



THE CITY OF RANCHO CUCAMONGA

TRAILS ADVISORY COMMITTEE AGENDA

NOVEMBER 9, 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___

Vacant (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. This item was continued from the October 12, 2016 meeting.



TRAILS ADVISORY COMMITTEE AGENDA

NOVEMBER 9, 2016

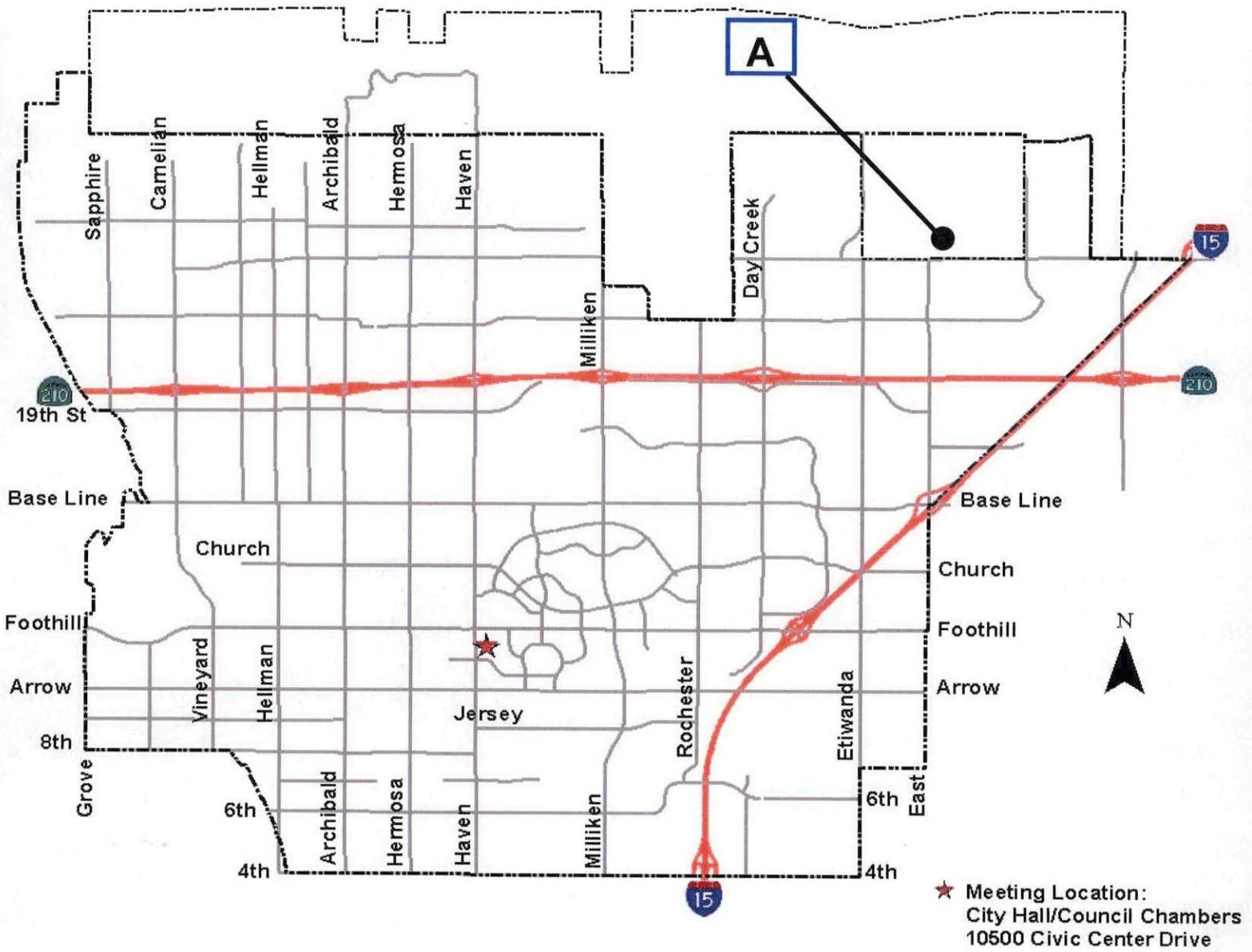
IV. ADJOURNMENT

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 November 2, 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

November 9, 2016



Item A: Tentative Tract Map SUBTT19992 .

TRAILS ADVISORY COMMITTEE COMMENTS

6:00 p.m.

Dominick Perez

November 9, 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 (VL) 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 and Specific Plan Amendment DRC2016-00168. This item was continued from October 12, 2016.

