

May 9, 2019  
Item 4

**TITLE: REVIEW AND COMMENT ON A PROPOSAL TO REALIGN A SEGMENT OF  
TRAIL OPEN TO THE PUBLIC PLANNED AT 990 SYCAMORE ROAD**

**SUMMARY**

Alaina Stewart, on behalf of her family trust, Bringhurst LLC, is proposing a five-lot single-family residential development (four new single-family residential lots and one lot containing an existing residence) on the existing approximately 3.28-acre site at 990 Sycamore Road, within the North Sycamore Specific Plan (NSSP) area. The proposed development includes the realignment of the planned trail on the project site.

**RECOMMENDATION**

Staff requests that the commission review and provide a recommendation on the proposed trail alignment.

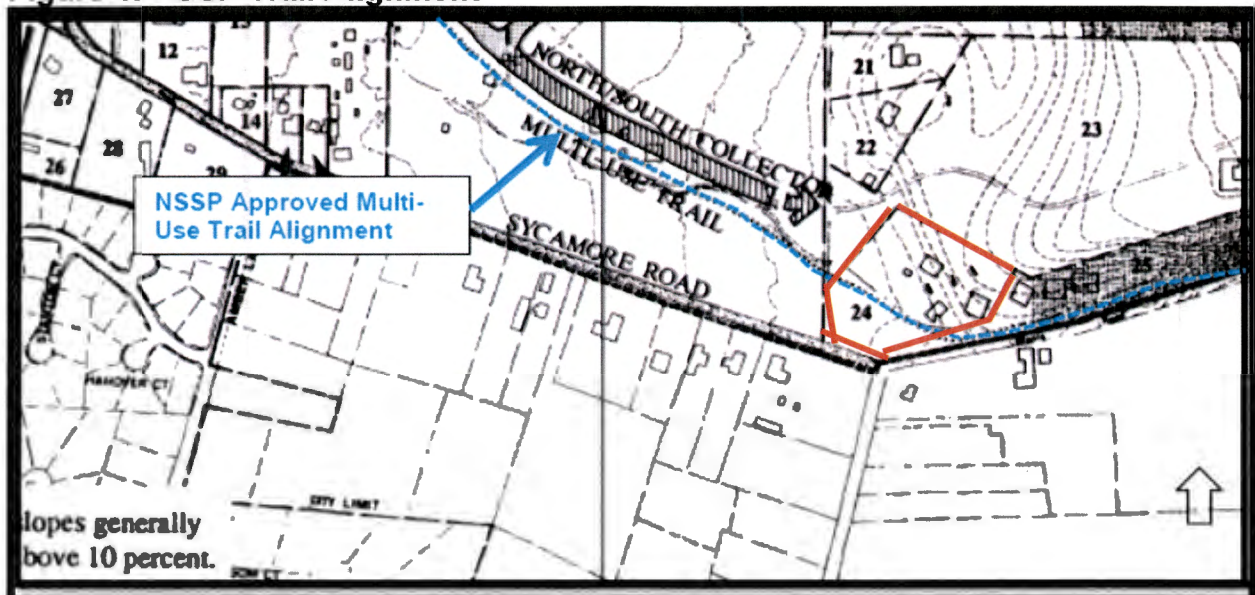
**FINANCIAL STATEMENT**

No fiscal impacts to the City. The applicant will install and maintain the trail.

## BACKGROUND

In June 1992, the City Council adopted the North Sycamore Specific Plan (NSSP), which has guided development of the 135-acre specific plan area. To date, the main roadways and infrastructure envisioned in the specific plan have already constructed and majority of the parcels within NSSP area have been developed. Included in the NSSP is a multi-use trail along the alignment of Sycamore Creek (see Figure V-2 Proposed Circulation Plan of NSSP). The project site, which contains an existing residence, is identified as Lot 24 in the NSSP. Please see Figure 1 for the NSSP approved trail alignment in reference to the project site. The trail is noted in blue dashed line, and the project site is denoted in red lines.

