



# THE CITY OF RANCHO CUCAMONGA

## TRAILS ADVISORY COMMITTEE AGENDA

OCTOBER 12, 2016 - 6:00 PM

Rancho Cucamonga Civic Center  
Rains Room  
10500 Civic Center Drive  
Rancho Cucamonga, California

### I. CALL TO ORDER

Roll Call

Francisco Oaxaca\_\_\_ Rich Fletcher \_\_\_ Ray Wimberly (Alternate) \_\_\_

Victoria Jones\_\_\_ Otis Greer\_\_\_

Dianna Lee (Alternate) \_\_\_

Carol Douglass (Equestrian)\_\_\_ Tom Tisler (Bicycle)\_\_\_

Mike Smith\_\_\_(Staff Coordinator)

### II. PUBLIC COMMENT

*This is the time and place for the general public to address the committee. Items to be discussed here are those that do not already appear on this agenda.*

### III. REVIEW ITEMS

- A. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19992 – BCA DEVELOPMENT, INC. – A request to subdivide a 41.62 acre site to create 113 lots located within the Very Low Residential District of the Etiwanda North Specific Plan and within the Equestrian Overlay District at the northeast corner of Wilson Avenue and East Avenue – APN: 1087-071-31 & 33. Related Records: General Plan Amendment DRC2016-00167 & Specific Plan Amendment DRC2016-00168.5820.
- B. TRAIL EASEMENT VACATION DRC2016-00780 – DANNY MOREL - A request to vacate a portion of an existing equestrian easement located along the southern edge of the property within the Estate Residential (ER) District of the Etiwanda Specific Plan and within the Equestrian Overlay



## TRAILS ADVISORY COMMITTEE AGENDA

OCTOBER 12, 2016

District at 5820 Rolling Pastures – APN: 0225-122-96. Related File:  
DRC2013-00964.

