



The Post

News from the Claremont Wildlands Conservancy

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March 2001

Forum on hillsides brings together the community

On January 17, the League of Women Voters sponsored a forum titled, "Claremont Hillsides: Past, Present, and Future." The purpose of the event was to provide a forum for discussion of the City's 20-year-old hillside plan.

When the program began, there was standing room only in UCC's Kingman Chapel. More than 250 people had come to hear about Claremont's hillsides.

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Photo: Margaret Nilsson

Candidates for City Council state positions on hillside preservation

The Claremont Wildlands Conservancy asked the seven City Council candidates to respond to several questions about development in the hillsides. Printed below are the questions we posed and the responses we received from six of the candidates. *CWC does not endorse any particular candidate.*

Questions

1. Where do you stand on the issue of residential development on hillside property in the City of Claremont?
2. As you know, under the city's hillside plan, Johnson's Pasture is slated for development. Would you support a proposal for the city to help preserve that land?
3. Specifically, would you support:
 - A. The city helping to secure grants for the purchase of Johnson's Pasture

and the necessary development credits?

B. A bond measure as a way of acquiring and preserving the land?

Bo Bollinger

As you may have gathered from my promotional material on the website or from hearing me speak, I am very concerned about the issue of residential development on hillside property in Claremont. I attended the program that you did in conjunction with the League of Women Voters and was encouraged to see what appeared to be a spirit of cooperation between the Conservancy and the representatives of the City that were in attendance. The best way to resolve this issue is through cooperation, and since I truly believe the majority of the citizens of Claremont would prefer not to have Johnson's Pasture developed, there must be a resolution that can be reached that can compensate the

property owners yet preserve the property for the benefit of the public. I am in support of the city helping to secure grants from private sources for the purchase of the property and, if necessary, would support a bond measure to acquire and preserve the land. A bond measure would let the people of Claremont decide whether Johnson's Pasture is important enough to pay for its preservation out of public funds. Like you, I think it is.

Richard Bunck

1. Have been, am, and will be against any hillside development.
2. Yes
3. A. Yes
B. Yes

Our hillsides are the most valuable gifts we have in Claremont. No cost is too great to preserve them. The City

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The Post is the newsletter of the
Claremont Wildlands Conservancy

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Candidates

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Council has a responsibility to recognize the sentiment of Claremonters toward the hillsides and other open space and use their considerable legislative and policy making powers to ensure the preservation of Johnson's Pasture and other hillside properties.

Paul Held

I support protecting Claremont's hillside property from future development. However, in doing so, the actions of the community should be consistent with the constitutional rights of the hillside property owners. The comprehensive hillside protection ordinance now in place protects over 85% of the hillside open space and yet provides owners of hillside property with economic value for their land largely through the mechanism of development credits. Therefore, the community should acquire both the hillside property and the existing development credits.

I support the city helping to preserve Johnson's Pasture. Such a proposal should allow the community to protect Johnson's Pasture without jeopardizing the remaining 2600 acres of land protected from development by the existing hillside ordinance. To this end, the city should work with others to investigate ways to acquire the hillside properties, including Johnson's Pasture, and the hillside development credits.

I support the city working with the Conservancy and the community to secure grants or to pass a parcel tax or bond measure as a means to acquire and preserve the hillside. As part of this process I have asked that the willingness of the community to assess itself to acquire the hillside property be included within the statistically valid survey of our community to be taken this May.

Llewellyn Miller

Hillside development in Claremont on any sizable scale is unattractive, both aesthetically as well as economically. I learned in my years as a commercial bank construction lender that developments on elevations or on steep inclines are more expensive to complete and more costly for municipalities providing services. Further, municipalities almost never fully recover the costs of those services through normal fees. In general, such developments wind up being subsidized by the rest of the community.

It makes sense for Claremont to investigate pre-empting this risk by preventing development of Johnson's pasture. To do this while respecting the property rights of the owners, probably requires the purchase of the development rights. The averted unrecoverable costs can be translated into a bond amount that Claremont citizens should be willing to float. This would be a so-called break-even amount from the city's point of view and would be part of the purchase price for those development rights. The remainder might come from additional bonds, or grants from private or public conservancy funds. In these types of cases, time usually works against conservation efforts as demand for land use grows especially in desirable locations such as Claremont. However, these efforts should not be considered in isolation from other land use issues such as retail and commercial expansion and the supply of low and moderate income housing. These should all be subjects within an overdue general plan for Claremont.

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I support [the conservancy's] efforts, and if I am elected to the City Council I will continue to do so. I agree that raising funds to purchase the hillside properties is the right approach. I would urge all Claremont residents to join in this effort to secure the hillsides and maintain them in open space for all to enjoy.

I believe in the respect for property ownership rights. It is because of this belief that I support the City's existing policy which ensures that owners of properties in the hillside areas are guaranteed a reasonable value in their properties, while striving to protect sensitive areas of the hillsides from damage due to reckless development. While this policy is fair and just, it does not preclude development in the area. I support the desire to maintain the hillsides free from residential or any development, but the City cannot and should not, however, take the land away from rightful owners without fair compensation. That is why I support the efforts of the Conservancy to purchase the properties. I would also support a proposal that the City should help in the efforts to preserve not only Johnson's, but also the sensitive undeveloped hillside areas.

I agree that the City should help to secure grants for the purchase of Johnson's Pasture and the rest of the

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Photo: Margo T. Lum

Forum brings together community

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Presenters included Judy Wright, Claremont historian and former mayor, Wynne Furth, former attorney for Claremont, and board members of the Claremont Wildlands Conservancy.