Background: This project was presented and discussed at the October 12, 2016, Trails Advisory Committee (TAC) meeting. Several issues were raised, including design standards, trail connectivity, bike circulation, and the related proposed General Plan and Specific Plan Amendments. Following a discussion of these topics between the Committee, staff, the applicant and the public, the TAC requested the item be brought back for further discussion. Staff has attached the TAC comments and minutes from the October 12, 2016, meeting for reference (Exhibits B & C). This project was also brought to the Design Review Committee (DRC) on October 18, 2016. Following staff's presentation, the Committee discussed the design of the project and discussed the TAC minutes. The DRC then provided a recommendation of approval to the Planning Commission.

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 (Exhibit A). 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 (L) 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 60 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 to Low Residential and Etiwanda North Specific Plan 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.

Per Figure CS-3, Hiking and Riding Trails Master Plan, in the General Plan, a Community Trail is required in the general location of the proposed subdivision. The proposed project includes the construction of this trail. The general alignment of the new trail will be as shown in Exhibit H. There will be a mid-block crossing for the trail at the intersection of East Avenue and Street "K". This will connect the new segment of the trail with a future trail that will be constructed as part of the development of Tract 16072 located to the west (Exhibit F). A segment of the new trail will be located along the north side of Wilson Avenue. At the southwest corner of the proposed subdivision, this segment will connect with the future community trail that will be required along the south side of Wilson Avenue when development of the properties to the south is proposed in the future.

The trail will be 20 feet in width. It will have a vertical grade of less than 5 percent, which according to the Trails Implementation Plan is optimum, for most of its length. 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.

The project includes the construction of partial street improvements such as curb, gutter, and sidewalk as necessary, within Wilson Avenue (Special Divided Secondary Arterial) and East Avenue (Collector). The existing roundabout at the intersection of these two streets also will be widened. These improvements include a Class II bike lane in both streets (Figure 1) including a bike lane on both sides of Wilson Avenue. When Wilson Avenue is fully completed, there will be an 8-foot wide Class I off-street bike path located between the eastbound lane and the future Community Trail along the southern right-of-way limit (Figure 2). An exhibit is attached for reference that shows the proposed protected bike lane along the north side of Wilson Avenue (Exhibit G).

Figure 1: Section View - Collector Street (Etiwanda North Specific Plan)

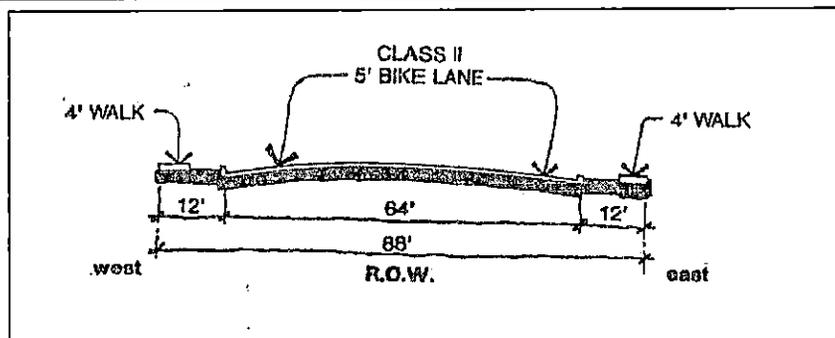
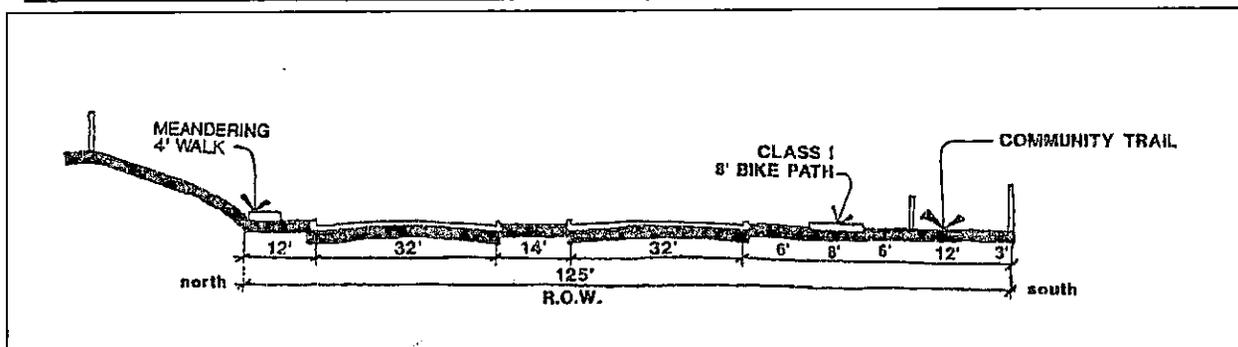


Figure 2: Section View - Special Divided Secondary Arterial Street (Etiwanda North Specific Plan)



Staff Comments: The proposed subdivision is consistent in design with the three previously approved subdivisions abutting the project site to the west, all of which are located within the Low Residential (L) District of the Etiwanda North Specific Plan. With the proposed amendments to the General Plan and Etiwanda North Specific Plan, to re-designate the site from Very Low Residential to Low Residential, the project will meet all development standards required by the specific plan for the Low (L) Residential District, including minimum lot size, minimum lot width and minimum lot depth. Additionally, with the exception of the 53-lot single-family development

located at the northwest corner of Wilson Avenue and Wardman Bullock Road, the project density is consistent with all existing residential development north of Wilson and east of Day Creek (Exhibit E).

