

**Dos Lagos Update**  
Spring 2003 — Issue 3

# bringing development into balance



## *Phase One Homes Planned* *Taylor Woodrow reveals initial details*



*Tuscan Garden Cluster by Taylor Woodrow*

After being named as the exclusive homebuilder for Dos Lagos recently, Taylor Woodrow huddled with its architects, JBZ Architecture + Planning, to further refine its proposed home styles and floor plans.

Taylor Woodrow was selected in a competition among major homebuilders. The final selection of Taylor Woodrow was announced by Ali Sahabi, president of SE Corporation and managing member of Temescal Canyon Properties-8, LLC, the developer of Dos Lagos.

Phase one is planned to offer single-family detached homes in an affordable range of prices.

“The first phase of Taylor Woodrow homes at Dos Lagos will include Golf Villas and Garden Cluster residences in a lushly landscaped environment featuring spectacular golf views and a highly amenitized recreational park and center,” said Barbara Stowers of Taylor Woodrow.

Plans call for the construction of Golf Villas in three floor plans featuring both Tuscan and Spanish style architecture. The villas will range in size from approximately 2,300 to over 2,700 square feet with two and three-car garages. Most villas will enjoy views of the 18-hole golf course and natural greenbelt.

There also will be Garden Cluster homes in Tuscan and Spanish architecture. Four floor plans are envisioned sized from approximately 1,700 to 2,100 square feet all with attached two-car garages. In

### *UCR Conference Launches Center for Suburban Growth*

A new center for the study of suburban growth aimed at creating more environmentally sensitive and livable communities was proposed at a recent conference hosted by UC Riverside.

The two-and-a-half day conference was attended by more than 450 academics, planning experts, environmentalists, public safety specialists, government officials and business leaders.

“It will be the only academic center in the United States focused on suburban issues,” said Andy McCue, associate director designate of the center. “Most other think tanks are concerned with urban problems.”

*continued on page 4*

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## Dos Lagos Progress Report

Groundbreaking is planned for mid-June, now that Dos Lagos has secured its development loan for the project. The closing of the loan will allow Dos Lagos to begin the yearlong process of installing the public infrastructure along Temescal Canyon and Weirick Roads.

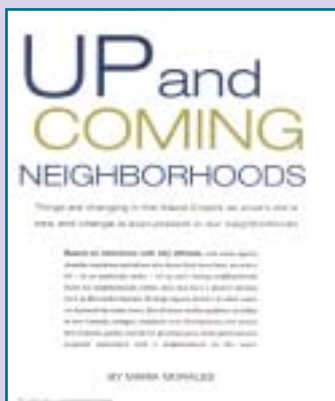
Improvements will include new water and sewer lines, and underground utilities. Roadways will be widened to four lanes with a landscaped median designed to preserve six of the oldest oak trees along Temescal Canyon Road, which will be realigned at its northern section to accommodate the oaks. Both roads will feature meandering pedestrian/bicycle pathways set within landscaped parkways that incorporate native species. An extensive plant pallet was developed by Kammeyer and Associates, landscape architects for the Dos Lagos development. ♦

## South Corona Envisioned as Up and Coming Neighborhood

South Corona was featured as one of ten "Up and Coming Neighborhoods" in the April 2003 issue of Inland Empire Magazine.

"The southern portion of Corona (south of Ontario Avenue and along the Interstate 15 into the foothills of the Cleveland National Forest) has taken on an identity of its own," writes Maria Morales. "The overwhelming majority of residents are Orange Countians and their demand for high-end amenities like they left on the coast is spurring the second wave of development that will make South Corona a self-contained community. New shopping centers with supermarkets, department stores, upscale eateries and several houses of worship are already open or scheduled to open later this year. Another 4,000 or so homes are left to be built (in South Corona) including the massive Dos Lagos project which will also include three hotels, a golf course and other resort amenities."

For the full story on other cities listed in the "Up and Coming Neighborhoods" article see page 70 of the April 2003 issue of *Inland Empire Magazine*. ♦



## Phase One Homes continued from page 1

addition, interior pedestrian pathways throughout the neighborhood lead to a recreational center planned to include a pool, spa, large and small tot lots, a picnic area and small amphitheater.

The homes will feature tile roofs, rounded archways, brick and wrought iron detailing on doors and windows, wood shutters, wood and wrought iron gates, wood rafters, roll-up garage doors, wood corbels and romantic fireplaces.

Construction of the initial phase is expected to begin by September with models available in the first quarter of 2004.

## A REPUTATION FOR QUALITY

"Taylor Woodrow has been building high-quality, award-winning homes throughout California, and around the world, for more than three decades," said Glen Williams, Chief Operating Officer of SE Corporation. "We are very pleased that they are bringing their brand of excellence to Dos Lagos."

The builder is well known for creating a balance between the needs of man and Mother Nature. Every residential project is designed with sensitivity to the environment.

For more information about Taylor Woodrow Homes' new home neighborhoods, call 800-474-3222 or visit [www.taylorwoodrow.com](http://www.taylorwoodrow.com). ♦



Golf Villas by Taylor Woodrow

## Website Under Construction

The new Dos Lagos Website is in the final phases of development. Soon you'll have a better link to our progress and more information about the community, homes, golf course and lifestyle village.

The new site is designed to keep you updated as Dos Lagos takes shape.

