



Temescal Canyon Road widening set next month

Work will soon begin on two projects to widen **Temescal Canyon Road** north of Dawson Canyon Road to the Wildrose Business Park and from Leroy Street north to Dos Lagos Drive.

Tree removals and utility pole relocations should begin in December with actual construction getting underway in January. The widening should be completed by December 2019.

The projects will add another lane in each direction and when completed, this entire stretch of Temescal Canyon Road will have two 12-foot lanes and an 8-foot bike lane in each direction, a center 12-foot two-way left turn lane, plus a 6-foot wide curb and sidewalk on one or both sides of the street.

The widenings will be worked on simultaneously to hasten project completion. Recognizing the traffic impact on Temescal Canyon Road during commute hours, the county has instructed the contractor to keep one lane open in each direction until 9 a.m. and between the hours of 4 and 6 p.m. Occasional lane closures could occur during mid-day construction, but the road will never be completely closed. The contractor has the option to work at night which could entail road closures, but not near residences. The contractor also can work on weekends as necessary.

According to **Cathy Wampler**, engineering project manager with the county's **Department of Transportation**, "The county understands that construction causes inconveniences, but we hope that these measures will help to minimize the inconvenience to the public and allow the fully widened road to be opened to the public more quickly."

RCTC starts process to expand express lanes

With the election behind us and California voters rejecting **Proposition 6**, the measure that would have repealed the new gas tax, the **Riverside County Transportation Commission** (RCTC), is wasting no time in moving ahead with plans to expand the **I-15 Express Lanes** through Temescal Valley.

Work is underway on the first phase of the **\$471 million** project to construct two express lanes in each direction from State Route 60 south to Cajalco Road. A 2020 completion date is anticipated. The expansion will continue the lanes in the center divider of the freeway from Cajalco, through Temescal Valley and to State Route 74 (Central Avenue), in Lake Elsinore.

The compilation of environmental analyses and engineering studies to be approved prior to construction will cost **\$50 million** and take about five years to complete. RCTC has stated that the cost of the EIR and length of time to prepare are largely due to the complexity of this section of the I-15 through Temescal Valley, with the proposed 14.5-mile stretch crossing three



MORNING BACKUP: Local motorists should no longer face this backup just south of Dawson Canyon Road when the widening for two stretches of Temescal Canyon Road is completed in December of next year. To avoid the traffic tie-up, some motorists use the turn lane to hang a right on Dawson Canyon Road followed by an illegal U-turn that gives them quick right-turn access to northbound TCR.

Another project, that will place a **drainage culvert** under Temescal Canyon Road north of Glen Ivy Road, is scheduled for July/August of next year during summer recess for area schools. The project is necessary to ease the flooding from **Coldwater Creek** during heavy rains.

The three projects will cost **\$28 million** with the bulk of the funds coming from three sources: \$9 million from the **SB1 gas tax**, \$12 million from the county's **Measure A**, and \$3 million from the **Transportation Uniform Mitigation Fee (TUMF)**, mandatory fees charged developers when constructing new projects. Four other transportation funding programs have been tapped for the remaining \$4 million.

jurisdictions, requiring the widening of 14 bridges, and involving several waterways.

According to RCTC, the **California Transportation Commission** (Caltrans), in March approved funding for the EIR subject to the new gasoline tax remaining in place. Since the Nov. 6 election, RCTC has begun the selection process to identify a consulting firm to conduct the preliminary engineering and environmental studies necessary for the creation of the EIR.

According to county **Supervisor Kevin Jeffries**, "This is a great first step in the process of removing the traffic bottlenecks in the Temescal Valley and throughout the 15 corridor. Local residents are begging for solutions, and while the project still has a long way to go, this is a nice show of good faith from RCTC and the California Transportation Commission."

After the completion of the engineering and environmental studies, it will take a couple of years for final project approval.

COMMENTS DUE NOV. 30

SCE wants public input on substation and suggestions on alternative solutions

The **California Public Utilities Commission (CPUC)** has sent **Southern California Edison** back to the drawing board in the utility's quest to get approval for its proposed **Alberhill substation**.

At the Aug. 23 CPUC meeting, SCE's 115-kV Valley-IvyGlen subtransmission lines were approved, but no decision was rendered on the Alberhill substation proposal. Both projects are in Temescal Valley.

Commissioners left the Alberhill project open, instructing SCE to provide new evidence indicating a need for the substation based on more reliable projections of electrical demand.

SCE held two workshops earlier this month to update ratepayers in the affected communities. In the CPUC's final decision, there are nine areas identified for additional analyses by the utility. One of the areas is a cost/benefit analysis of several alternatives and SCE is asking the public's assistance in identifying alternatives.