The proposed Community Trail is consistent with the City's Hiking and Riding Trails Master Plan (Exhibit D). The trail will be located in a manner that allows for adequate connectivity to the future surrounding trails (Exhibit F). During the October 12, 2016, TAC meeting, the Committee inquired as to whether a mid-block crossing connecting the trail from the subject property to the future trail along the south side of Wilson Avenue could be installed in the future. This was further discussed internally and was ultimately not supported by the Engineering Department. Instead the applicant and City staff determined the best location for trail crossing at Wilson Avenue would be adjacent to the roundabout, where traffic speeds will be reduced thereby improving the safety of those crossings. The design of the trail, including the width and grade, is in compliance with the requirements discussed in the Trails Implementation Plan, which requires a minimum 20 foot width and a maximum grade of 20 percent (not to exceed a length of 100 feet). Conditions will be included that require appropriate fencing and gates to be installed adjacent to the trail and at the trail ends. Drainage improvements are shown to be provided throughout the site, and adjacent to the equestrian trail. Another condition will be added that requires water bars to be installed within the trail to help control water flow and reduce erosion of the trail surface.

The project will include bike lanes on both Wilson Avenue and East Avenue. This will allow for bicycle access to connect with the existing infrastructure to the south and east of the site, as well as future infrastructure to the west. The Engineering Department will be requiring adequate signage and striping to be installed within the right-of-way, in accordance with California Manual on Uniform Traffic Control Devices (CAMUTCD) standards.

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 - Aerial Photo
Exhibit B - Trails Advisory Committee Comments, October 12, 2016
Exhibit C - Trails Advisory Committee Minutes, October 12, 2016
Exhibit D - Hiking and Riding Trails Master Plan
Exhibit E - Neighborhood Density Map
Exhibit F - Trail Connectivity Map
Exhibit G - Wilson Avenue Bike Lane Exhibit
Exhibit H - Tentative Tract Map with Community Trail Location

TENTATIVE TRACT MAP SUBTT1992
AERIAL PHOTO



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 Master 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 Master 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)

Trails Advisory Committee Notes October 12, 2016/Rains Room/City Hall

Start time: 6:00pm

Staff: Dominick Perez, Associate Planner

Staff Coordinator: Mike Smith, Senior Planner

Trails Committee Members Present: Francisco Oaxaca, Rich Fletcher, Victoria Jones, Carol Douglass, Tom Tisler

Item A:

1. Staff provided an oral report
2. Applicant, Ben Anderson for BCA Development Inc. provided background and general statements about the project
3. The Committee asked Staff and the Applicant questions about the project and provided comments as follows:

Jones – What is the difference between VL and L designation (i.e. Very Low Residential vs. Low Residential)? Also, what are the minimum width of the lots – the proposed lots do not meet the minimum width described in the Staff Report.

Perez – The Difference is the number of dwelling units per acre and minimum lot size that is permitted. The proposed subdivision, at Low Residential, will have a higher density at 2-4 du/acre compared to Very Low Residential which is 1-2 du/acre while the lots will be about 10,000 square feet in area compared to 20,000 square feet in area for Low Residential and Very Low Residential, respectively. The minimum lot width identified in the Staff Report was an error. The lots meet the minimum lot width requirement.

Douglass and Fletcher – What is the justification for the zone change?

Perez – The proposed zoning amendment will make the project consistent with the zoning of the subdivisions to the west.

Oaxaca – Were other alternatives for the trail design with connections to each lot considered, i.e. a network local feeder trails within the subdivision instead of a single Community Trail along its edge?

Applicant – No alternatives were considered; the lot sizes and lack of horse-keeping amenities is in response to current market conditions.

Douglass – What will be in the open space area (at the north end of the subdivision)?

Perez – The area is over a fault and can't be built upon. A park will be constructed there instead.

Tisler – What is the slope of the trail at the entrance (at Wilson Avenue)?

Perez – Twenty (20) percent for the first 50 feet. The actual slope will need to be verified.

Fletcher – How does the proposed trail connect to the existing trail network?

Perez – The proposed trail will connect to the proposed trails within the subdivisions to the west and the future trail along the south side of Wilson Avenue (none of these have been built as the surrounding properties are mostly vacant)

Douglass – Commented that fencing should be provided at the trail entrance on Wilson and asked who would be required to install the trail on the south side of Wilson Avenue and why is there not a midblock crossing.

