



Staff Report

DATE: MARCH 5, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ROD BUTLER, CITY MANAGER

BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: AGENDA ITEM NO. B

DISCUSSION OF THE CASTELLANO TRAIL COMMUNITY MEETING, AND APPROPRIATION OF FUNDS FOR IMPROVEMENTS IN THE CRESTMORE HEIGHTS COMMUNITY

RECOMMENDATION

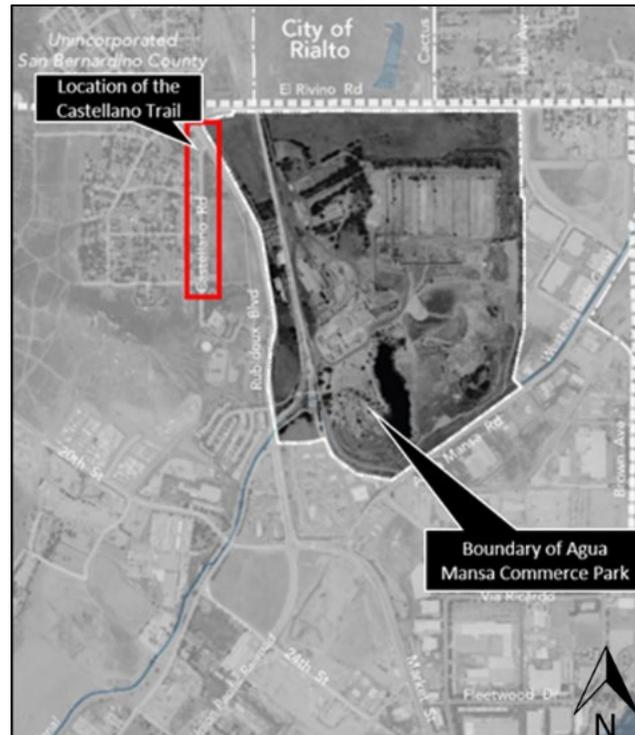
That the City Council receive a presentation regarding the Castellano Trail, recent community meeting, and provide direction on the appropriation of funds for the Crestmore Heights community.

BACKGROUND OF CASTELLANO TRAIL PROJECT

As part of the Agua Mansa Commerce Park Specific Plan approval, the developer was required to construct an approximately 1,550-foot off-site equestrian trail along the east side of Castellano Road between Rubidoux Boulevard and Andalusia Avenue to connect with nearby communities.

Although construction drawings were submitted in 2022, concerns about redundancy and fragmented trail segments led the City to pursue an alternative approach. On August 7, 2025, the City Council approved a Specific Plan Amendment and a Revised Permit to modify the requirement of constructing the trail. Instead of a requirement to construct the trail, the condition of approval required a payment of \$700,000 by the developer to support the future design and construction of a cohesive equestrian trail and/or other improvements within the greater Crestmore Heights area. Additionally, the City Council directed staff to conduct community outreach. The required \$700,000 deposit has since been paid to the City and staff conducted community outreach.

EXHIBIT NO. 1 - CASTELLANO TRAIL AREA AND SPECIFIC PLAN BOUNDARY



MARCH 11, 2025 COMMUNITY MEETING

On March 11, 2025, the City held a community meeting at the Eddie Dee Smith Senior Center to gather input from Crestmore Heights residents regarding potential equestrian trail locations. Notice was provided through mailed flyers, and an online survey was offered to collect additional feedback on the use of trail deposit funds.

The presentation summarized the Castellano Trail component of the Agua Mansa Commerce Park Specific Plan, including its required alignment along Castellano Road and its relationship to nearby developments such as Rio Vista Specific Plan and Emerald Ridge. Fifteen residents attended and were invited to submit further comments through a post-meeting survey or by contacting the City.

NOVEMBER 6, 2025 CITY COUNCIL MEETING

At the November 6, 2025 City Council meeting, information was presented summarizing community feedback received at the March 2025 community meeting and through the online survey. Residents expressed support for a trail along Andalusia Avenue, opposition to improvements along Rubidoux Boulevard due to traffic and safety concerns, interest in monument signage at neighborhood entry points, and interest in developing a community park or equestrian arena, although estimated costs for a park exceed available funding.