At the workshops, SCE representatives said that system alternatives must enhance the reliability of the Valley South System that has no tie-in to another system for backup and provide additional capacity – both being the intent of the Alberhill project. Suggested alternatives should evaluate energy storage, distributed energy resources, demand response and smart grid solutions.

The **We Are Temescal Valley Development Committee** has taken a stand against the Alberhill substation and its 500-kV transmission lines and towers being located here. The committee is suggesting an alternative location in the vicinity of Walker Canyon Road and Hill Top Drive, north of the I-15 in an unincorporated county area. The committee also recommends the use of battery storage technology.

SCE has set a **Friday, Nov. 30 deadline** for suggested alternatives. It's important that Temescal Valley residents respond. If you don't want to compose an email in your own words, there's a "cheat sheet" on the next page of this newsletter. Just follow the instructions – copy and paste into an email program and send it to ASP@sce.com.

[Here's background on the two projects](#)
[Here's the CPUC Decision](#)
[Here's the SCE Workshop Presentation](#)

I-15 LANES ... FROM PREVIOUS PAGE

The public will have opportunities during this about seven-year process to officially comment on the project and the EIR. According to RCTC, construction could start in 2025 and the new lanes could open in 2028, if funding is secured.

The estimated **\$544 million** total cost is not fully funded. RCTC is exploring federal, state and local sources, as well as future toll revenues, for funding.



THE TERRACE CLUB: Terramor held the "Big Reveal" for its much-anticipated 55-plus recreational center in September.

Terramor honored with prestigious building industry annual award

Congratulations to **Terramor** and **Foremost Companies** for being named **Master Planned Community of the Year** by the **Building Industry Association of Southern California**.

"With so many fantastic master-planned communities competing in this category, we are thrilled to receive this honor and proud to represent a fresh and engaging new lifestyle in the Inland Empire," according to the award announcement on the Terramor website.

Foremost's Marketing Director **Satish Lion** also won two awards for Terramor -- **Best Brochure for a Master Plan** and **Best Online Marketing Campaign**.

The **We Are Temescal Valley Identity Committee** is especially grateful for Foremost's continued use of "Temescal Valley" as its Terramor address and in marketing materials. Way to go, Terramor!

A BICENTENNIAL MOMENT . . .

Did you in the later part of the 19th Century, Temescal Valley, was noted for:

- Its fabled tin mines
- A stagecoach station for the Butterfield Overland Mail route along the Southern Emigrant Trail
- The establishment of Temescal Sulphur Springs today known as Glen Ivy Hot Springs
- The creation of the Temescal School District reputed to be the largest in the nation land-wise
- The location of two U.S. post offices
- The place where Riverside County's beekeeping industry began



Learn more historic facts on our bicentennial page: WeAreTV.org/Bicentennial/ and join us at 9 a.m., **Saturday, Dec. 15** for our next committee meeting in the Temescal Room at the Trilogy Lodge, 24503 Trilogy Parkway.

SUGGESTED PUBLIC COMMENT TO SEND TO SCE

COPY TEXT BELOW AND PASTE INTO AN EMAIL WINDOW

SUBJECT LINE: ALBERHILL SYSTEM PROJECT

DON'T FORGET TO ADD YOUR NAME AT THE BOTTOM

EMAIL TO ASP@sce.com

DEADLINE IS FRIDAY, NOV. 30

Re: New Alternatives to Alberhill System Project following public workshop

As a resident of the Temescal Valley, I support the need for a substation that would provide power resources for future development. While the Alberhill Substation fell short of meeting the Temescal Valley needs, the following recommendations to the Alberhill System Project would be supported by many Temescal Valley residents.

The site for the formerly proposed Alberhill System Project substation should be relocated to a location at Walker Canyon Road and Hill Top Drive, north of the Interstate 15 Freeway in unincorporated Riverside County. The rationale for this location is as follows.

1. This substation location would not negatively impact current and future residential and commercial property development and their property values.
2. This substation location would be easily accessible by Southern California Edison during severe weather conditions.
3. This substation location would allow for connection to the Valley-Serrano 500 kV transmission line.
4. The design of the substation should incorporate maximum screening elements including an aesthetic building façade and landscaping to mitigate any negative aesthetic impacts to future residential, commercial and industrial development.
5. The substation could be developed in two phases. In phase I the substation would be developed to meet peak energy needs with the installation of batteries. In phase II the substation would be fully developed per the original Alberhill Substation design to meet the needs of new residential, commercial and industrial development.

It is believed that locating the substation at Walker Canyon Road and Hill Top Drive, north of the Interstate 15 Freeway in unincorporated Riverside County would have community support. The community (residential, commercial & industrial) needs safe and reliable power resources to facilitate the future growth within the Valley South System.

It is imperative that the approval of new substation location identified above be fast-tracked and development undertaken to meet the increased power resource needs in the next five years.

Thank you,

Temescal Valley, CA 92883

Arantine Hills seeks to expand acreage

Residents fear future plans will place more homes on Temescal Valley boundary

Temescal Valley residents are intently watching planning and zoning changes that could be made to the new **Arantine Hills** (Bedford), community now being constructed on the valley's northern boundary.

The **Corona Planning & Housing Commission** on Nov. 26 will again consider a request by **The New Home Company** (TNHC), to amend the project's already-amended specific plan by adding 31.18 acres to the approved 276-acre housing development.

Although TNHC wants to expand the development's acreage, the number of residential units would remain at 1,621 as specified in the original approval. That approval also includes the construction of an additional 185 units if designated "age-restricted" (55 and older), which could bring the total number of homes to 1,806.

According to TNHC, the land expansion is necessary because a 9.5-acre planning area within the project approved for 130 homes had to be converted to a water basin.

With the request to add 31 more acres, TNHC also is seeking approval to redistribute the location of homes within the development's approved planning areas and to increase the open space zoning from 56.8 acres to 77.4 acres.

ZONING DENSITY CHANGES

With the redistribution of homes, the developer also wants to redefine the zoning density within the planning areas.

Currently, 387 units are zoned low density (3 to 6 dwelling units per acre). New Home now wants 234 LDR units, a 40 percent decrease. Medium density zoning (6 to 15 units per acre), would change from 720 to 820 units, an increase of 14 percent. High density zoning (15 to 36 units per acre), currently at 514 units would increase to 567, up 10 percent.

The 31 acres TNHC wants to add to the development are located between the **Eagle Glen Golf Club** and the project's southern boundary. The acreage is part of a 159.16-acre parcel, now zoned agriculture and owned by the **McMillan Trust**. TNHC is purchasing the 31 acres and is asking the city to change the zoning to medium density residential and open space. The agriculture zoning on the parcel's remaining 127.35 would not change.

It's the unknown plans for those 127 acres that have raised concerns for Temescal Valley residents.

That acreage contains two plateaus that border closely on **The Retreat** neighborhood. Past consensus on that parcel has been that the height of the plateaus would make it impossible to build the necessary infrastructure to allow for development. But mention of the plateaus in the request to amend the specific plan could be an indication of things to come, according to **Fred Myers** a resident of The Retreat.

That's why Myers and six other Temescal Valley residents attended the Planning Commission's Oct. 22 meeting when the TNHC's request for changes first appeared on the agenda.



EXPANSION PLAN: The area outlined in red illustrates the 159-acre parcel that The New Home Company seeks to subdivide to add 31 acres to the already approved 276-acre Arantine Hills housing development. The developer is purchasing the 31 acres from the McMillan Trust. Plans by the developer and McMillan for the remaining 127 acres are unknown.

Following lengthy discussion and comments from the public, commissioners continued the item to the Nov. 13 meeting, instructing TNHC to rethink the zoning density changes it is seeking.

Commissioner Jeff Ruscigno questioned the decrease in low density zoning for planning areas adjacent to the **Eagle Glen** neighborhood and noted the importance of keeping the zoning consistent as TNHC stated it would when the amended specific plan was approved.

PLATEAUS WOULD BE CONSIDERED

When asked after the meeting by a Temescal Valley resident if the developer would pursue plans to develop the remaining acreage containing the plateaus, **John Sherwood**, TNHC's vice president of community development, said "We have not been approached by McMillan to purchase the remaining acreage." When questioned further, Sherwood said if approached by McMillan, they would consider developing the plateaus.

Temescal Valley residents are concerned because when the amended specific plan was approved in 2016, several valley residents asked that only low-density development be allowed in a 29.9-acre planning area directly adjacent to the **Weirick Road Neighborhood**. The request was ignored, and the city approved 167 medium-density homes to be built next to Weirick's rural estate zoning that allows only one home per 5-acre parcel.

TNHC, prior to the Nov. 13 meeting, requested that the item be continued to the **Monday, Nov. 26** agenda. The meeting begins at **6 p.m.** and will be held in the **Corona City Hall** council chambers, 400 S. Vicentia Ave.