Perez – The trail on the south side of Wilson Avenue will be constructed by the future developer of that property. The Engineering Department will need to be consulted regarding the midblock crossing due to traffic safety and circulation considerations. Equestrian users will cross at the roundabout/intersection at East Avenue and Wilson Avenue.

Jones – Is there a median/island on Wilson Avenue?

Applicant – A median will be constructed with the project.

Jones – Why is a zone change proposed? Is the density compatible?

Perez – The proposed zoning amendment will make the project consistent with the zoning of the subdivisions to the west.

Fletcher – Why is the project being reviewed by the Trails Advisory Committee (TAC) before the Design Review Committee (DRC)?

Perez and Smith – As the TAC only meets once a month and DRC meets twice a month, the timing of the reviews is the result of when the project was deemed ready for review and the available dates on the schedule (typically the next available date).

Tisler – What are the design requirements for bike paths?

Perez – The design requirements are described in the Etiwanda North Specific Plan (the design detail from this document was shown to the Committee).

Douglass – Will water bars be provided in the trails?

Perez – They will be conditioned to be provided in areas that have a slope exceeding 8%.

Oaxaca – Context and compatibility are important when doing a zone change. Requested that the minutes from this meeting be provided at the Design Review Committee meeting for this project (on October 18th).

Douglass – Opposed the proposed downgrade to Low (Residential) density. More information needed regarding the midblock crossing (reasoning for its absence) and whether or not there will be water bars in the trail.

General comment #1 from all – More information needs to be provided to show the Committee that Wilson Avenue will be a “complete” street with all required amenities for equestrian, pedestrian, and bicycling purposes.

General comment #2 from all – The Committee needs to see how the proposed trail connects with the overall system. A map identifying the location of existing and proposed trails in the vicinity of the project site needs to be provided.

General comment #3 – Staff should provide each of the Committee members a copy of the design/technical standards for the trails and the associates features and amenities.

4. Public Comment:

Larry Henderson (representing the Alta Loma Riding Club):

How does the proposed trail connect to the trails system?

Add midblock crossing with traffic signals.

The Alta Loma Riding Club opposes the project from a land use standpoint (zone change).

The Applicant did not want to participate in the Development Agreement when the City annexed the properties to the west of the project site. (Applicant responded that that was incorrect)

The context of the project and its relationship to surrounding properties is not provided.

The City has not fulfilled its obligation to complete the required equestrian facility at this general location – it will not be built if this project is approved.

Why was there no workshop?

5. Decision:

The Committee unanimously voted to continue the item to November 9th in order for Staff and/or the Applicant to provide information relating to the location of the existing trail network in the vicinity of the project site and information showing how the trails proposed for this project would result in a 'complete' street. A copy of the design/technical standards for the trails and the associated features and amenities will be provided for all future Trails Advisory Committee meetings.

Staff: Dominick Perez, Associate Planner

Staff Coordinator: Mike Smith, Senior Planner

Trails Committee Members Present: Francisco Oaxaca, Rich Fletcher, Victoria Jones, Carol Douglass, Tom Tisler

Item B:

- 1. Staff provided an oral report**
- 2. Applicant Danny Morel provided background and general statements about the project**
- 3. The Committee asked Staff and the Applicant questions about the project and provided comments as follows:**

