



We Are Temescal Valley Newsletter

MISSION CLAY PROJECT SEEKING PLAN APPROVAL

The Mission Clay Products Industries, Inc., a family owned company and mainstay in the Temescal Valley is moving closer to their goal of replacing their clay-pipe manufacturing facility, which opened in 1972 at 23835 Temescal Canyon Road, with their Laguna Clay and ODI businesses. This move will bring their Laguna Clay business currently located in the City of Industry and ODI business located in the City of Riverside to one central location in the Temescal Valley. The planned closer and demolition of the clay-pipe manufacturing facilities will pave the way for a new 188,000 square foot facility to house both the ODI and Laguna Clay businesses. The County of Riverside Planning Commission on October 2, 2024 approved the proposed project which included the new 188,000 square-foot building and now the proposed project goes to the County Board of Supervisors on December 3rd. This project will require a General Plan Amendment which is expected to receive a public hearing on November 18th.

The project site is currently configured with one fabrication/production building associated with an active clay-pipe manufacturing facility, 4 material storage buildings, and an office building; an ancillary mobile office structure is also present on-site. Large portions of the current operations are open air storage of raw materials and finished product across large areas of the project site. The existing structures consist of a large, older steel building and several smaller material storage sheds. The existing clay-pipe manufacturing facility operates under a non-conforming use approval issued by the County of Riverside. The project would demolish the existing structures on-site and construct a 188,000 square-foot light industrial/commercial, concrete, tilt-up structure on one 10.83-acre parcel (Lot 4) and three retail/restaurant drive-through buildings on 3.52 acres fronting Temescal Canyon Road (proposed Lots 1 through 3). The light industrial/commercial structure would house a shared manufacturing area for the manufacture of plastic parts (thermoplastic elastomers [TPE]) by ODI Manufacturing, LLC (ODI) for the action sports industry (i.e., mountain bikes, bicycle motocross [BMX] bikes, motocross, watercraft, snowmobiles, and all-terrain vehicles [ATV]) as well as for the manufacture of clay, glaze, kilns, and pottery wheels for the ceramic art field by Laguna Clay Company LLC (LCC). *(continued on page 2)*



Proposed project view from the Temescal Canyon Road new entrance corner - courtesy of Mission Clay



Proposed project view from Temescal Canyon Road retail entrance - courtesy of Mission Clay

A NOTE FROM THE (NEW) EDITORS

Things may look a little different as we begin to pick up the pieces and move forward - We Are Temescal Valley has always been a news-first, volunteer run organization and we hope to continue to honor Jannlee Watson's memory and her commitment to the valley and it's residents as the newsletter begins to develop again with new leadership at its head. We will continue to shift to a mail merge format with the newsletter slated to release quarterly.

Any questions, contributions, or requests can be sent to Tracy Davis (tracycyto@yahoo.com) or Kelli Noss (kellinoss@gmail.com).

MISSION CLAY PROJECT SEEKING PLAN APPROVAL

Continued from main page



The proposed plot plan modeling the changes to the facility, as well as the retail pads on Temescal Canyon Road - courtesy of Mission Clay

This building would also include a retail store and museum space (clay-related Museum of the Clay Industry in the Temescal Valley), an artist display and showing area, as well as spaces for classes and instruction on the throwing, firing, and glazing of clay art that would be open to the public.

ODI manufacturing areas would store raw materials (TPE plastic pellets) before they are fed into a hopper connected to an injection molding machine that molds the plastic parts (i.e., handlebar grips). Finished goods are placed in stacks before distribution onto trucks. The Laguna Clay Company LLC manufacturing areas would include not only the manufacturing process of these clay products (e.g. the mixing and blending of clay and glaze, building brick kilns and manufacturing ceramic pottery wheels), but the design and distribution of finished products to distributors and to be sold on a retail basis. Business operations would be enclosed inside of the new building with limited exterior yard in screened and secured areas.

The proposed project includes a Tentative Tract Map 38895 plan which is a proposal to subdivide five (5) parcels into six (6) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.82 acres), Lot 4 (10.80 acres), Lot 5 (10.31 acres), and Lot 6 (.60 acre). Lettered lots; Lot A (3.81 acres), and Lot B (0.21 acre).