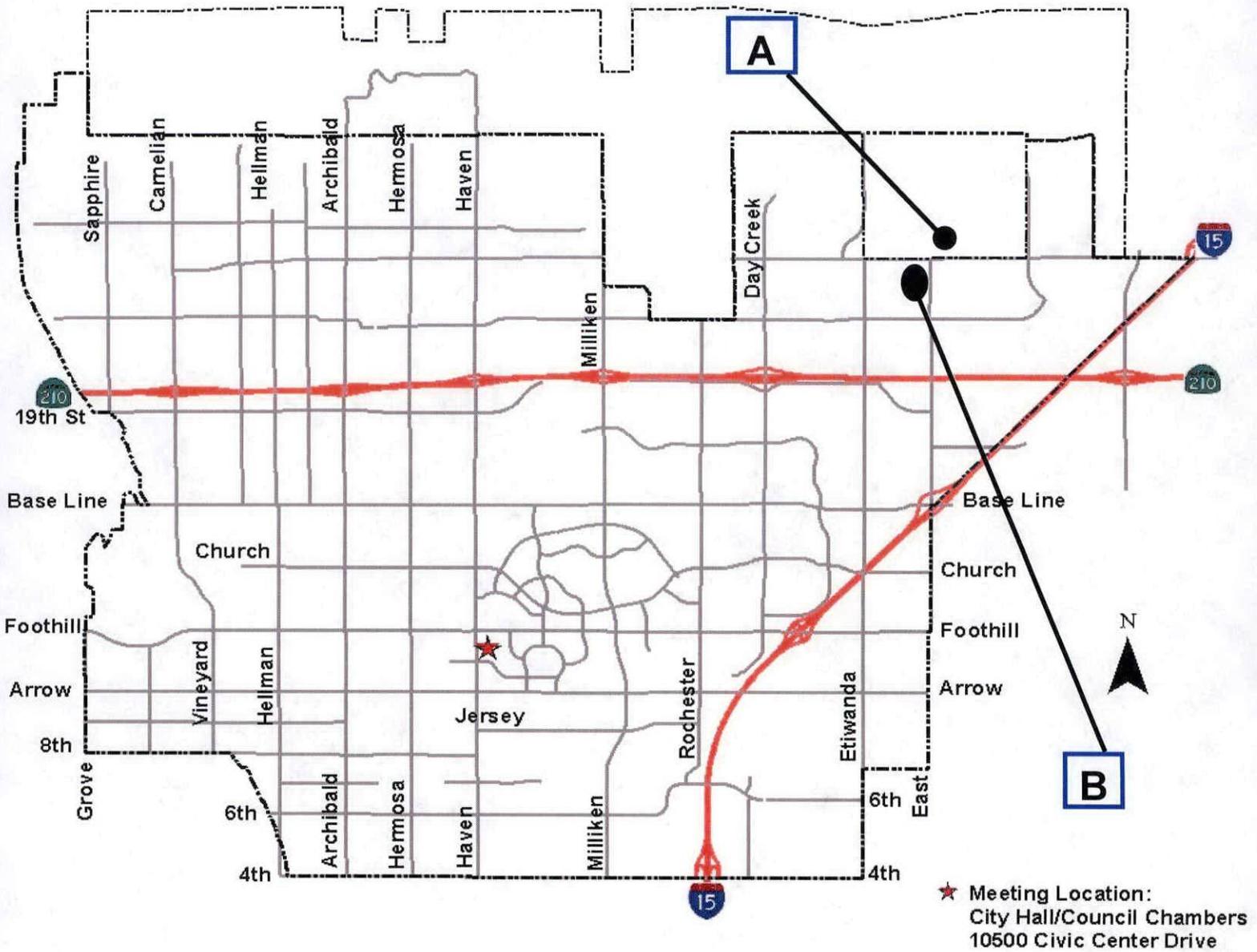
### IV. ADJOURNMENT

*I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on October 6, 2016 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.*

# Vicinity Map

## Trails Advisory Committee Meeting

### October 12, 2016



Item A: Tentative Tract Map SUBTT19992 .  
Item B: Trail Easement Vacation DRC2016-00780

## TRAILS ADVISORY COMMITTEE COMMENTS

6:00 p.m.

Dominick Perez

October 12, 2016

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19992 – BCA DEVELOPMENT, INC. – A request to subdivide a 41.62 acre site to create 113 lots located within the Very Low Residential District of the Etiwanda North Specific Plan and within the Equestrian Overlay District at the northeast corner of Wilson Avenue and East Avenue – APN: 1087-071-31 & 33. Related Files: General Plan Amendment DRC2016-00167 & Specific Plan Amendment DRC2016-00168.

**Site Characteristics:** The subject property, a 41.62 acre undeveloped site, is located within the Very Low Residential District of the Etiwanda North Specific Plan (ENSP) and within the Equestrian Overlay District at the northeast corner of Wilson Avenue and East Avenue. The site is located east/southeast of three separate approved subdivisions (Tentative Tract Map SUBTT18908 – 30 lots, Tentative Tract Map SUBTT16072 – 358 lots, and SUBTT14749 – 269 lots) all of which are located within the Low Residential District of the Etiwanda North Specific Plan. The surrounding properties to the north, south and west are currently undeveloped, with the exception of the adjacent San Bernardino County Flood Control District property to the east, which contains drainage improvements.

The applicant, BCA Development, Inc., is proposing to subdivide the site to create 113 single-family residential lots. The project will have a density of 2.91 dwelling units per acre (du/ac). The lots will range in size from 7,200 square feet to 22,456 square feet and will have a minimum net average of over 10,000 square feet per lot. The lots will have a minimum width of 70 feet and a minimum depth of 100 feet. Because the site's current land use designation only allows for a maximum of 2 du/ac, the project will require amendments to the General Plan to change the land use designation from Very Low Residential District to Low Residential District and ENSP to change the land use designation from Very Low Residential District to Low Residential District in order to subdivide at the proposed density. BCA Development, Inc. has submitted both amendment applications for these requests.