NOVEMBER PHOTO WINNER

The theme was "What Fall Mean to Me." Congratulations to **TRIXIE ANDERSON** of Wildrose Ranch for her photo "Shades of Shade." This tree grows in Trixie's neighborhood, but the perspective makes it look more like a dried floral arrangement instead of a tree!

CALLING ALL PHOTOGRAPHERS! The theme for November's contest is "Thankful in Temescal Valley." It's easy to enter. Photos must be shot in Temescal Valley by Temescal Valley residents – limit five photos per photographer. Tell us who you are and in which Temescal Valley community you reside and give your entries a title. Shots are due by Friday, Nov. 30. Email the photos and requested info to:

tvfairephotos@gmail.com



A MESSAGE FROM TOM'S FARMS: 'Tis the Season to Be Merry! Our annual Holiday Train Ride/Lightshow starts Saturday, Nov. 24 from 6 to 9 p.m. We have added some new decorations, carnival games and concession stands to make your visit even merrier. The train ride is \$5 per person. Santa pictures will also start on the 24th, 11 a.m. to 7 p.m. Prices start at \$29.95 and include a USB flash drive. We can't wait to make your holidays merry and bright!

CALENDAR

EVENTS

- **Thanksgiving Break:** For CNUSD and LEUSD students, **Monday, Nov. 19** through **Friday, Nov. 23**.
- **Thanksgiving:** Take a turkey to dinner! **Thursday, Nov. 22**.
- **Sycamore Creek Interpretive Center:** A hands-on learning experience where all ages can study the local ecology and natural history of Temescal Valley through exhibits, displays, activities and touch tables. The center is open 9 a.m. to 3 p.m., **Thursdays, Fridays, Saturdays**, 11875 Indian Truck Trail. 951-277-- 0219 or scic@rcrcd.org. **FREE!**
- **100 Mile Club:** Log your miles — for all kids from all schools, 8 to 9 a.m., every Sunday at Deleo Park. No drop-offs, a parent must accompany runners.
- **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 November activities on the library's Facebook page.
- **County Bookmobile:** 9 to noon, **every Monday** and 2 to 4 p.m. **every Tuesday**, Deleo Regional Sports Park, 25655 Santiago Canyon Road.
- **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.

TEMESCAL VALLEY MEETINGS

- **Temescal Valley Water District Board Meeting:** 8:30 a.m., **Tuesday, Nov. 27**, 22646 Temescal Canyon Road.
- **We Are Temescal Valley Identity and Beautification Committees:** 6 and 7 p.m., respectively, **Thursday, Dec. 6**, Senor Tom's restaurant.
- **We Are Temescal Valley citizens' group:** 8:30 a.m., **Saturday, Dec. 8**, Trilogy Lake Center, 24477 Trilogy Parkway.
- **Temescal Valley Municipal Advisory Council Meeting:** No meeting in December. Next meeting is 6 p.m., **Wednesday, Jan. 9**, Trilogy Lodge, 24503 Trilogy Parkway.
- **We Are Temescal Valley Education Committee:** 6:30 p.m., **Thursday, Dec. 13**, Senor Tom's restaurant.
- **Temescal Heritage Foundation Bicentennial Committee:** 9 a.m., **Saturday, Dec. 15**, Temescal Room, Trilogy Lodge, 24503 Trilogy Parkway.

MEETINGS THAT AFFECT US

- **Elsinore Valley Municipal Water District Board Meeting:** 4 p.m., **Monday, Nov. 19** and **Thursday, Dec. 13**, 31315 Chaney St., Lake Elsinore.
- **Corona Planning & Housing Commission:** **Public hearing continued, Arantine Hills expansion**, 6 p.m., **Monday, Nov. 26**, City Hall, 400 S. Vicentia Ave.
- **Riverside County Board of Supervisors:** 9 a.m., **Tuesday, Dec. 4** and **11**, Administrative Center, 4080 Lemon St., Riverside.
- **Corona-Norco Unified School District:** 7 p.m., **Tuesday, Dec. 11**, 2820 Clark Ave., Norco.
- **Lake Elsinore Unified School District:** 6 p.m., **Thursday, Dec. 13**, 545 Chaney St., Lake Elsinore.
- **Riverside County Planning Commission:** 9 a.m., **Wednesday, Dec. 19**, Administrative Center, 4080 Lemon St., Riverside.



Join CSA 134 for

SNOW DAY

at Deleo Park

SATURDAY
 DECEMBER 15TH
 DELEO REGIONAL PARK

1PM-4PM

REMEMBER TO
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 & WARM CLOTHES

SLEDDING RAMPS • CRAFTS
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For more information contact rkross@rivco.org or 951.955.4816