The proposed project benefits include: 1) the improvement and widening of the Temescal Canyon Road; 2) the addition of a new traffic signal which creates a protected and safe pedestrian access and crossing; 3) the addition of a needed retail area; 4) the opportunity to provide access to the Corona-Norco Unified School District property, which is the potential site, for a new STEM school; 5) the elimination of the current non-conforming, heavy industrial land use; 6) the addition of new, well-paying, jobs in the Temescal Valley; 7) the reduction of greenhouse gas emissions.

There are still several steps in the County of Riverside entitlement process before the proposed project groundbreaking, but the hope is to progress towards that step in 2025. - *Jerry Sincich*

CONGRATULATIONS TO OUR NEW CNUSD TRUSTEE JAMIE MERCHANT



CNUSD MOVES FORWARD WITH GENERAL PLAN AMENDMENT APPLICATION

Next steps required to move forward in the promised Temescal Valley-based high school



The proposed location map courtesy of CNUSD

CNUSD has kept their promise for the high school property, aka Yee property, by completing the application process to the general plan amendment in April. The date of the GPA hearing is November 18th at 1:30 p.m. The summary details of the project as submitted - 2024 Foundational component GPA for properties totaling 59.51 acres RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL (RC-EDR) TO COMMUNITY DEVELOPMENT - MEDIUM HIGH DENSITY RESIDENTIAL (CD-MHDR) & COMMUNITY DEVELOPMENT - PUBLIC FACILITIES (CD-PF) to facilitate the future use of 50 SINGLE FAMILY residences as well as an educational facility on the 59.51 acre site. Full application will be uploaded to the GPA agenda Thursday or Friday before the hearing.

The Temescal Valley Education committee has been meeting with the district since 2016 in a cooperative effort to move the high school project forward after it disappeared from the district's project list in late 2010. The district attempted to sell the property in 2019 as excess land after attempts to trade the land for more suitable space did not yield results. Citing the challenges of the topography in grading costs as well as continued trending lower enrollment, CNUSD has stated they will not put a comprehensive high school on the site. Students would still be able to attend a standard high school, if they wished, or play sports at those locations. The remainder of the property has been proposed as 50 medium density homes. This idea was floated to offset the cost of the high school by selling the homes nearest the school. A big hurdle through the planning is this property is landlocked. Although still in easement negotiations, an adjacent project with Mission Clay Products (MCP) can give the access necessary with the two new roads, first linking Temescal Canyon road to Lawson and a perpendicular cul-de-sac to allow ingress and egress of the high school.

This amendment and working through the Mission Clay project agreements would be the next step in an 8+ year battle to bring the high school forward. Without this General Plan Amendment approval, the next foundation change possibility won't be until 2032, further extending our wait for a high school. - *Tracy Davis*

Martin Marietta Expands Operations

A new sign has appeared on a gate along Maitri Road, indicating that Martin Marietta, a major supplier of construction materials, has established a presence in the area.

Martin Marietta is a prominent U.S.-based company operating across 28 states, Canada, the Bahamas, and the Caribbean. They are one of the largest producers of construction aggregates, particularly in Texas, Colorado, North Carolina, Georgia, and Florida. In addition to aggregates, they offer magnesia-based chemical products for various industries.

The company has been publicly traded on the New York Stock Exchange (ticker: MLM) for 31 years. In their recent Third-Quarter 2024 report, Martin Marietta announced the acquisition of new aggregate assets in the growing markets of South Florida and Southern California. - *JS*



New signage - photo courtesy JS



Monarch butterflies gather in Pismo Beach

MONARCH MIGRATION NEWS

Volunteers sought for monarch migration butterfly counts in Southern California

The Xerces Society- Western Monarch Thanksgiving Count starts soon, November 16 – December 8, 2024. For the first year, there was an early season count between October 19 and November 3, trying to determine when the first monarchs arrive. Results should be out soon but the count seemed underwhelming, possibly due to the warmer weather and fires slowing migration to the coast. If you want to join in on the count you need to complete online training ahead of the survey periods, New Years count in Dec 28, 2024 – Jan 12, 2025 will be the next available. Reach out to Western Monarch Count if interested. <https://westernmonarchcount.org/>

