

Appendix A
Santa Ana River Trail
Section 6 - Ownership Study
Section 7 - Utilities Research
Section 8 - Alternative Alignments
Section 9 - Public Workshops
Section 10 - Viewshed Analysis



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Section 6 Ownership Study

GOALS

To identify public and private owners of property underlying the recommended trail alignments.

PROJECT PROCESS

- Compiled a GIS map and database consisting of the Riverside County Parcel base, the recommended trail alignments, and an orthophotograph of the project area.
- Sorted the County Parcel base records to identify publicly and privately owned parcels that overlapped the recommended trail alignments.
- Identified and catalogued the APN numbers for the selected parcels.
- Searched Parcel Quest to identify the owners of the selected parcels and catalogued them.



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Introduction

Much of the property along the Santa Ana River, between SR-71 and the Hidden Valley Wildlife Area is not owned in fee by the project partners, and therefore, an ownership study was completed to identify existing owners.

Using the Riverside County Parcel base and Parcel Quest, owners along the Santa Ana River Corridor were identified, mapped and catalogued (see Table 6-1 and Maps 6-1 and 6-2 at the end of this section). It was noted that nearly all of the parcels near or in the river bed were owned by federal, state, and local land managing agencies.

Santa Ana River, Corona and Norco - Reaches I - VIII

Prado Dam is located just upstream of SR-71, and behind it, lies Prado Flood Control Basin which extends up the river to the 566' contour near Hamner Ave. in the City of Norco. This area is owned and managed by the USACE and the OCWD. In addition to its function as a flood control basin, this area is managed as a conservation area, and parts of it, as water treatment wetlands. Construction of flood control structures by the USACE has created an opportunity to reduce the trail's habitat impacts by using the existing maintenance roads and the following facilities:

- Outflow maintenance roads and connecting bridge,
- Auxiliary dike,
- Alcoa dike,
- Wastewater treatment dike, and
- Norco bluff stabilization bench.

The USACE has conceptually agreed to the use of their facilities for the trail, subject to appropriate agreements.

Caltrans requires an encroachment permit for the trail as it passes under SR-71.

Near the intersection of Stagecoach Drive and Bluff Streets, one private parcel owned by Weyerhaeuser Mortgage Company will need to be purchased. In addition, a right-of-way is needed over a parcel owned by OCWD. The precise location of this right-of-way needs to be negotiated with the District.

River Rd. to Hamner Ave., Eastvale - Reaches IX-X

Property along the bluff, parallel to Archibald Ave., from River Rd. to Dearborn St., is owned by the USACE and the Riverside County Regional Parks and Open Space District, both of whom are receptive to a trail alignment on their property. From this stretch northly to Grapewin Street and fronting on Archibald Avenue, are a series of private parcels utilized as an equestrian facility. Due to inadequate right-of-way along Archibald, it will be necessary to achieve a right-of-way along the top of the bluff at the rear of the properties. This could be done in the future, through a negotiated purchase, or as a condition of approval for some future development

Further upstream, as a condition of development, the JCSD required the construction of adjacent paved and soft surface trails between Dearborn St. and Sumner Ave. in Eastvale. The district plans to condition developers to build similar trails between Sumner Ave. and the western boundary of the proposed Eastvale Community Park. From there to Hamner Ave., JCSD plans to include trails in its proposed park, which is on property owned by the district. JCSD expressed support for formally designating these trails as the Santa Ana River Trail in the future.

