



54 homes could be built in Hunt/Lawson neighborhood if county approves road change

A Temescal Valley housing development approved by the county in 2009 will again be reviewed by the county Planning Commission at a Wednesday, April 19 public hearing because of changes to the original approval.

Now planned for 54 houses, the development's 48.7 acres are primarily in the Hunt/Lawson neighborhood, are adjacent to California Meadows and close to Wildrose Ranch, Montecito Ranch and Trilogy.

For public safety considerations, all county-approved projects require two roads for ingress and egress in case of an emergency.

The primary entrance to the gated community would be from a private section of Lawson Road, northeast of Hunt Road. In the original approval, the homes would have been accessed by a second street constructed from Knabe Road to the project.

The property for that road required an easement from the California Meadows Homeowners' Association, which the HOA chose not to grant. The revamped plan would construct the second road from a driveway off Hunt Road.

If the changes are approved, the applicant would widen the private portion of Lawson Road from 12 feet to 36 feet and dedicate the road to the county. No other widening or improvements are planned for Hunt or Lawson roads. The county does not require traffic counts for projects under 100 homes.



MORE HOMES: This housing development was approved in 2009 but the project must be reviewed again because of changes proposed for one of the community's access roads.

According to **David Jeffers**, project consultant, one- and two-story homes are planned with the maximum height of 35 feet. The average lot size is 19,191 square feet with the minimum lot size set at 12,000 square feet. The homes will be built by **Lafferty Communities**.

Residents wishing to comment on the changes to the project can do so at the April 19 public hearing. The Planning Commission meets at 9 a.m. at the county's Administrative Center, 4080 Lemon St., Riverside.

Comments either for or against the changes also can be emailed to Project Planner **Russell Brady**: <mailto:rbrady@rivco.org>, but must be received prior to April 19.

Industrial building to be built on Knabe at Bedford Motorway

An almost 140,000-square-foot industrial building is soon to be built on the northwest corner of Knabe Road and Bedford Motorway. The project was approved earlier this month at a Riverside County Planning Director's hearing.

Because the zoning classification of the property is Industrial Park, owner/developer **CapRock Partners** was not seeking a zone change, only approval of what it plans to build.

The county in 2004 approved seven industrial buildings and a self-storage facility at the same location, but the recession halted the project. About three years ago, 184 apartments were proposed for the site, but the project was withdrawn when the **We Are Temescal Valley Development Committee** objected to the proposal. The committee also opposed a later proposal to put condominiums on the 9.21-acre site.

CONTINUED ON PAGE 3



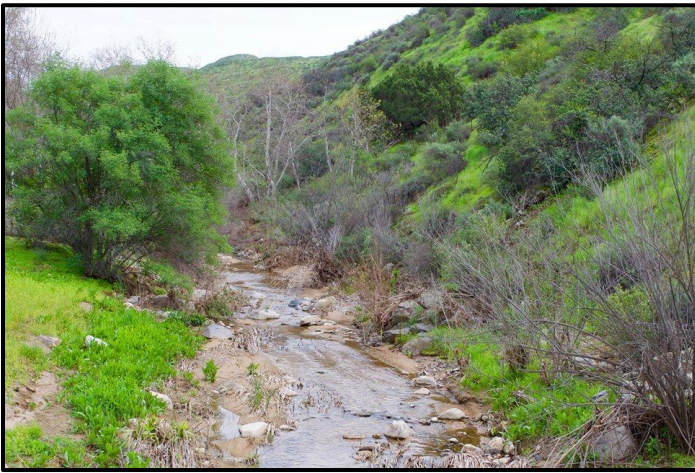
140,000-SQUARE-FOOT BUILDING: The county has given the go-ahead to owner/developer CapRock Partners to construct an industrial building on Knabe Road similar to this artist's rendering.

