

4.7 Recreational Trails

Recreational trails will play an important role in the Alta Cresta Ranch community. A carefully planned network of trails will provide an alternative to local travel by automobiles. Trails will provide a means of exercise to promote health. Trails also serve to extend greenbelt area throughout the project area and enrich the living environment. As dedicated trails, the system will be available to all for public use, to be owned and managed by a master homeowners association.

4.7.1 Master Trails Plan

The Alta Cresta Ranch community will feature four types of trails systems in addition to having conventional sidewalks located along street curb lines. The location and alignments of the trails system is depicted on the Master Trails Plan (Figure IV-28). All trails shall comply with the following provisions:

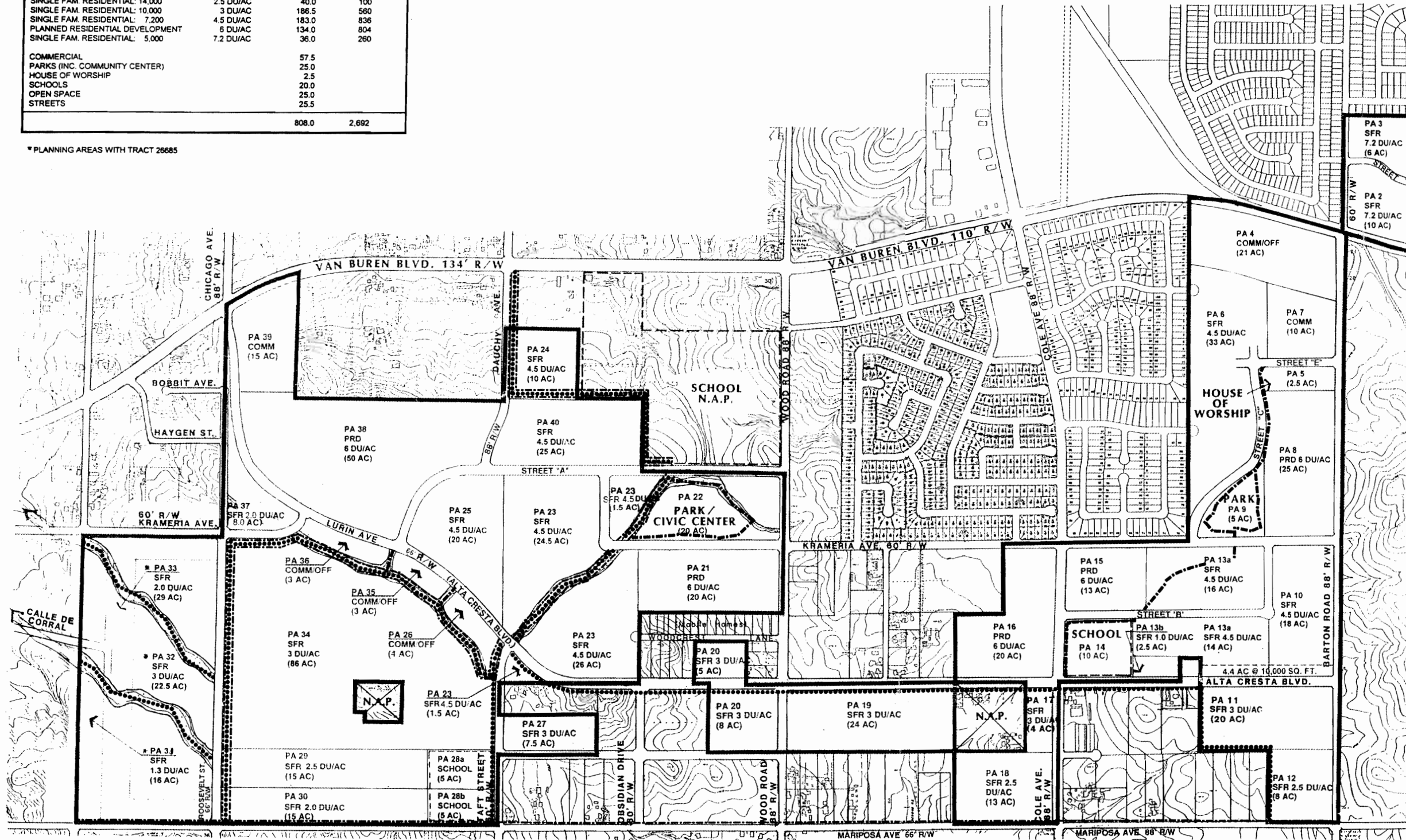
General Provisions

- a) All trails shall be offered for dedication for public use and shall have a viable means for ongoing maintenance and operation oversight (i.e. Regional County Parks and Open Space District for Regional Trails, Master Owners Association, etc.);
- b) A handbook for proper trail use shall accompany, or be incorporated with, covenants, codes and restrictions provided to each resident at the time of purchase of a home. The handbook shall include provisions for trail etiquette, rules of right-of-way, signage and bicycle travel speed.
- c) All trails shall be shown on implementing subdivisions and plot plans to be constructed by the developer pursuant to the standards outlined in the specific plan. Deletions, substantive realignments, or changes in trail hierarchy (i.e. regional, community, secondary) shall be subject to a specific plan amendment.)
- d) All trails intersecting streets shall have step over.

