Figure 19-4**  
**Year 2000 Consumptive Water Demands in RCWD Service Area**



Source: RCWD Urban Water Management Plan, 2005

RCWD's Vail Dam appropriative right provides that RCWD may store up to 40,000 AF in Vail Reservoir each year between November 1 and April 30, subject to limitations, and that the water so stored may be used for irrigation and domestic uses incidental to farming operations on 3,797 acres of land between May 1 and October 31. Such use may be by direct diversion from Vail Lake or by recovery with wells of water released from Vail and spread downstream in Pauba Valley. The amount of local runoff reaching the lake can vary widely depending on hydrological conditions. From 1962 to 2000, flows into Vail Lake ranged from 218 AFY to 29,570 AFY, with an average flow of 5,150 AFY. The storage capacity of the lake is approximately 40,000 AF, with a surface area of 1,000 acres. Currently, RCWD only uses Vail Lake to store local runoff. The historical available storage of the lake has varied widely as well,



including two periods when the reservoir was full in March 1984 and February 1997. The average available storage is approximately 30,900 AF.

### **ASR Wells**

RCWD operates four groundwater recovery wells – the Valle de los Caballos wells – at the Valle de los Caballos spreading basins discussed below.

### **Spreading Basins**

In addition to the extraction of the natural yield of the basins, RCWD artificially recharges the Temecula-Murrieta Basin with untreated imported water for enhanced groundwater production. RCWD purchases imported water from Metropolitan and delivers it from the San Diego aqueduct turnout EM-19 to the Valle de los Caballos (VDC) recharge basins. In the past, the VDC recharge basins have provided up to 16,000 AFY of artificial groundwater recharge.

RCWD stores local runoff in Vail Lake, which was created in 1948 through construction of Vail Dam on Temecula Creek. RCWD has a surface water storage permit in Vail Lake for up to 40,000 AF from November 1 to April 30. During these months, RCWD releases available water from Vail Lake to the VDC spreading basins, about 1.5 miles downstream, for groundwater recharge. From May through October, existing State permits prohibit storage and require inflow to pass through Vail Lake to Temecula Creek (CDM, 2005).

### **Seawater Intrusion Barriers**

There are no seawater barriers in the Temecula-Murrieta Basin.

### **Desalters**

There are no desalters in the Temecula-Murrieta Basin

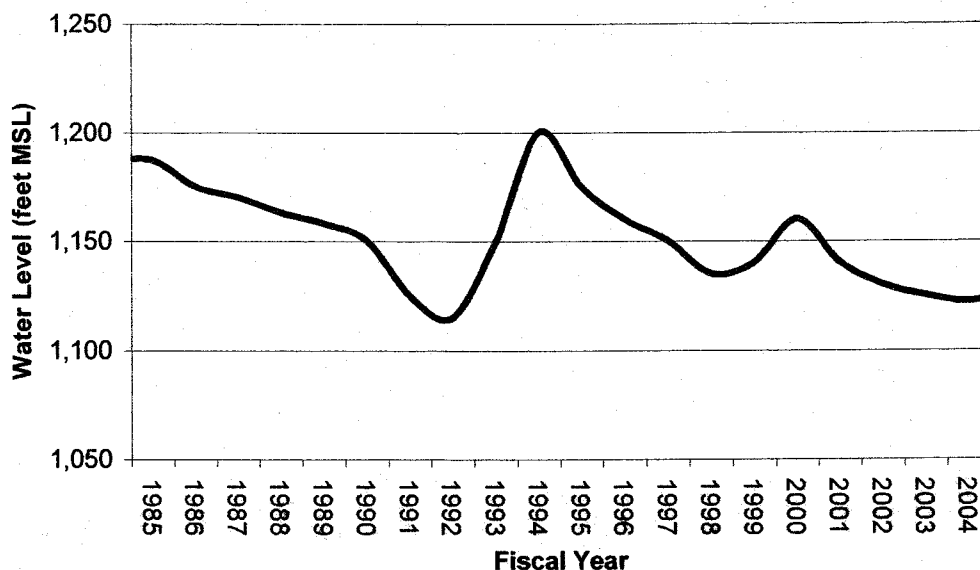
## **GROUNDWATER LEVELS**

In general, groundwater flows southeastward under the Temecula-Murrieta Valley and southwestward beneath Pauba Valley to the southwestern part of the basin. A hydrograph of a monitoring well below Vail Lake within the Pauba aquifer is provided in **Figure 19-5**. This figure shows declines of about 70 feet and 60 feet between 1985 to 1992 and 1995 to 1999, respectively, with recoveries following each period. Water levels in this portion of the basin have declined about 75 feet since 1994. Water levels in other portions of the basin show similar trends.

## **GROUNDWATER QUALITY**

This following section presents information on the groundwater quality of the Temecula-Murrieta Basin.

**Figure 19-5**  
**Historical water Levels in the Temecula-Murrieta Basin**



Source: Santa Margarita River Watermaster, 2006.

### Groundwater Quality Monitoring

RCWD continually monitors the water quality of the eight groundwater basins and its 44 wells. Every year RCWD conducts over 2,000 tests for water quality on its wells and distribution system.

### Groundwater Contaminants

Constituents of concern for the Temecula-Murrieta Basin are summarized in **Table 19-4**. These include: total dissolved solids (TDS), nitrate, volatile organic compounds (VOCs), perchlorate, fluoride and manganese. Groundwater in most of the Pauba aquifer and the Temecula aquifer is generally suitable for domestic and irrigation uses. TDS concentrations in the lower, confined and semi-confined Temecula aquifer tend to be lower than in the Pauba aquifer, though the percent sodium is higher in the Temecula aquifer. Nitrate (as N) levels are typically in compliance with the 10 mg/L MCL, although nitrate (as N) levels have been found to be higher in the wells in the Santa Gertrudis Valley. Sampling at RCWD's wells between 2002 and 2004 has indicated that the primary MCL standard of 2 mg/L for fluoride has been exceeded. However, well water is blended with other well water and imported MWD water and the distribution system average level of fluoride was well below the MCL. Well sampling has also indicated high levels for manganese, but blending reduces the manganese concentration to the non-detect level. Groundwater is rated inferior for domestic use locally near Murrieta Hot Springs because of high nitrate and fluoride content.