MARCH PHOTO WINNERS

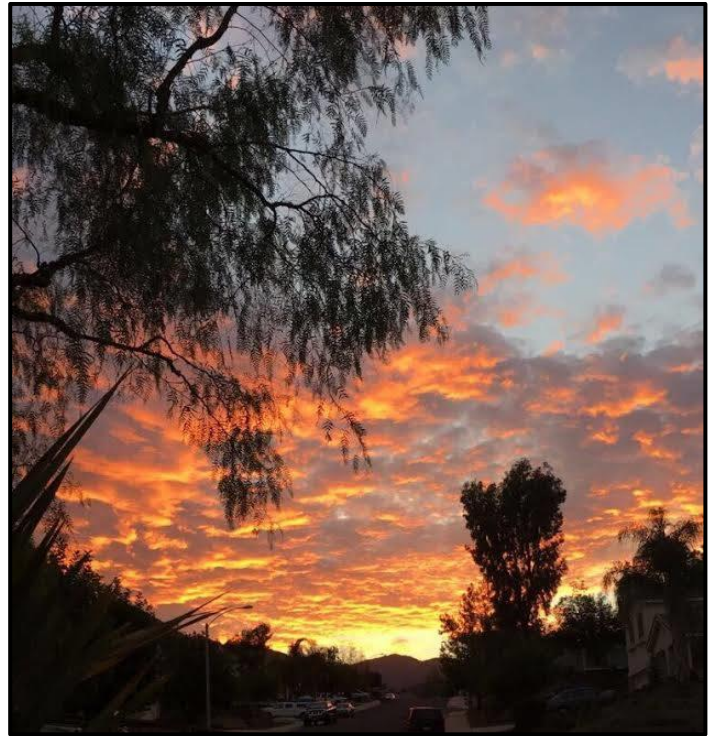
Calling all photographers! Find out how to enter April's Community Faire photo contest: <http://www.wearetv.org/blog/faire/photo.pdf>
April's entries must be **BLACK AND WHITE!**



FIRST PLACE: Sunrise in Trilogy – Chris McCracken Iseri, Trilogy



THIRD PLACE: Dawson Creek – Laura Jannuzzi, Horsethief Canyon Ranch



SECOND PLACE: The Sky is Lava – Connor DeCocq, Horsethief Canyon Ranch

Arantine Hills lawsuit due in court April 18

A lawsuit filed against the city of Corona and the developer of the Arantine Hills housing project will be heard by **Judge Craig G. Reimer** at 8:30 p.m., Tuesday, April 18 in Dept. 05 of the Riverside County Superior Court, 4050 Main St., in downtown Riverside.

Citizens for Responsible, Economical and Environmental Development, a San Diego-based non-profit corporation known as **CREED-21**, in October filed suit against the city and **New Home Company** regarding the Arantine Hills project. www.wearetv.org/blog/arantine/lawsuit.pdf

The Corona City Council approved the 1,806-home development last May and grading has begun on the property located south of Eagle Glen and north of Temescal Valley's Weirick Road neighborhood. The agreement between the city and the developer allows homes to be built prior to improvements being made to the Cajalco interchange.

In the agreement, the city will allow 308 homes to be built before improvements to the bridge begin. Once interchange construction starts, 600 additional building permits will be issued followed by 390 more when improvements are 50 percent complete. The

remainder of the permits will be issued when the interchange is 95 percent complete.

In seeking the writ of mandate, CREED-21 maintains that because the developer was requesting changes to the project's original July 2012 approval, a new environmental impact report should have been prepared instead of a supplemental report which was used in last year's project approval.

CREED-21 states in the suit, "It is important to note that Petitioner is not anti-development and is not trying to shut this project down. Instead, Petitioner wants the City's officials to fulfill their duty to be transparent about the true impacts of the project and to ensure that the necessary infrastructure is in place before the project moves forward."

The city responded in December to the suit's allegations: http://www.wearetv.org/blog/arantine/city_brief.pdf, and CREED-21 responded to the city in a brief filed later in December: http://www.wearetv.org/blog/arantine/reply_brief.pdf.

Two declarants are listed in the suit, **Richard Lawrence** who states he is president of CREED-21 and **Mercedita Valdez** who states she is a CREED-21 member and a Corona homeowner.

Commission releases final report on Edison projects

The final environmental impact report for the proposed Edison powerlines and substation projects has been released by the California Public Utilities Commission.

It now is being reviewed or will be reviewed by an appointed Administrative Law Judge who will provide his/her proposed decision on the projects.

After the proposed decision is announced, a date and place will be set for a public hearing to determine the final decision by the CPUC. This hearing will be the final opportunity for the public to offer comments on the projects.

Edison has spent more than 10 years working on the **Valley-IvyGlen powerlines** and the proposed **Alberhill substation** projects.

Valley-IvyGlen calls for 27 miles of single-circuit 115-kV subtransmission lines to run from the Valley substation in Menifee through Perris and Lake Elsinore, and continue into Temescal Valley, ending at the IvyGlen substation on Temescal Canyon Road. People protesting the project want all the lines underground.