Wondering where to visit overwintering monarchs? Here are some great locations at California State Parks online: <https://www.calparks.org/blog/where-witness-western-monarch-butterflies-californias-state-parks> Remember you must go early, before the temperatures reaches 55 degrees F for a chance to see clusters dripping from the open canopies at the sites. Once the temperature is above 55, the monarchs fly to sip flower nectar at nearby gardens. Bring your binoculars!

Native milkweed is dormant or on it's way to appearing "dead" for it's winter slumber. The only step to prepare your native milkweed in your garden by marking the location for spring. I prefer popsicle sticks because I get to eat a treat before writing on them to label my Narrowleaf Milkweed. All tropical milkweed needs to be cut back to 4-6 inches in height, with no leaves or flowers. Make sure you cut once a month to mimic the native milkweed dormancy period, sending off the adult monarchs to the coast. You can stop cutting back when the native milkweed is sprouting in mid February, around Valentines Day. - *Tracy Davis*

SERRANO TICKS FORWARD

Warehouse project works towards addressing public comments on Specific Plan Change

The Serrano Commerce Center, first approved in 2010, continues it's slow jog towards the finish line of full approval and a targeted construction start date. The 489-acre project developer, LW Developers LLC, is working through addressing the community issues raised through the public comments process in the subsequent Environmental Impact Report (SEIR) that was released in May of 2024.. The developer is continuing to work with property owners to revise the Land Use Plan based on the feedback and changes will continue to be tweaked over the next month. Proposed changes eliminated the

The finalized project photo simulation of the project from key viewpoints will be made available to the public with the completion of the Land Use Plan. The closest Terramor homes to warehouses are 970 feet and 1,210 feet and sit above the project. Current stipulations for the approved specific plan limit the maximum height of the buildings to 50 feet. Additionally, the project is close to completing the required agreements with the County of Riverside and Caltrans to advance the interchange improvements required at Temescal Canyon Road & I-15. Additional information should be available after the new year.

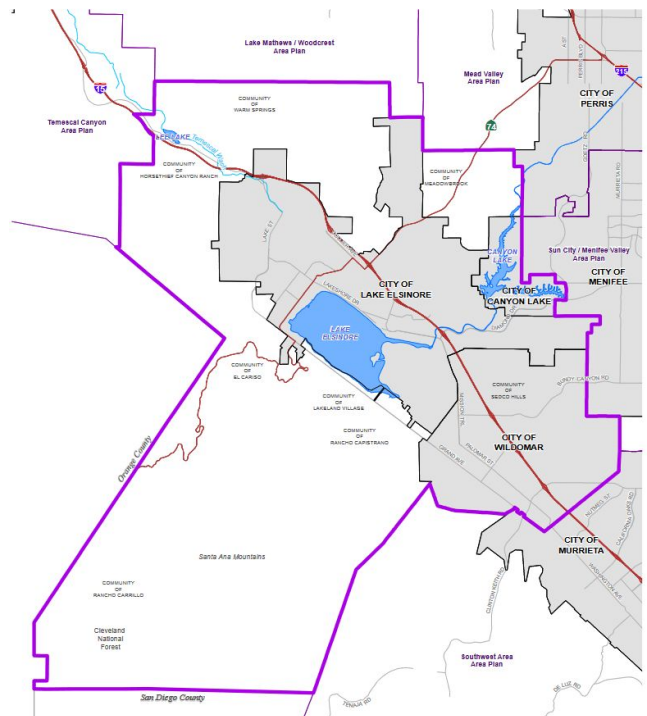
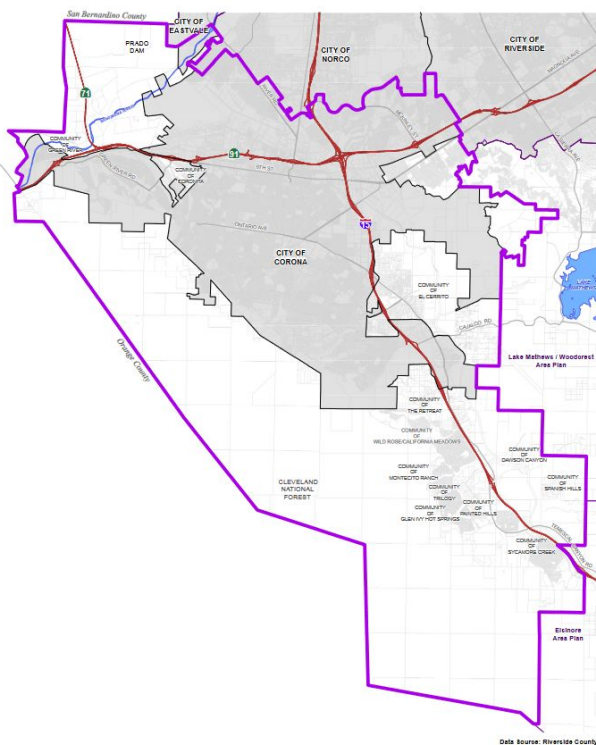
The anticipated project schedule will continue the Entitlement + CEQA process through 3rd quarter of 2025 with the draft SEIR released to the public in late 2025. Responses would be issued in 1st & 2nd quarter of 2026 with public hearings in the 3rd quarter of 2026. The current projected construction start in early 2027. - *KN*

GENERAL PLAN AMENDMENTS FOR RIVCO NEARING END OF CURRENT SEVEN YEAR CYCLE

With only a brief window of time available to subject changes to the General Plan it can feel very "all at once" when multiple developments seem to be filing for changes.

The Riverside County General Plan Amendment (GPA) schedule has started in April 2024 for project application deadlines for foundation zone changes. What does this mean to the average resident? Jose Merlan, Principal Planner for Riverside County Planning department presented at the May 5 Temescal Valley Municipal Advisory Council meeting, "The Riverside County General Plan Land Uses are organized into five separate groups, called Foundations and include Agriculture, Rural, Rural Community, Open Space, and Community Development. Within each Foundation are the traditional General Plan Land Use types. Each foundation component is intended to accommodate a prescribed array of uses with the greatest amount of anticipated growth in the Community Development component." The existing process allows for a General Plan Land Use Amendment within the same Foundation, to occur at anytime. However, changing a Land Use from one Foundation to a different Foundation is subject to an eight-year Foundation cycle.

Temescal Valley has two separate planning areas that must be watched, Temescal Canyon Area Plan and Elsinore Area Plan. Temescal Canyon Area includes city of Corona, but also the unincorporated communities of El Cerrito, Home Gardens, Coronita, Green River/Prado Dam, plus majority of Temescal Valley communities- Retreat, Weirick neighborhood, Wildrose Ranch, California Meadows, Montecito Ranch, Trilogy, Bedford Motorway, Harmony Grove Creekside, Painted Hills, Canyon Oaks, Glen Ivy, Butterfield Estates, Serrano, Spanish Hills, Dawson Canyon, Terramor, and Sycamore Creek. The Elsinore Area Plan is rest of Temescal Valley - Horsethief Canyon Ranch, Lemon Grove, Glen Eden but also the Unincorporated communities of Warm Springs, Meadowbrook, Lakeland Village, Rancho Carrillo, El Cariso, and Rancho Capistrano, plus the cities of Lake Elsinore, Canyon Lake and Wildomar. *(continued to next page)*



Temescal Canyon planning area (left) and Elsinore Area Plan districts and zones make up the Temescal Valley area as a whole.

(Continued from previous page) Still confused? Think of GPA Foundation as the basement zones. Multiple configurations can be seen on the first floor but those must match the “basement” foundation zone. Here are the three main foundation zone and their matching use zones. Agriculture and Rural are very narrow foundation zones, limited use zones in those foundations:

| Community Development | Rural Community | Open space |
|---|---|--|
| Estate density residential, Very low density residential, low density residential, medium density residential, high density residential, very high density residential, highest density residential, commercial retail, commercial tourist, commercial office, light industrial, heavy industrial, business park, public facilities and community center. | Rural Community - Estate Density Residential, Rural Community – Very Low Density Residential, and Rural Community - Low Density Residential | Conservation, Conservation habitat, Open space recreation, Open space rural, Mineral Resources and Water |

Temescal Valley Calendar of Events

CNUSD Reception Honoring Bill Pollock: 11/19/2024 3:30 pm - 5:00 pm CNUSD Board Room - 2820 Clark Avenue, Norco

Tom’s Farms Tree Lighting: 12/7/2024 4:30 pm - 8:00 pm 23900 Temescal Canyon Rd, Temescal Valley, CA 92883

Winter Fest @ Deleo Park: 12/14/2024 11:00am - 3:00pm 25655 Santiago Canyon Rd, Temescal Valley, CA 92883

Meeting Schedule

| | |
|--|--|
| <p>Elsinore Valley Municipal Water District 4:00 PM, Thursday, November 14 District Headquarters: 31315 Chaney Street, Lake Elsinore</p> | <p>Lake Elsinore Unified School District 6:00 PM, Thursday, November 14 545 Chaney Street, Lake Elsinore</p> |
| <p>Temescal Valley Water District 8:30 AM, Tuesday, November 19 District Office: 22646 Temescal Canyon Road, Temescal Valley</p> | <p>Corona-Norco Unified School District 7:00 PM, Tuesday, November 19 Watch the meeting live: https://www.youtube.com/@CNUSDBoardMeetings/featured</p> |
| <p>Riverside County Board of Supervisors 9:30 AM, Tuesday, December 3 Watch the meeting live: https://rivcotv.org/BOS</p> | <p>Temescal Valley Municipal Advisory Council 6:30 PM, Wednesday, January 8 Terramor Terrace Club: 11750 Temescal Hills Drive</p> |

Welcome to our Country Christmas



Temescal Heritage
Foundation

Saturday, December 7th at The Farm 4:30 to 8:00 PM

Gift to community from Tom's Farms and Temescal Heritage Foundation

Come enjoy the night starting at 4:30 p.m. !!!!

- ★ Craft Fair
- ★ Balloon Twister
- ★ Face Painter
- ★ Petting Zoo
- ★ Make your own weatherproof ornament for the tree (or bring one).
- ★ Cookies and hot cocoa for the kids.
- ★ Bring a toy or sport equipment for the Spark of Love toy drive

Santiago Madrigal choir performs at 5:30 p.m.

Santa arrives on the Station 64 Fire Truck at 5p.m.

- ★ Santa lights the tree and leaves on the first holiday train ride at 6 p.m.

Ugly Sweater contest for adults and kids at 7 p.m.

4th Annual
EVERGREEN LOOP
SPARK OF LOVE FUNDRAISER

DEC 14TH 6-8PM
11194 Evergreen Loop 92883

Several houses will have food and treats for sale!

Homemade cookies
hot cocoa
tacos
hot dogs
Chili
and MORE!

raffle
PRIZES!
donated by:
OSCAR
TOYS & GAMES

Come see the best Christmas lights display in Corona

Come meet Santa and the Grinch!

All proceeds from the night will be donated to Spark of Love

BROUGHT TO YOU BY CSA 132

Sledding Ramp

Winter Festival

DECEMBER 12TH
11am - 3pm

Deleo Regional Park
29655 Santiago Caynon Rd, Temescal Valley

Train Rides

Pictures with Santa

Crafts / Cookie Decorating / Snowboarding Simulator
S'Mores Station / Giveaways / Balloon Twisting

SPARK OF LOVE
TOY DRIVE

PLEASE BRING YOUR UNWRAPPED TOYS OR SPORTS EQUIPMENT TO THE PARK TO PARTICIPATE IN THE SPARK OF LOVE TOY DRIVE. ALL PROCEEDS GO TO UNDERSERVED CHILDREN AND TEENS IN RIVERSIDE COUNTY
FOR MORE INFORMATION, CONTACT RIVCOEVENTS@RIVCO.ORG OR 951.955.3105