The following options were evaluated:

- Andalusia Avenue trail improvements (asphalt grindings: \$80,000–\$160,000; decomposed granite (DG): \$400,000–\$600,000)
- Trail signage (\$4,000–\$5,000)
- Monument signs (\$45,000–\$200,000 per sign)
- Community Park development (approximately \$3 million)

After receiving public comments, the City Council requested that a site visit walkthrough and a subsequent community hearing be conducted to gather additional community input prior to determining how to allocate the community benefit funds.

JANUARY 13, 2026 SITE VISIT

On January 13, 2026, a site visit was conducted in the Crestmore Heights neighborhood with several community members, Council Member Veronica Sanchez, Planning Commissioner Christobal Rosales, and representatives from the Community Development and Engineering Departments. The group walked Alicante Avenue, Tarragona Drive, Andalusia Avenue, Castellano Road, and Rubidoux Boulevard, completing a loop back to Alicante Avenue. During the walkthrough, community members suggested adding a multi-purpose trail and equestrian vinyl fencing along the west side of Tarragona Drive, expressed a general need for sidewalks throughout the neighborhood, and recommended maintaining and enhancing landscaping at the southwest corner of Castellano Road and Rubidoux Boulevard. The group also identified potential locations for future monument signage at key neighborhood entry points. Observations noted uneven surface conditions along Andalusia Avenue, making pedestrian access difficult.

Notably the City is currently discussing potential grant opportunities to fund improvements along Andalusia Avenue. Such funding would assist in addressing the infrastructure and circulation issues observed within this portion of the community and may complement future improvements in the surrounding area.



EXHIBIT NO. 2 – PROPOSED TRAIL LOCATION ALONG TARRAGONA DR.



JANUARY 20, 2026 COMMUNITY MEETING

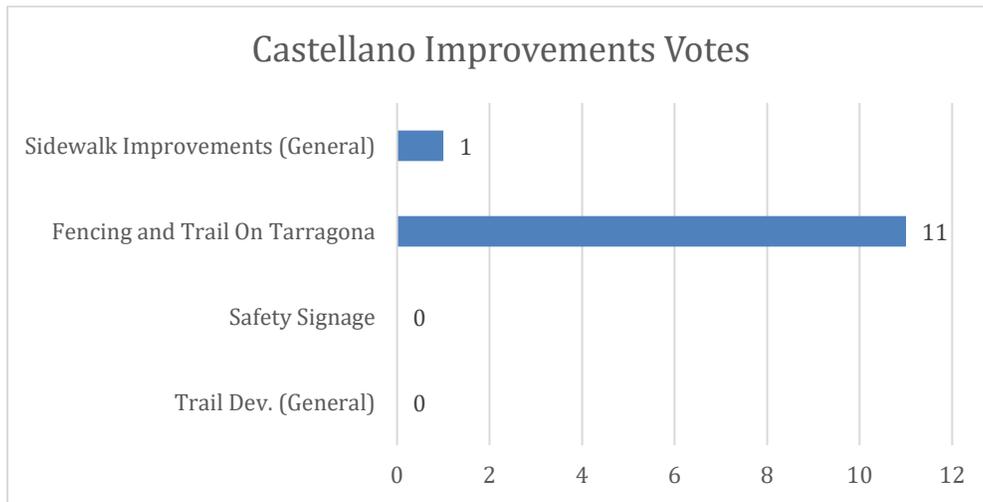
During the January 20, 2026, community meeting, held at the Eddie Dee Smith Senior Center beginning at 6:00 p.m., a total of 12 residents were in attendance, along with City representatives including Council Member Veronica Sanchez and Planning Commissioner Laura Schultz. The purpose of the meeting was to provide an update on the project, summarize feedback received during the prior site visit walkthrough, and solicit additional community input regarding the potential allocation of the community benefit funds.

The meeting began with a brief presentation outlining the history of the Castellano Trail requirement, the \$700,000 community benefit deposit, received community feedback, and the improvement options previously discussed with the City Council. Staff also summarized information gathered during the recent site visit, including observations related to circulation, existing site conditions, and potential areas for improvement.

Following the presentation and open discussion, attendees were asked to identify their preferred improvement priorities. The voting results are presented in Exhibit No. 3 below:



EXHIBIT NO. 3 – PROPOSED TRAIL LOCATION ALONG TARRAGONA DR.