LAND USE DATA:

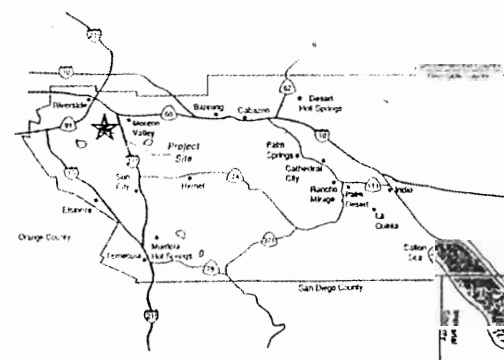
LAND USE	DENSITY	ACREAGE	# OF UNITS
SINGLE FAM. RESIDENTIAL: 43,560	1.0 DU/AC	3.0	3
SINGLE FAM. RESIDENTIAL: 32,500	1.3 DU/AC	16.0	21
SINGLE FAM. RESIDENTIAL: 20,000	2.0 DU/AC	54.0	108
SINGLE FAM. RESIDENTIAL: 14,000	2.5 DU/AC	40.0	100
SINGLE FAM. RESIDENTIAL: 10,000	3 DU/AC	186.5	560
SINGLE FAM. RESIDENTIAL: 7,200	4.5 DU/AC	183.0	836
PLANNED RESIDENTIAL DEVELOPMENT	6 DU/AC	134.0	804
SINGLE FAM. RESIDENTIAL: 5,000	7.2 DU/AC	36.0	260
COMMERCIAL		57.5	
PARKS (INC. COMMUNITY CENTER)		25.0	
HOUSE OF WORSHIP		2.5	
SCHOOLS		20.0	
OPEN SPACE		25.0	
STREETS		25.5	
		808.0	2,692

* PLANNING AREAS WITH TRACT 26685



TRAIL LEGEND

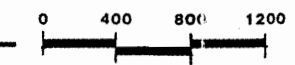
- Project Boundary
- Regional
- Community/Equestrian
- Community
- Secondary



VICINITY MAP

April 1, 1997

Inland Planning Services
 156 E. 15th St., Suite 200
 Pomona, California 92406
 Telephone (909) 941-4200 Fax (909) 941-4201



DESCH & ASSOCIATES
 PLANNING ■ DESIGN ■ DRAFTING
 (909) 244-0696 PHONE & FAX

4.7.2 Regional Recreational Trail

A Regional Riding and Hiking Trail is identified through the Alta Cresta Ranch project on the Open Space and Conservation Map of the Riverside County Comprehensive General Plan. The Master Trails Plan for Alta Cresta Ranch provides for the extension of this trail through the project at a point of crossing at Dauchy Rd, instead of Wood Rd, at Van Buren Blvd. The Regional Recreational Trail shall first be established by dedication in an interim alignment linking the extended rights-of-way of Dauchy Rd and Taft St following project approval. The ultimate alignment shall be re-dedicated and established in the alignment shown on the Master Trails Plan as development occurs in accordance with the provisions of the specific plan. The following development policies shall apply:

- a) The Regional Trail shall be dedicated for public use in an interim alignment extending between Dauchy Rd and Taft St, concurrent with the recordation of initial development implementing Phase 1 of the specific plan, with appropriate documentation to hold land owners harmless for any liability emanating from the public use of the trail. The final alignment shall be established pursuant to the trails plan with the recordation of development that contain segments of the regional trail.
- b) Passage along the Regional Trail shall be maintained in a usable condition during construction.
- c) Bicycle and equestrian lanes shall be separated by a pedestrian trail within the center of the Regional Trail alignment.
- d) A trail head (rest stop) shall be provided, as shown in Figure III-29, located northwesterly of the sports park (Planning Area 22), that shall include a water trough with water source, hitching posts, and seating designed in conformance with the provisions of Section 4.6.3.
- e) Changes to the use and/or alignment of the Regional Recreational Trail System will require an amendment to Specific Plan of Land Use No. 299 (Alta Cresta Ranch).

4.7.3 Community Trails

Two types of Community Trails are provided within Alta Cresta Ranch; Community Trails and Community/Equestrian Trails.

a) Community Trails

Community Trails are provided to link destination areas within the urban portions of the specific plan. Community Trails extend through the park facilities and may be aligned along streets or between lots through the areas shown in Figure IV-28 (Master Trails Plan). These facilities are designed to accommodate pedestrians and bicyclists.

b) Community/Equestrian Trails

Community/Equestrian Trails are provided to link areas developed for urban and rural uses to the Regional Recreational Trail. These trails are located along Taft St, Alta Cresta Blvd, and flanking Planning Area 32 along natural drainages. These trails may be aligned along streets or between lots in the areas shown in Figure IV-28 (Master Trails Plan). These trails will be dedicated and constructed by the developer in conjunction with developments as assigned for each planning area containing a community/equestrian trail alignment. These facilities will accommodate equestrians and pedestrians.

4.7.4 Secondary Trail

A Secondary Trail is a passive trail provided to accommodate pedestrians and equestrians by setting back fence lines and utilities to create a path of travel. The Secondary Trail is associated with Mariposa Ave and will be dedicated and constructed by the developer in conjunction with development along Mariposa Ave.