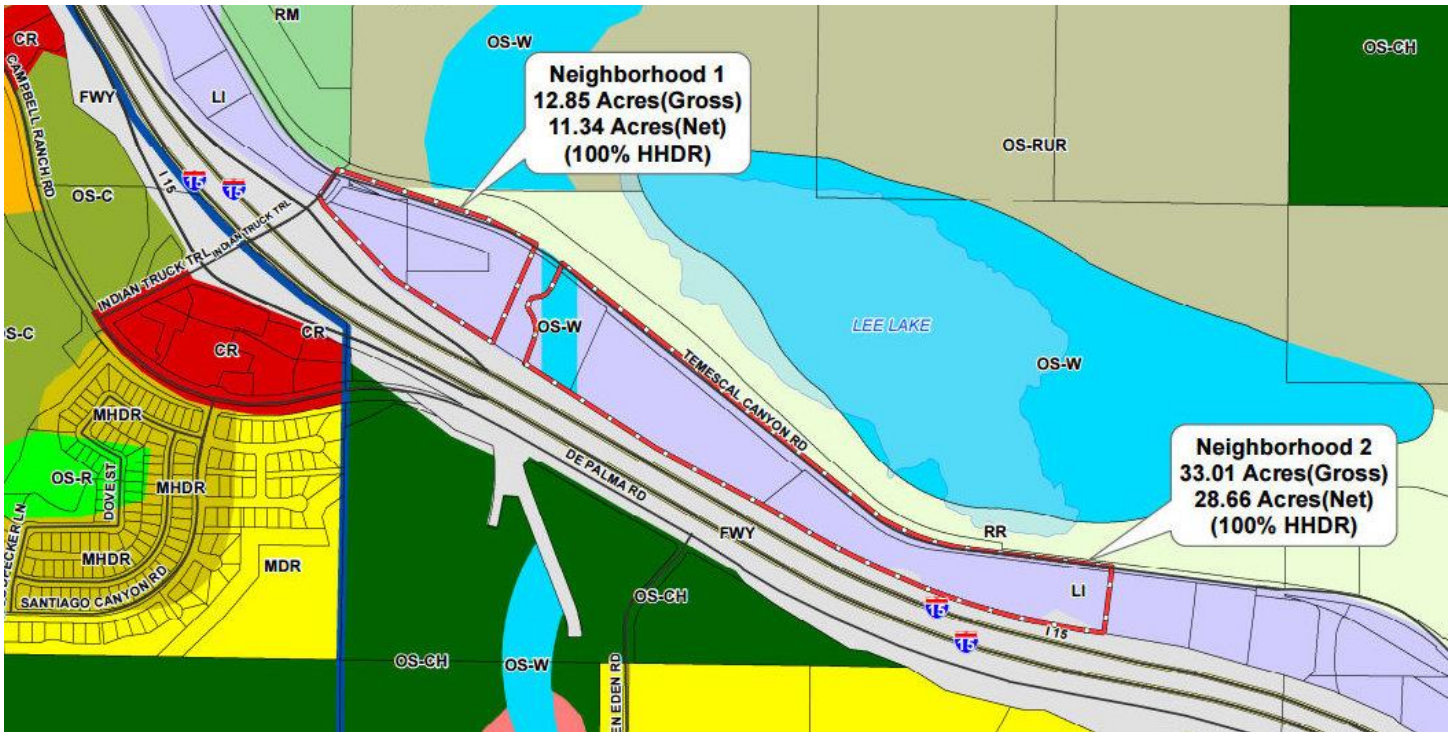




New zoning would allow 1,200 affordable apartments



AFFORDABLE HOUSING: The 40 net acres within the lavender area outlined in red have been earmarked for a new land-use designation that would allow construction of 1,200 apartments. The area is on the east

side of the freeway, south of Indian Truck Trail and west of Temescal Canyon Road. The area in red is the Sycamore Creek shopping center. Lee Lake is pictured in blue.

Temescal Valley is one of 23 communities chosen by the county to help meet its state-mandated housing requirements

Temescal Valley might be getting a zone change that would allow construction of 1,200 affordable apartments.