**Table 19-4**  
**Summary of Constituents of Concern in the Temecula-Murrieta Basin**

Constituent	Units	Range	Description
<b>TDS</b> Secondary MCL = 500	mg/L	200 to >1,000	In the unconfined Pauba aquifer, TDS ranges from 450 mg/L to greater than 1,000 mg/L. In the semi-confined and confined Temecula aquifer, TDS ranges from 200 mg/L to 600 mg/L. Percent sodium in the TDS for the Temecula aquifer can range from 55 to over 80 percent.
<b>Nitrate (as N)</b> Primary MCL = 10	mg/L	6.9 to 10	Based on sampling of 25 RCWD wells in 2003-04. High levels near Murrieta Hot Springs.
<b>VOCs</b> <b>(TCE and PCE)</b> Primary MCL TCE = 5 Primary MCL PCE = 5	µg/L	ND	No known detections of TCE or PCE.
<b>Perchlorate</b> Notification level = 6	µg/L	ND to 6.6	Detected in three RCWD wells since 2002. Only 1 well had a detection above notification level
<b>Fluoride</b> Primary MCL = 2	mg/L	0.2 to 7.6	A sampling of RCWD wells from 2002 to 2004. After blending with other well water and imported water, distribution system average was 0.4 mg/L. High levels near Murrieta Hot Springs.
<b>Manganese</b> Secondary MCL = 50	µg/L	50 to 250	RCWD wells. After blending with other well water and imported water, distribution system average was at non-detect level.

Sources: Santa Margarita River Watershed Annual Watermaster Report, 2005; RCWD Urban Water Management Plan, 2005; Santa Margarita River Watershed Management Plan, Watershed Assessment Report Draft, 2004

### Blending Needs

RCWD blends groundwater with imported water from Metropolitan to reduce fluoride concentrations and manganese concentrations.

### Groundwater Treatment

Agencies chlorinate the groundwater. Data related to other treatment is currently not available.

## **CURRENT GROUNDWATER STORAGE PROGRAMS**

RCWD artificially recharges the Temecula-Murrieta Basin with untreated imported water for enhanced groundwater production. RCWD purchases imported water from Metropolitan and delivers it from the San Diego aqueduct turnout EM-19 to the Valle de los Caballos (VDC) recharge basins. In the past, the VDC recharge basins have provided up to 16,000 AFY of artificial groundwater recharge.

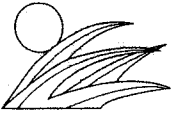
## **BASIN MANAGEMENT CONSIDERATIONS**

The following describes the basin management considerations for the Temecula-Murrieta Basin. They include:

- The Temecula-Murrieta Basin is subject to the diversion and pumping limitations of the modified judgment and subsequent orders in *United States v. Fallbrook Public Utility District, et al.* (Civil No. 1247-SD-T), and to other local surface water diversion and groundwater pumping rights.
- Each year the RCWD prepares a Groundwater Audit and a Recommended Groundwater Production Report (RGPR). The amount of groundwater that can be produced varies due to such factors as rainfall, recharge area, and amount and location of well pumping capacity.

**References:**

- Anchor Environmental, 2004. Santa Margarita River Watershed Management Plan, Watershed Assessment Report, Draft.
- Anchor Environmental, 2005. Santa Margarita River Watershed Management Plan, Final Redrafted Watershed Management Plan, Subtask Deliverable 8.3, Prepared for the County of San Diego.
- California Department of Water Resources (DWR), 2004. California's Groundwater Bulletin 118 – Temecula Valley Groundwater Basin.
- CDM, 2005. 2005 Update of the Urban Water Management Plan, December 2005. Prepared for Rancho California Water District.
- California Irrigation Management Information System (CIMIS) Accessed at:  
<http://wwwcimis.water.ca.gov/cimis/welcome.jsp>
- MWH, 2003a. Elsinore Basin Groundwater Management Plan, June 2003. Prepared for the Elsinore Valley Municipal Water District.
- RBF, 1997. Water Facilities Master Plan Update, Rancho California Water District
- Santa Margarita River Watershed Watermaster, 2006. Santa Margarita River Watershed Annual Watermaster Report, Water Year 2004-05.



## **Evolutionary Environs**

775-885-9815 Fax 775-885-9816 paul@safetyplan.net  
403 Sunwood Dr., Carson City, NV 89701

# **Intrepid Country Estates**

Intrepid Country Estates is a cluster of 4 Five Acre Parcels that lies just outside the boundaries of Oakridge Ranches in Riverside County in the foothills of Temecula.

They are being developed by Evolutionary Environs an Environmentally Responsible Developer whose charter is to develop properties in an Energy Efficient, Environmentally Sensitive manner that utilize the natural characteristics of the land and the surrounding environs.

This subject 20 acre parcel has been taken from a litter and junk strewn eyesore to a habitat that is consistent with the neighborhood parcels and in the proposed 5 acre parcels consistent with what the area was zoned for prior to down zoning in the General Plan.

These proposed rural residential parcels have been predeveloped to meet all of the counties requirements and mandates required to meet the parcel map requirements set forth by Riverside County and the various departments involved in the parcel map process.

The neighborhood property owners have been shown the proposed properties and maps and have signed below to voice their support of the project as it is proposed. All of the requirements imposed by the governmental departments of Riverside County and the Planning and Riverside Board of Supervisors have been met by Evolutionary Environs.

The undersigned consent to the proposed without the necessity of any contributions from any person or entity for improvement to the existing roads in and around the project.

We understand that any and all issues that have not been previously addressed, if any, will be so addressed upon notification by any competent governmental agency that such issue exists within a reasonable time.

Sincerely,

Paul E. Normandie M.A.  
President and C.E.O.  
Evolutionary Environs  
Temecula, California.  
951 526-4826  
paul\_normandie@verizon.net



To Read at the January BofS Mtg  
Dear Chairman Jeff Stone and Board of Supervisors:

The Community wishes to express their appreciation to The Board of Supervisors for your understanding and proposed actions to mitigate community concerns regarding a zoning change by the current owner, Mr. Kary Kielhofer and the applicant, now representative, Mr. Paul Normandie.