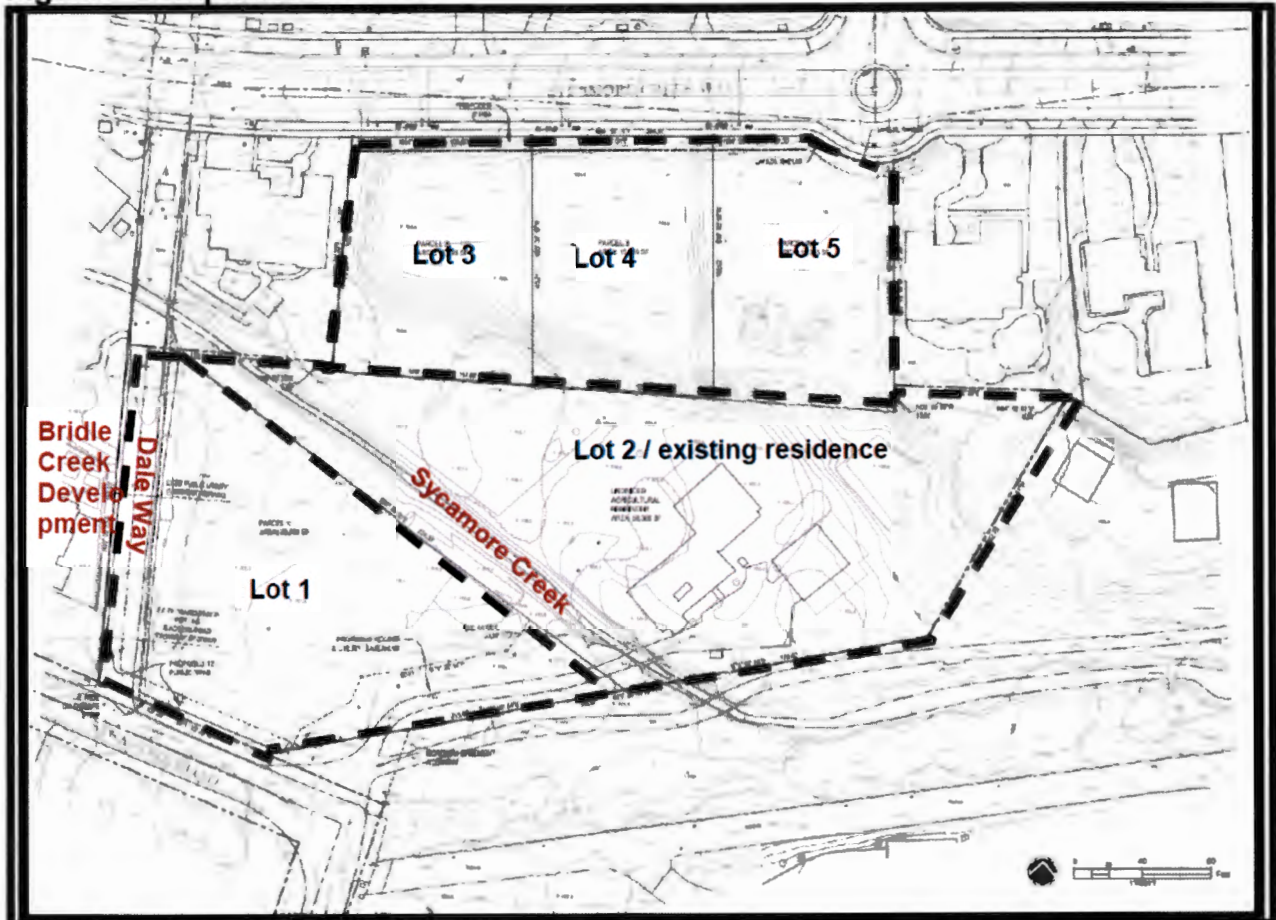
Figure 1: NSSP Trail Alignment



## PROPOSAL

The project site is located to the immediate east of Bridle Creek. The applicant proposes to subdivide the existing lot into a five-lot residential development which includes three lots fronting Sycamore Creek Way and two lots (one contains the existing residence) fronting Sycamore Road. Sycamore Creek runs northwest-southeasterly through the site. An existing 25-foot wide public utility easement with access road (known as Dale Way) is located parallel to the west property line. Figure 2 shows the proposed site plan.

**Figure 2: Proposed Site Plan**



The multi-use trail shown in the NSSP follows the alignment of Sycamore Creek through the project site. The applicant proposes to realign this planned trail location on the project site from its current terminus at the Bridle Creek development to head south along Dale Way, and then turn east along the property frontage on Sycamore Road to be connected to the Alisal Trail which is proposed to be constructed by another development. Figure 3 illustrates the proposed realignment.

The proposed trail would be a Class 1 trail.<sup>1</sup> Staff is working with the applicant on design details to ensure it is properly connected to the existing trail at Bridle Creek and it is designed per the specifications stated in the Draft Trails Master Plan.

<sup>1</sup> A Class 1 Trail, as shown in the Draft Trails Master Plan, is comprised of a 10'-20' (8' min.) wide trail with asphalt or concrete surface and a 1'-2' wide fine crushed stone shoulder on each side.



**Figure 3: Proposed Trail Alignment and Connections**



## **DISCUSSION**

The intent of the proposed trail realignment is to avoid having the trail run along the back of the proposed new private lot (See Figure 2). Staff does not see significant issues with the proposed relocation of the trail, which would continue to provide a logical connection between the existing trail terminus and Sycamore Road (and points east), could have fewer environmental impacts to the creek, and reduce potential conflicts between trail users and private property owners. The trail would connect to a future trail alignment along Alisal Street that is included in the Happy Valley Specific Plan. The NSSP trail alignment (the white dashed line shown in Figure 3) extends easterly beyond the project site to the NSSP eastern boundary. It was intended to connect to a trail located on the adjoining Spotorno site in the Happy Valley Specific Plan area. The City is currently in discussion with the developers of the proposed Spotorno Ranch subdivision to determine if construction of this trail could be included as part of the construction of that project, as a community benefit.

The proposed trail realignment was reviewed by the Bicycle, Pedestrian & Trails Committee (BPTC) on April 22, 2019, and received unanimous support.

## **PUBLIC NOTICE**

Notices for this meeting were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Steven McGinnis, a resident on Sycamore Creek Way, emailed staff in support of the proposed realignment.

## **ENVIRONMENTAL ASSESSMENT**

Since the Parks and Recreation Commission will provide comments on the proposal and take no formal action at this meeting, no environmental document accompanies this agenda report.

Attachments: 1. Figure V-2 Proposed Circulation Plan of NSSP  
2. Email from Steven McGinnis  
3. Location and Notification Map

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