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# WE ARE TEMESCAL VALLEY

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**WeAreTV.org**

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## New state law allows RCTC to raise Measure A tax rate

An assembly bill, signed into law by **Gov. Jerry Brown** on Oct. 10, has changed California law to allow the **Riverside County Transportation Commission** to add more sales tax for transportation projects, with a two-thirds voter approval.

**Measure A** – the half-cent sales tax approved by voters in 1988 and extended to 2039 by voters in 2002, has raised about \$1 billion for transportation projects between 1989 and 2009, according to the RCTC website.

**AB 1189**, authored by **Eduardo Garcia**, who represents the **56<sup>th</sup> Assembly District** in the Coachella Valley area, changes the state-imposed ceiling on the amount of sales tax RCTC can levy from a half-cent to one cent, if approved by two-thirds of voters.

Currently, under state mandate, sales taxes imposed by the county cannot exceed a combined 2 percent cap, which includes RCTC's half-cent tax. Because the county has not reached the 2 percent ceiling, but RCTC has reached its 0.5 percent maximum, AB 1189 allows RCTC to raise its tax rate to 1 percent if approved by voters. The new law also removes the RCTC sales tax from the county's combined 2 percent limit.

The new law states, in part, that this "special statute is necessary ... because of the need to provide a local funding option to meet the transportation needs of the County of Riverside."

It's unknown how soon RCTC will approach voters with the tax increase, or how soon the measure will appear on a ballot.

## LET'S TAKE A HIKE!

It's fall, temps are cooler, leaves are changing colors (sort of) – what a perfect time for a family hike in Temescal Valley.

The **Sycamore Creek Interpretive Center** will feature a valley history lesson, plus a hike on **Saturday, Nov. 18**.

Families will meet at the center, **11875 Indian Truck Trail**, at 9 a.m. for a short presentation about local flora and fauna, and then carpool to **Horsethief Canyon** for a two-mile hike at 10 a.m.

The hike is suitable for all ages, and appropriate footwear, water and sunscreen are recommended. Binoculars, cameras and field guides also are suggested.

Reservations are encouraged -- call or email the center: **951-277-0219**; [scic@rcrcd.org](mailto:scic@rcrcd.org).

The center is an amenity of the **Riverside-Corona Resource Conservation District** which also owns the Horsethief property where the hike is scheduled. Learn more about RCRCDC:

<https://www.rcrcd.com/>



**CONDO PROJECT TRACT MAP:** Among concerns of planning commissioners were streets ending in cul-de-sacs and the number of homes built around each motor court. Butterfield Estates is west of the project, the freeway to the east and Temescal Canyon Road to the south.

## Planners have concerns; condo project is continued

County **planning commissioners** at their Nov. 1 meeting made no decision on a proposed condominium project, but instead set a new meeting date to give additional time to the developer's consultant to address concerns they have with the project.

**Michael Naggar**, a consultant representing the property owner, agreed to the meeting's continuance to **Wednesday, Dec. 20** when he will submit redesigned plans for the 83-condominium community his client wants to build on Temescal Canyon Road just north of Campbell Ranch Road.

The 14.81-acre property, of which only nine acres are usable for the project, currently is zoned for commercial office and the property owner is requesting a zone change to medium-density residential. The property was originally zoned residential, but in

See CONDOS Page 4

# Retreat golf course owner wants to build 300 homes

It was a surprise-news-day in early July when residents of **The Retreat** learned the **Champions Club** had been sold.

A sign had been posted at the golf course stating the course and pro shop were closed until further notice. Further notice never came and the golf course today remains closed.

**Western Golf Properties**, a golf course management company, was immediately brought in to oversee Champions and to work with Retreat residents. Many didn't know the financially-ailing club had been sold for \$3.62 million, and new owner **Gale Winds, LLC** was more interested in building homes than operating a golf course.

Gale Winds managing partner **Ronald Richards**, a Beverly Hills attorney, and his partner, developer **Michael Schlesinger**, have a history of purchasing either closed or money-losing links, and through skillful negotiations with local government and tactics to divide neighbors, are usually successful in getting the homes built – they prefer high-density.

Over the past few years, the two working separately or together have purchased golf courses in Escondido, Poway, San Ramon, Rancho Mirage and Las Vegas, and either have or now are in the process of building homes or a combination of homes and short 18-hole or nine-hole courses.

**The Retreat Community Association Board of Directors** immediately formed a **Facilities Committee** to deal with Schlesinger's representative, Western Golf Properties CEO **Bobby Heath**. Committee members are **Fred Myers, Tom Coleman, Kevin Melvin** and **Greg Heath**.



**WILL WINTER RAINS TURN IT GREEN?:** Western Golf Properties has stopped maintaining the golf course including watering the majority of fairways and greens. Residents have had to call Vector Control about standing water in ponds and county Fire about weed abatement concerns.

The quartet has met several times with Bobby Heath (no relation to Greg Heath), and at a meeting in October learned that Gale Winds wants to build **300 homes** – not condos or apartments, on 28 acres of the 280 acres purchased. The 18-hole golf course would remain, but be shortened.

Heath pushed for the HOA to sign a memorandum of understanding (MOU), which included a list of amenities they would provide for the community. In return, Western Golf wants all Retreat residents to become social members at the clubhouse and pool, and pay a mandatory monthly fee. Golf memberships would be additional.

Because the necessary information hasn't yet been provided so residents can make an informed decision, and on the advice of its legal counsel, the HOA will not sign the MOU.

The Retreat poses a unique challenge to the owners' plans. The golf course is within a private, gated community governed by the community association board and a two-thirds vote by homeowners is necessary for any approvals. If the homes were to be built, it would take a two-thirds vote to annex them into the association.

The Retreat development was created by county approval of a specific plan – all land uses within the community were specified, including the golf course. To change that usage of the property would entail a General Plan amendment which only happens on an eight-year cycle. The last General Plan update was December 2016.

While Retreat residents might worry about their property values and quality of life issues, there's been no panic and only minimal dissention. Schlesinger has been known to use "divide and conquer" tactics between neighbors to reach his end goal.

The president of an Escondido HOA told the Los Angeles Times, "We are dealing with a man who is a bully, who tries to intimidate people."

## 'TIS THE SEASON SOON



**HOLIDAYS ARRIVE AT TOM'S FARMS!:** Saturday, Nov. 25 kicks off the "ho-ho-ho" season here in Temescal Valley. Santa returns to Tom's Farms for photos, the Christmas tree lot opens and the Festival of Lights begins at 5:30 p.m. Robert Lizano, the Farm's general manager, says there's 1 million lights in the nightly show!

# UPDATE ON LEAPS ...

The countdown continues toward the **Friday, Dec. 1** deadline for requests to be submitted to the **Federal Energy Regulatory Commission (FERC)**, asking for additional scientific studies for the **Nevada Hydro Co.'s Lake Elsinore Advanced Pump Storage (LEAPS)**, project.

The **We Are Temescal Valley Development Committee** urges residents, especially those living in **Sycamore Creek, Glen Eden, Terramor and Horsethief Canyon Ranch**, to request a new Environmental Impact Statement for the project.

The EIS that Nevada Hydro wants to use for the project was prepared in January 2007. Since that time, Riverside County has approved land use changes to property adjacent to and under the path of the proposed northern transmission lines, including Terramor and new Sycamore Creek neighborhoods. The impact of such an intensive project should be studied under current conditions, not those of almost 11 years ago.

The city of **Lake Elsinore**, the **Riverside County Transportation & Land Management Agency** and the **Lake Elsinore & San Jacinto Watersheds Authority** soon will be submitting requests for additional studies.

## HOW TO SUBMIT ADDITIONAL STUDY REQUESTS

Requests for additional studies can be submitted to FERC via its eComment page on the website. Use an Internet Explorer browser: <https://ferconline.ferc.gov/QuickComment.aspx>

Follow the directions on the page. It's best to prewrite your comments in a Word doc and then copy and paste into the eComment template. **The docket number is P-14227**. Begin your comments with:

**Re: Lake Elsinore Advanced Pumped Storage Project  
Project No. P-14227-003**

**NEW INFO:** A copy of your request sent to FERC for additional studies also **MUST BE** emailed to Rex Waite at Nevada Hydro: [Rex@leapshydro.com](mailto:Rex@leapshydro.com)

Comments also can be snail-mailed to:  
**The Honorable Kimberly D. Bose, Secretary  
Federal Energy Regulatory Commission  
888 First Street NE  
Washington, DC 20426**

## DEADLINE: FRIDAY, DEC. 1

Here's the FERC Public Notice announcing the current filing period:

<http://www.wearetv.org/blog/docs/notice.pdf>

Here's Nevada Hydro's cover letter for the Final License Application:

<http://www.wearetv.org/blog/docs/FLA.pdf>

Here's the Final License Application:

<http://nevadahydro.com/index.php/projects/final-license-application/>

Learn more at WeAreTV.org:

<http://www.wearetv.org/2017/10/07/transmission-towers-could-cross-valley/>

# CALENDAR

## EVENTS

- **Sycamore Creek Interpretive Center Homeschool Program:** 1st-3rd grades, 10 to 11:30 a.m., "Natural Disasters;" 4th-6th grades, 1 to 2:30 p.m., "Geologic Cycles," **Friday, Nov. 10**. 1st-3rd grades, 10 to 11:30 a.m., "Intro to Geology;" 4th-6th grades, 1 to 2:30 p.m., "Climate change," **Friday, Dec. 1**. 11875 Indian Truck Trail. **FREE!**
- **Veteran's Day:** Thank you for your service. **Saturday, Nov. 11**. No school, **Friday, Nov. 10**.
- **Holiday Boutique:** Sponsored by Trilogy Sunshine Club, 9 a.m. to 3 p.m. (breakfast served starting at 7 a.m.), **Saturday, Nov. 11** at The Lodge and Lake Center. Over 40 vendors. Candy Cane Cafe: Breakfast -- 7 to 11 a.m.; Lunch -- 11 a.m. to 2 p.m. Hot Dog Chalet -- 10 a.m. to 2:30 p.m. Also, Mrs. Claus' Bake Shop and White Elephant Sale.
- **Day of Wonder:** Horsethief Canyon History and Nature Hike, 11 a.m. to 2 p.m., **Saturday, Nov. 18**. Meet at the Sycamore Creek Nature Center, 11875 Indian Truck Trail. **FREE!**
- **Thanksgiving:** Treat a turkey to dinner! **Thursday, Nov. 23**. No school for Thanksgiving break, **Monday, Nov. 20** through **Friday, Nov. 24**.
- **Tom's Farms:** **FREE!** Every weekend -- **Craft Faire**, 8 a.m. to 5 p.m.; **Magic Show**, noon and 2 p.m.; **live music**, 12:30 to 5 p.m. Other attractions [HERE](#)
- **\$40 Windshield Repair:** Offered by **Alfredo's Auto Glass**, either in shop or mobile service, **Wednesday, Nov. 29** and **Dec. 6** only. 12847 Temescal Canyon Road, 951-847-6846. Must mention you saw offer in this newsletter.

## TEMESCAL VALLEY MEETINGS

- **We Are Temescal Valley Education Committee:** 6:30 p.m., **Thursday, Nov. 16**, Senor Tom's restaurant.
- **We Are Temescal Valley Public Safety Committee:** 6:30 p.m., **Monday, Nov. 27**, Trilogy's Blue Water Sports Club, Center for Well-Being Room, 24491 Trilogy Parkway.
- **Temescal Valley Water District Board Meeting:** 8:30 a.m., **Tuesday, Nov. 28**, 22646 Temescal Canyon Road.
- **We Are Temescal Valley Identity Committee:** 6 p.m., **Friday, Dec. 7**, Senor Tom's restaurant.
- **We Are Temescal Valley Beautification Committee:** 7 p.m., **Friday, Dec. 7**, Senor Tom's restaurant.
- **We Are Temescal Valley citizens' group:** 8:30 a.m., **Saturday, Dec. 9**, Trilogy Lake Center, Tahoe Room, 24477 Trilogy Parkway. This meeting is open to the public -- find out what's happening in Temescal Valley!
- **Temescal Valley Municipal Advisory Council:** Dark in December. Next meeting: 7 p.m., **Wednesday, Jan 10**, Trilogy Lodge, 24503 Trilogy Parkway.

## MEETINGS THAT AFFECT US

- **Elsinore Valley Municipal Water District Board Meeting:** 4 p.m., **Thursday, Nov. 9**, and **Tuesday, Dec. 12**, 31315 Chaney St., Lake Elsinore.
- **Lake Elsinore Unified School District:** 6 p.m., **Thursday, Nov. 9**, 545 Chaney St., Lake Elsinore.
- **Corona-Norco Unified School District:** Business meeting, 7 p.m., **Tuesday, Nov. 14**; Organizational meeting, 7 p.m., **Tuesday, Dec. 12**, 2820 Clark Ave., Norco.
- **Riverside County Board of Supervisors:** 9 a.m., **Tuesday, Nov. 14**, and **Tuesday, Dec. 5** and **12**. Administrative Center, 4080 Lemon St., Riverside.
- **Riverside County Planning Commission:** 9 a.m., **Wednesday, Nov. 15**, La Quinta City Hall, 78-495 Calle Tampico, and 9 a.m., **Wednesday, Dec. 6**, Administrative Center, 4080 Lemon St., Riverside.



## OCTOBER PHOTO WINNER

The theme was “Costumes.” Congratulations to **LAURA CORTEZ** of California Meadows for her beautiful shot of a Tom’s Farms Civil War re-enactor.

Calling all photographers! The theme for November’s contest is “Cloudy.” Find out how to enter:

<http://www.wearetv.org/blog/faire/2018photo.pdf>

## CONDOS ... From Page 1

2011 the same owner sought a zone change to commercial office which was granted by county.

About two dozen concerned citizens attended the three-hour public hearing -- 11 speaking against the project and seven speaking in favor. A primary objection raised was the early-morning traffic congestion on Temescal Canyon Road and that the estimated 838 daily vehicle trips generated by the project would add to the gridlock.

A traffic engineer representing the project said that future county improvements scheduled for Temescal Canyon Road would mitigate the current traffic congestion. The completion of the road’s first widening project, planned on the east side of the freeway north of Dawson Canyon Road, is expected in Fall 2019.

Other concerns included public safety and the possible necessity of an evacuation in case of a fire or other natural disaster. Plans call for one road as an entrance into the project and the same road serving as an exit from the project.

Other speakers said that the best use of the property was the current commercial office zoning because Temescal Valley has enough homes, but residents lack services such as medical and dental offices, child care, and assisted senior care.

### HOA OPPOSES PROJECT

The project was opposed in a letter submitted to the Planning Commission and signed by all board members of the **Butterfield Estates Homeowner’s Association**, the closest neighborhood to the proposed project. The primary concern was the traffic congestion and current mountain views to the east that would be obstructed by the two-story condos.

**Paula Hook**, president of the Butterfield Estates HOA, also questioned agreements that were being made with each of the 14 Butterfield property owners whose homes back up to the condo property. She questioned whether the agreements would require adjustments to the homeowners’ back yards that would require HOA approval and, if so, that the developer work with the HOA board and not each homeowner.

The majority of those speaking in favor of the project were Butterfield residents involved in the agreements.

After the public comment portion of the hearing was closed, Naggar refuted some of the comments made by speakers opposing the project.

He said the commercial office use of the property was not a viable alternative for the owner as that market had declined during the recession and has not recovered. He also said there were too few “rooftops” in Temescal Valley to support services offered by commercial office tenants.

He questioned why the Butterfield HOA would have any involvement in improvements made to the back yards of the 14 residents closest to the project. He said what he was offering these residents in each of the agreements was a “good neighbor” gesture on behalf of his client.

### PLANNERS EXPRESS CONCERNS

Commissioners, reviewing the project tract map, had concerns about the streets ending in cul-de-sacs and no way to navigate through the community without dead-ending at a cul-de-sac. Another concern was the number of homes built on each of the narrow motor courts.

A commissioner said he felt eight homes per motor court was excessive and if residents didn’t park vehicles in their garages, firefighters would have difficulty gaining access because of vehicles parked curbside on the motor courts.

The same commissioner asked for a group of homes built closest to the freeway to be relocated because of emissions data cited in cancer infant mortality rates.

Another commissioner asked for a wider buffer between the condos and the 14 Butterfield homes that backed up to the project.

Naggar agreed to their suggestion for a tract map redesign and a request that he again contact the Butterfield HOA board about its concerns. He said continuing the meeting until Dec. 20 would be sufficient time for him to comply with their requests.