Riverside County is updating its General Plan Housing Element to rezone areas throughout the unincorporated communities to accommodate the state's mandate for more affordable housing.

For this Housing Element cycle, an estimated 23,794 dwelling units are needed for people in the "Extremely Low and Very Low" and "Low" income categories, including entry-level job seekers, seniors and veterans.

The proposed Temescal Valley area is on the east side of the I-15, immediately south of Indian Truck Trail, west of Temescal Canyon Road and across from Lee Lake. The parcels within the area total about 40 net acres.

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MAC will discuss apartments, Edison power lines/substation

Kristi Lovelady, deputy director of the Riverside County Planning Department, will discuss the General Plan Housing Element update at the **Wednesday, Sept. 14 Temescal Valley Municipal Advisory Council** meeting.

The county plans to implement new land-use designations and zoning to meet the state-mandated requirement for additional affordable housing in the unincorporated areas.

Jeremy Goldman, government affairs senior manager at Edison, will provide an update on the final environmental impact report for the Valley-Ivyglen transmission line and the Alberhill substation projects.

The MAC meets at 7 p.m. at the Trilogy Lodge, 24503 Trilogy Parkway.

APARTMENTS ... FROM PAGE 1

To answer the state mandate, the county is creating two new land-use designations – HHDR (highest density residential, R-7 zoning), and MUA (mixed use area, MU zoning).

HHDR would allow between 20 to 40 dwelling units per acre, but the county is using a default density of 30 dwelling units per acre. The R-7 zoning would allow structures taller than three stories, but not to exceed 75 feet in height.

The rezoned areas throughout the county are being referred to as “neighborhoods.” The 40 acres in Temescal Valley have been divided into two neighborhoods which have been labeled “Lee Lake North” and “Lee Lake South.”

While neighborhoods designated HHDR are geared to residential use with amenities such as parks, pathways and recreational facilities, MUAs allow the HHDR use to be combined with a wide-ranging mix of commercial and job-producing services. The proposed land use within Temescal Valley is solely HHDR.

The neighborhoods are within the Lake Elsinore Unified School District and students would attend Luiseno and Temescal Canyon High schools.

In choosing the affordable housing locations, the county identified sites located in 10 area plans which include 23 unincorporated communities. The county devised a 13-point support factor criteria within each community for the locations of the neighborhoods.

The key to the criteria was the “walkability” factor. The county has defined “walkable” as “A continuous network of sidewalks, paths, and street crossings that encourages pedestrian travel between origins and destinations free of obstructions and in a safe and comfortable environment.”

The proximity factors considered were jobs, retail commercial, schools, community centers, child care centers, places of worship, and hospitals, medical centers and clinics. Other factors were proximity to bicycle trails, parks and recreation, pedestrian paths and trails, freeway interchanges, bus transit and commuter rail stations.

The county recognizes that no site is ideal based on all the support factors. According the proposed Housing Element, “Some sites with only a few ideal characteristics available have been included, due to limited site availability options in some communities.”

The affordable housing plan was presented to the county Planning Commission at an Aug. 3 public hearing. The issue was continued to the Oct. 5 meeting to give staff the opportunity to respond to questions asked by commissioners.

It is expected that the Planning Commission will finalize its review at the October meeting and vote to recommend that the Board of Supervisors approve the Housing Element and land-use designations, plus the associated environmental impact reports. Another public hearing will be held prior to the supervisors’ approval.

HOW TO VOICE YOUR OPINION

If you can’t attend the Planning Commission public hearing on Oct. 5 (see last item in the Calendar at right), your **comments can be sent to Project Manager Bill Gayk**, Riverside County TLMA Planning Dept., P.O. Box 1409, Riverside, CA 92502-1409. Or email him at: bgayk@rctlma.org