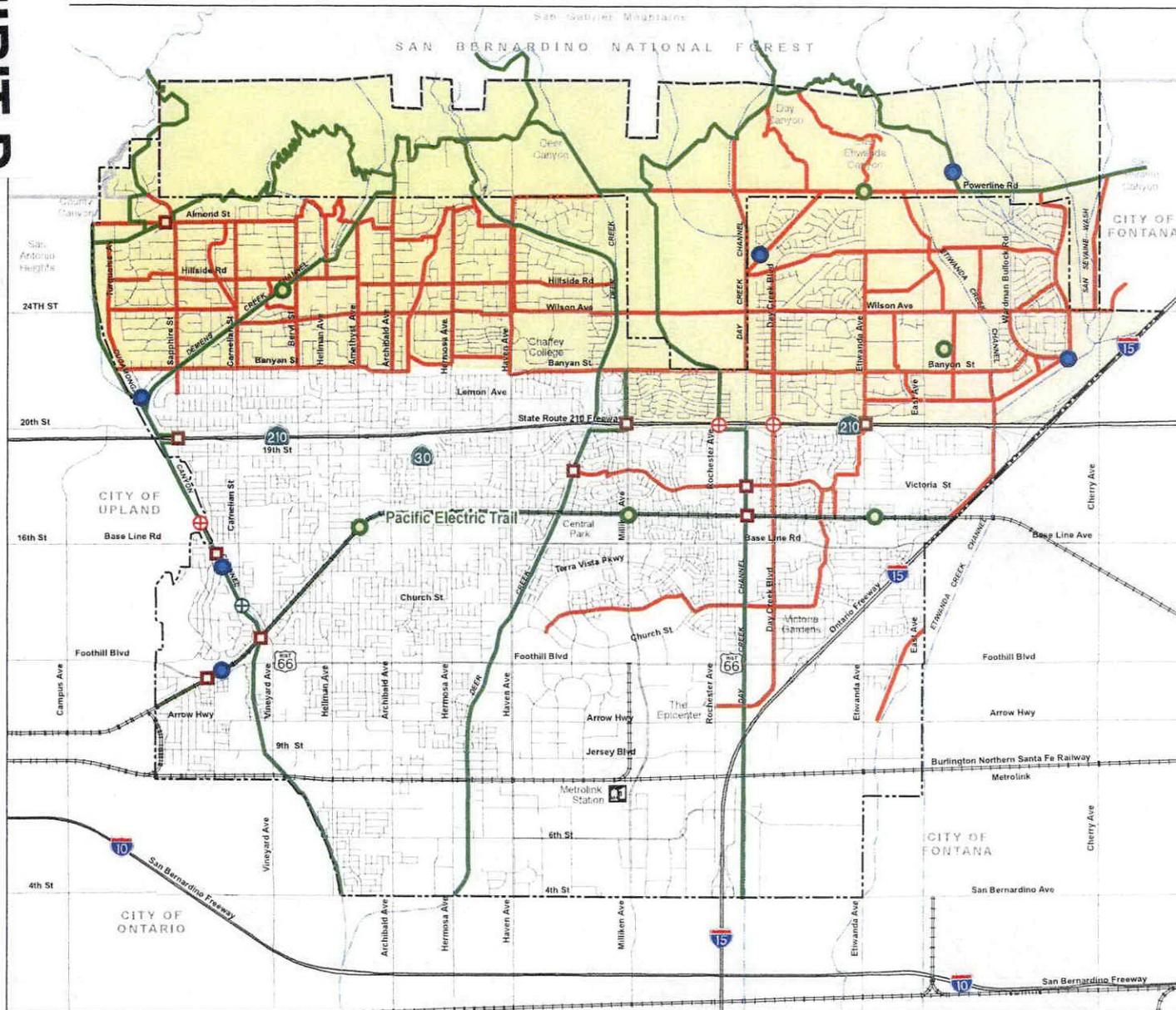
Tisler – Is there connectivity between the project site and future residential development to the south?

Perez – Yes, when development on the property to the south is proposed, the developer will be required to construct an independent internal network of local feeder trails. The applicant's proposal only eliminates part of the local feeder trail at the rear of his property – other segments will remain in place to ensure connectivity.

Jones – A better exhibit is needed. More information is needed.

Oaxaca – Ok with this request.

Douglass – As a condition of approval, a double-wide gate shall be required to allow access from the subject property and the remaining segment of the trail.



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, 2009.



Figure CS-3:
Hiking and Riding Trails
Master Plan

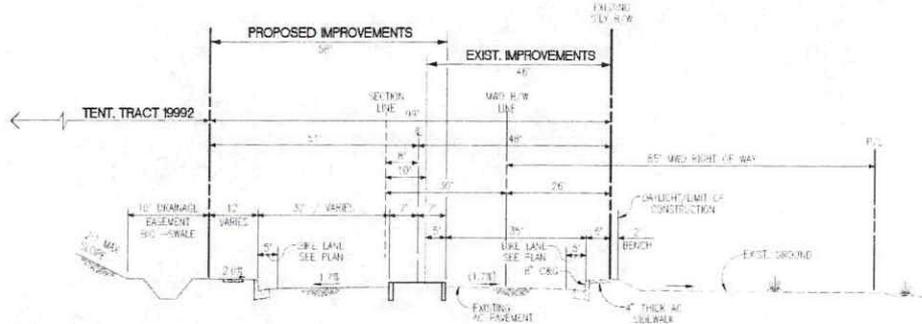
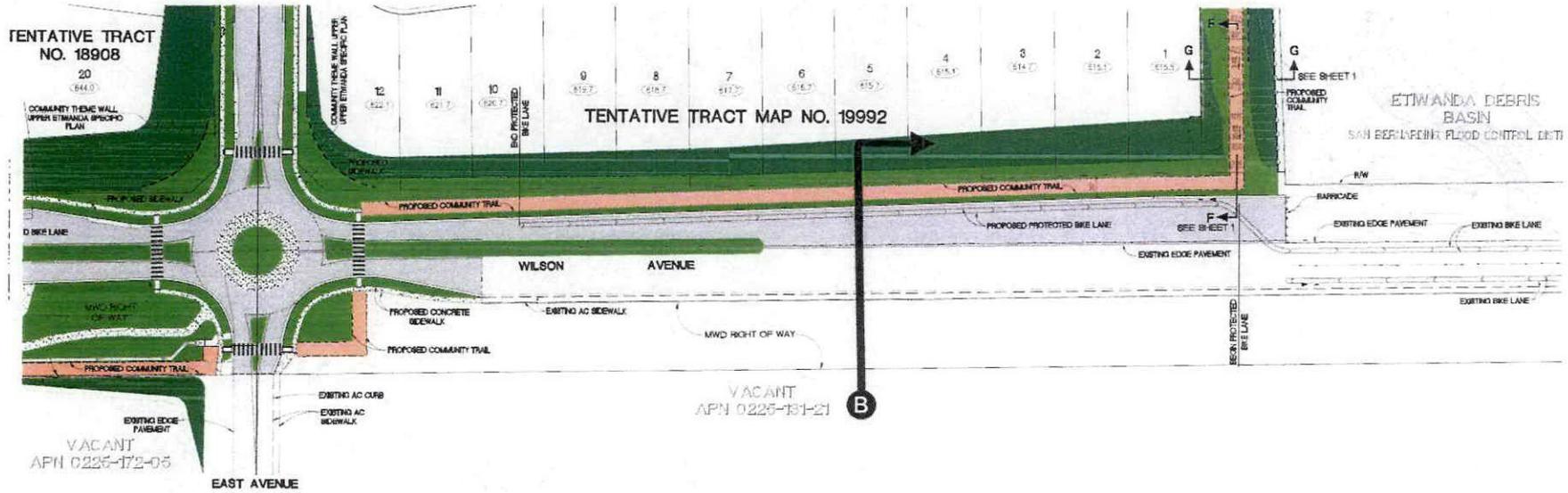
NEIGHBORHOOD DENSITY MAP SUBTT1992



