

Local Trails



INFORMATION

What Are Local Trails?

The City of Rancho Cucamonga's goal is to create a network of trails, which link parks, open spaces, schools, residential, commercial and industrial areas. This trail system consists of three types of trails:

- **Regional Trails** are the backbone of the system, which generally follow flood control channels, extending from the national forest to all areas of the city and adjoining cities.
- **Community Trails** serve as "collectors" to provide access from Local Feeder Trails within subdivisions to the Regional Trails.
- **Local Trails** are private equestrian easements within a subdivision. They are generally located along the rear property line and serve to provide access to the rear yard of lots within the Equestrian/Rural Area found in the northern portion of the City. Although local trails are for horse riding, many residents enjoy walking along trails. The allowable uses of the trail easement are defined in your Conditions, Covenants and Restrictions (CC&Rs), which may vary from subdivision to subdivision. Generally, local trail easements do not allow vehicle access except for horse related purposes, such as hay deliveries.

Where Is My Trail?

Local trail easements are shown on the recorded tract map for your subdivision. Contact the Engineering Division (909) 477-2740 or Planning Division (909) 477-2750 to determine your easement location. To physically locate the trail easement on your lot, contact a licensed land surveyor.

How Wide Is My Trail?

Width may vary from tract to tract or from lot to lot

within a subdivision. Local trails easements are

shown on the recorded tract map for your subdivision. Contact the Engineering Division or Planning Division to determine your easement width.

Can I Build Within A Trail?

Construction of any structure within or across the trail easement is prohibited, including walls and fences, gates, planters, sidewalks, and driveways. Installation of any plants or irrigation system is also prohibited within a trail easement.

Can I replace a trail fence?

The property owner may upgrade trail fencing to another material, such as masonry, provided that the easement location is still defined by the fence or wall. A gate must be provided for horse access through the fence or wall. Check your Conditions, Covenants and Restrictions (CC&Rs) regarding trail fencing.

Who Maintains Local Trails?

All local trails are maintained by the individual homeowner in a safe and passable manner, which does not detract from the use or appearance of the trail. The City of Rancho Cucamonga has adopted standards for trail maintenance which are found in the Rancho Cucamonga Municipal Code Section 17.08.070.G.

Who Enforces?

Local trails are private easements, and as such, enforcement is a private matter between the property owners of their subdivision. In some subdivisions there may be a homeowner's association with some enforcement authority. Read your Conditions, Covenants and Restrictions (CC&Rs) which were provided to you when you purchased your property. If you feel that a local trail in your tract is being used improperly or has been obstructed, then you may take civil action through the courts. Complaints regarding trail maintenance should be directed to the City's Code

Enforcement staff at (909) 477-2710. Complaints regarding unauthorized motor vehicles using trail, including motorcycles, may be reported to Rancho Cucamonga Police Department at (909) 477-2800.

Can A Trail Be Abandoned?

Local trails are required by the City's General Plan and the conditions of approval for a subdivision; therefore, as a general rule, cannot be eliminated. The City's goal is to establish an interconnected trail system. The trails provide important access to the public Community Trail and Regional Trail network, and access to parks and other recreational opportunities. Alta Loma is esteemed for the high value it places on preserving the rural character of the area, which can be partially credited to its fine equestrian trails.

The Planning Commission may consider a request to abandon (i.e., vacate) the trail easement. The Planning Commission will consider alternatives to complete vacation, including, but not limited to, relocating trail easement or reducing easement width. The following steps are required and may be initiated by any property owner within a subdivision, provided the proper sequence is followed:

1. Submit a written petition, including the required fee, requesting trail abandonment. The petition must clearly state the reasons why vacation of the trail is necessary. The petition must have notarized signatures of **all** property owners of legal record within your subdivision. Some properties may have more than one owner, such as a husband and wife. Property ownership records are available from the County Tax Assessor or by contacting a title company. The petition shall be legible and list the name and address of each signee. A map shall be attached clearly showing which trail easements are proposed to be abandoned. The City Council has adopted a \$1,190 fee to process trail vacation requests.
2. Upon receipt of a completed and notarized petition, map and fee, your request will be scheduled for review and consideration by the Planning Commission's Trail Advisory Committee. Staff will prepare a report to the Committee, including alternatives, and a copy will be mailed to you prior to the meeting. The recommendations of the Committee will be forwarded to the Planning Commission.

3. The Planning Commission would conduct a hearing to consider your request. Staff will prepare a report including the recommendation of the Trails Advisory Committee and a copy will be mailed to you prior to the meeting.
4. The recommendation of the Planning Commission will be sent to the City Council for final hearing. The Council may approve, approve with conditions, or deny the request.
5. If approved by the City Council, then the petitioners must submit an amended tract map to the City Council for authorization to record. Once authorized, then the petitioners would submit amended tract map to County Recorder's office for recordation. The petitioners would hire a civil engineer to prepare the amended tract map.