As previously noted, the site is also located within the Equestrian Overlay District. General Plan Figure CS-3 (Hiking and Riding Trails Mater Plan) indicates the layout for City's regional and community trails. Based on the Trails Master Plan, a community trail is required to be provided along the easterly perimeter of the subdivision. Tentative Tract Map SUBTT19992 will provide a 20-foot wide equestrian trail easement along the easterly tract boundaries. The trail will run northerly from the southeast corner of the tract, adjacent to Lot 1 and Wilson Avenue, and will make a 90 degree westerly turn at Lot 78 where it will cross Street "I" and continue to East Avenue and will make a 90 degree northerly turn to end at the intersection of East Avenue and Street "K". A majority of the trail will have a vertical grade of less than 5 percent, which according to the Trails Implementation Plan is optimum. A portion of the trail adjacent to Lot 1 and Wilson Avenue will reach a maximum grade of 20 percent. Cross lot drainage will not exceed 4 percent.

**Staff Comments:** The proposed subdivision is consistent in design with the previously approved subdivisions to the west. With the proposed amendment to the General Plan and Etiwanda North Specific Plan, the project will meet all development standards required by the specific plan for the Low Residential District, including minimum lot size, minimum lot width and minimum lot depth. The subdivision is consistent with Figure CS-3 (Hiking and Riding Trails Mater Plan) within the General Plan. The trail width and grade are in compliance with the requirements discussed in the Trails Implementation Plan. Additionally, adequate drainage is shown to be provided throughout the site, and adjacent to the equestrian trail. Staff has no major issues with the design of the project.

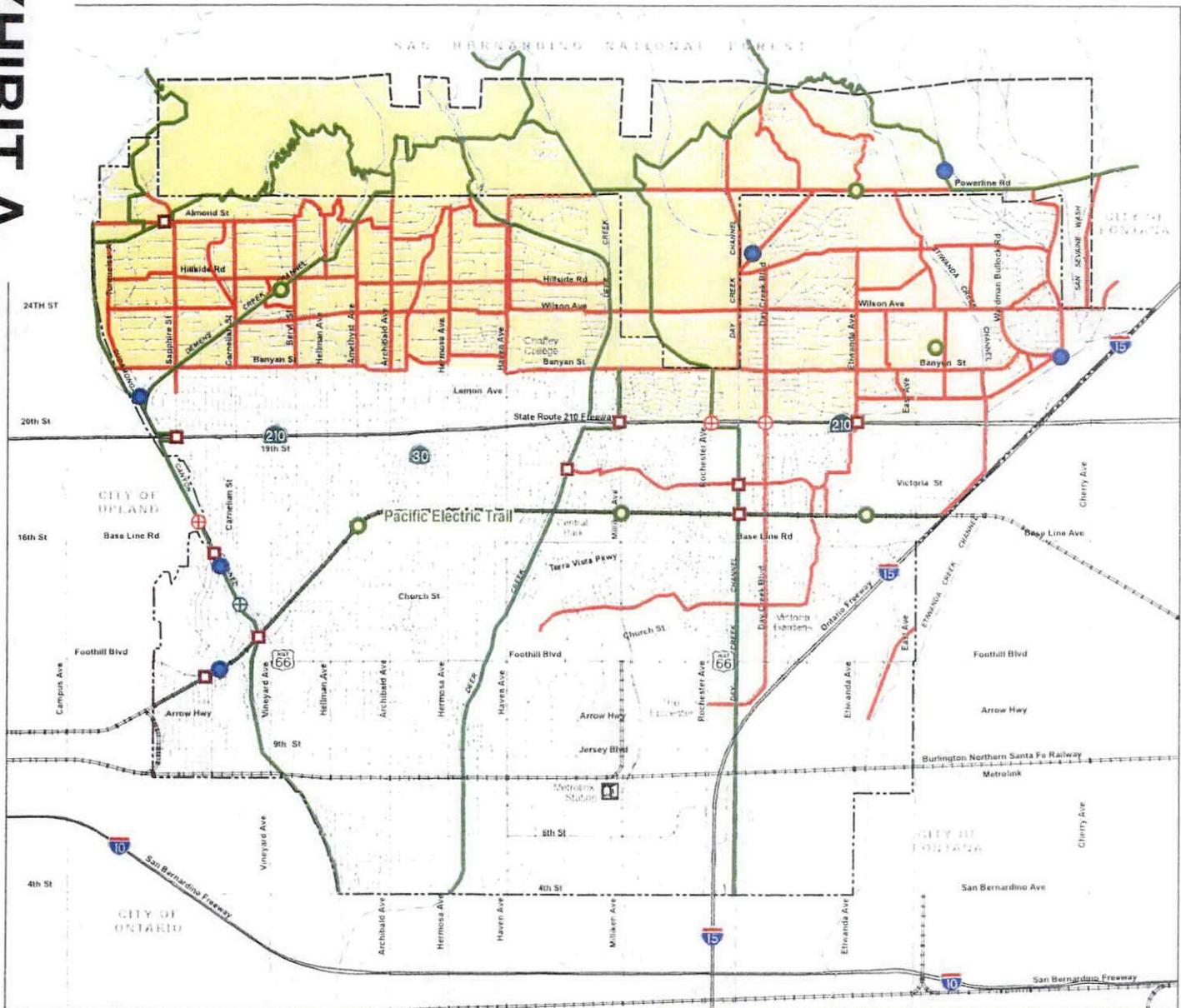
**Staff Recommendation:** Staff recommends the Trails Advisory Committee recommend approval to the Planning Commission of the proposed Tentative Tract Map SUBTT19992.

