



*City of Arts & Innovation*

# Utility Services / Land Use / Energy Development Committee

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**TO: UTILITY SERVICES / LAND USE / ENERGY DEVELOPMENT COMMITTEE MEMBERS**      **DATE: OCTOBER 13, 2016**

**FROM: PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT**      **WARDS: ALL**

**SUBJECT: EXPANSION OF MULTI-PURPOSE TRAIL SYSTEM WITHIN WARD 7 AND INFORMATION ABOUT METHODS FOR FACILITATING EQUESTRIAN INFRASTRUCTURE AND AMENITIES**

## **ISSUES:**

Receive information and provide feedback regarding an expansion of the multi-purpose trail system within Ward 7, and the methods for facilitating equestrian infrastructure and amenities.

## **RECOMMENDATIONS:**

That the Utility Services/Land Use/Energy Development Committee:

1. Provide direction to staff regarding the analysis of changes in trail standards, policies, and zoning that would enhance equestrian use and infrastructure for Ward 7, and potentially City-wide;
2. Provide input on expansion of equestrian infrastructure, such as multi-purpose trails and other amenities; and
3. Receive and file this report.

## **BACKGROUND**

As open space across the county gives way to development, there is potential for equestrian communities to be lost to urban sprawl. However, equestrian culture is an integral part of life in several Riverside neighborhoods, and is referenced in the City's Zoning Code and General Plan. Equestrian activities are also supported by Measure C and Proposition R, which preserve open space vital to the equestrian community.

Over the past several years, informal discussions about opportunities to expand the trails within Ward 7 have taken place between City staff and elected officials. Residents in the equestrian neighborhood within Ward 7 have requested an expansion of trails beyond the segments indicated by the Trails Master Plan and for the City to prioritize and fund the construction of the planned trail segments connecting their neighborhood to the Santa Ana River Trail.

## **DISCUSSION:**

In order to enhance, support, and protect the equestrian lifestyle in neighborhoods where horse keeping is allowed by Municipal Code, an expansion of the multi-purpose trail system to add local loops as well as provide connection to the Santa Ana River Trail in Ward 7 is being considered (Attachments 5, 6 and 7). An equestrian centered planning and development strategy/policy to support the local equestrian community is also being considered.

### *Current Conditions*

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Chapter 19 of the Riverside Municipal Code allows for equine keeping in the following zoning designations (Attachment 2):

1. RR: Rural Residential (20,000 square feet minimum lot size)
2. RC: Residential Conservation & RA-5: Residential Agricultural (1-acre minimum lot size)
3. Residential Livestock (RL) Overlay Zone: May be applied to R-1 (single family residential) Zoned lots, a minimum of 20,000 square feet in size. Requires Rezoning to apply Residential Livestock Overlay. Includes standards for number of horses, separation for residential structures, and maintenance.

The Recreational Trails Master Plan (PRCSD), approved in 1996 and updated in 2003, guides the development of the trail network consisting of primary and secondary loops and trail access facilities throughout the City. The Trails Master Plan includes a connection between the equestrian zoned residential neighborhoods in Ward 7 to the Santa Ana River Trail using Mitchell Avenue (Attachment 6). Portions of this route are constructed, but several miles of trail remain to be funded and installed.

Typical City standard trail construction includes (Attachment 4):

1. 10' wide standard trail
2. Decomposed granite surface, bound by concrete mow-curbs
3. 2-rail white PVC fence
4. Landscape buffer

### *Trail Loop Expansion Considerations*

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City Plans/Zoning:

The proposed trail loop expansion in Ward 7 (Attachments 5, 6, and 7) is not currently included in the General Plan or in the Recreational Trails Master Plan. The trail loop expansion would add segments to the adopted trail plan. Both plans would require amendment for the City to pursue construction of the trail loop expansion. If the trail loop expansion is approved, funding would then be needed for acquisition of Right of Way and construction. If property owners are not agreeable to providing Right of Way to the City, additional funding would be needed to use eminent domain for acquisition. The trail connection between Ward 7 and the Santa Ana River Trail is already included in the two plans, however, funds are needed for construction and acquisition of Right of Way, including any eminent domain associated costs.

An Equestrian Overlay Zone may prove to further support and enhance the equestrian community. Such an Equestrian Overlay Zone, applied to defined geographic areas, would establish criteria and expectations related to the development of private property in equestrian supportive areas.

Further analysis is needed for this option (Attachment 3).

**Funding:**

1. Trail expansion would involve acquisition of easements for an estimated cost of \$5-\$6 per square foot for single family residential property. Acquisition for improvements are estimated at \$1,000 to \$15,000 per property, not including potential eminent domain litigation costs.
2. Trail construction costs are estimated at \$150 to \$200 per linear foot (\$792,000 to \$1,056,000 per mile). Additional costs would be incurred for removal and reconstruction of encroaching driveways, walls, fences, and gates, for addition of equestrian cross-walk push buttons at intersection crossings and other traffic control markings, and for utility relocations.
3. Annual trail maintenance costs are estimated from \$2,500 to \$10,000 per mile, which typically entails weed and erosion control, landscape maintenance, sign maintenance, graffiti removal and fence/wall repairs. Maintenance responsibility (Public Works or PRCSD) will need to be determined.

The current analysis and discussion for this project have focused on Ward 7. It may be beneficial to expand subsequent analysis to include the entire City, since there are other neighborhoods where horse keeping is allowed.

The information provided is a culmination of a coordinated effort between the Community & Economic Development, Public Works, and Parks, Recreation and Community Services Departments. As a result, each Department Director concurs with the information presented.

**FISCAL IMPACT:**

There is no fiscal impact with the receipt of this report.

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| Prepared by:                              | Adolfo Cruz, Parks, Recreation and Community Services Director |
| Certified as to<br>availability of funds: | Scott G. Miller, PhD, Chief Financial Officer/City Treasurer   |
| Approved by:                              | Alexander T. Nguyen, Assistant City Manager                    |
| Approved as to form:                      | Gary G. Geuss, City Attorney                                   |

**Attachments:**

1. Presentation
2. Map of City-wide equestrian zones
3. Summary of research of other jurisdictional equestrian standards (Private Property Standards, and Standards for Trails in Public Right-of-Way)
4. City's standard multi-purpose trail construction specifications and details
5. Map of proposed trail loop expansion in Ward 7 in relation to Trails Master Plan
6. Map showing connection of Ward 7 trail loop expansion to the Santa Ana River Trail
7. Conceptual Plan showing possible trail in lieu of sidewalk on one side of street for proposed trail loop in Ward 7