We concur with the Board of Supervisors regarding a \$10,000 contribution be made by the owner of the property, Mr. Kary Kielhofer, to the Stoneridge Property Owners Association to be utilized for road repairs. The construction of four new homes will increase the frequency of heavy equipment vehicles and result in (additional) damage to our existing paved road. We request approval of the project contingent upon verification of deposit of required funds, per applicants cancelled check, into the Stone Ridge Property Owners Association, prior to Zoning Change approval and parcel final map recordation.

Also, we concur with the Board of Supervisors and appreciate your awareness of the vital issue regarding water availability, by directing a water study.

An on site meeting was held on Monday, October 26th with Mr. Adam Rush, Mr. Wendell Bugtai and Mr. Paul Normandie in attendance. We appreciate Mr. Rush's site visitation and inspection. His recommendation that the applicant and/or owner continue the last portion of the road, adjacent to the applicants property, with similar type paving would be greatly appreciated by all.

We appreciated The Board of Supervisors request to legal staff whether the easement issue could be addressed. Mr. Kary Kielhofer, the owner of the property, stated he will pursue this issue for his own interest and knowledge.

**I have a few Items I would like to additionally address:**

**Item # 1**

At the prior Board of Supervisors' meeting on September 29, 2009, Mr. Paul Normandie, the applicant, inferred that the Stone Ridge Property Owners Association has not been a viable Association for at least three years perhaps longer. I have submitted a letter on December 6, 2009 to the Board of Supervisors with an attachment. The attachment is a printout of 'The Account Transcript' from Internal Revenue Service which shows that the Association is current and has filed the 2008 Form 1120H tax return. Note: The 2009 tax return is not due until March 15, 2010.

**Item # 2**

I would like to read one paragraph of a letter written by Rhonda Klick dated November 30, 2009 which was originally submitted for the December 1<sup>st</sup> meeting that was postponed by the applicant.

**On Page 2, the second to the last paragraph states:**

Further, we wanted to let you know that my husband, Pete Gastwirth, and I were approached by Paul Normandie this past week, through an unannounced visit to us at our property, asking for us to sign a consent to the proposed development. We did not sign that consent. Although we told Mr. Normandie that we would not sign the consent which he requested, and we affirmed our concerns regarding the road conditions, road repair fund, and water usage, we understand that Mr. Normandie has represented to other adjacent property owners that we DID agree to the consent. We believe that Mr. Normandie's misrepresentations to other property owners on this point should be considered by the Board in taking action on this matter.

**Item # 3**

I would like to also read one paragraph of an Email written by Gina Cox dated January 4, 2009 :

The man who is doing the lot division stopped by my place while I was in the middle of fixing a well problem. He proceeded to first tell me that there was enough money in the existing fund to make any repairs necessary due to excessive weight and heavy equipment being hauled up here for four new homes. When I told him that wasn't true, he then told me that if he had to put money in a road fund, everyone else would have to. I must assume he has told everyone else up here, particularly those on a fixed income as a way to dissuade them from saying anything. I told him that wasn't true either.

**Item # 4**

On August 19, 2009 the Planning Commission stated regarding parcel # 4, that they want to ensure that the area beginning at the existing chain link fence line, continuing to the end of the proposed parcel # 4, be designated as open space (for wildlife) and NOT be graded.

I believe it would be of assistance to the future purchaser of this lot to have this designation listed as a ' NOTE: #24 ' on the applicants proposed and final map prior to recordation.

**Thank You**



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.3**

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department regarding General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel map No. 35683 – Paul Normandie – Ventura Engineering – Rancho California Zoning Area – Southwest Area Plan – 3<sup>rd</sup> District requesting adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41965; Tentative Approval of General Plan Amendment 1055 to amend the land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum); Tentative Approval of Change of Zone No. 7663, to change the zone from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5); and Tentative Approval of Tentative Parcel Map No. 35683, Schedule H, to subdivide 20.00 acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 5, 2010 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 1, 2009 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 1, 2009  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.

16.3

xc: Planning, COB

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.3**

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department regarding General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel map No. 35683 – Paul Normandie – Ventura Engineering – Rancho California Zoning Area – Southwest Area Plan – 3<sup>rd</sup> District requesting adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41965; Tentative Approval of General Plan Amendment 1055 to amend the land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum); Tentative Approval of Change of Zone No. 7663, to change the zone from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5); and Tentative Approval of Tentative Parcel Map No. 35683, Schedule H, to subdivide 20.00 acres into four (4) residential parcels with a minimum parcel size of five (5) acres, the Vice-Chairman called the matter for hearing.

Adam Rush, Principal Planner, presented the matter.

Ellen Nierich spoke on the matter.

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, December 1, 2009 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione and Ashley  
Nays: None  
Absent: Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 20, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: October 20 2009  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.

16.3

xc: Planning, GØB

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**16.2**

1:30 p.m. being the time set for public hearing on the recommendation from the Planning Department regarding General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel map No. 35683 – Paul Normandie – Ventura Engineering – Rancho California Zoning Area – Southwest Area Plan – 3<sup>rd</sup> District requesting adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41965; Tentative Approval of General Plan Amendment 1055 to amend the land use designation from Rural: Rural Mountainous (R: RM) (10 Acre Minimum) to Rural: Rural Residential (R:RR) (5 Acre Minimum); Tentative Approval of Change of Zone No. 7663, to change the zone from Rural Residential (R-R) to Residential Agricultural – 5 Acre Minimum (R-A-5); and Tentative Approval of Tentative Parcel Map No. 35683, Schedule H, to subdivide 20.00 acres into four (4) residential parcels with a minimum parcel size of five (5) acres, the Chairman called the matter for hearing.

Adam Rush, Principal Planner, presented the matter.

The following individuals spoke on the matter:

Paul E. Normandie  
Ellen Nierich

On motion of Supervisor Stone, seconded by Supervisor Ashley, and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, October 20, 2009 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 29, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: September 29, 2009  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: \_\_\_\_\_

*[Handwritten Signature]*

Deputy

AGENDA NO.

16.2

xc: Planning, CØB

The Community wishes to express their appreciation to The Board of Supervisors for your understanding and proposed actions to mitigate community concerns regarding a zoning change by the current owner, Mr. Kary Kielhofer from Reno and the applicant, now representative, Mr. Paul Normandie.

The members of the Stoneridge Property Owners Association concur with the Board of Supervisors regarding a \$10,000 contribution be made by the owner of the property, Mr. Kary Kielhofer, to be utilized for road repairs. The construction of four new homes will increase the frequency of heavy equipment vehicles and result in (additional) damage to our existing paved road.