We will also keep you informed with this newsletter. If you are not yet on our mailing list, register today at [info@doslagos.net](mailto:info@doslagos.net). ♦

## SHIFTING SANDS

### *George Lemire Reflects on Our Heritage in Glass*

*“You pour a glass of vintage wine and savor the bouquet. You focus a telescope on the stars and wonder at the universe. You watch rain through your bedroom window and admire the cyclical process of nature. At the same time, you take the goblet, the bottle, the lens and the windowpane for granted. After all, it’s just glass...common as a grain of sand.”*

~ George Lemire



George Lemire in 1968 with his granddaughter Sherry French.

The land that is about to be transformed into the multi-faceted community of Dos Lagos has a rich history in one of America’s oldest industries. Since the early 1900s, silica sand has been mined at the Dos Lagos site and turned into glass for a variety of uses.

Sand mining production began in Corona in 1905. From 1917 until 1945, the Weisel Industrial Sand Company mined silica on what is today Dos Lagos. In 1945, the Owens-Illinois Company leased the property from the Weisel family and full-scale silica extraction for glass production was begun. Soon the Owens-Illinois silica plant sprawled on both sides of Temescal Canyon Road—then highway 71—and ran 24 hours a day, seven days a week.

“There are a lot of tedious steps between the mining of silica and creating a glass container,” recalls George Lemire, who became purchasing foreman and later site manager for the Owens-Illinois plant in 1965. “We were digging far below ground level, often 25 feet below the water level requiring us to pump out underground water.”

“The sand came out mixed with 50 percent clay and was sent to the main plant on a conveyor belt, which ran over Temescal Canyon Road, known then as the Old Highway.” Lemire continued, “There it was cleansed like a pair of old jeans: it was washed, scrubbed, rinsed, agitated, then washed, scrubbed and rinsed some more.”

And that was only the beginning.

In a 1968 interview with the Press-Enterprise, Lemire explained in detail how silica became glass.

“The washing process removed pea gravel, a classifier eliminated clay and heavy material and a series of scrubbers swirled the remaining sand through water before it was ground to specified grain sizes,” he said. “As a result of these and other processes, sand as white and fine as sugar was produced and shipped off-site to glass-making plants where the small grains were mixed with salt cake, soda, ash and limestone and then baked in a furnace at 2600 degrees.”



Owens-Illinois newsletter in 1964.

Lemire said that the processed sand was then used by companies such as Libby to manufacture tumblers and glasses while the Owens Vernon plant transformed the material into mayonnaise jars and soda bottles. The highest quality silica was sold to makers of fine glass figurines and optical lenses.

Plant activities on this site ceased almost 30 years ago. Today, a new era is beginning. The land is being reclaimed, the environment respected and a new generation will benefit from its natural and man-made resources. ♦

### *George Lemire*

George Lemire and his wife, Bea, first came to California during World War II. At the time, George was working for a bottle equipment manufacturer in Hartford, Connecticut, where he helped perfect a method to turn silica clay into optical lenses for telescopes and gun sites.

In 1943, he moved to California where his expertise helped develop the first custom motion picture camera lens.

George joined the Owens-Illinois Company in Vernon, California in 1945. In 1965, he was transferred to the Temescal Canyon plant as purchasing foreman and site manager. When that plant closed in 1975, George moved back to the Owens Vernon plant, where he became Director of Purchasing. When George retired in 1983, he and Bea moved back to the Corona area where they remain active in the community today. ♦

## UCR Conference *continued from page 1*

Sponsored by Ali Sahabi, president of SE Corporation, developer of Dos Lagos, the new research center is expected to be named the Edward J. Blakely Center for Sustainable Suburban Development. Blakely, who is now dean of the Robert J. Milano Graduate School of Management and Urban Policy at New School University in New York was Sahabi's mentor and professor at USC.

In a recent interview, Sahabi told The Press Enterprise, that the Inland Empire will be a prime beneficiary of the center's research because it is one of the fastest growing regions in the country.

"We have an opportunity to plan ahead, learn from other areas and do the right thing," he said. "The goal is improving the quality of life for people in the Inland Empire, balancing population with employment and creating a better living environment."

### KEY ISSUES

The vision for the new center was set by Dean Blakely in a keynote address. He said that the purpose of the center is to provide a meeting place for academics and those responsible for community development to seek solutions together. Key issues include smart growth, infrastructure financing, changing demography, community development, place making, commuting to employment centers and childcare."

"The center fills a gap in planning for growth in the region," said Rick Bishop, executive director of the Western Riverside Council of Governments, the regional planning agency for western Riverside County. "It provides something that is missing, and that is an objective academic view of very emotional issues."

San Bernardino Councilman Joe Suarez agrees on the need for the center. "No other place is as diverse socially and ethnically as California. We have to do the planning not only for now, but for the next 20 to 30 years."

UCR Economics Professor Gary Dymski, director designate of the center, said, "We have tremendous growth in population and housing stock, ethnic diversity, rapidly growing communities of immigrants, and challenges of economic development. We have the ingredients for what could be cutting-edge research.

### IMPRESSIVE LIST OF ATTENDEES

Academic institutions represented at the conference included Harvard, USC, Rutgers, the University of Massachusetts, the University of Minnesota and Loyola Marymount. Organizations sending representatives included the Southern California Association of Governments, the Center for California Regional Leadership and the Great Valley Center of Modesto. Also in attendance were local business people, farmers and others interested in the future of The Inland Empire and similar growth areas. ♦



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