Norco Streets - Reaches VIII - XII

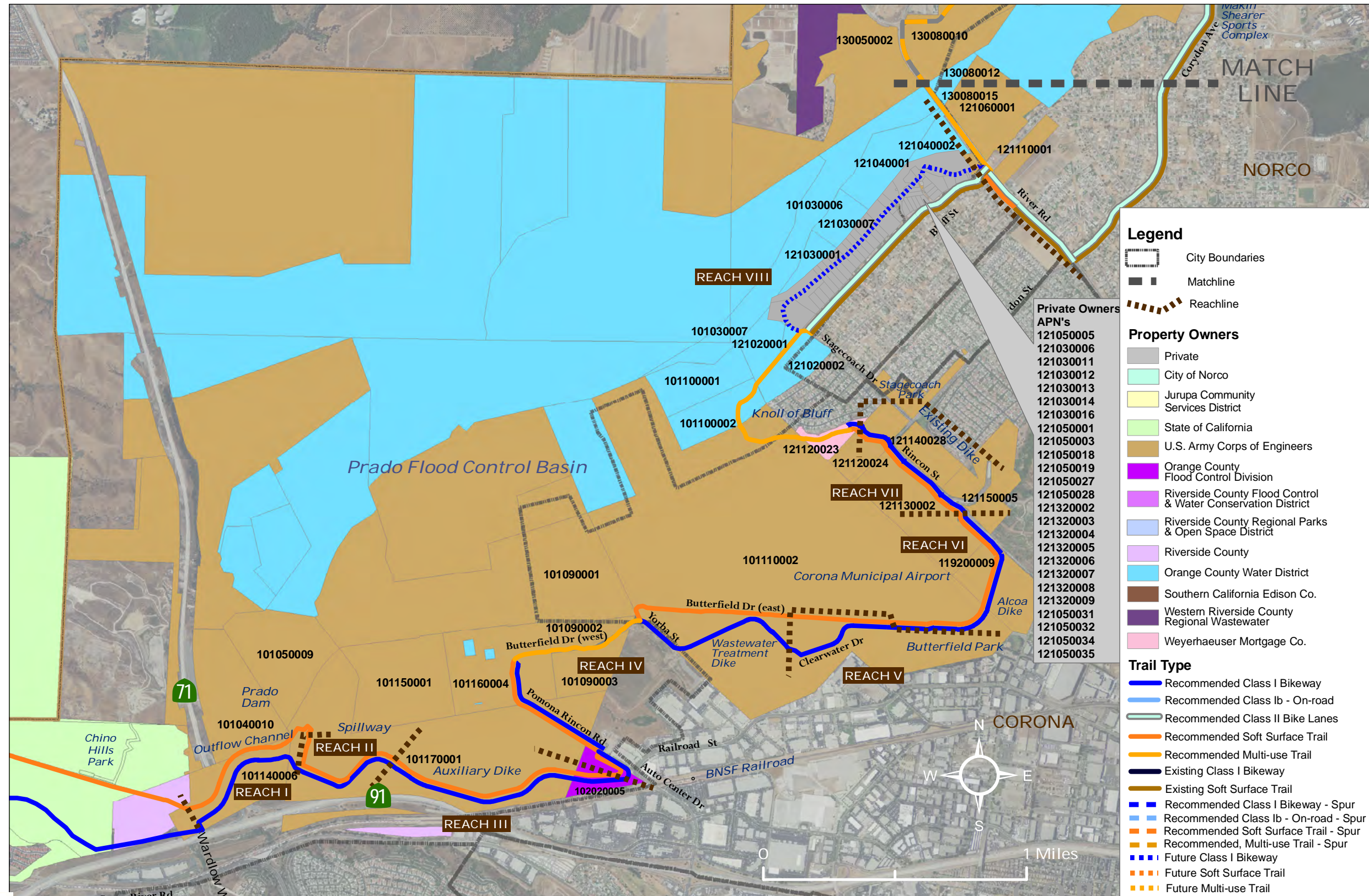
The City of Norco is supportive of a Class II/Class Ib bicycle system on selected streets through Norco. Equestrians would utilize the existing Norco equestrian trails in most cases, or be within public rights-of-way where construction is required.

Old Hamner Ave. to Hidden Valley Wildlife Area, River Bed - Reaches XI - XII

Upstream of Hamner Ave., between Woodward Ave. and Hillside Ave., the soft surface portion of the trail will be located on the existing USACE bluff stabilization bench. At Hillside Ave., the trail will exit the bench, and drop down to the river bed where it will continue eastward on land owned by the city, to a trail extension off of Pedley Ave. The route on the stabilization bench will require safety upgrades and a use agreement. From Pedley Ave. to Hidden Valley Wildlife Area, the trail will again use existing Norco equestrian trails.

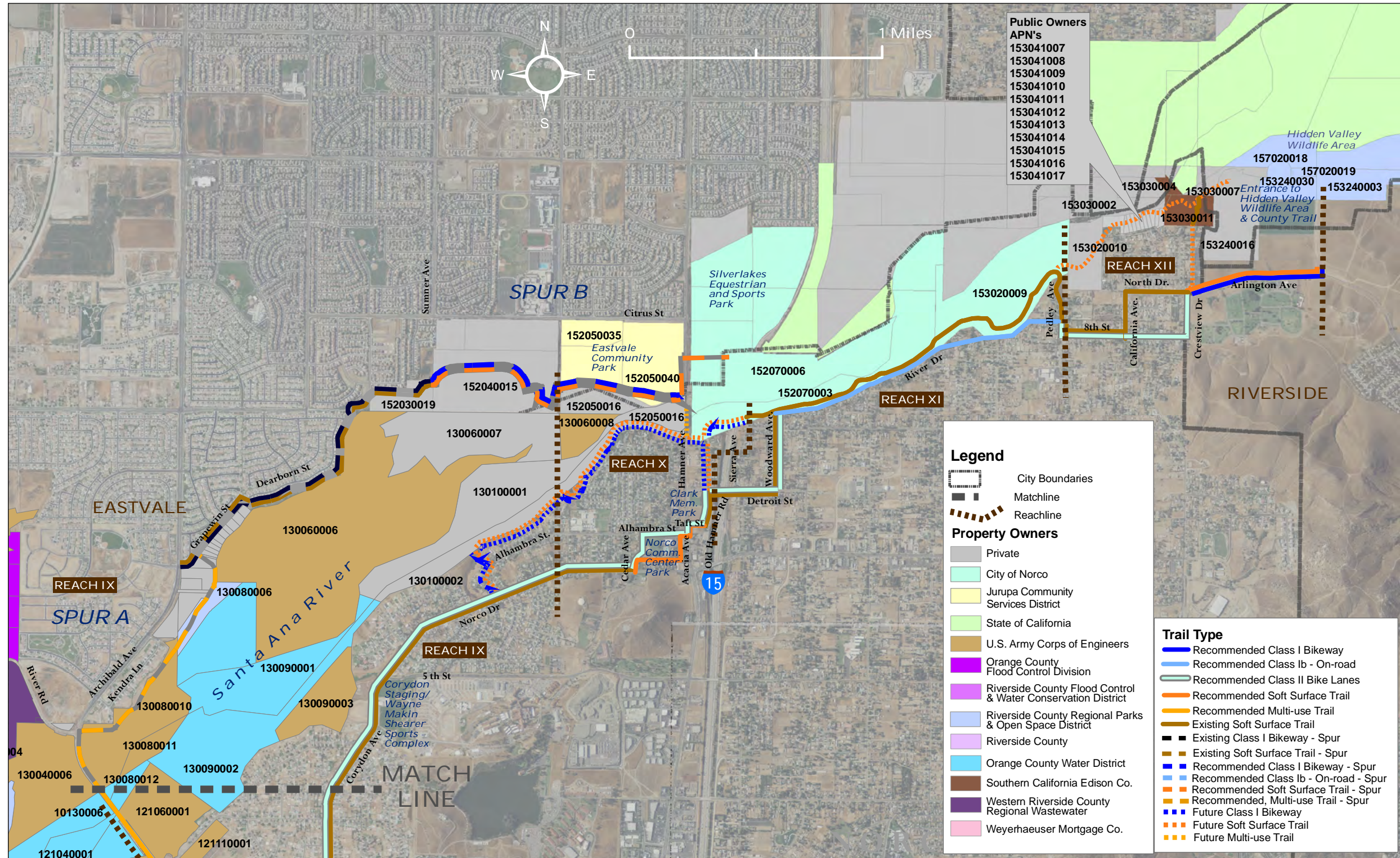


Existing connection from riverbed to proposed Pedley Avenue soft surface trail.



Map 6-1: Santa Ana River Trail - Recommended Trail Alignment and Property Ownership, Reaches I-VIII





Map 6-2: Santa Ana River Trail - Recommended Trail Alignment and Property Ownership, Reaches IX-XII



Table 6-1: Santa Ana River Trail Recommended Alignment Parcel Ownership Information

| Type | Property Owner | APN |
|----------------------|--|-----------|
| Use Ageements | | |
| | U.S. Army Corps of Engineers (USACE) | 101140006 |
| | 911 Wilshire Boulevard. # 1525 | 101040010 |
| | Los Angeles, CA 90017 | 101170001 |
| | | 101160004 |
| | | 101090002 |
| | | 101090003 |
| | | 101110002 |
| | | 119200009 |
| | | 121130002 |
| | | 121120024 |
| | | 130040006 |
| | | 130080010 |
| | | 130080011 |
| | | 130060006 |
| | | 121050005 |
| | Orange County Water District (OCWD) | 101100002 |
| | 4060 East La Palma Avenue | 121020002 |
| | Anaheim, CA 92807 | |
| | Jurupa Community Service District (JCSD) | 152050035 |
| | 11201 Harrel Street | 152050040 |
| | Mira Loma, CA 91752 | |
| | Orange County Flood Control Division (OCFCD) | 102020005 |
| | P. O. Box 4048 | 152050040 |
| | Santa Ana, CA 92702 | |
| | Riverside County Regional Parks and Open Space District | 130080006 |
| | 4600 Crestmore Road | 153240030 |
| | Riverside, CA 92509 | |
| | City of Norco | 152070003 |
| | 2870 Clark Avenue | 153020009 |
| | Norco, CA 92860 | |
| | Southern California Edison Company | 153030011 |
| | P. O. Box 6400 | 153030004 |
| | Rosemead, CA 91770 | |

Table 6-1: Santa Ana River Trail Recommended Alignment Parcel Ownership Information

| Type | Property Owner | APN |
|------|---|------------|
| | Private owners on bluff from Stagecoach Dr. to River Rd. | |
| | | 121050006 |
| | | 121030011 |
| | | 121030012 |
| | | 121030013 |
| | | 121030014 |
| | | 121030016 |
| | | 121050001 |
| | | 121050003 |
| | | 121050018 |
| | | 121050019 |
| | | 121050027 |
| | | 121050028 |
| | | 121320002 |
| | | 121320003 |
| | | 121320004 |
| | | 121320005 |
| | | 121320006 |
| | | 121320007 |
| | | 121320008 |
| | | 121320009 |
| | | 121050031* |
| | | 121050032* |
| | | 121050034* |
| | | 121050035* |
| | Private owners on bluff on Grulla Court | |
| | | 1530410007 |
| | | 1530410008 |
| | | 1530410009 |
| | | 1530410010 |
| | | 1530410011 |
| | | 1530410012 |
| | | 1530410013 |
| | | 1530410014 |
| | | 1530410015 |
| | | 1530410016 |
| | | 1530410017 |
| | Purchase in Fee | |
| | Weyerhaeuser Mortgage Co. | 121320002 |
| | | 121120023 |
| | Encroachment Permits | |
| | California Department of Transportation (Caltrans) | SR-71 |
| | 909 East 38th Street | I-15 |
| | San Bernardino, CA 92404 | |

* Investigate further to determine if these properties extend into the river bed

Required Environmental Permits

The following table outlines the various environmental permits that will be required for trail construction.

Table: 6-2: Santa Ana River Trail - Required Environmental Permits

| No. | Permit | Issuing Agency | Usual Processing Time* | Description |
|-----|-------------|--|------------------------|---|
| 1 | 404 Permit | USACE Nationwide - impacts < .5 acres & 300 linear feet Individual - greater impacts | 90 days 180 days | Activities in or affecting navigable waters 401 certification required first |
| 2 | 1600 Permit | CDFG | 60-90 day period | For activities that will do one or more of the following: 1. Substantially divert or obstruct the natural flow of any river, stream or lake; 2. Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or 3. Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream or lake. |
| 3 | 401 Permit | Santa Ana Regional Water Quality Control Board | 60-90 day period | For activities that may result in any discharge into navigable waters. |

* Based on final construction drawings

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