Staff Planner: Dominick Perez, Associate Planner

Attachments: Exhibit A – Figure CS-3 (Hiking and Riding Trails Master Plan)

# EXHIBIT A

Item A-3



- Trails**
- Regional Multi-Purpose Trails**  
The Regional Multi-Purpose Trails are the backbone of the public trail system. They are reserved, long-distance corridors, and serve as the main connections to community parks, scenic canyons, the National Forest, major open spaces, residential, commercial, and industrial areas. These trails mainly follow flood control channels and utility corridors. They are intended as equestrian, pedestrian, and bicycle trails.
  - Community Trails**  
Community Trails provide trail users access to community facilities such as parks, schools, and neighborhood shopping centers. These public trails form loops of varying length and act as the link between the local feeder trails in each tract and the Regional Multi-Purpose Trails system. Community Trails follow streets, utility corridors, and easements. They are intended for equestrian and pedestrian users, except equestrian usage is limited to the Equestrian/Rural area.
- Trail Connections and Trail Heads**
- Existing Trail Head
  - Proposed Trail Head
  - Bridge
  - Existing Grade Separation
  - Proposed Grade Separation
  - Equestrian/Rural Area Overlay
- Base Map Features**
- Rancho Cucamonga City Boundary
  - Sphere of Influence
  - San Bernardino National Forest
  - Waterways



Source: Rancho Cucamonga 2001 and San Bernardino County Assessor, 2029.



Figure CS-3:  
Hiking and Riding Trails  
Master Plan

TRAILS ADVISORY COMMITTEE COMMENTS  
OCTOBER 12, 2016

6:00 p.m.

Dominick Perez

October 12, 2016

TRAIL EASEMENT VACATION DRC2016-00780 – DANNY MOREL – A request to vacate a portion of an existing equestrian easement located along the southern edge of the property within the Estate Residential (ER) District of the Etiwanda Specific Plan and within the Equestrian Overlay District at 5820 Rolling Pastures – APN: 0225-122-96. Related File: DRC2013-00964.