The proposed 34-acre Alberhill substation would be constructed on 124 acres of land owned by Edison at the corner of Temescal Canyon and Concordia Ranch roads east of the 1-15 and close to the 1,900-home Horsethief Canyon Ranch neighborhood. HCR residents want the substation located elsewhere.

A significant finding in the final EIR was that none of the alternatives listed in the Draft EIR are considered environmentally superior to the proposed projects.

FINAL EIR:

<http://www.cpuc.ca.gov/environment/info/ene/alberhill/Alberhill.html>

LEARN MORE ABOUT THE PROJECTS:

<http://www.wearetv.org/2016/05/31/sce-plans-substation-transmission-lines-here/>

BUILDING ... FROM PAGE 1

Although the building's future tenant is unknown at this time, CapRock estimates the development will create from 50 to 90 jobs and reduce the number of daily truck trips by 24 percent as compared to the project that was approved 13 years ago.

Trucks only will enter and exit the project by a driveway from Knabe Road to be built at the north end of the property. Employees will use Bedford Motorway. Restriping is planned for Knabe Road to facilitate this project, as well as the Riverside Medical Clinic project proposed for the southwest corner of Knabe Road and Retreat Parkway.

The 42- to 46-foot tall building, which will face Knabe Road, will have a minimum 47-foot setback, and 35 percent of the property will be heavily landscaped, especially in front of the building. Truck parking will be behind the building.

Five Temescal Valley residents attended the hearing with a list of recommendations that included using earth-toned colors on the building and placing a traffic signal at Bedford Motorway. The county rejected the recommendations as unnecessary.

CALENDAR

EVENTS

- **Easter Sunday Sunrise Service:** 6:15 a.m., **Sunday, April 16.** Celebrated by Olive Branch Church, corner of Temescal Canyon Road and Trilogy Parkway.
- **4th Annual Classic Car Show:** Sponsored by the Bridge Church, 9 a.m. to 1 p.m., **Saturday, April 22**, 9106 Pulsar Court, Suite A.
- **WeAreTV Beautification Committee Cleanup:** 7 a.m., **Saturday, April 29.** Remove litter and illegally dumped objects from the wash area behind the historic tanning vats on Temescal Canyon Road, just south of the 1-15.
- **Car Show:** 4 to 7 p.m., **Saturday, April 29**, T's Tavern & Sports Grill, in the Sycamore Creek Center.
- **Temescal Valley Run/Walk Group:** 9 a.m., **Wednesdays and Fridays.** Meet at Wildrose Ranch Community Park, corner of Clay Canyon Drive and Knabe Road.
- **2017 Homeschool Program:** Sycamore Creek Interpretive Center. The program is geared to first through sixth grade and reservations are suggested. 951-277-0219. 9:30 to 11 a.m., -- all Mondays: April 24, May 8 and May 22. **The center has new hours -- 9 a.m. to 3 p.m., Thursdays, Fridays, Saturdays**, 11875 Indian Truck Trail.
- **El Cerrito County Library:** 7581 Rudell Road, behind El Cerrito Middle School. Many fun activities for the kids! 951-270-5012 or check out the activities on Facebook.
- **100 Mile Clubs:** 8 to 9 a.m., **Sundays** and 4:30 to 5:30 p.m., **Mondays** at Deleo Regional Park.
- **County Bookmobile:** 2 to 4 p.m., **Mondays**, Tom's Farms; 9 to 11 a.m., **Tuesdays**, Deleo Regional Sports Park.
- **Tom's Farms:** Weekends -- **Craft Faire**, 10 a.m. to 6 p.m., **Magic Show**, noon and 2 p.m.; **live music**, 1 to 4 p.m. **Bunny photos:** 11 a.m. to 4:30 p.m., Weekends through **April 16.**