Ms. Wright and Ms. Furth presented the history and zoning regulations of the existing hillside plan. Representatives from CWC discussed the Conservancy's efforts to preserve Johnson's Pasture from development and keep it as open space. Linda Elderkin of the League served as moderator, and there was a spirited question and answer period.

The discussion included the question of funding for purchase of Johnson's Pasture and the associated development credits. Funding sources including grants, foundation support, and a possible bond measure were discussed.

Noteworthy at the event was the large

attendance and the consensus that further development of the Claremont Hillside is not desirable.

Glenn Southard, city manager of Claremont; mayor Karen Rosenthal; other council members (as well as prospective council members); and City staff were in the audience. At the close of the program, Mr. Southard spoke extemporaneously:

"I know of no person in this community who wants to develop anything in this hillside."

His words were encouraging to members of the Conservancy and the public.

The forum created an environment for the cooperative effort of the City and the Conservancy to preserve open space in the hillsides.

Candidates present views on hillside preservation

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foothills. I would like to see more emphasis on securing grants to purchase the properties, and an effort in seeking voluntary owner donation of some of the properties. Nevertheless, I believe that if we fall short through these efforts, then I would support putting a bond measure on the ballot and urge Claremont residents to approve it.

During my campaign for City Council I have spoken out in support of the Conservancy's effort, and have urged the public to also give their support. I will continue to do so whether or not I am elected to City Council.

Zephyr Tate-Mann

1.) My position on the issue of development on the hillside property is that the property should be preserved in its natural state.

2.) Yes, I would support a proposal for the City to help preserve Johnson's Pasture in its natural state.

3.) A. I would support securing grants for the purchase of Johnson's Pasture and the foothills.

B. I would support placing a proposed bond measure on the ballot for residents of Claremont to decide whether they want a bond as a method of acquiring and preserving Johnson's Pasture and the foothills.

When I was a youngster, I was surrounded by property that was in its natural state. Basically, property in its natural state is usually not harmful to people or animals. Therefore, property maintained in its natural state protects the environment and the health of people in the surrounding area. Having this type of background, I have an appreciation for land in its natural state.

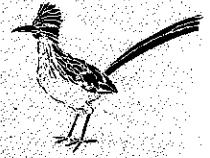
The Conservancy would like to thank the League of Women Voters and all friends and supporters of CWC, particularly our dedicated and talented volunteers.

Featured Creature

Greater Roadrunner

(*Geococcyx californianus*)

Roadrunners are large, long-legged long-tailed members of the cuckoo family.



Identification tips:

Bushy crest

Length: 20-24 inches

Spotted dark head

Long, thick, dark bill

Long dark tail with white tips to outer tail feathers

Habits:

Spends much time on the ground

Flies short distances but usually walks or runs

Eats insects, lizards, and snakes, including rattlesnakes which it kills with sharp blows from its beak.

CWC Receives \$20,000 Grant from La Fetra Foundation

The conservancy recently received a grant of \$20,000 from the La Fetra Foundation to support its work in preserving the Claremont hillsides. The foundation funds a variety of open space projects, including native plant preservation and the California Parks Association.

"It is important to see this beautiful area preserved. We hope this grant is seed money that will attract other donors."

*Suzanne La Fetra
La Fetra Foundation*

Helping to save Johnson's Pasture is a natural for the La Fetra family because of the family's close ties to the Claremont and Glendora areas. Suzanne La Fetra and her brother, Mike, grew up in Claremont and remember playing in Johnson's Pasture as children.

Claremont Wildlands Conservancy
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www.claremontwildlands.org

The Claremont Wildlands Conservancy (CWC) is a non-profit, grassroots organization dedicated to keeping the foothills wild and free for all.

Native American Dancers featured at benefit for CWC

Participating at the March 18 fundraiser will be a group of Native American dancers comprised of Tongva, Chumash, Cheyenne, Mohawk, and Pueblo tribal members. Based on the traditional Tongva (the indigenous people of the Los Angeles County basin) dances, these dances add the colors and flavors of the other tribal peoples while keeping within the framework of California Indian traditions. Welcome dances, Vegetation celebrations, and Stick Dances are a few of the traditional Tongva festival events that will be presented. Come celebrate this bit of Claremont's Indian heritage.
March 18, 3:30 p.m.

CWC Meetings are the third Monday of each month at 7 p.m. Location: Mason Hall, corner of Harvard and Sixth Streets. For more information, please call 624-8869.

Local artist to hold benefit for Claremont Wildlands Conservancy

Hillsides, an art exhibit benefit for the Claremont Wildlands Conservancy (CWC) will open on Sunday, March 18, at the Claremont Forum. On exhibit will be more than 50 pieces of art by local artist Gretchen McGarigle-Butler featuring the flora and fauna of the Claremont hillsides. There will be items at all price ranges—from note cards and small reproductions to large framed paintings. All proceeds will be donated to the Claremont Wildlands Conservancy.

The exhibit will open March 18 at 3:30 p.m. with Native American dances (see sidebar on left) and a reception with artist McGarigle-Butler. The reception will be a simulated picnic with refreshments and recordings of birdsongs from Johnson's Pasture.

McGarigle-Butler, a member of the "Gypsy Sisters" artists, has exhibited her work throughout Pomona Valley for the past decade.

Hours for Hillsides benefit:

Opening day: Sunday, March 18, 3-6p.m.

Friday, March 23, 4-8p.m.

Saturday, March 24, 9a.m.-5p.m.

Sunday, March 25, 10a.m.-3p.m.