**Site Characteristics and Background:** On April 24, 2002, the Planning Commission approved Tentative Parcel Map 15802 (SUBTPM15802) for a proposal to subdivide a parcel of 4.24 acres into four (4) lots. The four lots are located west of, and adjacent to, East Avenue, approximately 1,500 feet north of Banyan Street. Since then, Rancho Cucamonga Fire Station #176 was constructed on Lot 1 and two (2) single-family residences were constructed on Lots 2 and 3. The subject property at Lot 4 (addressed as 5820 Rolling Pastures) remained undeveloped. Since the subdivision is located within the Equestrian Overlay District, a 15-foot wide local feeder trail easement was recorded on the map to provide access for equestrian purposes to the rear of each residential lot. Lot 4 is the subject of this request to “vacate”, i.e. delete, the trail easement.

On November 24, 2014, the Planning Director approved a Minor Design Review (DRC2013-00964) which allowed for the development of a 4,943 square foot single-family home at 5820 Rolling Pastures Place (Exhibit B). The site plan for the approved development (Exhibit C) shows the 15-foot easement parallel to the westerly and southerly boundaries of the lot. The house is currently under construction and is nearing completion, which includes the installation of the perimeter walls and equestrian improvements.

**Staff Comments:** The applicant/property owner, Danny Morel, is requesting to vacate the equestrian trail easement along the south boundary of the subject property in order to utilize the southernmost portion of it. Currently a 15-foot wide equestrian trail is required to be constructed within the equestrian easement as described above. This request involves a vacation of a segment of the easement that is 157.45-foot in length. Access to the rear of the subject property will continue to be provided, as shown on the proposed trail easement vacation plan (Exhibit D). Furthermore, the request would not interfere with potential equestrian trail access for Lot 3 as this proposal does not involve the removal of the equestrian trail easement on any other lot within Tract 15802.

The proposed vacation would result in a “squared off” dead end at the southern end of the remaining segment of the trail. As this may create access issues to future lots that develop to the south and/or west of the subject subdivision, staff recommends, as a condition of approval, revising the easement and the design of the corresponding trail to incorporate a corner cut out that is consistent with City standards. This would require a 10-foot by 10-foot triangular area be added to the southeasterly end of the trail, similar to the north end of this segment of the trail.

Lastly, the request to vacate the the equestrian trail easement along the south boundary of the subject property will require consent from the property owners of all lots within Parcel Map 15802. Mr. Morel has initiated communication with the adjacent property owners to obtain the necessary approvals and is currently in the process of preparing and submitting signed consent forms. Staff has already reached out to the Fire District and has obtained approval for the request. Staff recommends a condition that requires the applicant to submit, prior to the Planning Commission hearing, written consent from all adjacent property owners within Parcel Map 15802.

**Staff Recommendation:** Staff recommends the Trails Advisory Committee recommend approval to the Planning Commission for the vacation of the southern 157.45-foot long portion of the trail located at the south end of the subject property, subject to the recommended conditions.

Staff Planner: Dominick Perez, Associate Planner

Attachments: Exhibit A - Aerial Photo  
Exhibit B - Parcel Map 15802  
Exhibit C - Site Plan  
Exhibit D - Trail Easement Vacation Plan