The majority of participants expressed support for installing fencing and constructing a multi-purpose trail along Tarragona, citing safety, improved connectivity, and clearer separation between vehicular and pedestrian/equestrian activity as key benefits. While no formal votes were cast for general trail construction, signage, or park development, there was additional discussion regarding neighborhood safety enhancements.

Several residents also expressed interest in incorporating solar lighting as part of any future improvements to improve nighttime visibility and safety. Overall, the discussion reflected a preference for practical, safety-oriented infrastructure improvements that directly serve existing neighborhood circulation needs.

TARRAGONA DRIVE TRAIL – PRELIMINARY COST CONSIDERATIONS

Implementation of a proposed trail along Tarragona Drive would require completion of a topographic study, survey, and preparation of construction design documents. The estimated cost to complete these preliminary engineering and design efforts is approximately \$100,000.

The conceptual trail alignment would extend from the intersection of Alicante Avenue and Tarragona Drive to Malaga Drive and Andalusia Avenue, for an approximate length of 1,850 linear feet. Assuming a trail width of 8 feet, the total surface area would be approximately 14,800 square feet.

Based on preliminary unit cost assumptions:

- Asphalt grindings are estimated at approximately \$6 per square foot, resulting in an estimated construction cost of approximately \$88,800 for the trail surface.
- Decomposed granite is estimated at approximately \$12 to \$17 per square foot, resulting in an estimated construction cost ranging from approximately \$177,600 to \$251,600 for the trail surface.



In addition, the installation of fencing along the trail corridor is estimated at approximately \$200,000.

These figures are preliminary planning-level estimates intended for budgeting discussion purposes only. Actual costs may vary based on final alignment, engineering requirements, site conditions, materials, and prevailing construction pricing.

FINANCIAL IMPACT

The costs associated with processing this item will be funded by the City's General Fund. No additional fiscal impact is anticipated.

NEXT STEPS

1. Provide direction on how the \$700,000 in community benefit funds should be allocated to support trail or community improvements within the Crestmore Heights neighborhood.
2. Consider prioritizing trail alignments or enhancements based on community feedback, such as:
 - a. Trail development and fence along Tarragona Drive.
 - b. Solar lighting
 - c. Monument signage at key entry points (e.g., Rubidoux Blvd and Tarragona Dr., Andalusia Dr.).
 - d. Improvements to trail access points or underutilized public parcels.
3. Request additional information or analysis, including feasibility, cost estimates, or coordination with the City's ongoing Trails Master Plan.

*****SIGNATURES ON FOLLOWING PAGE*****



Prepared by:



Joe Perez
Assistant City Manager/Community
Development Director

Submitted by:



Rod B. Butler
City Manager

Reviewed by:



Susan Paragas
Director of Finance

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

Attachments:

1. January 20, 2026 Community Meeting Flyer



ATTACHMENT NO. 1

Community Meeting Flyer

January 20, 2026



COMMUNITY MEETING

Share your ideas about the placement of a multi-purpose trail located within the **Crestmore Heights** Community

**TUESDAY, JANUARY 20 TH, 2026
AT 6:00 PM TO 7:00 PM**

EDDIE DEE SMITH SENIOR CENTER
5888 MISSION BOULEVARD
JURUPA VALLEY, CA 92509



We will discuss the placement of a trail at the Crestmore Heights Community shown above

At our community meeting, you'll have the opportunity to:

- Discuss the placement of trail
- Share your ideas and suggestions

This is your chance to make a difference in your community and help shape its future.

Contact Roberto Gonzalez by
Calling 951-332-6464 ext. 149
or email
rgonzalez@jurupavalley.org



REUNIÓN COMUNITARIA

Comparta sus ideas sobre la ubicación de un sendero multiusos dentro de la comunidad de Crestmore Heights.

**MARTES, 20 DE ENERO DE 2026
DE 6:00 P.M. A 7:00 P.M.**

EDDIE DEE SMITH SENIOR CENTER
5888 MISSION BOULEVARD
JURUPA VALLEY, CA 92509



Discutiremos la ubicación de un sendero en la comunidad de Crestmore Heights, mostrada arriba.

En nuestra reunión comunitaria, tendrás la oportunidad de:

- Discutir la ubicación del sendero.
- Comparta sus ideas y sugerencias.

Esta es su oportunidad de marcar la diferencia en su comunidad y ayudar a dar forma a su futuro.

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