Also, the Association concurs with the Board of Supervisors and appreciates your awareness of the vital issue regarding water availability, by directing a water study.

The Riverside County Project Planner, Mr. Wendell Bugtai has informed me that road improvements adjacent to the owners property will be determined by County staff prior to recordation of the final map. The community will be available with concerns to be addressed for consideration if requested.

The community appreciated The Board of Supervisors request to legal staff whether the easement issue could be addressed. Mr. Kary Kielhofer stated he will pursue this issue for his own interest and knowledge.

Submitted by Ellen Niench  
10/20/09 Item 14.3  
(date)

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Allen Niferich

**Address:** 39750 Intrepid Road  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92592

**Phone #:** (951) 767-1675

**Date:** 10/20/09 **Agenda #** 16.3

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**     **Oppose**     **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**     **Oppose**     **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** PAUL E. NORMANDIE

**Address:** 44907 CORTE GOTTENREZ  
(only if follow-up mail response requested)

**City:** TENECCA **Zip:** 92592

**Phone #:** 951 526-4826

**Date:** 9/29/09 **Agenda #** 16.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

WILL SPEAK IF NECESSARY

## **BOARD RULES**

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**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Ellen Nierich

**Address:** 39750 Intrepid Road  
(only if follow-up mail response requested)

**City:** Temecula **Zip:** 92592

**Phone #:** (951) 767-1675

**Date:** 9-29-09 **Agenda #** 16.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

Support  Oppose  Neutral

**Note:** If you are here for an agenda item that is filed  
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Support  Oppose  Neutral

**I give my 3 minutes to:** \_\_\_\_\_

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**Barton, Karen**

---

**From:** R Klick [RKLICK@WKALAW.COM]  
**Sent:** Friday, September 25, 2009 2:02 PM  
**To:** COB  
**Subject:** Agenda Item for BOS Meeting on Tuesday, 9-29-09  
**Attachments:** 090925135508Letter to BOS w-attachments.PDF

This electronic transmission contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this transmission is strictly prohibited. If you have received this transmission in error, please immediately notify this office by telephone and return this transmission to this office. Thank you. Clerk of the Board: Attached is a letter, dated September 25, 2009, which includes opposition to one of the items which we understand is on the Board of Supervisors' Agenda for next Tuesday, September 29, 2009. Please bring this urgently to the Board's attention. Rhonda Klick Attorney at Law WESTRUP KLICK, LLP 444 West Ocean Boulevard Suite 1614 Long Beach, California 90802 Telephone: (562) 432-2551 Fax: (562) 435-4856 E-mail: [RKlick@WKALAW.com](mailto:RKlick@WKALAW.com)

# **WESTRUP KLINK** LLP

ATTORNEYS AT LAW

444 WEST OCEAN BOULEVARD, SUITE 1614  
LONG BEACH, CALIFORNIA 90802-4524

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CAT-TUONG N. BULAON  
CHRISTINE C. CHOI  
JENNIFER L. CONNOR

September 25, 2009

**Via Email to: [cob@rcbos.org](mailto:cob@rcbos.org)**  
**Via Fax to: 951-955-1071**  
**and Via Regular Mail**

Clerk of the Board  
Riverside County Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

RE: Agenda Item for BOS Meeting on Tuesday, September 29, 2009  
General Plan Amendment No. 1055  
Change of Zone No. 7663  
Tentative Parcel Map No. 35683  
Mitigated Negative Declaration for Environmental  
Assessment No. 41965

Dear Clerk of the Board:

This letter is concerning the above-mentioned proposed Actions, scheduled for consideration at the Board of Supervisors' Meeting set for Tuesday, September 29, 2009.

Although these proposed Actions stand to substantially and negatively impact the property located at 39930 Intrepid Road, Temecula, California, which is owned by myself and my husband, Pete Gastwirth, and although we had previously objected, in writing, to the prior actions taken by the Planning Commission on this project, we received no notice whatsoever of these proposed Actions by the Board. We were first advised of these proposed Actions today, by one of our neighbors that did receive a notice. Also, we note that, these proposed Actions are not included in the Board's Agenda available on-line. In light of all of this, the due process viability of your proposed Actions is called into question.

Clerk of the Board  
Riverside County Board of Supervisors  
September 25, 2009  
Page 2

Over and above these procedural impediments are the factual and practical difficulties of the Board considering allowing the proposed Actions. Accompanying this letter is a copy of the letter, dated August 31, 2009, with attachments, which we had previously sent to Supervisor Jeff Stone, which also discusses these issues. As indicated, our substantial concern arises mainly from the fact that it appears that there is an existing easement or other right of way traversing the property proposed to be developed, and the development plan proposes to prevent the existing Intrepid Road residents from having access to that roadway. The issue in this regard is one of safety. The existing main Intrepid Road becomes extremely steep after the Voyager intersection. It is a private road which is extremely hazardous to drive and costly for the residents to maintain. We understand that a non-profit association is in existence which holds funds available for road repair, but that this was funded by the existing residents – it does not allow latitude for the additional damages which would certainly occur to the main Intrepid Road, when faced with construction vehicle traffic and travel on the Road of more residents than are already accommodated. On the other hand, the second Intrepid roadway, which traverses through the referenced property, is almost completely level and has been utilized for years by residents, especially when Intrepid Road has had trucks with trailers jackknifed and rendering Intrepid Road impassible. Even Google Maps shows the existence of two "Intrepid Roads" - the main, steep road (to the West) and the easement Intrepid Road (to the East), which goes through the referenced property. A copy of the Google Maps page which shows the two "Intrepids" is enclosed, as is a copy of a satellite view of the area, which allows you to see the actual existence of the easement, without the Google Maps road view overlay.

In addition to the road safety and maintenance issues is the issue of the water supply for the region. We are all reliant upon well water, and the water table is not capable of supporting more homes, especially not a more dense population of same.

Many of the residents in our area have expressed these same concerns, by letter to the Planning Commission and by letter to the Board of Supervisors. We, the residents, believe that the Board should require that either we be granted continued unfettered access to the second Intrepid roadway, and that same should be a specific condition of any approval; or that sufficient funds be deposited to be available for continuing maintenance and repair of the already impacted Intrepid Road, so that the current residents will not be adversely and unfairly impacted.