TRAILS CONNECTIVITY MAP SUBTT19992



**WILSON AVENUE BIKE LANE EXHIBIT
SUBTT19992**



LEGEND

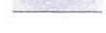
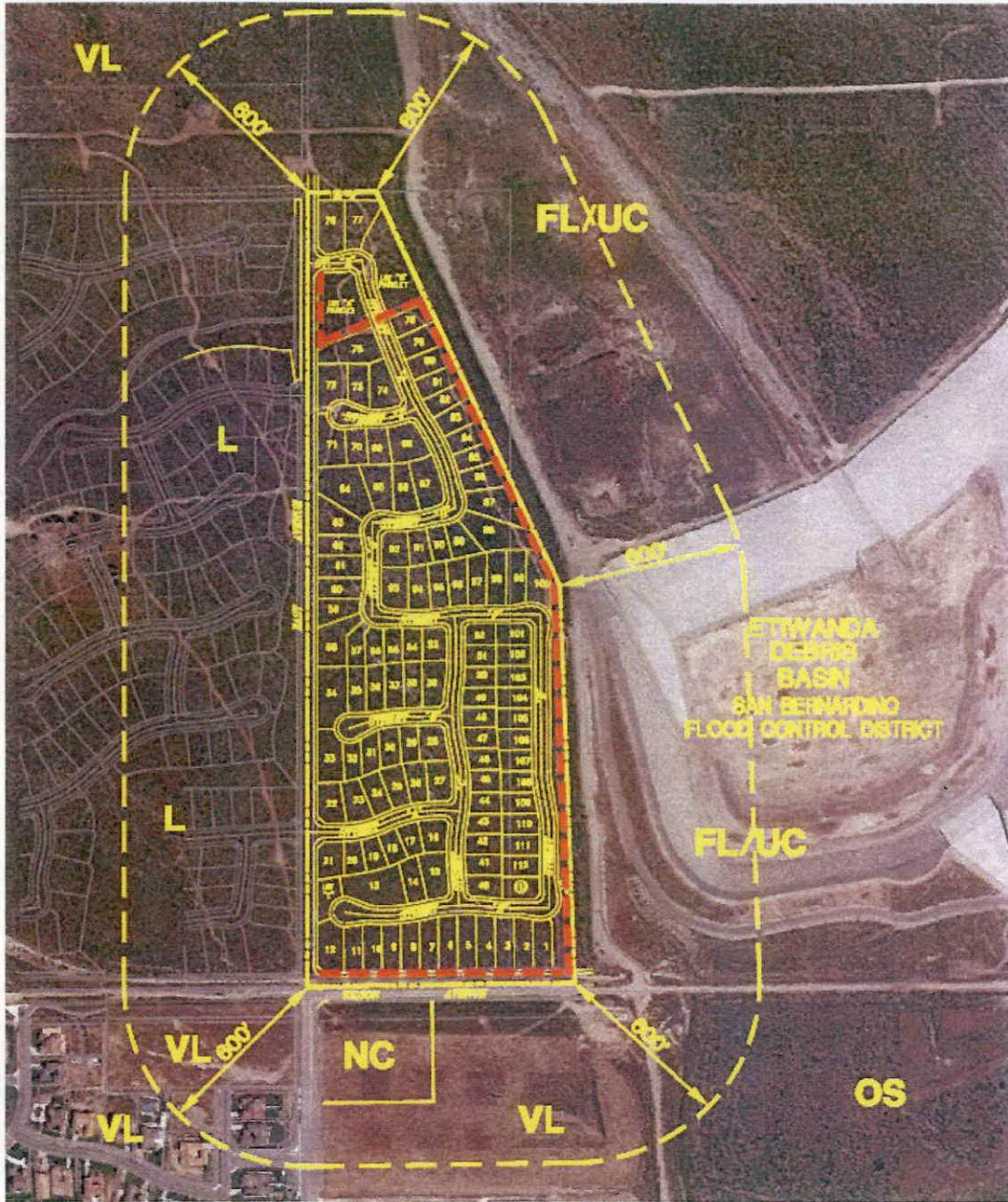
-  COMMUNITY TRAIL
-  CONCRETE SIDEWALK
-  SLOPE
-  PROPOSED PAVING
-  EXISTING PAVING
-  LANDSCAPE AREA
-  BIKE LANE
-  MAINTENANCE/DRIVE ACCESS