CALENDAR

EVENTS

- **Sycamore Creek Community-wide Garage Sale:** 7 a.m. to 1 p.m., **Saturday, Sept. 17.**
- **Beautification Project:** Sponsored by the We Are Temescal Valley Beautification Committee, 7 a.m., **Saturday, Sept. 24.** Help is needed to spruce up the area adjacent to the Old Temescal Road historical landmark at Glen Ivy and Temescal Canyon roads. Bring work gloves, shovels and rakes; wheelbarrows needed; closed-toe shoes a must.
- **Milkweed to Monarchs Workshop/Sale:** Sponsored by the We Are Temescal Valley Beautification and Identity committees, and The Acorn Cap native plant nursery, 1 to 5 p.m., **Saturday, Sept. 24.** Horsethief Canyon Ranch, lower park, Kestral Drive and Horsethief Canyon Road. Workshops at 2 and 4 p.m.
- **Butterfield Craft & Homegrown Market:** 8 a.m. to 1 p.m., **Saturday, Oct. 1,** in the clubhouse area on Maitri Road off Temescal Canyon Road. Also Saturday, Nov. 5. Information: 949-973-8709 or 951-638-5222.
- **El Cerrito County Library:** 7581 Rudell Road, behind El Cerrito Middle School. Many **FREE**, fun activities for the kids! 951-270-5012 or check out the programs on Facebook.
- **County Bookmobile:** 2 to 4 p.m., **every Monday,** Tom’s Farms; 9 to 11 a.m., **every Tuesday,** Deleo Regional Sports Park.
- **Tom’s Farms:** Every weekend -- **Craft Faire**, 10 a.m. to 6 p.m.; **live music**, 1 to 4 p.m.; **Magic Show**, noon and 2 p.m. “**Swingin’ Saturday Nights**,” last Saturday of the month — **FREE** swing dance lesson at 6 p.m.; open dancing 6:30 to 8 p.m.

TEMESCAL VALLEY MEETINGS

- **Temescal Valley Municipal Advisory Council:** 7 p.m., **Wednesday, Sept. 14,** Trilogy Lodge, 24503 Trilogy Parkway.
- **We Are Temescal Valley Public Safety Committee:** 6:30 p.m., **Monday, Sept. 26,** Trilogy Blue Water Sports Club, Center for Well Being Room, 24491 Trilogy Parkway.
- **Temescal Valley Water District Board Meeting:** 8:30 a.m., **Tuesday, Sept. 27,** 22646 Temescal Canyon Road.
- **We Are Temescal Valley Identity Committee:** 6 p.m., **Thursday, Oct. 6,** Senor Tom’s restaurant.
- **We Are Temescal Valley Beautification Committee:** 7 p.m., **Thursday, Oct. 6,** Senor Tom’s restaurant.
- **We Are Temescal Valley citizens’ group:** 8:30 a.m., **Saturday, Oct. 8,** Trilogy Lodge, Temescal Room, 24503 Trilogy Parkway.

MEETINGS THAT AFFECT US

- **Riverside County Board of Supervisors:** 9 a.m., **Tuesday, Sept. 13,** Administrative Center, 4080 Lemon St., Riverside.
- **Riverside County Board of Supervisors:** 9 a.m., **Tuesday, Sept. 20,** Administrative Center, 4080 Lemon St., Riverside.
- **Corona-Norco Unified School District:** Study session, 6 p.m., **Tuesday, Sept. 20,** 2820 Clark Ave., Norco.
- **Riverside County Planning Commission:** 9 a.m., **Wednesday, Sept. 21,** Administrative Center, 4080 Lemon St., Riverside.
- **Elsinore Valley Municipal Water District Board Meeting:** 4 p.m., **Thursday, Sept. 22,** 31315 Chaney St., Lake Elsinore.
- **Riverside County Board of Supervisors:** 9 a.m., **Tuesday, Sept. 27,** Administrative Center, 4080 Lemon St., Riverside.
- **Riverside County Planning Commission: Public hearing for affordable housing.** 9 a.m., **Wednesday, Oct. 5,** Administrative Center, 4080 Lemon St., Riverside.



BEAUTIFICATION PROJECT: More than 60 people turned out in April 2015 to help with sprucing up the historic Serrano tanning vats on Temescal Canyon Road at the I-15. A similar project is planned Sept. 24 for the area surrounding the Old Temescal Road historical marker.

Sept. 24 cleanup scheduled at Old Temescal Road marker

Grab the gardening equipment! The area around the Old Temescal Road historical marker is getting a facelift, and your help is needed.

