

DEC 13 1994



**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

*Baron E. Dreff*  
EXECUTIVE SECRETARY

9-10

November 22, 1994

(Engineering and Operations Committee--Information)  
To: Board of Directors (Land Committee--Information)  
From: General Manager  
Subject: Concerns of Property Owners Regarding Newport Road Construction  
and Land Acquisition Activities at the Domenigoni Valley  
Reservoir Project

Summary

On October 11, 1994, your Board voted not to acquire additional properties in the Alamar Mesa community. That action accelerated a series of protests by some property owners. Property owners have corresponded directly with Land Committee members, encouraging the Board to reconsider its action. Some property owners appeared at the November meeting of the Land Committee and may appear at the December meeting of the Land Committee or Board to continue their protests in person.

This letter provides the Board with background information on what has transpired since October 11, reaffirms staff's conclusion that no additional property acquisition is warranted in the project area at this time, and documents issues and events involving the community.

Attachments A through D to this letter provide (1) a full chronology of events affecting or involving Alamar Mesa homeowners, (2) a summary of the major concerns and issues raised by protesting homeowners and the staff's responses, and (3) minutes of the October 19 and November 2 meetings with Alamar Mesa residents. Written questions provided by one resident at the November Land Committee meeting are addressed in Attachment B.

Prior to the October 11 Board meeting, staff scheduled the seventh in a series of meetings with residents of the community for October 19 to reaffirm its position regarding no additional property acquisition. Following the October 11 Board meeting, staff sent notices to property owners in the area, inviting them to discuss their concerns in light of the Board's action not to acquire additional properties, and to discuss potential improvements that might be provided in the community as a part of the reservoir project.

About 40 residents attended the October 19 meeting. The meeting was contentious. Some property owners wanted to discuss only the Board's action and sought staff's agreement to request the Board to reconsider it in light of their concerns. Others, however, discussed enhancement measures. Minutes of the meeting are summarized in Attachment C. Staff scheduled another meeting on November 2 to respond to the enhancement measures desired.

Between October 27 and November 2, area homeowners sent nine separate letters to Board members and/or staff (1) protesting the Board's action and the alleged secrecy leading to it, (2) requesting to deal directly with the Land Committee rather than staff, and (3) refusing to participate in the upcoming November 2 meeting. On October 31, Land Committee Chair Wysbeek sent a letter to one of the protesting homeowners, Ted Nation, encouraging homeowners to continue discussions with staff on community enhancements and indicated that it would be inappropriate for members of the Land Committee or Board to participate individually with the community.

About 25 residents attended the November 2 meeting. The meeting was less contentious than the one on October 19. At the meeting, staff discussed and made tentative commitments with respect to desired enhancements in the community. These are summarized in Attachment D. Staff will continue to meet with those wanting to discuss community improvements in the context of the Board's October 11 action not to purchase additional properties.

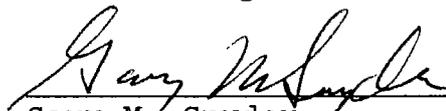
As stated in the September 26 Information Letter to the Board, property owner concerns appear to be fully mitigated under approved and adopted environmental planning documents. These factors support EIR staff conclusions that no additional property acquisition is warranted for the project in this area. The Board's October 11 action is consistent with these conclusions.

Recommendation

For information only.

John R. Wodraska  
General Manager

Submitted by:

  
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Gary M. Snyder  
Chief Engineer

Concur:

  
\_\_\_\_\_  
John R. Wodraska  
General Manager

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Attachments

## Chronology of Events Affecting or Involving Alamar Mesa Area Property Owners

Date	Event	Subject/Action
10/08/91	MWD Board Action	Certification of the Final Project EIR, which included relocating the 2-lane Newport Road to the north side of the north hills
08/25/92	City of Hemet Action	Council adoption of the Hemet General Plan Circulation Element (and certification of the EIR) relocating Newport Road to the south side of Salt Creek Channel
04/13/93	MWD Board Action	Certification of an Addendum to the Final Project EIR conforming the relocated Newport Road alignment to the Hemet General Plan Circulation Element
9/14/93	MWD Board Action	Authorization for the General Manager to execute a Memorandum of Understanding with Riverside County, the City of Hemet, and the Riverside County Flood Control and Water Conservation District for the joint construction of the relocated Newport Road and the Salt Creek Channel
11/17/93	County Planning Commission Action	Approval of the Newport Road realignment
12/14/93	MWD Staff Meeting with Alamar Mesa (AM) Area Homeowners	Meeting (informal, in the home of a resident, who invited his neighbors) to present information on construction plans affecting the Alamar Mesa area
12/30/93	Resident Correspondence	Letter from Robert Bryce to Bill Peterson expressing concerns about Newport Road's effect on Alamar Mesa residents
01/04/94	County Board of Supervisors Action	Approval of the relocation of Newport Road and its expansion from two to four lanes (including adoption of a Negative Declaration on Environmental Assessment No. 36557 that the proposed project will not have a significant environmental effect)
01/06/94	MWD Correspondence	Letter from Dennis Majors to AM homeowners (c/o Richard Gibbs) summarizing the 12/14/93 meeting with homeowners and addressing concerns raised at the meeting and in Robert Bryce's 12/30/93 letter
01/??/94	Resident Correspondence	Letter from Richard Gibbs re the process leading to Newport Road's relocation and expansion and the proposed improvements
01/??/94	Resident Correspondence	Petition (signed by 21 AM residents) to Supervisor Kay Cenicerros protesting the realignment of Newport Road to the south side of Salt Creek Channel
01/18/94	Cenicerros Correspondence	Response to the 01/??/94 petition
01/??/94	Resident Correspondence	Petition (signed by 22 AM residents) to Dennis Majors asking questions about and protesting the realignment of Newport Road to the south side of Salt Creek Channel
02/03/94	MWD Correspondence	Letter from Majors to Richard Gibbs responding to his 01/??/94 letter
02/03/94	MWD Staff Meeting with AM Area Homeowners	Meeting (informal, in the home of a resident, who invited his neighbors) to continue discussions on and try to resolve concerns of AM residents
02/07/94	MWD Staff Memo	Bill Peterson memo to Dennis Majors summarizing questions raised by residents attending the 2/3/94 homeowner meeting

03/03/94	MWD Staff Meeting with AM Area Homeowners	Meeting (informal, in the home of a resident, who invited his neighbors) to continue discussions on and try to resolve concerns of AM residents
03/04/94	MWD Correspondence	Letter from Dennis Majors to AM homeowners (c/o Richard Gibbs) responding to questions raised at the 2/3/94 homeowner meeting
03/08/94	MWD Staff Memo	Bill Peterson memo to Dennis Majors summarizing questions raised by residents attending the 3/3/94 homeowner meeting
03/08/94	MWD Board Meeting	Statements by some AM area homeowners re perceived noise and other impacts from Newport Road
03/17/94	MWD Staff Meeting with AM Area Homeowners	Meeting (informal, in the home of a resident, who invited his neighbors) to continue discussions on and try to resolve concerns of AM residents
03/22/94	MWD Correspondence	Letter from Dennis Majors to AM homeowners (c/o Richard Gibbs) responding to questions raised at the 3/3/94 homeowner meeting
03/31/94	MWD Staff Meeting with AM Area Homeowners	Meeting (informal, in the home of a resident, who invited his neighbors) to continue discussions on and try to resolve concerns of AM residents
04/11/94	MWD Correspondence	Letter from Dennis Majors to homeowner David Ledbetter responding to his comments at the 3/8/94 Board meeting re perceived noise and other impacts from Newport Road
04/11/94	MWD Correspondence	Letter from Dennis Majors to homeowner Bonnie Gold responding to her comments at the 3/8/94 Board meeting re perceived noise and other impacts from Newport Road
04/11/94	MWD Correspondence	Letter from Dennis Majors to homeowners Ralph and Lucile Prather responding to their comments at the 3/8/94 Board meeting re perceived noise and other impacts from Newport Road
04/29/94	MWD Staff Memo	Bill Peterson memo to Dennis Majors summarizing agreement reached with homeowner group (resulting from informal meetings on 12/14/93, 2/3/94, 3/3/94, 3/17/94, and 3/31/94) on project improvements in the Alamar Mesa area
06/21/94	MWD Correspondence	Letter from Dennis Majors to AM homeowners (c/o Richard Gibbs) summarizing agreement reached with homeowner on project improvements in the Alamar Mesa area
07/12/94	City of Hemet Action	Council approval of the Memorandum of Understanding for Salt Creek Channel/Newport Road construction
08/23/94	County Board of Supervisors Action	Board approval of the Memorandum of Understanding for Salt Creek Channel/Newport Road construction
08/31/94	MWD Information Bulletin	Bulletin mailed to AM residents and other residents north of the north hills announcing FN Properties' excavation of up to 800,000 cubic yards from the future Salt Creek Channel near the Alamar Mesa area
09/06/94	Broker Correspondence	Letter from Chaparral Investments (enclosing letters to 10 broker-represented homeowner units) requesting MWD to condemn their properties and buy them out
09/07/94	Resident Correspondence	Letter from Ralph & Lucile Prather (represented by Chaparral) requesting MWD to condemn their property and buy them out
09/14/94	MWD Staff Meeting with AM Area Homeowners	Meeting (informal, in the home of a resident, who invited his neighbors) to deal with the 9/6/94 and 9/7/94 letters from a broker and a resident

09/16/94	Broker Correspondence	Letter from Liberty Real Estate (representing 3 homeowner units) requesting MWD to purchase their properties
09/??/94	Resident Correspondence	Letter from Bill and Martha Franke requesting MWD to purchase their property
09/??/94	Resident Correspondence	Letter from Teddy and Barbara Nation (represented by Chaparral), "Let Us Go," requesting MWD to purchase their property
09/26/94	MWD General Manager Information Letter to the Board	Summary of the process leading to County, Hemet, and MWD agreement on the relocation and expansion of Newport Road, project improvements to the Alamar Mesa area, and AM-resident issues
09/27/94	County Board of Supervisors Action	Adoption of a General Plan Amendment incorporating the realignment of the to-be-relocated Newport Road to the south side of Salt Creek Channel and the road's expansion from two to four lanes
09/30/94	Resident Correspondence	Letter from Teddy and Barbara Nation discussing perceived project damages to their property and requesting negotiations
10/10/94	MWD Committee Actions	Based on the 9/26/94 Information Letter, recommendations by the Land Committee and the Engineering and Operations Committee to the Board not to purchase additional property in the Alamar Mesa area
10/10/94	MWD Staff Communication	Dennis Majors' telephone call to Chaparral Investments (broker) re the action of the committees and the probable action by the full Board on 10/11/94
10/11/94	MWD Board Action	Statement by Teddy Nation at the 10/11/94 Board meeting; action by the Board not to purchase additional Alamar Mesa area properties
10/13/94	Resident Correspondence	Letter from Chris and Jeff Roberts to Board member Ted Grandsen requesting that the Board rescind its 10/11/94 action until it has heard from the affected property owners
10/13/94	Resident Correspondence	Letter from Teddy and Barbara Nation to the Land Committee requesting the Board to rescind its 10/11/94 action and for committee members to meet with the homeowners at the 10/19/94 homeowner meeting
10/14/94	Resident Correspondence	Letter from Ralph and Lucile Prather to the Land Committee requesting the Board to rescind its 10/11/94 action and for committee members to meet with the homeowners at the 10/19/94 homeowner meeting
10/14/94	Resident Correspondence	Letter from David and Irene Ledbetter to the Land Committee requesting the Board to rescind its 10/11/94 action and for committee members to meet with the homeowners at the 10/19/94 homeowner meeting
10/17/94	MWD Correspondence	Letter from Dennis Majors to Chaparral Investments (responding to its 9/6/94 letter), summarizing the Board's 10/11/94 action and inviting homeowners represented by Chaparral to attend a meeting on 10/19/94 to discuss homeowner concerns in light of the Board action
10/17/94	MWD Correspondence	Letter from Dennis Majors to Liberty Real Estate (responding to its 9/16/94 letter), summarizing the Board's 10/11/94 action and inviting homeowners represented by Chaparral to attend a meeting on 10/19/94 to discuss homeowner concerns in light of the Board action
10/17/94	MWD Correspondence	Letter from Dennis Majors to Ralph and Lucile Prather responding to their previous correspondence, summarizing the Board's 10/11/94 action, and inviting them and other area homeowners to attend a meeting on 10/19/94 to discuss homeowner concerns in light of the Board action
10/17/94	MWD Correspondence	Letter from Dennis Majors to Ted and Barbara Nation responding to their previous correspondence, summarizing the Board's 10/11/94 action, and inviting them and other area homeowners to attend a meeting on 10/19/94 to discuss homeowner concerns in light of the Board action

10/19/94	MWD Staff Meeting with AM Area Homeowners	Meeting at the project field office to discuss homeowner concerns in light of the Board action
10/21/94	Resident Correspondence	Letter from Teddy and Barbara Nation to the Land Committee criticizing members for not attending the 10/19/94 meeting with homeowners and refusing to take part in "pseudo-mitigation attempts"
10/24/94	Construction Bid Advertising	MWD advertising of bid package for the construction of Salt Creek Channel and Newport Road (including improvements to the Alamar Mesa area)
10/27/94	Resident Correspondence	Certified letter to MWD Board members and General Manager signed by 17 AM homeowners requesting the Board to set aside its 10/11/94 action and requesting to discuss the issues with the Land Committee rather than Dennis Majors
10/??/94	Resident Correspondence	Letter from Robert and Jane Simpson to Land Committee Chair Wysbeek indicating refusal to attend the 11/2/94 MWD meeting with homeowners and stating that Majors has ignored homeowner protests
10/28/94	Resident Correspondence	Letter from Ralph and Lucile Prather to Board members criticizing the alleged secrecy of the process leading to MWD's conclusion that agreement had been reached with AM homeowners in the spring of 1994
10/29/94	MWD Meeting Notice and Summary of Previous Meeting	Hand-delivered notice of upcoming meeting with AM residents on 11/2/94 and the summary of the 10/19/94 meeting with AM residents
10/30/94	Resident Correspondence	Letter from Ralph and Lucile Prather to Dennis Majors criticizing summary of the October 19 homeowner meeting and saying that they want no Metropolitan-provided improvements
10/31/94	Resident Correspondence	Fax letter from Ted Nation to Land Committee members enclosing fax copy of 10/27/94 certified letter
10/31/94	MWD Correspondence	Letter from Land Committee Chair Wysbeek to Ted Nation responding to 10/31/94 fax and attachments encouraging residents to continue discussions re community enhancements with Dennis Majors
11/01/94	Resident Correspondence	Letter from Ralph and Lucile Prather to Land Committee Chair Wysbeek stating decision not to attend the next homeowner meeting on 11/2/94 with Dennis Majors because of alleged misrepresentations to the Board
11/02/94	Resident Correspondence	Letter from Ralph and Lucile Prather to Dennis Majors enclosing a copy of the letter to Wysbeek and stating their intent to speak to the MWD Board on 11/7/94
11/02/94	Resident Correspondence	Letter from David and Irene Ledbetter to Land Committee Chair Wysbeek stating decision not to attend the next homeowner meeting on 11/2/94 with Dennis Majors and calling the Board's 10/11/94 action "reprehensible"
11/02/94	Resident Correspondence	Fax letter from Ted Nation to Land Committee Chair Wysbeek expressing anger about "nearly every aspect of this project," stating he won't attend the 11/2/94 meeting, and indicating "we, indeed, have unfinished business"
11/02/94	MWD Staff Meeting with AM Area Homeowners	Meeting at the project field office to report on and discuss potential community enhancements presented at the 10/19/94 meeting
11/07/94	Resident Correspondence	Fax letter from Ted Nation to Land Committee Chair Wysbeek stating inability to meet with the committee on 11/7, expressing anger about the project and the 11/2 meeting with homeowners, raising issues of poor project planning, and stating "we've got much unfinished business"
11/07/94	Resident Correspondence	Letter from Lucile Prather to the Land Committee (cc: Dennis Majors) posing 21 questions requiring answers

11/07/94	MWD Land Committee Meeting	Some AM residents protesting the Board's 10/11/94 action
11/09/94	Resident Correspondence	Letter from David and Irene Ledbetter to Dennis Majors requesting that Old Mine Road not be paved
11/29/94	MWD Summary of 11/2/94 Homeowner Meeting	Distribution of the summary to AM area residents

**Major Concerns and Issues Raised  
by Protesting Alamar Mesa  
Property Owners and the Staff's  
Responses**

Major Concerns and Issues	Staff Response
<p><b>Property Owner Involvement in Relocating Newport Road to the South Side of Salt Creek Channel</b></p>	
<p>MWD's meeting with property owners on 12/14/93 was the first time that most residents heard about the relocation. Agencies did not seek community input. There was no due process.</p>	<p>The key events in relocating the road to the south side of the channel were (1) the Hemet City Council's 8/25/92 adoption of the Hemet General Plan Circulation Element, (2) the MWD Board's 4/13/93 certification of an Addendum to the Final Project EIR conforming the Newport Road realignment to the Hemet General Plan Circulation Element, (3) the Riverside County Planning Commission's 11/17/93 approval of the realignment, (4) the Riverside County Board of Supervisors' 1/4/94 approval of the realignment and the expansion of the road to four lanes, and (5) the Riverside County Board of Supervisors' 9/27/94 adoption of a General Plan Amendment incorporating the road's realignment and expansion. The City and the County issued proper public notice prior to their actions. MWD did not issue a public notice prior to its 4/13/93 EIR Addendum, since it was only conforming to the City's action, which had been properly noticed in accordance with CEQA procedures.</p>
<p><b>Property Owner Opportunity to Address the MWD Board Prior to Its 10/11/94 Action Not to Purchase Additional Property in the Alamar Mesa Area</b></p>	
<p>We were not properly notified of the Board's possible action so that we could express our concerns. We request that you rescind the action and that members of the Land Committee meet with us to hear our concerns. You have not dealt with us fairly.</p> <p>No member of the Land Committee attended the 10/19/94 homeowner meeting.</p> <p>Your proposed mitigation measures are unacceptable.</p> <p>We refuse to participate in the homeowner meeting on 11/2/94.</p>	<p>On 9/26/94, staff provided an Information Letter to the Land Committee and the Engineering and Operations Committee updating them on Alamar Mesa community issues (including resident-expressed concerns) in anticipation that residents would address the Board on 10/11/94, concluding that there was no justification for MWD to purchase additional properties. Both committees decided to recommend that the full Board take action not to purchase additional properties. The Board so acted.</p> <p>Staff notified community representatives on 10/10/94 of the committee recommendations to give them the opportunity to address the Board on 10/11/94. One property owner did so.</p> <p>Land Committee Chair Wysbeek responded to property owners on 10/31/94 that it would be contrary to an orderly process for members of the Board or Committee to participate individually.</p>

<b>Perceived Staff Misrepresentations and Manipulations</b>	
<p>MWD staff has misrepresented community positions on improvements in the area as "community agreement" when there was no agreement at all.</p> <p>There was no homeowner meeting between March 31 and September 14, 1994. Decisions regarding agreements with homeowners between those dates must have been made in secret. We heard nothing.</p>	<p>On 6/21/94, staff wrote a letter to Richard Gibbs, representing the community, confirming what staff thought had been agreement on project-related community improvements resulting from 5 informal meetings with property owners between December 1993 and March 1994. Staff based its conclusion of an agreement on the fact that no opposition had been expressed. In fact, no opposition surfaced until a 9/6/94 letter from brokers representing property owners.</p> <p>Alamar Mesa homeowners designated Richard Gibbs as the person to receive MWD communications on their behalf. Staff assumed that he would distribute all MWD correspondence to residents.</p> <p>Staff's 9/26/94 Information Letter to the Board presented property owner concerns with respect to potential reservoir seepage, noise from Newport Road, perceived changes to community lifestyle, potential reductions in property values, and some property owners wanting MWD to buy them out.</p>
<p>Dennis Majors told us in March 1994 that he would recommend our property for a take.</p>	<p>Majors told the Prathers that he would investigate whether there was any justification for MWD to buy their property. He subsequently wrote to them that there was no justification.</p>
<p>Contrary to Land Committee Chair Wysbeek's 10/31/94 letter to the community stating that "the process was begun to identify ways to enhance the community," the 10/19/94 homeowner meeting was nothing more than a running argument. Majors is misrepresenting community feelings. We can't believe any of your promises.</p>	<p>The summary of the meeting summarizes discussion in 10 different areas for community enhancement. The summary also states that the information presented should be considered in the context that there was no consensus reached on any issue.</p>
<b>Feeling That What the Community Majority Desires Should Prevail</b>	
<p>Only four of the property owners in the community don't want MWD to buy their properties. The rest do. MWD should accept the will of the majority.</p>	<p>Majority vs. minority desires is not the issue. MWD can only consider whether there is justification for a resolution of necessity to purchase the properties. There is none.</p>
<p>Why do 100 percent of us have to want to sell to be bought out? You don't have to have 100 percent of us in agreement for your improvements.</p>	<p>100 percent in agreement or disagreement is not the issue. MWD can only consider whether there is justification for a resolution of necessity to purchase the properties. There is none.</p>
<b>Perceived Changes in Community Lifestyle</b>	
<p>The proposed location of Newport Road on the south side of Salt Creek Channel will isolate us from the rest of the valley.</p>	<p>Access to and from the community will be improved because of Newport Road. The Warren Road bridge will be improved to an all-weather crossing that will provide better access to the area than exists today. The relocated Newport Road will provide all-weather access to the community and paved access to Sanderson Avenue, Warren Road, and State Street.</p>