EXHIBIT H

Item A - 14



Legend

Planned 20-foot wide
Community Trail



- SHEET INDEX:**
- 1 SITE UTILIZATION
 - 24 CONCEPTUAL DRAINAGE PLAN
 - 5 GRADING SECTION
 - 57 PRELIMINARY WQMP SITE PLAN
 - 8 TENTATIVE TRACT MAP COVER
 - 541 TENTATIVE TRACT MAP
 - 12 CULTIVEL MAP
- LEGEND***
- [L] LOW DENSITY RESIDENTIAL
 - [VL] VERY LOW DENSITY RESIDENTIAL
 - [NC] NEIGHBORHOOD COMMERCIAL
 - [FLOOD] FLOOD CONTROL/UTILITY CORRIDOR
 - [OS] OPEN SPACE
- *SOURCE: ETWANGA NORTH SPECIFIC PLAN CITY OF RANCHO CUCAMONGA LAND USE PLAN

PREPARED FOR:

OWNER:
A & J RESOURCES (SUN) CORP-08-05
C/O BOA DEVELOPMENT
SUN-CO AIRPORT LOOP DRIVE
CORA WEA, CALIF 91709

YOUTH & FAMILY THREATEN (SUN) CORP-08-05
SUN WEST COMMERCIAL CENTER
ELIZAVIA, ORE, 97110

DEVELOPER:
MCA DEVELOPMENT
SUN-CO AIRPORT LOOP DRIVE
CORA WEA, CALIF 91709
CONTACT THROUGH NEW ADDRESS
C/O BOA-08-05
RESOURCES/BOA/RESOURCES/DEVELOPMENT



**TENTATIVE
TRACT NO. 19992**
RESIDENTIAL LOTS 1-110

**SITE UTILIZATION
SUBTT19992**

Date Prepared: AUGUST 4, 2010
Sheet 1 of 12

CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



SEE SHEET NO. 9

SEE SHEET NO. 11

TRACT NO. 19072-1

STEWANDA DEBOS BASIN
SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT

1.58 AC
LOT C
DRAINAGE
LOT

PREPARED FOR:

SCHEIDT
A & B RESOURCES (WV) (DP-04-05)
C/O BOLA DEVELOPMENT
594-02 AIRPORT LOOP DRIVE
COLUMBIA, CALIF. 95026

YURT & FAMILY TRUST (WV) (DP-04-05)
594 WEST EDWARDS STREET
ALEXANDRIA, CALIF. 9014

DEVELOPER
WV DEVELOPMENT
594-02 AIRPORT LOOP DRIVE
COLUMBIA, CALIF. 95026
CONTACT: PETER BEN ACKERSON
ONE BIRCH LANE
BERNARDINO COUNTY, CALIF. 92404

PREPARED BY:

MDS CONSULTING
FURNISHED: CONTRACTUAL DOCUMENTS

TENTATIVE TRACT NO. 19992
RESIDENTIAL LOTS 1-115
TENTATIVE TRACT MAP
SUBTT19992

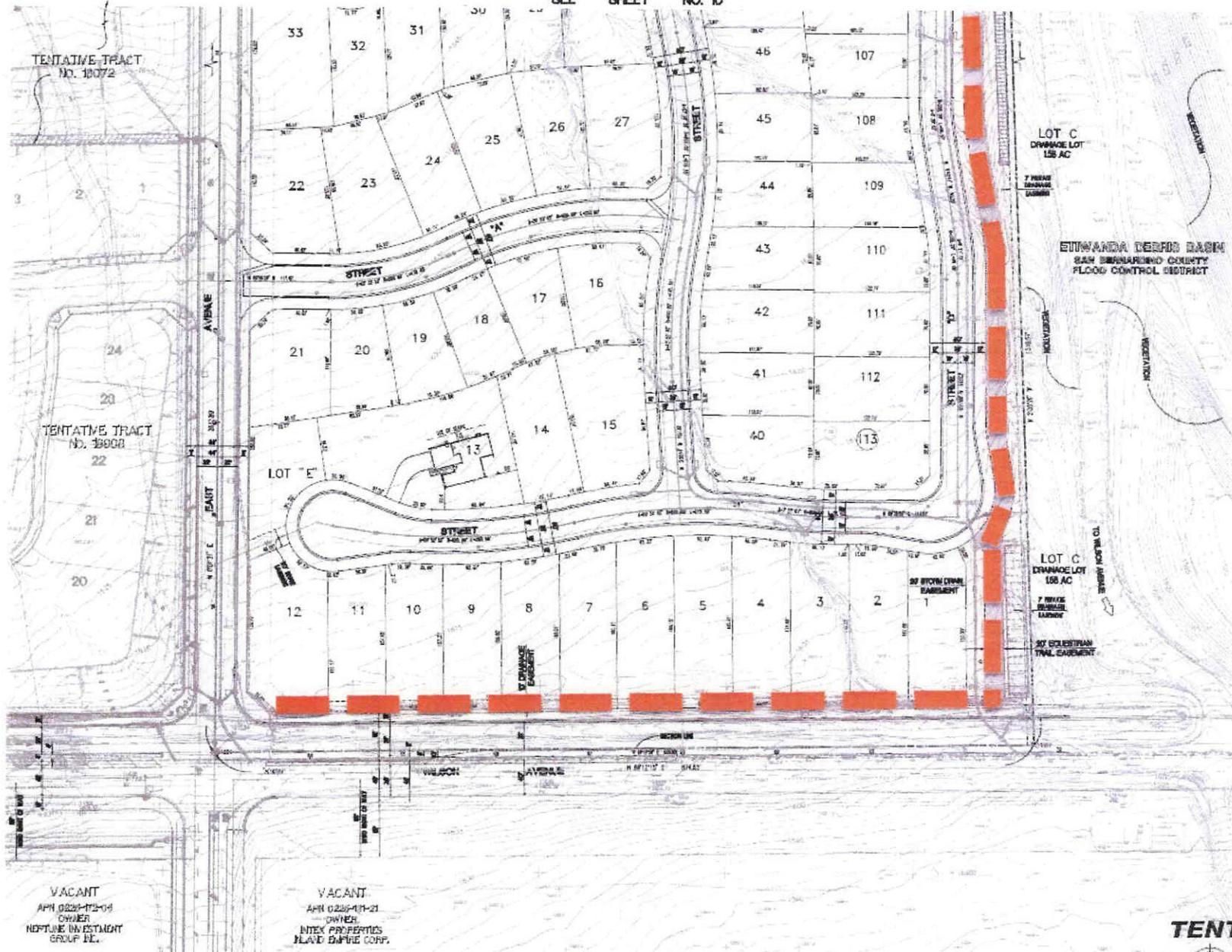


Date Prepared: MARCH 4, 2008
Sheet 10 of 12

CITY OF RANCHO OCKAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

Item A-17

SEE SHEET NO. 10



TENTATIVE TRACT NO. 19072

TENTATIVE TRACT NO. 19068

LOT C DRAINAGE LOT 158 AC

STEWARTS DEEPER BASIN SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

LOT C DRAINAGE LOT 168 AC

VACANT
 APN 0221-173-01
 OWNER
 NEPTUNE INVESTMENT GROUP LLC

VACANT
 APN 0225-111-21
 OWNER
 INTEX PROPERTIES FLAND BARRE CORP.

PREPARED FOR:
 SUNDRI
 A B J RESOURCES 1491 104-04-85
 CIVIL DEVELOPMENT
 894-02 AIRPORT LOOP DRIVE
 COSTA MESA, CALIF 92626
 YUEN & PAULY TRUSTEES 1047-04-80
 816 WEST EDWARDS STREET
 GLENDALE, CALIF. 91201
 DEVELOPER:
 MCH DEVELOPMENT
 884-02 AIRPORT LOOP DRIVE
 COSTA MESA, CALIF 92626
 CONTACT: PETER BEN ANDERSON
 CIVIL ENGINEER
 856-2255@MCHDEVELOPMENT.COM

PREPARED BY:
MDS CONSULTING
 REGISTERED ENGINEERS ARCHITECTS

TENTATIVE TRACT NO. 19992
 RESIDENTIAL LOTS 1-110
TENTATIVE TRACT MAP
 SUBTT19992



Date Prepared: MARCH 4, 2008
 Sheet 11 of 12
 CITY OF RANCHO OCUAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA