



**CITY OF SAN DIMAS  
EQUESTRIAN COMMISSION  
SPECIAL MEETING  
AGENDA**

Tuesday, October 6, 2015  
6:00 p.m.  
City Council Chambers  
245 E. Bonita Ave.

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- 1. CALL TO ORDER**
  - 2. APPROVAL OF MINUTES OF JULY 7, 2015**
  - 3. ELECTION OF COMMISSION CHAIR AND VICE-CHAIR**
  - 4. CONSIDERATION OF RECOMMENDATION OF ALTERNATE TRAIL LOCATION IN CONJUNCTION WITH TRACT NO. 70583 AS AUTHORIZED BY CONDITION #56 (NJD NORTHERN FOOTHILLS)**
  - 5. WESTERN DAYS PARADE RECAP**
  - 6. ASSISTANT CITY MANAGER REPORT**
    - Walnut Creek Open Space Improvements Update
    - 299 E. Foothill Blvd. Housing Project Update
    - 741 N. San Dimas Ave. Update
    - Foothill Bridge Widening Project Update
  - 7. CITY COUNCIL REPORT**
  - 8. MEMBERS OF THE AUDIENCE**
  - 9. COMMISSIONERS COMMENTS**
  - 10. ADJOURNMENT**

COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.

EQUESTRIAN COMMISSION  
MINUTES  
July 7, 2015  
Council Chambers Conference Room

PRESENT: Chair Sonya Sevier  
Vice Chair Yvette Picconi  
Commissioner Rebecca Pike  
Commissioner Lindsey Merritt  
Commissioner DeMonaco

Councilman Jeff Templeman  
Assistant City Manager Ken Duran

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chair Sevier.

APPROVAL OF MINUTES OF MAY 5, 2015

Commissioner Picconi made a motion to approve the minutes of May 5, 2015 as submitted. The motion was seconded by Commissioner DeMonaco and passed unanimously.

WALNUT CREEK OPEN SPACE ENVIRONMENTAL REVIEW UPDATE

Mr. Duran provided a history and background of the Walnut Creek Open Space project. He added that the environmental review has recently been completed and was presented to the City Council for comment before being forwarded to the Watershed Conservation Authority (WCA). He commented that at the City Council meeting a number of residents living close to the project expressed concerns with traffic, parking, and increased crime among others. He added that the City Council agreed to hold off on submitting comments to the WCA and directed staff to meet with the County and WCA on the issues raised and potential changes to the plan and also hold a community meeting. He added that staff has been meeting with the County and WCA staff and that a community meeting will be scheduled for some time after summer and he will make sure the Commission is informed about the meeting.

Mayor Pro Tem Templeman commented that for him the biggest issue in the environmental report was the estimated 60 additional cars per day and that he didn't anticipate those kinds of numbers. He also mentioned the over use of the Claremont loop and the impacts that has had in Claremont.

Commissioner Pike commented that has been to the Claremont loop with her horse and it is very congested and she won't go anymore. Mayor Pro Tem Templeman added that he understands that social media has made a lot more people aware of the loop and is afraid that would happen in Walnut Creek. Commissioner Pike commented that she rarely sees mountain bikes in Walnut Creek.

#### HOUSING DEVELOPMENT PROJECT S UPDATE – 299 FOOTHILL BLVD. & 741 N. SAN DIMAS AVE.

Mr. Duran reported that the proposed developer for the property at 299 Foothill Blvd. had revised their project and the City Council held a study session to review the conceptual project. The concept is for 21 units with minimum 7,500 square foot lots. He added that the City Council gave direction for the developer to go forward and file an application that would then go through the full review process, including coming before the Equestrian Commission.

Mayor Pro Tem Templeman added that he views the Commissioners as ambassadors to the equestrian community and looks to them to represent the equestrian community's interests. He added that what was reviewed was only a concept plan and that no commitments were made by the Council only allowing for them to go forward and file an application for review.

Mr. Duran reported that the proposed developer at 714 N. San Dimas Ave had also revised their project and had a study session with the City Council. He added that the new concept is for 28 units with minimum 7,500 square foot lots. He added that one of the issues with this project has is whether or not to rezone a larger area than just the project and if so how address interim horse keeping on those lots.

Mayor Pro Tem Templeman commented that he has expressed that if the boundaries are expanded he has a concern that it not go west of Cataract.

Mr. Duran reminded Commissioner Merritt that when the project comes before the Commission she will have to abstain because she lives adjacent to the property. Chair Sevier asked if she would have to abstain because she boards horses at the equestrian center. Mr. Duran responded that he will check with the City Attorney.

#### ASSISTANT CITY MANAGERS REPORT

Mr. Duran reported that the deadline to submit applications for the Commission vacancy has been extended.

#### CITY COUNCIL COMMENTS

Mayor Pro Tem Templeman reported that the City Council will conduct a study session next Tuesday to review the updated plans for the Bonita Ave. sidewalk project. He also reported that the City adopted its annual budget and that there are a lot of capital improvement projects included. He presented the Commissioners with coffee mugs to thank them for their service.

#### MEMBERS OF THE AUDIENCE

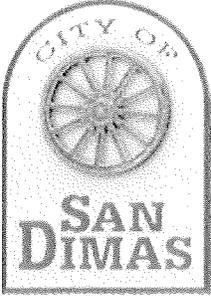
None.

#### COMMISSIONERS COMMENTS

None.

#### ADJOURNMENT

There being no further business the meeting was adjourned at 6:50 p.m.



## MEMORANDUM

**DATE:** September 1, 2015

**TO:** Equestrian Commission

**FROM:** Larry Stevens,  
Assistant City Manager for Community Development

**SUBJECT:** Consideration of alternate trail proposal in conjunction with Tentative Tract No. 70583 as authorized by Condition # 56 (NJD/Northern Foothills)

### Background:

In December 2010 and January 2011, the City Council approved the NJD project allowing a 61 unit subdivision of 270 acres above the northerly extension of Cataract Avenue in the Northern Foothills. The approval included a requirement for an on-site equestrian trail adjacent to specified private streets within the project (commonly referred to as the east-west trail per the below Exhibit). However, Condition # 56 (see below – bold, italicized text) allowed for future consideration of an off-site trail in lieu of the east-west trail.

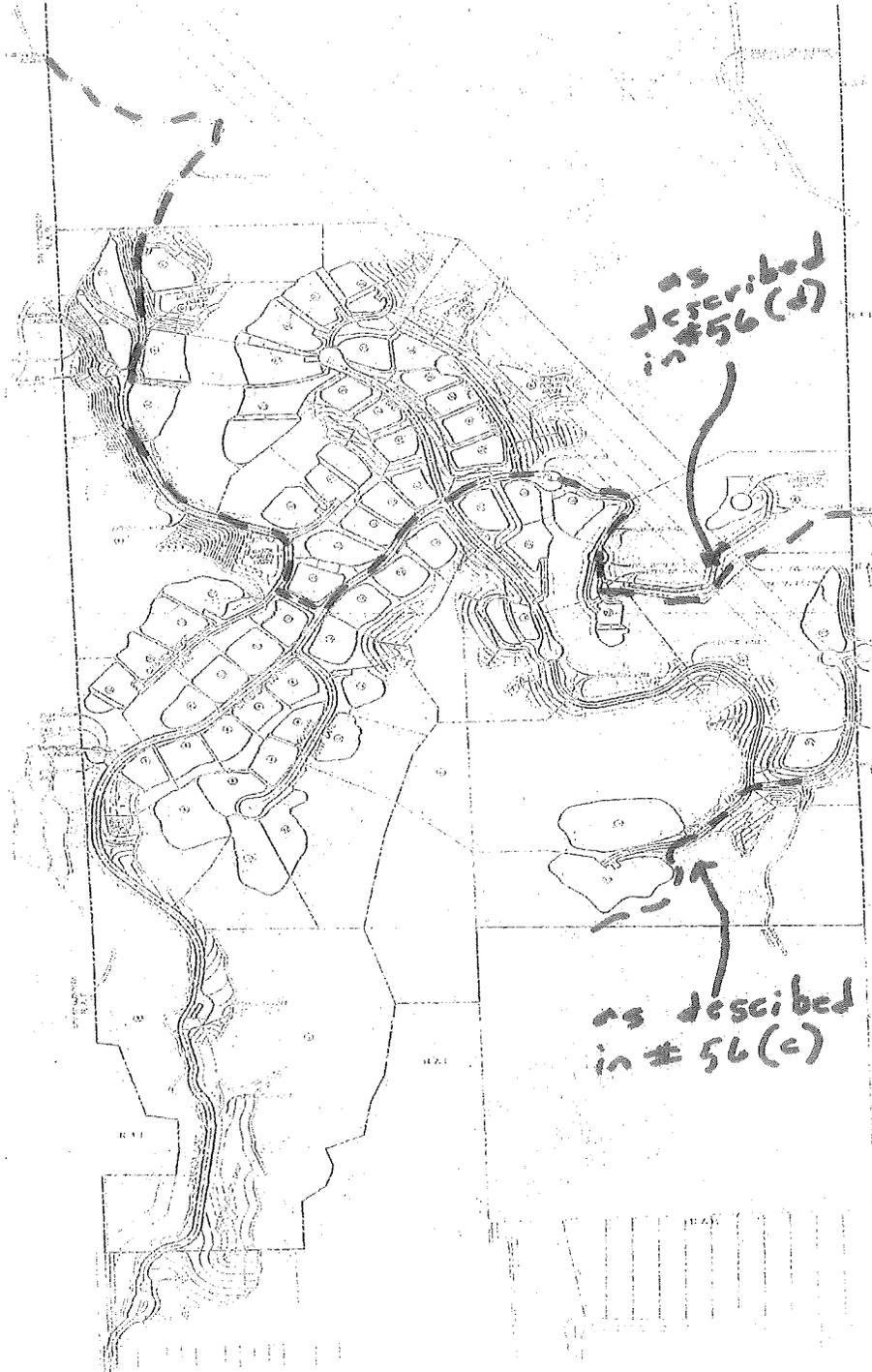
56. A public equestrian trail(s) shall be provided through as follows:

- a. As shown on the Tentative Tract Map extending along Stoney Ridge Lane from the emergency access turnaround to the south property line.
- b. As shown on the Tentative Tract Map along Sycamore Canyon Road in the northeasterly corner of the property.
- c. Per an exhibit to be attached to these conditions extending southerly from the south property line in the proximity of Lot 20 and along Stoney Ridge Lane easterly to the trail identified in (a) above to provide adequate trail linkage.
- d. Per an exhibit to be attached to these conditions extending along the existing fire road (Wildwood Motorway) from the east property line, thence along the driveway serving Lots 26 & 27 to the Brasada Lane cul-de-sac, thence along Brasada Lane to the connecting road between Brasada Lane and Chimney ridge Lane, thence along said connecting road to Chimney Ridge Lane, thence following Chimney ridge Lane to Hidden Ridge Lane and extending to Ferguson Motorway.

All such trails shall be available for public use, shall be improved to meet City of San Dimas standards, and shall be dedicated to the City for maintenance upon satisfactory completion.

***In lieu thereof on-site equestrian trails may be replaced by adjacent off-site trails subject to the review and approval of said alternate trail system by the Equestrian and Planning Commissions if they find and determine that the alternate system provides equivalent or similar public benefit.***

### Equestrian Trails Map (See Condition # 56 c&d)



Staff has been negotiating, pursuant to City Council direction, with NJD regarding the alternate trail resulting in a tentative agreement to address this trail among other matters.

As stated in the Condition, an alternate trail location requires review and approval by the Equestrian and Planning Commissions.

### **Discussion/Analysis:**

In preparation the City undertook a Study of the South 40 and adjacent areas to better understand the feasibility and costs associated with an alternate trail (See attached Exhibit C). the trail examined various trail segments. The Study concluded:

- Shirlmar Trail Extension/Connection was infeasible
- Remaining trails shown were feasible and provided better connections to existing/potential trails within Horsethief Canyon Park and the adjacent County Park (via the Poison Oak Trail)

Using this information, with additional direction from the City Council, Staff has developed an agreement with NJD consisting of the following segments (see Exhibit C):

- Dashed Blue and Blue Segments connecting from Main Trail Y to existing Strawberry Trail with Horsethief Canyon Park
- Solid Red Segment connecting from South 40 boundary to Main Trail Y
- Green Segment connecting from future extension of Poison Oak Trail to South 40 boundary.

Staff is preparing a grant application to extend the poison Oak trail to meet the proposed trail and to construct the Dashed Red Segments.

The current tentative agreement calls for NJD to construct the Green Segment and to contribute the estimated cost of \$181,500 to construct the Red, Blue and Dashed Blue Segments. All trails would comply with adopted City standards for trails. NJD will also be dedicating the land east of the Red and Blue Segments (approximately 15 acres) to the City. The east-west trail would not be constructed under this proposal.

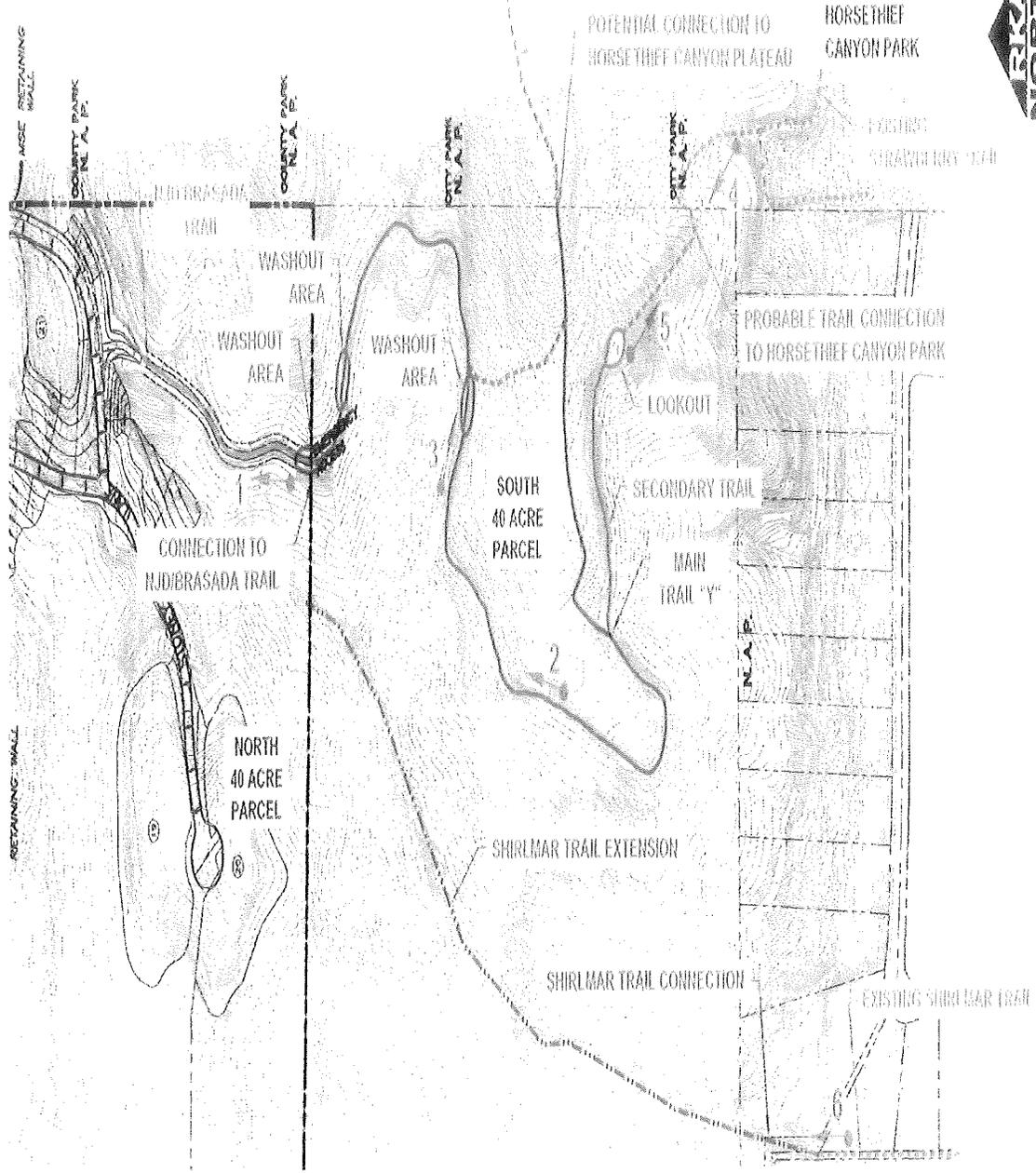
The Equestrian Commission is being requested to evaluate the alternate trail proposal and determine whether or not it provides a similar or equivalent benefit to the required east-west trail. Pursuant to this consideration, Staff offers the following comments:

- The alternate trail provides better connectivity to existing trails in the Northern Foothills where the east-west trail dead-ends near the northwest corner of the project..
- The cost will be primarily borne by the applicant in the east-west trail and the alternate trail.
- The City receives approximately 15 acres of additional natural open space. [NOTE: The remainder of the South 40 will not be developed but will be natural open space managed for conservation.]
- The design and improvements will not exacerbate existing drainage issues along the Shirlmar wash area.
- Future conflicts associated with a public trail along private streets within a gated community will be avoided.

### **Recommendation:**

Staff recommends that the Equestrian Commission support the alternate trail proposal and find that it provides equivalent or similar benefit to the required east-west trail.

# EXHIBIT "C"



### LEGEND

- EXISTING TRAILS TO BE REJUVENATED
- - - - - PROBABLE TRAIL CONNECTION
- - - - - IMPASSABLE TRAIL CONNECTION
- - - - - EXISTING TRAIL
- NJDIRBRASADA TRAIL
- SECONDARY TRAIL
- - - - - PROBABLE SECONDARY TRAIL CONNECTION TO STRAWBERRY TRAIL
- - - - - POTENTIAL CONNECTION TO HORSETHIEF CANYON PLATEAU
- ⊙ PHOTO LOCATION

|  |   |       |     |       |     |  |  |  |
|--|---|-------|-----|-------|-----|--|--|--|
| <p><b>RKA</b><br/>CONSULTING GROUP<br/>2025 LEON CRAWFORD STREET SUITE 100 CA 95128<br/>916-335-1000 FAX 916-335-1002<br/>WWW.RKAGROUP.COM</p> | <p>CITY OF SAN DIMAS<br/>EQUESTRIAN TRAILS ON McHENRY PROPERTY<br/>MAP OF MOST REASONABLE ROUTE<br/><b>EXHIBIT "C"</b></p>                          |       |     |       |     |  |  |  |
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