TRAIL EASEMENT VACATION  
DRC2016-00780



**EXHIBIT A**



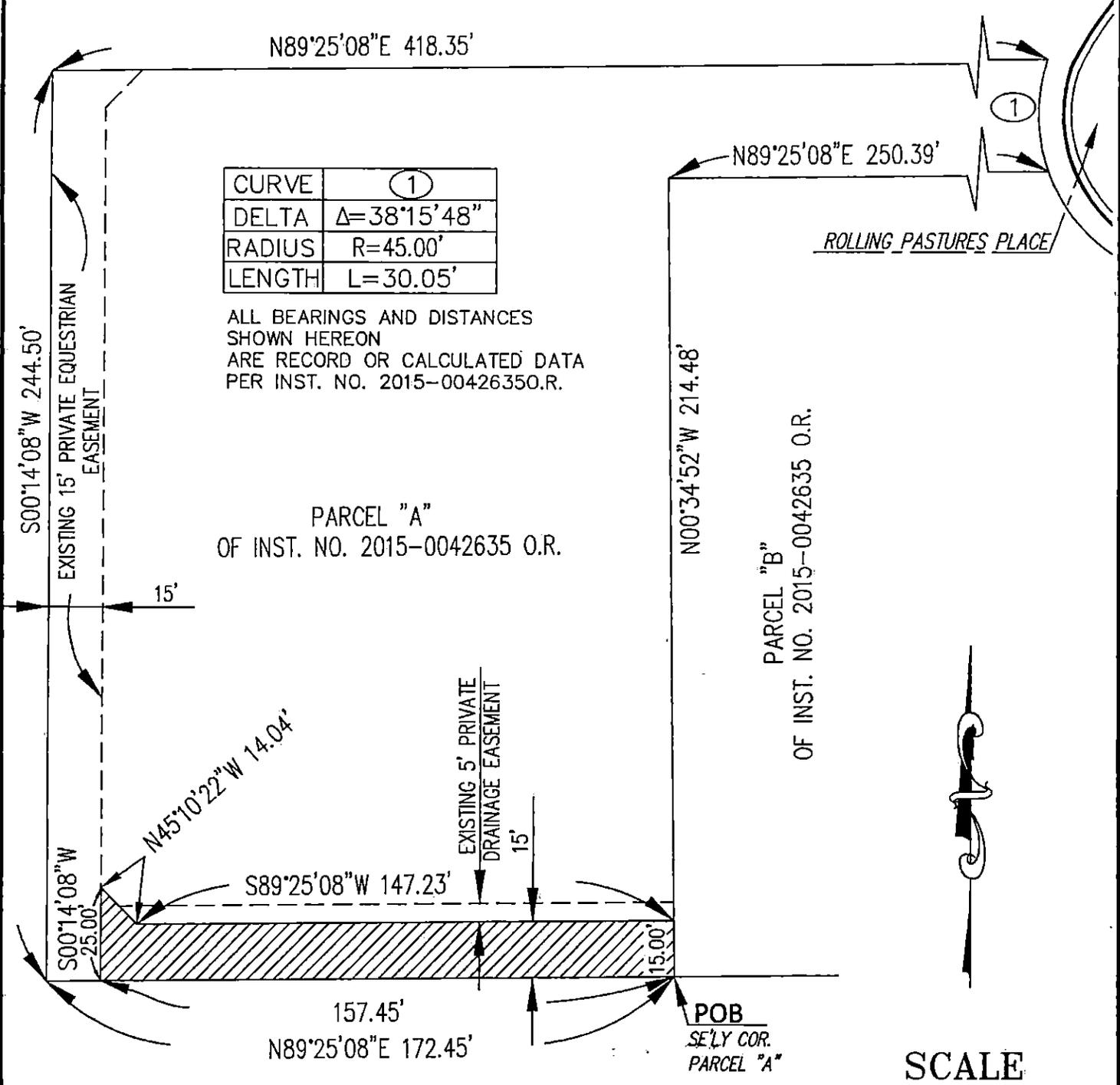


CURVE	①
DELTA	$\Delta=38^{\circ}15'48''$
RADIUS	$R=45.00'$
LENGTH	$L=30.05'$

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD OR CALCULATED DATA PER INST. NO. 2015-00426350.R.

PARCEL "A"  
OF INST. NO. 2015-0042635 O.R.

PARCEL "B"  
OF INST. NO. 2015-0042635 O.R.



SCALE  
1" = 40'

**EXHIBIT D**