<p>Being trapped by Newport Road and fences at our front door, the project removes the rural lifestyle we have. We will be behind a 10-foot wall of dirt. Travelers will have an open view of everything we have and do. We moved here for the secluded atmosphere.</p>	<p>The landscaped noise berm will screen the community from road traffic and lights. The open space to the east, south, and west of the community will exist in perpetuity, preventing additional residential development that would have eventually replaced the open space. This helps preserve the rural lifestyle. Residents will have permanent trail access to Salt Creek Channel. Staff is now working on a plan to give residents only trail access to some Metropolitan property.</p>
<p>MWD security personnel are "on top of us constantly day and night with their trucks and search lights."</p>	<p>Staff is working with the security personnel to minimize their effects on residents. Minimal complaints made over the past several months.</p>
<p>We will lose access to the back of our property on Alamar Mesa Drive because of the 50-foot roadway easement and a number of pine and eucalyptus trees that we planted.</p>	<p>Staff is exploring with the County the possibility of deeding back to property owners that portion of the easement that will not be needed. Staff will work with property owners to provide additional landscaping.</p>
<p>We will have no trail access to Salt Creek Channel.</p>	<p>From the beginning, staff has guaranteed community trail access to Salt Creek Channel.</p>
<p><b>Perceived Increase in Noise to the Community</b></p>	<p></p>
<p>The increase in noise from the road will be considerable, stressing both residents and livestock. The road will be a collector route for commuters.</p>	<p>Earth berms along the south edge of the relocated road right-of-way will limit the noise level for design-capacity traffic in the area to less than the County-specified 65 decibel level for residential areas. Landscape materials on the berms will further lessen the noise level. These measures fully mitigate noise impacts under CEQA.</p>
<p><b>Perceived Increase in Exhaust Emissions to the Community</b></p>	<p></p>
<p>The increase in exhaust emissions from the road will be intolerable.</p>	<p>While exhaust emissions will increase, such emissions from a limited-access, high-speed roadway will be less than were the road a low-speed roadway with numerous stops.</p>
<p><b>Perceived Drainage Problems Because of Newport Road</b></p>	<p></p>
<p>The lower properties of the community abutting the road will experience extreme drainage problems from water, dirt, rocks, and debris flowing north from the hills.</p>	<p>Project construction will significantly improve drainage in the community. A 6-foot-deep, 20-foot-wide drainage channel along the north side of the community will collect 100-year storm flows from the hillside and the community. The flow will then be conveyed to the Salt Creek Channel, which will have 100-year flood capacity.  Alamar Mesa Drive will be paved to County standards with subsurface drainage to handle a 10-year storm event. Triola Trail will be paved with a V cross section to carry drainage. Special designs have been prepared at the east end of Triola Trail and at the Old Mine Road intersection to facilitate drainage. A gutter will be installed at Warren Road to direct drainage to the box culvert discharging into Salt Creek.</p>
<p><b>Perceived Safety Problems Because of Newport Road</b></p>	<p></p>
<p>The lack of proper traffic signals and safety precautions will detract future homebuyers.</p>	<p>Traffic signals will be installed at Warren Road and Sanderson Avenue. The limited-access roadway will help ensure safe conditions.</p>

<b>Perceived Economic Losses to Property Owners Due to the Project</b>	
Our property values will be significantly diminished.	Potential decreases in property values are not impacts under CEQA requiring mitigation. The only justification for MWD considering the effects on property values would be to find that the project results in inverse condemnation of community properties. Opinion of legal counsel is that there is no justification for inverse condemnation. Improved access to and from the community and the improved drainage should have a positive effect on property values.
The project prohibits any possibility of subdividing our properties due to inaccessibility—thus limiting our ability to realize the full monetary potential of our investments.	Potential limits to increases in property values that might occur without the project are not impacts under CEQA requiring mitigation.
Since we have to disclose the major adverse impacts contained in your environmental documentation to prospective buyers, we are trapped in a downward spiraling cycle of property values.	Since all major adverse impacts have been fully mitigated under CEQA, disclosure should not contribute to a decrease in property values. Improved access to and from the community and the improved drainage should have a positive effect on property values.
<b>Perceived Damages to Property from Reservoir Seepage</b>	
The entire region is considered a seepage risk. With the reservoir water level 200 feet above our homes and the sandy soil on which the homes were built, liquefaction between the increased water table combined with the water pressure will likely crumble our homes.	Potential seepage from the reservoir will not affect the Alamar Mesa community. The FEIR refers only to reservoir seepage into the groundwater table (as it might affect water quality) through the north rim. There is no reference to surface seepage. The FEIR states that, after 5 years, there would be no significant increase in the groundwater level above its current level 50 to 60 feet below the surface. An updated more detailed 1994 report indicates that the total seepage through the north rim would be minimal with no effect on the groundwater level.
<b>Perceived Impacts During Project Construction</b>	
Construction will affect our area for the next 18 to 24 months. The major problems will be noise, dust, bugs, ingress/egress delays, and muddy roads (resulting in a constantly dirty house and car).	Construction will take 12 months. Although there will be construction impacts, the FEIR provides mitigation features. Staff will work with the contractor and residents to try to minimize construction-related impacts.
<b>Perceived Impacts of the Reserve on the Community</b>	
If some of the endangered species on the Reserve invade our property, we'll be prevented from further developing it.	Staff will pursue using its mitigation credits on the Reserve to meet any mitigation requirements that might be imposed on area property owners.
There is a fire danger from the Reserve.	There is no fire danger. Fire breaks will be created and maintained along the fence line as required in the Multi-Species Habitat Conservation Plan.

<b>Perceived Inconsistencies in Property Purchases</b>	
Why did MWD buy the Siems property?	MWD needed a portion of the property for road right-of-way. MWD purchased all of Siems' property because of severance damage, recognizing that it would resell that portion of the property north of Newport Road.
Why did MWD buy the Bennett property and state that there was probable seepage and state now that there is no danger?	The FEIR identified the Bennett property as necessary for the Reserve, for operational access, and because of its close proximity to bedrock that posed a remote possibility of anomalous seepage.

## RESPONSE SUMMARY

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### OCTOBER 19 MEETING WITH RESIDENTS OF THE ALAMAR MESA COMMUNITY

On Wednesday evening, October 19, Dennis Majors, Metropolitan's Engineering Program Manager of the Domenigoni Valley Reservoir Project, hosted a meeting with residents of the Alamar Mesa community to discuss:

- the October 11 action of the Metropolitan Board of Directors not to acquire additional properties in the Alamar Mesa community and
- ways to enhance the community in addition to Metropolitan's previously agreed-upon commitments for road and drainage improvements in the community.

About 40 residents attended the meeting at the Domenigoni Valley Reservoir Project Field Office at the corner of Newport and Rawson roads. Three real estate brokers representing some of the property owners also attended.

### BACKGROUND

The Alamar Mesa community comprises 23 privately owned residential properties bounded by the relocated Newport Road on the north, Warren Road on the west, and the Multi-Species Reserve on the south and east.

In September, 15 property owners, 13 of whom are represented by real estate brokers, wrote letters to Metropolitan requesting that their properties be purchased.

Metropolitan has acquired only those properties in the community required for construction of the Domenigoni Valley Reservoir Project (including Newport Road and its associated drainage facilities and the Multi-Species Reserve).

Project construction in the Alamar Mesa area will consist of:

- constructing Newport Road on a fill from 3 to 6 feet above existing grade and an additional 3- to 5-foot-high earth-berm sound barrier on the south side of the road,
- landscaping the earth berm, and
- erecting a fence along the southern and eastern boundary of the community adjacent to the Reserve.

Construction plans for Newport Road and Salt Creek Channel are complete, and a Memorandum of Understanding for their construction, maintenance, and operations has been executed among Metropolitan, the City of Hemet, the Riverside County Transportation Commission, the Riverside County Transportation Department, and the Riverside County Flood Control and Water Conservation District. The parties have adopted all required environmental and general plan documents. The earth-berm sound barrier ensures that the noise level from Newport Road will be below the Riverside County maximum for residential communities. Precise construction plans for the landscaping and boundary fences have not been completed.

Since December 1993, Metropolitan has held a series of meetings with Alamar Mesa area property owners to discuss and try to resolve owner-perceived concerns about the project. The result was a plan to improve drainage and access in the Alamar Mesa area. In May 1994, the following improvements—consistent with the drainage needs of Newport Road—were presented to community residents: (1) paving Alamar Mesa Drive, including underground drainage to carry a 10-year storm; and (2) paving Triola Trail (including a "V" cross section to carry drainage) and a

portion of Old Mine Road. No opposition was expressed last May. The Newport Road construction bid package, now out for bids, contains these improvements.

On September 14, 1994, Metropolitan met again with some Alamar Mesa property owners to update them on project construction. Some attendees used the opportunity to ask Metropolitan to buy them out because of their concerns about perceived seepage from the reservoir, noise from Newport Road, project-induced changes to community lifestyle, and reductions in property values.

Studies supporting the EIR and more recent studies show virtually no effect on current groundwater levels under the properties. Noise impacts, as stated above, will be mitigated by the berm to meet county standards. The concerns expressed about reductions in property values were new.

At the September 14 meeting, Dennis Majors agreed to reexamine the concerns expressed and meet again with the property owners on October 6. Finding that the reexamination required more time, he rescheduled the meeting for October 19.

The result of the reexamination, to be presented to the property owners on October 19, was that there was no justification for the Board to adopt a resolution of necessity to acquire additional properties in the Alamar Mesa community for the project. The reexamination also resulted in the conclusion that Metropolitan's voluntary purchase of properties from owners wishing to sell was not feasible.

Consistent with Metropolitan management's direction to staff to brief Board members and appropriate Board committees on possible issues to be raised by citizens at Board meetings, Majors briefed the Engineering and Operations and Land committees on the desires of some Alamar Mesa area property owners prior to the October 11 Board meeting. Since Majors was to meet with Alamar Mesa area residents on October 19, he made no recommendation.

Each committee found no basis to acquire additional property in the community since:

- the relocated Newport Road falls within an existing four-lane dedicated road easement that has been in place since the 1970s and complies with all State, County, and City standards and General Plan documents,
- all environmental documents for the relocated road have been adopted,
- Metropolitan's environmental document for the road has been unsuccessfully challenged twice in the courts,
- properties directly impacted by the road have been purchased and the remaining properties are not impacted by any feature of the road or reservoir, and
- all project impacts are fully mitigated under the California Environmental Quality Act.

The committees voted to recommend that the full Board, on October 11, direct the General Manager not to acquire any additional property in the Alamar Mesa area adjacent to the Domenigoni Valley Reservoir Project.

Following these actions by the two committees, Majors informed the broker representing most of the property owners in the Alamar Mesa area wanting to sell that the Board would consider the recommendation on October 11. One property owner appeared and spoke at the meeting. The Board adopted the recommendation.

## OCTOBER 19 MEETING OVERVIEW

Attendees were divided in their willingness to discuss the two agenda topics:

- the Board's October 11 decision not to acquire additional properties in the Alamar Mesa community and
- ways to enhance the community in addition to Metropolitan's previously agreed-upon commitments for road and drainage improvements in the community.

Some wanted to discuss only the Board's decision and seek Majors' agreement to seek the Board's reconsideration based on their concerns. They refused to discuss potential enhancement measures. One property owner walked out. Those opposing the Board's decision promised to fight it through public opinion and the courts. Others discussed both topics. The summary pre-

sented below therefore, should be considered in the context that there was no consensus reached on any issue.

## THE BOARD'S OCTOBER 11 DECISION

Attendees want the Board to reconsider its decision based their strongly expressed desires on two issues: (1) the process leading to the decision and (2) the effects of the decision on them.

### THE PROCESS

**Attendee Comments.** The Board took action without listening to the community. We're angry because the Board was neither considerate nor polite. The Board members don't know what's going on. When members of the Land Committee toured the area, they didn't talk to any of us. One Board member (talked to after the Board action) told us that, "if you want to go, then you should go."

You were underhanded. You should have told us that you were presenting the issue to the Land Committee. We want you to write a letter to the Board saying that it wasn't your intent for the Board to take action.

**Metropolitan's Response.** Staff's regular briefing of Board committees is normal operating practice at Metropolitan and is noted on the committees' agendas. Our intent was to obtain guidance to address property-owner concerns on October 19. Land Committee members knew that it was not our intent for the Board to take action. When the Committee voted to recommend that the full Board take action, we promptly notified the broker representing most of the property owners in the Alamar Mesa area wanting to sell that the recommendation not to acquire additional properties in the Alamar Mesa community would be considered at the October 11 Board meeting.

### THE DECISION

**Attendee Comments.** When you moved Newport Road to the south side of Salt Creek Channel, that was just too much for us. We're going to be completely encircled by your project. You're going to fence us in. We didn't move here to have fences. The road will add so much traffic that our rural life will be gone. You're completely changing our lifestyle.

We can't sell. Potential buyers go away when we disclose the project and its effects on our community. What do we have to disclose to potential buyers?

One reason we bought in this area was to be able to take financial advantage of urbanization's eventual moving west—an economic opportunity for subdividing that is now lost to us.

If some of the endangered species from the Reserve invade our property, we'll be prevented from further developing it.

We don't believe Metropolitan. You're not above doing underhanded stuff. We don't believe the results of your seepage studies. We don't believe that you'll let us alone.

You first told us that there's nothing we can do about your moving the road to the south side of the channel. You now say that the Board won't buy us out and there's nothing we can do. So, now, when you ask "what else can Metropolitan do?"—we don't believe you.

From the start of project planning, how many people have been told that Metropolitan doesn't need their property—only then to be told that it does. We don't believe you when you say that Metropolitan will never need our property.

You have to mitigate us for economic impacts.

Why can't you just buy us out and then resell?

We want our experts to look at the impacts on us of what you're doing.

It's not clear cut that there's no "reason of necessity" here. If you'd like us to do some legal research on this issue, we'll do it.

**Metropolitan's Response.** We presented earlier in this summary the reasons that Metropolitan's Engineering and Operations and Land committees found no basis to acquire additional property in the community: the four-lane road's compliance with all State, County, and City standards and General Plan documents, the adoption of all environmental documents for the road, the unsuccessful legal challenges to Metropolitan's environmental document for the road, the purchase of all properties directly impacted by the road, and the full mitigation of all project impacts.

We want to respond to some of your comments not directly covered by the Board's decision. First, the easement for a four-lane road in the area has long existed and been public knowledge. Our research of existing deeds and plats revealed that only one lot abutting the easement had access to it. The others had deed restrictions imposed by the County on access to the eventual road. In 1992, the City of Hemet's General Plan Amendment moved the road to the south side of Salt Creek Channel. Metropolitan conformed to the General Plan Amendment by moving the relocated Newport Road to the south side of the channel. Metropolitan acquired additional right-of-way north of your property in order to remove the road entirely from the Alamar Mesa portion of the easement. The existing road easement on your property, therefore, should no longer be required.

Second, while fencing will be necessary between your community and the Multi-Species Reserve, the existence of the Reserve and land purchased to the west will preserve in perpetuity the open space on three sides. We are willing to work with you to enhance the aesthetic effects of the fencing and to provide residents with access into the open space.

Third, we hear your complaint that many potential buyers go away when you disclose the project and the effects you perceive it will have on your community. We suggest, however, that full disclosure of the effects should include such factors as new trail access, transportation access, the preservation of open space in perpetuity, flood protection, and improved drainage and roads in the community. Metropolitan has no authority to mitigate for the project's perceived economic impacts. Metropolitan has no basis to purchase property only from those wishing to sell and then to resell the property.

Fourth, your concerns about seepage from the reservoir are not supported by the facts. Seepage will have no effect on your land surface and septic tanks, since there will be virtually no effect on the groundwater that exists far below the surface. Metropolitan's highest priority in selecting a reservoir site was the safe storage of water. We welcome the opportunity to present the facts to you and have your experts review them.

Fifth, the existence of the Multi-Species Reserve allows us the opportunity to pursue the use of our mitigation credits on the Reserve, if necessary, to meet any mitigation requirements that might be imposed (including endangered species on your property) that might block your attempts to develop or sell.

## ENHANCEMENTS

Those attendees discussing potential enhancements talked about possibilities with respect to:

- Metropolitan commitments to property owners,
- Metropolitan indemnifications to property owners,
- the Reserve's effects on property owners,
- Metropolitan's security personnel,
- equestrian trail access,
- road improvements,
- fencing between the community and the Reserve,

- fire danger to the community from the Reserve,
- ties to Eastern Municipal Water District's reclaimed water line, and
- documentation/disclosure to potential buyers.

Overall, as good neighbors, we commit ourselves to working with you to minimize perceived changes to your environment and lifestyle. We summarize your comments and present potential measures below.

## COMMITMENTS TO PROPERTY OWNERS

**Attendee Comments.** We want Metropolitan's written commitments that (1) seepage from the reservoir will not adversely affect our groundwater and septic tanks; (2) Metropolitan will not buy anymore property in the area; (3) if Metropolitan decides to "surplus" property in the area, it will not be used for commercial development; and (4) Metropolitan will support any community-supported zoning changes for the Alamar Mesa community.

**Metropolitan's Response.** We will give you our written commitments that seepage from the reservoir will not affect your property and your septic tanks, and will have virtually no effect on the underlying groundwater. The Board's October 11 action is Metropolitan's commitment to not buy anymore property the area. If Metropolitan decides to "surplus" property in the area (which would be north of Newport Road and the channel), local jurisdictions would be responsible for the zoning and future land use. We can't perceive any situation where Metropolitan would oppose a community-supported desire for a zoning change in the Alamar Mesa community.

## INDEMNIFICATIONS TO PROPERTY OWNERS

**Attendee Comments.** If you later decide to condemn our property, will you compensate us for any losses/damages we suffer? If project operations cause damages to our property (e.g., to septic tanks), will you compensate us for damages?

**Metropolitan's Response.** You have Metropolitan's firm commitment that it will not decide to condemn your property for this project. On October 11, our Board directed the General Manager not to acquire any additional property in the Alamar Mesa area. If it were ever demonstrated that project operations caused damages to your property, Metropolitan would be financially responsible for those damages.

## THE RESERVE'S EFFECTS ON PROPERTY OWNERS

**Attendee Comments.** How will endangered animals straying on our property affect us? Will we be able to develop or sell? What would Metropolitan's position be if the Reserve Management Committee opposed our attempts to develop or sell.

We want a study of ways to protect Alamar Mesa from straying endangered animals.

**Metropolitan's Response.** We don't think that potential impacts of the Reserve on your properties are a problem. As stated earlier, however, the existence of the Reserve allows us the opportunity to pursue the use of our mitigation credits on the Reserve, if necessary, to meet any mitigation requirements that might be imposed (including endangered species on your property) that might block your attempts to develop or sell.

## METROPOLITAN'S SECURITY PERSONNEL

**Attendee Comments.** Guards chase us off Metropolitan property. The "no trespassing" signs are objectionable. Security personnel have run down my fence and not repaired it. They have illegally placed "no trespassing" signs on my fence.

**Metropolitan's Response.** We have instructed our security personnel to remove all no-trespassing signs from your fences and install them on posts inside the Reserve boundary.

We will repair any damage to your property that our security personnel have caused. We will soon give you equestrian use of existing roads on Metropolitan property at the base of the hills until the permanent trails are built in the hills the south of your community.

## EQUESTRIAN TRAIL ACCESS

**Attendee Comments.** We want trail access to the Salt Creek Channel and directly to the crestline equestrian trail on the Reserve.

**Metropolitan's Response.** You will have trail access to the channel at the San Diego Canal undercrossing at Newport Road. We will provide trail access from your community to the undercrossing. If desired, we will also consider trail access between the properties on Alamar Mesa Drive and Newport Road. As stated above, you will soon have equestrian use of existing roads on Metropolitan property at the base of the hills until the permanent trails are built in the hills to the south of the community. We will work with the Reserve Management Committee to try to give you direct access to the crestline equestrian trail on the Reserve, when it is built.

## ROAD IMPROVEMENTS

**Attendee Comments.** Comments ranged from paving all roads in the community in accordance with county standards to paving specific roads.

**Metropolitan's Response.** We will work with you in determining which roads (in addition to Alamar Mesa Drive, Triola Trail, and a portion of Old Mine Road), if any, should be paved—and to what standard.

## FENCING

**Attendee Comments.** If we have to have fencing, we don't want it to detract from the aesthetics of our property.

**Metropolitan's Response.** There are many design options to the standard chainlink fence. They might be tailored to individual property-owner desires. We will work with you and the Reserve Management Committee to try to accommodate Reserve fencing needs and individual property-owner desires.

## FIRE DANGER

**Attendee Comments.** How are you going to protect us from fires starting on the Reserve?

**Metropolitan's Response.** Fire breaks will be created along the fence line.

## TIES TO RECLAIMED WATER

**Attendee Comments.** We want to be able to tie into Eastern Municipal Water District's reclaimed water line.

**Metropolitan's Response.** While we can't provide you a connection to Eastern's line, we will support your efforts with Eastern to make the connection.

## DOCUMENTATION /DISCLOSURE TO POTENTIAL BUYERS

**Attendee Comments.** We want all enhancements fully documented so that we can show them to prospective buyers.

**Metropolitan's Response.** We are now developing such a document.

## RESPONSE SUMMARY

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### NOVEMBER 2 MEETING WITH RESIDENTS OF THE ALAMAR MESA COMMUNITY

On Wednesday evening, November 2, Dennis Majors, Metropolitan's Engineering Program Manager of the Domenigoni Valley Reservoir Project, hosted another meeting with residents of the Alamar Mesa community to discuss ways to enhance the community in addition to Metropolitan's previously agreed-upon commitments for road and drainage improvements in the community as part of the Domenigoni Valley Reservoir Project.

About 25 residents (covering 13 of the property owners) attended the meeting at the Domenigoni Valley Reservoir Project Field Office at the corner of Newport and Rawson roads. Two real estate brokers representing some of the property owners also attended. The meeting was a follow-up to a meeting on October 19, when people discussed the October 11 action of the Metropolitan Board of Directors not to acquire additional properties in the Alamar Mesa community and ways to enhance the community.

At the October 19 meeting, potential enhancement measures discussed dealt with:

- Metropolitan commitments to property owners,
- Metropolitan indemnifications to property owners,
- the Reserve's effects on property owners,
- Metropolitan's security personnel,
- equestrian trail access,
- road improvements,
- fencing between the community and the Reserve,
- fire danger to the community from the Reserve,
- ties to Eastern Municipal Water District's reclaimed water line, and
- documentation/disclosure to potential buyers.

Under each type of measure, we repeat the attendee comments at the October 19 meeting and Metropolitan's response in the meeting summary and then present attendee comments at the November 2 meeting and Metropolitan's Response (11/2).

In addition, November 2 meeting attendees raised additional topics:

- Newport Road and the maintenance road,
- Salt Creek Channel,
- maintenance of Metropolitan property,
- the current county easement on Alamar Mesa property, and
- the schedule for Metropolitan's meeting its commitments.

We present the comments on these topics and Metropolitan's response at the end of this summary.

### COMMITMENTS TO PROPERTY OWNERS

**Attendee Comments (10/19).** We want Metropolitan's written commitments that (1) seepage from the reservoir will not adversely affect our groundwater and septic tanks; (2) Metropolitan will not buy anymore

property in the area; (3) if Metropolitan decides to "surplus" property in the area, it will not be used for commercial development; and (4) Metropolitan will support any community-supported zoning changes for the Alamar Mesa community.

**Metropolitan's Response (10/19).** We will give you our written commitments that seepage from the reservoir will not affect your property and your septic tanks, and will have virtually no effect on the underlying groundwater. The Board's October 11 action is Metropolitan's commitment to not buy anymore property the area. If Metropolitan decides to "surplus" property in the area (which would be north of Newport Road and the channel), local jurisdictions would be responsible for the zoning and future land use. We can't perceive any situation where Metropolitan would oppose a community-supported desire for a zoning change in the Alamar Mesa community.

**Attendee Comments (11/2).** With respect to potential seepage, we want a legal document from Metropolitan in which it states that if reservoir seepage causes damage to our land surface, septic tanks, or groundwater, Metropolitan will fully compensate us for the damage.

With respect to Metropolitan's position on a potential zone change in the community, we're concerned that the Reserve Management Committee (RMC) and individual agencies (i.e., members of the RMC) would oppose us. If the project weren't here, we'd have a better chance working with the County on any zone change.

Will you ever expand the Reserve?

**Metropolitan's Response (11/2).** We will state in writing that the reservoir will not cause any damage from seepage to your land surface, septic tanks, and groundwater. Since present law gives property owners sufficient protection if such damage were to occur, we will not provide prior indemnification against seepage damage.

We see no reason to oppose any zoning change for the area desired by property owners. Without consensus on such an issue, the Reserve Management Committee (as the decision-making body) could not oppose such a change.

## INDEMNIFICATIONS TO PROPERTY OWNERS

**Attendee Comments (10/19).** If you later decide to condemn our property, will you compensate us for any losses/damages we suffer? If project operations cause damages to our property (e.g., to septic tanks), will you compensate us for damages?

**Metropolitan's Response (10/19).** You have Metropolitan's firm commitment that it will not decide to condemn your property for this project. On October 11, our Board directed the General Manager not to acquire any additional property in the Alamar Mesa area. If it were ever demonstrated that project operations caused damages to your property, Metropolitan would be financially responsible for those damages.

**Attendee Comments (11/2).** See 11/2 comment on seepage under "Commitments to Property Owners."

**Metropolitan's Response (11/2).** See 11/2 response on seepage under "Commitments to Property Owners."

## THE RESERVE'S EFFECTS ON PROPERTY OWNERS

**Attendee Comments (10/19).** How will endangered animals straying on our property affect us? Will we be able to develop or sell? What would Metropolitan's position be if the Reserve Management Committee opposed our attempts to develop or sell.

We want a study of ways to protect Alamar Mesa from straying endangered animals.

**Metropolitan's Response (10/19).** We don't think that potential impacts of the Reserve on your properties are a problem. As stated earlier, however, the existence of the Reserve allows us the opportunity to pursue the use of our mitigation credits on the Reserve, if necessary, to meet any mitigation requirements that might be imposed (including endangered species on your property) that might block your attempts to develop or sell.

**Attendee Comments (11/2).** We want your commitments in writing.

**Metropolitan's Response (11/2).** We will state, in writing, that we will use our mitigation credits on the Reserve, if necessary, to meet any mitigation requirements that might be imposed (including endangered species on your property) that might block your attempts to develop or sell.

## **METROPOLITAN'S SECURITY PERSONNEL**

**Attendee Comments (10/19).** Guards chase us off Metropolitan property. The "no trespassing" signs are objectionable. Security personnel have run down my fence and not repaired it. They have illegally placed "no trespassing" signs on my fence.

**Metropolitan's Response (10/19).** We have instructed our security personnel to remove all no-trespassing signs from your fences and install them on posts inside the Reserve boundary. We will repair any damage to your property that our security personnel have caused. We will soon give you equestrian use of existing roads on Metropolitan property at the base of the hills until the permanent trails are built in the hills the south of your community.

**Attendee Comments (11/2).** I have no problem with your security personnel.

## **EQUESTRIAN TRAIL ACCESS**

**Attendee Comments (10/19).** We want trail access to the Salt Creek Channel and directly to the crestline equestrian trail on the Reserve.

**Metropolitan's Response (10/19).** You will have trail access to the channel at the San Diego Canal undercrossing at Newport Road. We will provide trail access from your community to the undercrossing. If desired, we will also consider trail access between the properties on Alamar Mesa Drive and Newport Road. As stated above, you will soon have equestrian use of existing roads on Metropolitan property at the base of the hills until the permanent trails are built in the hills to the south of the community. We will work with the Reserve Management Committee to try to give you direct access to the crestline equestrian trail on the Reserve, when it is built.

**Attendee Comments (11/2).** Where can we ride on Metropolitan property? Will the access permits be transferable to new owners if we sell? Will we have to carry the entry permits?

Will the roads be open to cyclists?

We want guaranteed permanent access to Salt Creek Channel and to the roads on your property.

Will there be a fence west of Warren Road?

**Metropolitan's Response (11/2).** We will provide access to dirt roads outside the Reserve. We're now inventorying the roads. We will then give you a map and access permits. The access permits can be transferred to new owners. You will not have to carry them. If desired, we could also build a trail in the 40-foot-wide strip between your properties and the maintenance road.

The roads will definitely be open to equestrians and hikers. We'll examine whether we can open them to cyclists, as well.

We will guarantee you permanent access to the Salt Creek Channel. We will guarantee you access to the other roads on our property until the Reserve Management Committee agrees on placement of trails in the Reserve and we build them. We will represent you in trying to get you access to the Reserve trail in the hills from your community, but we can't guarantee that we will be successful.

There won't be a fence west of Warren Road.

## ROAD IMPROVEMENTS

**Attendee Comments (10/19).** Comments ranged from paving all roads in the community in accordance with county standards to paving specific roads.

**Metropolitan's Response (10/19).** We will work with you in determining which roads (in addition to Alamar Mesa Drive, Triola Trail, and a portion of Old Mine Road), if any, should be paved—and to what standard.

**Attendee Comments (11/2).** Some people want Warren Road paved. Others do not. Could you just correct the drainage? Could you do the same for Old Mine Road?

Could you provide drainage on Alamar Mesa Drive and not pave it?

What type of access will we have during construction? When will the work on Alamar Mesa Drive be done? If you do it during the rainy season, it could be a problem.

What will be the width of Triola Trail? Will there be a concrete dip for drainage?

We need concrete footers at the edges of our driveways to prevent the asphalt from breaking off.

Do the plans still call for a traffic light at Warren Road?

There is now a dip on Warren Road where the FN contractor trucks have crossed as part of the current excavation. It will collect water. You need to restore the decomposed granite.

**Metropolitan's Response (11/2).** We will not pave Warren Road and the remainder of Old Mine Road. We will direct the drainage on Warren Road toward the Newport Road culverts.

We can't provide drainage on Alamar Mesa Drive without paving it, since the County would not maintain it.

We will ensure access to all properties during Alamar Mesa Drive construction. We will make the improvements in the spring of 1994.

Triola Trail will be 20 feet wide and will have concrete aprons at resident driveways.

There will be a traffic light at Warren Road.

We will eliminate the dip on Warren Road caused by FN contractor trucks.

## FENCING

**Attendee Comments (10/19).** If we have to have fencing, we don't want it to detract from the aesthetics of our property.

**Metropolitan's Response (10/19).** There are many design options to the standard chainlink fence. They might be tailored to individual property-owner desires. We will work with you and the Reserve Management Committee to try to accommodate Reserve fencing needs and individual property-owner desires.

**Attendee Comments (11/2).** Who will construct the fencing? Your crews did a terrible job constructing the temporary fence at the northeast corner of Triola Trail and Warren Road.

**Metropolitan's Response (11/2).** Metropolitan will construct all fencing by contract. We'll investigate the temporary fence you refer to and improve it.

## FIRE DANGER

**Attendee Comments (10/19).** How are you going to protect us from fires starting on the Reserve?

**Metropolitan's Response (10/19).** Fire breaks will be created along the fence line.

**Attendee Comments (11/2).** Would we have access to the fire break?

**Metropolitan's Response (11/2).** No.

## TIES TO RECLAIMED WATER

**Attendee Comments (10/19).** We want to be able to tie into Eastern Municipal Water District's reclaimed water line.

**Metropolitan's Response (10/19).** While we can't provide you a connection to Eastern's line, we will support your efforts with Eastern to make the connection.

**Attendee Comments (11/2).** We heard that Eastern may decide to run the reclaimed water line down Alamar Mesa Drive. If they run it to the north of the channel, we wouldn't have access to it.

Couldn't you use the reclaimed water to irrigate the landscaping on the sound berm?

**Metropolitan's Response (11/2).** Eastern recently decided to run the line on the north side of the channel. It will cross over to the south side to the east of the Alamar Mesa community. Your access would require a back feed from the crossover point. Eastern will run its domestic water line under Alamar Mesa Drive.

We will approach Eastern on your behalf to try to get you tied into the reclaimed water line.

We will need water to irrigate the landscaping for up to 5 years until the vegetation matures. We will provide the water. Reclaimed water is one source.

## DOCUMENTATION/DISCLOSURE TO POTENTIAL BUYERS

**Attendee Comments (10/19).** We want all enhancements fully documented so that we can show them to prospective buyers.

**Metropolitan's Response (10/19).** We are now developing such a document.

## NEWPORT ROAD AND THE MAINTENANCE ROAD

**Attendee Comments (11/2).** Where is the maintenance road? Where is the landscaping? What will the configuration of the maintenance road be? How long is it?

Could you extend it east to Sanderson to give children a route between the Alamar Mesa community and the school?

Will the maintenance road be gated to keep motor bikes out and cars? If it were gated, how would the children have access?

Is the maintenance road the reason for the additional take?

When will construction start on the Warren Road bridge?

Once the current FN excavation ends, when will the next road/channel construction begin in the area?

**Metropolitan's Response (11/2).** The configuration south from the road itself will consist of the noise berm, a flood control ditch, a 12-foot-wide maintenance road, and a 40-foot-wide strip of open space to the properties north of Alamar Mesa Drive. Landscaping will be on the berm. We could also place it in the 40-foot strip.

The maintenance road will be about 4,000 feet long running parallel to Newport Road between Warren Road and East Alamar Mesa Drive. We will provide a graded footpath from the end of the maintenance road to Sanderson.

We'll examine ways to keep motor bikes and cars off the access road and still give children access.

The additional take was for the maintenance road, which the county requires.

Construction of the Warren Road bridge will start in February or March, 1995. Once the current excavation is completed, there will be no more construction in the area until then.

## **SALT CREEK CHANNEL**

**Attendee Comments (11/2).** Is Salt Creek Channel going to be navigable?

**Metropolitan's Response (11/2).** No.

## **MAINTENANCE OF METROPOLITAN PROPERTY**

**Attendee Comments (11/2).** The property to the southwest of Warren Road with its rundown buildings looks terrible. There are weeds on the property west of Warren Road.

**Metropolitan's Response (11/2).** We will regularly disc the area west of Warren Road to control the weeds. We will remove the double-wide mobile home as soon as possible.

## **CURRENT COUNTY EASEMENT**

**Attendee Comments (11/2).** Since 35 feet of the existing 50-foot county easement on Alamar Mesa properties is no longer needed, could it be deeded back to the property owners?

**Metropolitan's Response (11/2).** The project will require some of this easement for landscaping. We will discuss with the County the possibility of deeding the remaining portion of the easement back to the property owners.

## **SCHEDULES**

**Metropolitan's Commitments (11/2).** We will give you a schedule specifying when we will fulfill our commitments to the Alamar Mesa community. The next scheduled meeting with homeowners in the Alamar Mesa community will be in early December at the Domenigoni Valley Reservoir Project Field Office.