Please send any communications on this matter to: 255 Grand Avenue, Long

Clerk of the Board  
Riverside County Board of Supervisors  
September 25, 2009  
Page 3

Beach, California, 90803, or my email address of: [rklick@wkalaw.com](mailto:rklick@wkalaw.com).

Very truly yours,



Rhonda Klick

/rek

attachments/enclosures

Y:\TMW9E\Data\files\090926132057Letter to Clerk of the Board of Supervisors.wpd

# **WESTRUP KLINK** LLP

ATTORNEYS AT LAW

444 WEST OCEAN BOULEVARD, SUITE 1614  
LONG BEACH, CALIFORNIA 90802-4524

TELEPHONE: 562-432-2551  
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R. DUANE WESTRUP  
RHONDA KLINK  
LAWRENCE R. CAGNEY  
PHILLIP R. POLINER  
MARK L. VANBUSKIRK

CAT-TUONG N. BULAON  
CHRISTINE C. CHOI  
JENNIFER L. CONNOR

August 31, 2009

**Via Fax To: 951-955-2194**  
**and Via Regular Mail**

Supervisor Jeff Stone  
Chairman  
Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
Riverside County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, California 92501

RE: General Plan Amendment No. 1055  
Change of Zone No. 7663  
Tentative Parcel Map No. 35683

Dear Mr. Stone, and the Board of Supervisors:

This letter is concerning the above-mentioned proposed General Plan Amendment, Change of Zone, and Tentative Parcel Map, which we understand was approved by the Planning Commission at their meeting on August 19, 2009, despite our opposition and the opposition of many of our neighbors. We understand that, in the process, this proposed action would next be considered by the Board of Supervisors, and my husband, Pete Gastwirth, and I, wish to be heard in connection with this proposal. These proposed actions stand to substantially and negatively impact our property located at 39930 Intrepid Road, Temecula, California, and, similarly, the property of many of our neighbors. Although we understand that the Planning Commission, at its meeting, did not take the time to properly consider the oppositions

Supervisor Jeff Stone  
Chairman  
Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
August 31, 2009  
Page 2

which were submitted, these oppositions merit serious and thoughtful consideration, and should be addressed by the Board of Supervisors.

Our substantial concern arises mainly from the fact that it appears that there is an existing easement traversing the property proposed to be developed, and the development plan proposes to prevent the existing Intrepid Road residents from having access to that easement. We are requesting, with our neighbors, that additional investigation be done, as a part of the Board's due diligence, with respect to this road access issue, and that we, the residents, be given more time within which to perform our own research also. The issue in this regard is one of safety, with which I am sure you are likewise concerned - the existing main Intrepid Road becomes extremely steep after the Voyager intersection. It is a private road which is extremely hazardous to drive and very costly for the residents to maintain. On the other hand, the easement traversing through the referenced property is completely level and has been utilized for years by residents, especially when Intrepid Road has had trucks with trailers jackknifed and rendering Intrepid Road impassible. Even Google Maps shows the existence of two "Intrepid Roads" - the main, steep road (to the West) and the easement Intrepid Road (to the East), which goes through the referenced property. A copy of the Google Maps page which shows the two "Intrepids" is enclosed, as is a copy of a satellite view of the area, which allows you to see the actual existence of the easement, without the Google Maps road view overlay.

We would appreciate your assistance with this matter by making certain that the Board does its required due diligence to investigate this issue and take action to address this road safety issue, and by the granting of additional time for us residents to perform our own research and present the Board with what we are able to find, for the safety and protection of both the existing residents and any new families which might acquire the new proposed lots. Please send any communications on this matter to: 255 Grand Avenue, Long Beach, California, 90803, or my email address of: rklick@wkalaw.com.