TEMESCAL VALLEY MEETINGS

- **Temescal Valley Community Faire Committee:** 6 p.m., **Thursday, April 13**, Community Room, Deleo Sports Park.
- **We Are Temescal Valley Education Committee:** 6:30 p.m., **Thursday, April 20.** Senior Tom's restaurant.
- **We Are Temescal Valley Public Safety Committee:** 6:30 p.m., **Monday, April 24**, Trilogy Blue Water Sports Club, Center for Well-Being room, 24491 Trilogy Parkway.
- **Temescal Valley Water District Board Meeting:** 8:30 a.m., **Tuesday, April 25**, 22646 Temescal Canyon Road.
- **We Are Temescal Valley Identity Committee:** 6 p.m., **Thursday, May 4**, Senior Tom's restaurant.
- **We Are Temescal Valley Beautification Committee:** 7 p.m., **Thursday, May 4**, Senior Tom's restaurant.
- **We Are Temescal Valley citizens' group:** 8:30 a.m., **Saturday, May 6**, Trilogy Lodge, Temescal Room, 24503 Trilogy Parkway.
- **Temescal Valley Municipal Advisory Council:** 7 p.m., **Wednesday, May 10**, Trilogy Lake Center, 24477 Trilogy Pkwy.

MEETINGS THAT AFFECT US

- **Elsinore Valley Municipal Water District Board Meeting:** 4 p.m., **Thursday, April 13, April 27**, 31315 Chaney St., Lake Elsinore.
- **Riverside County Board of Supervisors:** 9 a.m., **Tuesday, April 18, April 25, May 2, May 9**, Administrative Center, 4080 Lemon St., Riverside.
- **Corona-Norco Unified School District:** 6 p.m., **Tuesday, April 18;** 7 p.m., **Tuesday, May 3**, 2820 Clark Ave., Norco.
- **Riverside County Planning Commission:** 9 a.m., **Wednesday, April 19, May 3**, Administrative Center, 4080 Lemon St., Riverside.
- **Lake Elsinore Unified School District:** 6 p.m., **Thursday, May 11**, 545 Chaney St., Lake Elsinore.

17th Annual



TEMESCAL VALLEY
COMMUNITY FAIRE

AND
WATERMELON
FESTIVAL



LEARN



ABOUT
THE MILKWEED TO MONARCH PROJECT
AND HOW YOU CAN HELP
MAKE TEMESCAL VALLEY
"THE HOME OF THE MONARCHS"



50¢



HOT DOGS, POPCORN, SODAS,
SNOW CONES & COTTON CANDY

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FREE ADMISSION

SATURDAY

May 13, 2017

11 a.m. - 4 p.m.

DELEO REGIONAL
SPORTS PARK

25655 Santiago Canyon Rd.
Temescal Valley, CA 92883

LIVE MUSIC

Classic Rock by NIGHTSHIFT

GAMES & CRAFTS

For All Ages

DOOR PRIZES!

Donated by your Local Businesses!

FREE!

Entertainment, Bouncers, Rock Wall,
Obstacle Course, Petting Zoo,
Face Painting, Train Rides,
Cool, Sweet Watermelon,
and much more!

PLUS!

Pet Show and Photo Contest
Open to all Temescal Valley Residents

THERE'S SOMETHING FOR EVERYONE!

www.WeAreTV.org/Faire

"Like" the Faire on Facebook: <http://goo.gl/M6Ema>

Be a part of your community and
volunteer at the faire!

temescalfaire@yahoo.com

17th Annual



TEMESCAL VALLEY COMMUNITY FAIRE

**Saturday
May 13th
11 a.m. - 4 p.m.**



**Free
Admission
for Everyone**

GROWING WITH PRIDE

Come and learn more about Temescal Valley's heritage, history and future, the Temescal Heritage Foundation and the We Are Temescal Valley citizens group.



Petting Zoo



Free Crafts for the kids



Volunteers Always Needed



Nightshift performs Classic Rock



The Car Show and Miniature Train are always a hit!

GET INFORMATION

The Faire is a great opportunity to talk to local officials, businesses and developers, see what future amenities are planned for the community and get informed on services and benefits available in your neighborhood.

MEET WITH



Riverside County 1st District
Supervisor Kevin Jeffries

Supervisor Kevin Jeffries
State Assembly and
Senate Representatives
Local Service Providers
Local Businesses
Local Developers
Temescal Heritage Foundation
Temescal Valley MAC
We Are Temescal Valley

VOLUNTEERS ARE SPECIAL PEOPLE

Meet Gena Osborne, one of those special people! Gena has lived in Temescal Valley since 1987 and was an original Faire Committee member in 2000. She currently serves on the Temescal Heritage Foundation Board of Directors. Under her nonprofit rescue, Gena's Friends for Felines, she has found homes for over 1,800 kitties! Thank you, Gena.



Gena Osborne