The **We Are Temescal Valley Beautification Committee** is recruiting volunteers to assist with the project from 7 to 10 a.m., Saturday, Sept. 24. The marker is on Temescal Canyon Road, just south of Glen Ivy Road. If time allows, trash and litter will be picked up along the roadway.

Wear gloves and closed-toed shoes; safety vests, pickers, bags, water and snacks will be furnished. Also needed are pruning shears, shovels, strong rakes and wheelbarrows. The committee also is seeking donations of cuttings from native plants and succulents. Forms will be signed for students seeking community service hours.

A big thank you to our business sponsors: **El Sobrante Landfill, Werner Corp., 7 Oaks Nursery** and **Acorn Cap Native Nursery**.

Questions? Email **Bob Hafner**, Beautification Committee chairman, at safetyguy1@verizon.net

Last chance to learn about monarchs

If you're curious about the Temescal Valley **Milkweed to Monarchs** project, the final opportunity this season to learn more will be held from 1 to 5 p.m., Saturday, Sept. 24 in Horsethief Canyon Ranch at the lower park, Horsethief Canyon Road and Kestral Drive.

Tracy Davis, chairwoman of the **Identity Committee** and monarch enthusiast, will make presentations at 2 and 4 p.m. that cover everything you need to know to create a successful monarch habitat. Questions? Email Tracy at tracycto@yahoo.com

The **Acorn Cap Native Nursery** will have a 50 percent off milkweed sale at the event. Native nectar plants, trees and shrubs also will be available.

School board elections on tap for November's ballot

The Nov. 8 ballot will contain candidates seeking election to the Corona-Norco Unified and Lake Elsinore Unified school districts' boards of trustees.

While both districts elect board members by area instead of at-large, this will be CNUSD's first election since the policy was changed in 2013 dividing the district into five areas and requiring trustee candidates to reside in the area they wish to represent.

Temescal Valley is in CNUSD's Trustee Area 5, which also includes the unincorporated Lake Mathews community and a portion of the city of Corona.

Trustee Area 5 candidates are, in alphabetical order, community volunteer **Larissa Adrian** of Temescal Valley, education outreach coordinator **Jami Merchant** of Corona, businessman/attorney **Chad Morgan** of Temescal Valley and physician's assistant **Bill Pollock** of Corona. Incumbent **Cathy Sciortino** is not seeking re-election.

Luiseno School in Horsethief Canyon Ranch is in LEUSD's Trustee Area 5. Incumbent **Harold Stryker**, a public school educator, is being challenged by teacher **Steven Wood**.

LEUSD also will have a \$105 million bond measure on the ballot. If passed, according to the district, funds will be used for technology, security systems, new fields and playground equipment, and additional classrooms, as well as school site acquisition.

Center hosts homeschool program

The **Sycamore Creek Interpretive Center** is hosting a homeschool program at 10 a.m. on the second and fourth Mondays of the month, beginning Sept. 12 through Dec. 12. Sessions are geared to elementary school homeschoolers, but younger siblings are welcome to attend. Children must be accompanied by a parent or guardian. Space is limited to 30 participants and registration is necessary. Contact the center at 951-277-0219 or SCIC@rcrcd.org

The center, at 11875 Indian Truck Trail across from the Sycamore Creek shopping center, is administered by the **Riverside-Corona Resource Conservation District** and is open 10 a.m. to 2 p.m. on Mondays and Wednesdays, and other times by appointment. Additional operating hours on Saturdays are expected in the future. Contact RCRCD at 951-683-7691. Here's the homeschool lineup:

Sept. 12: The Incredible Journey -- How does water move within the water cycle?

Sept. 26: Seeing Watersheds -- What is a watershed and why is it important?

Oct. 10: Holiday – no class

Oct. 24: What is soil anyways? – What is soil and why is it the foundation of life?

Nov. 14: Habitacks – What components make up a habitat and why do all animals (including humans) need them?

Nov. 28: The Web of Life – How are all plants and animals connected and how does energy cycle through an ecosystem?

Dec. 12: Ethical Thinking -- How can we be stewards of our planet and conserve our natural resources?