Very truly yours,



Rhonda Klick

/rek  
enclosures

Z:\RK Conf. 1\open\Intrepid - Letter to Board of Supervisors.wpd

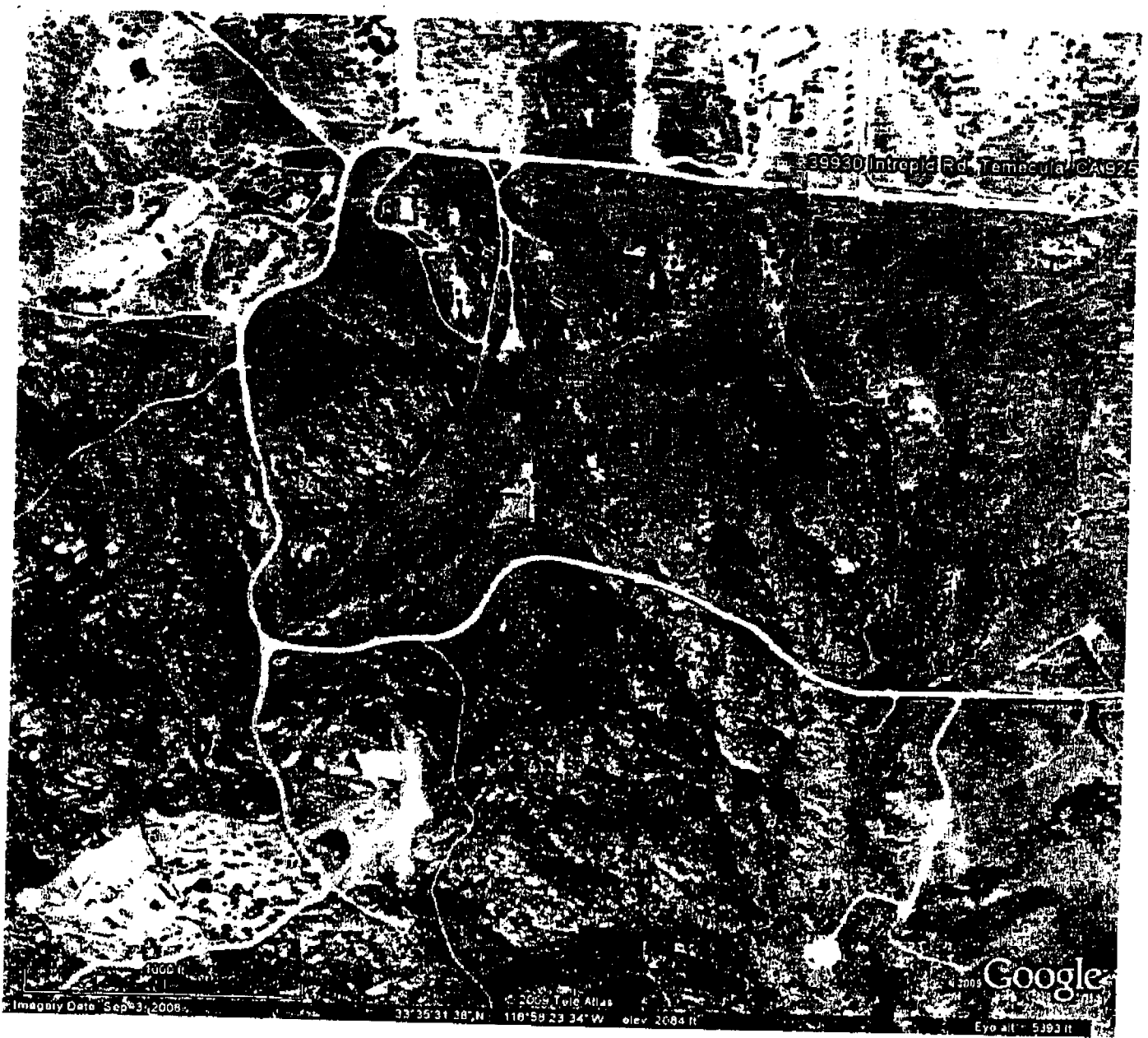


Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.



39930 Intrepid Rd, Temecula, CA 925



1000 ft

Imagery Date: Sep 3, 2008

© 2009 Tele Atlas  
33°35'31.18"N 110°58'23.34"W elev: 2084 ft

2009 Google

Eye alt: 5393 ft

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George Johnson · Agency Director*

**Planning Department**

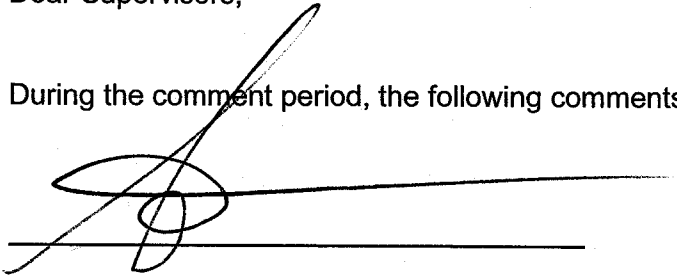
*Ron Goldman · Planning Director*

**Memorandum**

**DATE:** September 29, 2009  
**TO:** Riverside County Board of Supervisors  
**FROM:** Riverside County Planning Staff  
**RE:** **Agenda No. 16.2 - Tentative Map 35683 / CZ 7663 / GPA 1055**

Dear Supervisors,

During the comment period, the following comments (see attached) were received.



Adam Rush, Principal Planner

16.2

## OVERHEAD # 1

The project is listed as General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel Map No. 35683. APN: 915-440-006. As a community, as homeowners and as property owners we have several concerns. We respectfully submit this letter for your review and consideration.

### **Issue A) An additional easement**

The current Intrepid Road is narrow, rugged and unsafe due to topography. Attached is verification of another easement which traverses directly through the proposed lot split and is completely level. We are requesting a public easement (developed by the applicant and maintained privately) as a condition and prior to any granted lot split. Aerial photo per goggle map search indicates two Intrepid Roads. We are pursuing the verification per the Instrument No. with description of this additional easement which traverses through the property.

- Exhibit(s) 1 ) - Highlighted in orange is the existing road. Highlighted in yellow is the proposed easement which is flat and level.
- Shows the ruggedness and steepness of the location of the existing road which is difficult to drive and maintain.
- 2) Illustrates the surrounding area is not developed and consists of larger parcels except the immediate area on Patricia Dell and Grassy streets which except for one lot split, was done 27 years ago.

[Note # 1: Only one additional property is involved in securing the entire proposed easement (shown as the second additional Intrepid Road commencing at the corner of Intrepid and Voyager). This can be granted at the time of future proposed development].

[Note #2: Intrepid and Voyager (southeast towards Sage are impassable except by 4 wheel drive under good weather conditions).

## OVERHEAD # 2

### **Issue B) Payment of road maintenance fees for the existing Intrepid Road**

Due to the increased usage by construction vehicles for the development of potentially four homes requested by the applicant, the existing Intrepid Road will require many more repairs. We are requesting that the applicant pays a fee to the road fund which is maintained by The Stoney Ridge Property Owners Association EIN : 95-3862545 which is a non-profit corporation with an existing Bank Account utilized for road repair (now with limited funds remaining) as a condition of granting the lot split if approved by the Board of Supervisors.

## OVERHEAD # 3

### **Issue C) Availability of Water Sources**

The area surrounding the proposed lot split is beyond Wine Country in Temecula. There are no municipal or county sources of water available or within a reasonable distance of this area. Two properties at present on Intrepid Road are already without water. An area nearby known as Spanish Hills on East Benton has had water issues and many residents have been receiving water deliveries for a couple of years. Water is an important issue. Our area should sustain our homes, with limited agricultural and livestock .

- Exhibit 2) Shows the vastness and arid area upon which everyone is dependent on well water.

### **Conclusion:**

We would appreciate your assistance with this matter by granting additional time for our community to hire a title company to research the easement issue and present the Board of Supervisors with the verification to support a decision which will be beneficial to the owner of the referenced property with the proposed lot split, to the families purchasing these new lots and to all the local residents.



Exhibit 1

To see all the details that are visible on the screen, use the "Print" link next to the map.



*Exhibit 2*

# WESTRUP KLICK LLP

ATTORNEYS AT LAW

444 WEST OCEAN BOULEVARD, SUITE 1614  
LONG BEACH, CALIFORNIA 90802-4524

TELEPHONE: 562-432-2551  
FACSIMILE: 562-435-4856

R. DUANE WESTRUP  
RHONDA KLICK  
LAWRENCE R. CAGNEY  
PHILLIP R. POLINER  
MARK L. VANBUSKIRK

CAT-TUONG N. BULAON  
CHRISTINE C. CHOI  
JENNIFER L. CONNOR

September 25, 2009

**Via Email to: [cob@rcbos.org](mailto:cob@rcbos.org)**

**Via Fax to: 951-955-1071**

**and Via Regular Mail**

Clerk of the Board  
Riverside County Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

RE: Agenda Item for BOS Meeting on Tuesday, September 29, 2009  
General Plan Amendment No. 1055  
Change of Zone No. 7663  
Tentative Parcel Map No. 35683  
Mitigated Negative Declaration for Environmental  
Assessment No. 41965

Dear Clerk of the Board:

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2009-09-09 1253

Clerk of the Board  
Riverside County Board of Supervisors  
September 25, 2009  
Page 2

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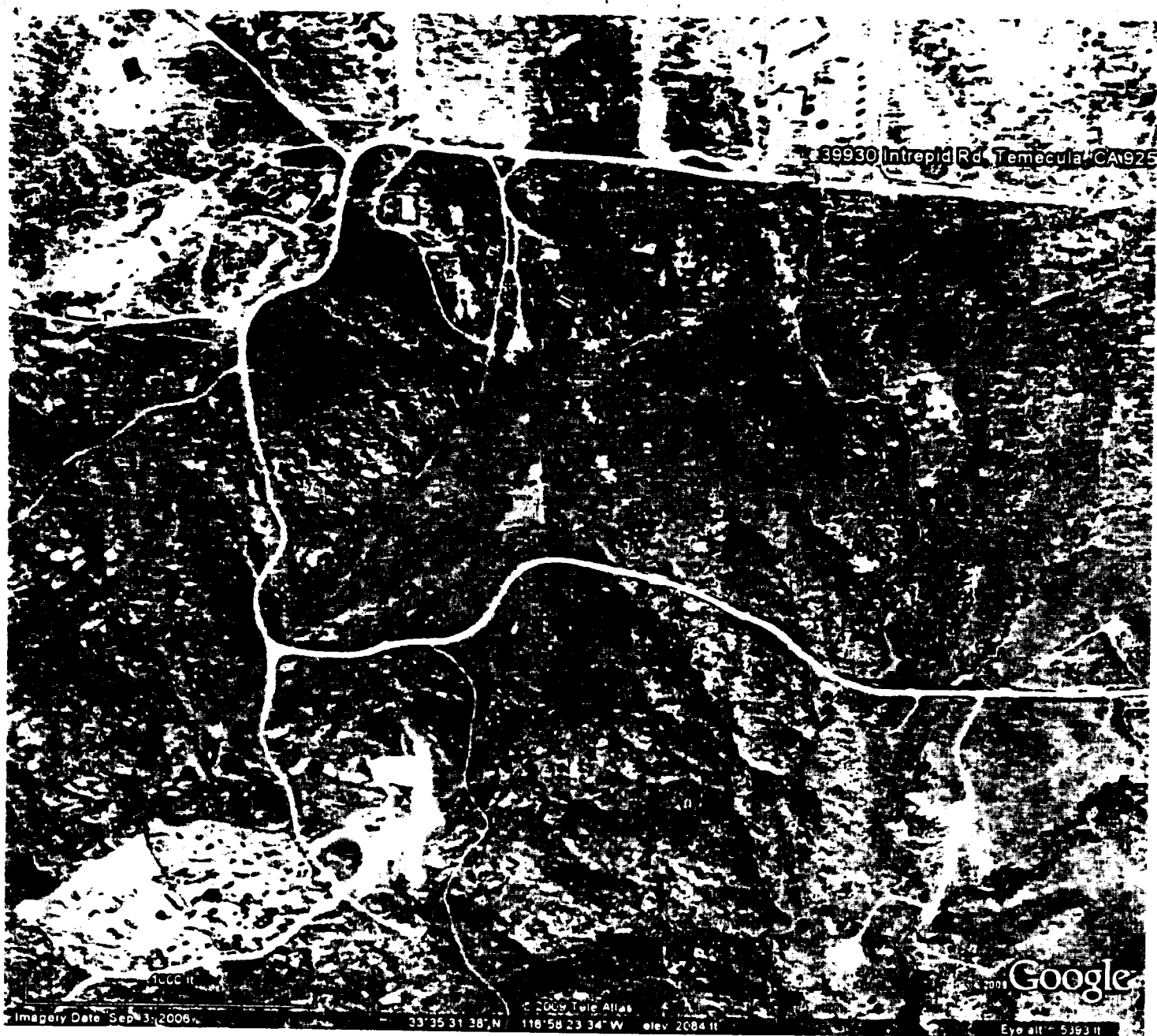
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Please send any communications on this matter to: 255 Grand Avenue, Long



39930 Intrepid Rd, Temecula, CA 925



1000 ft

Imagery Date: Sep 3, 2008

© 2009 Tele Atlas  
33° 35' 31.38" N 118° 58' 23.34" W elev 2084 ft

Google

Eye alt: 5393 ft

39750 Intrepid Road  
Temecula, CA 92592  
(951) 767-1675

Riverside County Administrative Center  
Attn: Mr. Jeff Stone, Chairman Board of Supervisors  
Supervisor 3<sup>rd</sup> District  
4080 Lemon Street 5<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-1030  
September 25, 2009

Dear Board of Supervisors:

This letter is concerning the Public Hearing pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, which was presented before the Riverside County Planning Commission and will be presented to the Board of Supervisors in the near future. The project is listed as General Plan Amendment No. 1055 / Change of Zone No. 7663 / Tentative Parcel Map No. 35683. APN: 915-440-006. As a community, as homeowners and as property owners we have several concerns. I respectfully submit this letter for your review and consideration.

**Issue A) An additional easement**

The current Intrepid Road is narrow, rugged and unsafe due to topography. Attached is verification of another easement which traverses directly through the proposed lot split and is completely level. We are requesting a public easement (developed by the applicant and maintained privately) as a condition and prior to any granted lot split. Aerial photo per goggle map search indicates two Intrepid Roads. We are pursuing the verification per the Instrument No. with description of this additional easement which traverses through the property.

Exhibit(s) 1) - Highlighted in red is the existing road. Highlighted in yellow is the proposed easement.

- Shows the ruggedness and steepness of the location of the existing road which is difficult to drive and maintain.
- 2) Illustrates the surrounding area is not developed and consists of larger parcels except the immediate area on Patricia Dell and Grassy streets which except for one lot split were done 27 years ago.

**Issue B) Payment of road maintenance fees for the existing Intrepid Road**

Due to the increased usage by construction vehicles for the development of potentially four homes requested by the applicant, the existing Intrepid Road will require many more repairs. We are requesting that the applicant pays The Stoney Ridge Property Owners Association EIN : 95-3862545 which is a non-profit corporation with an existing Bank Account utilized for road repair (now with limited funds remaining) as a condition of granting the lot split if approved by the Board of Supervisors, be required to pay a fee to the road fund.

**Issue C) Availability of Water Sources**

The area surrounding the proposed lot split is beyond Wine Country in Temecula. There are no municipal or county sources of water available or within a reasonable distance of this area. Two properties at present on Intrepid Road are already without water. An area nearby known as Spanish Hills on East Benton has had water issues and many residents have been receiving water deliveries for a couple of years. Water is an important issue. Our area should sustain our homes, with limited agricultural and livestock.

Exhibit 2) Shows the vastness and arid area upon which everyone is dependent on well water.

We would appreciate your assistance with this matter by granting additional time for our community to hire a title company to research the easement issue and present the Board of Supervisors with the verification to support a decision which will be beneficial to the owner of the referenced property with the proposed lot split, to the families purchasing these new lots and to all the local residents.

Sincerely,

Ellen Nierich



Attachment(s) Google Maps Exhibit 1 and 2

2009-09-09 6254

RECEIVED RIVERSIDE COUNTY  
2009 SEP 28 PM 1:20

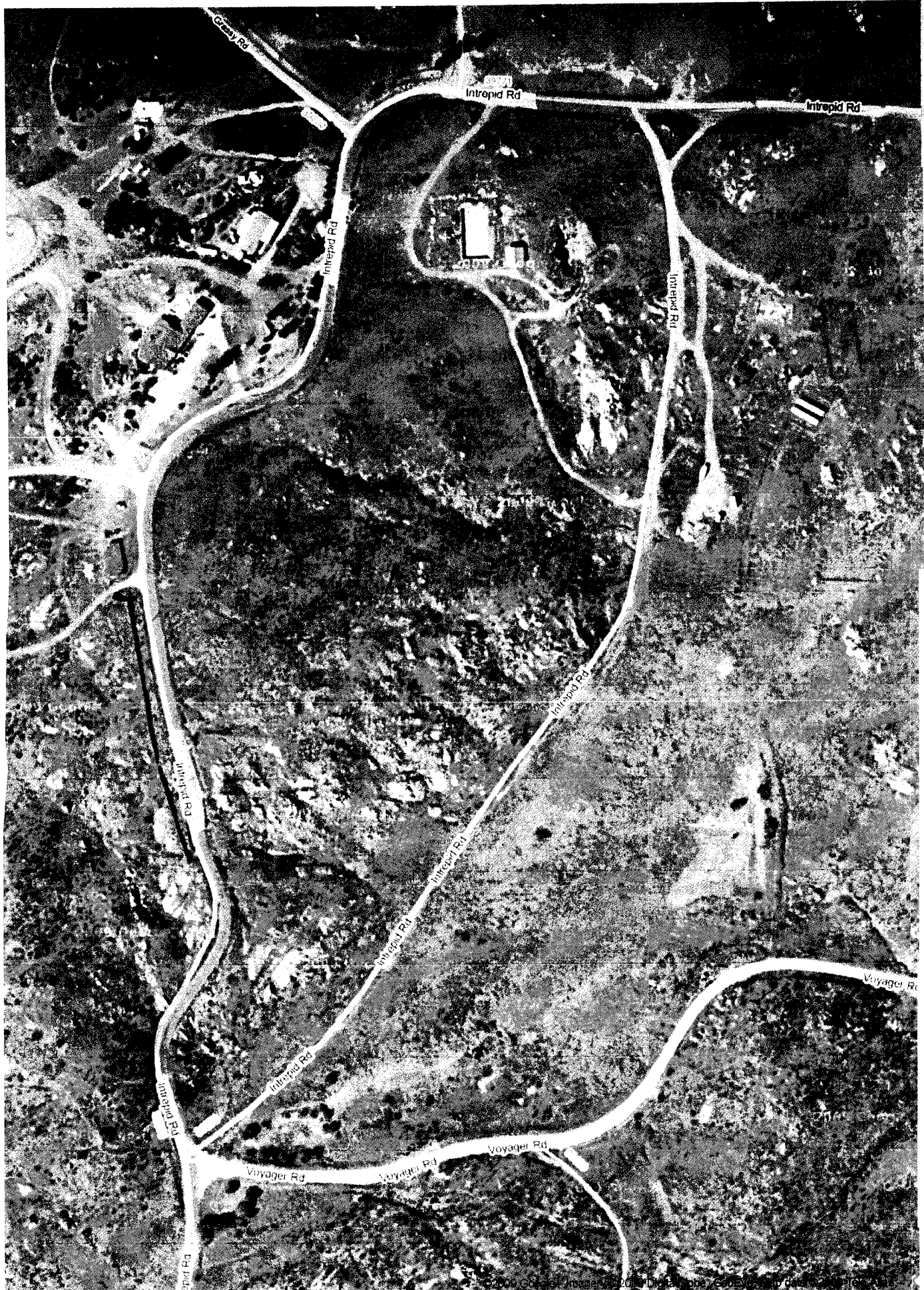


Exhibit 1



Exhibit 2



## VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue  
San Jacinto, CA 92581  
(951) 654-1505 - District Office

### BOARD OF DIRECTORS

Nick Schouten  
President

Larry Minor  
Vice President

Jan Bissell  
Secretary

Frank Gorman  
Director

John Bragg  
Director

Jeffrey R. Leatherman  
General Manager

September 26, 2009

Clerk of the Board  
40890 Lemon Street, 1<sup>st</sup> Floor  
Post Office Box 1147  
Riverside, CA 92502-1147


**Re: General Plan Amendment No 1055  
Tentative Parcel Map No. 35683**

To Whom It May Concern:

Valley-Wide Recreation and Park District is in receipt of the Notice of Public Hearing on the above referenced project and has the following comments:

1. Developer is required to **pay Quimby (park) fees** on all residential units.
2. The developer must form a homeowner's association to fund the maintenance of any streetscape improvements.

Sincerely,

  
\_\_\_\_\_  
Jeffrey R. Leatherman, General Manager  
Valley-Wide Recreation and Park District

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**