



city of RANCHO CUCAMONGA

10500 Civic Center Drive ♦ Rancho Cucamonga, CA 91730-3801

City Office: (909) 477-2700

AGENDAS

FIRE PROTECTION DISTRICT BOARD SUCCESSOR AGENCY PUBLIC FINANCING AUTHORITY CITY COUNCIL

WEDNESDAY, MAY 20, 2015

REGULAR MEETINGS

1st and 3rd Wednesdays ♦ 7:00 P.M.

ORDER OF BUSINESS

CLOSED SESSION **Tapia Conference Room..... 5:00 P.M.**

Call to Order

Public Communications

City Manager Announcements

Conduct of Closed Session

REGULAR MEETINGS **Council Chambers 7:00 P.M.**

MEMBERS

| | |
|-----------------|---------------------------|
| MAYOR | L. Dennis Michael |
| MAYOR PRO TEM | Sam Spagnolo |
| COUNCIL MEMBERS | William Alexander |
| | Lynne B. Kennedy |
| | Diane Williams |
| CITY MANAGER | John R. Gillison |
| CITY ATTORNEY | James L. Markman |
| CITY CLERK | Janice C. Reynolds |
| CITY TREASURER | James C. Frost |





INFORMATION FOR THE PUBLIC



CITY OF CUCAMONGA

TO ADDRESS THE FIRE BOARD, SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY AND CITY COUNCIL

The Fire Board, Successor Agency, Public Financing Authority and City Council encourage free expression of all points of view. To allow all persons to speak, given the length of the Agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement from the audience.

The public may address the Fire Board, Successor Agency, Public Financing Authority and City Council by filling out a speaker card and submitting it to the City Clerk. The speaker cards are located on the wall at the back of the Chambers, at the front desk behind the staff table and at the City Clerk's desk. If as part of your presentation, you would like to display visual material, please see the City Clerk before the meeting commences. Any handouts for the Fire Board, Successor Agency, Public Financing Authority or City Council should be given to the City Clerk for distribution.

During "Public Communications," your name will be called to speak on any item listed or not listed on the agenda in the order in which it was received. The "Public Communications" period will not exceed one hour prior to the commencement of the business portion of the agenda. During this one hour period, all those who wish to speak on a topic contained in the business portion of the agenda will be given priority, and no further speaker cards for these business items (with the exception of public hearing items) will be accepted once the business portion of the agenda commences. Any other "Public Communications" which have not concluded during this one-hour period may resume after the regular business portion of the agenda has been completed. Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak.

If you are present to speak on an "Advertised Public Hearing" or on an "Administrative Hearing" Item(s), your name will be called when that item is being discussed, in the order in which it was received. Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak.

AGENDA BACK-UP MATERIALS

Staff reports and back-up materials for agenda items are available for review at the City Clerk's counter, the City's Public Library(-ies) and on the City's website. A complete copy of the agenda is also available at the desk located behind the staff table during the Council meeting.

LIVE BROADCAST

Fire Board, Successor Agency, Public Financing Authority and City Council meetings are broadcast live on Channel 3 for those with cable television access. Meetings are rebroadcast on the second and fourth Wednesdays of each month at 11:00 a.m. and 7:00 p.m. The City has added the option for customers without cable access to view the meetings "on-demand" from their computers. The added feature of "Streaming Video On Demand" is available on the City's website at www.cityofrc.us/cityhall/council/videos.asp for those with Hi-bandwidth (DSL/Cable Modem) or Low-bandwidth (Dial-up) Internet service.

The Fire Board, Successor Agency, Public Financing Authority and City Council meet regularly on the first and third Wednesday of the month at 7:00 p.m. in the Council Chambers located at 10500 Civic Center Drive.

Members of the City Council also sit as the Fire Board, Successor Agency, Public Financing Authority and City Council.

Copies of the agendas and minutes can be found @ www.cityofrc.us



If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at (909) 477-2700. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

Please turn off all cellular phones and pagers while the meeting is in session.



RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
PUBLIC FINANCING AUTHORITY AND
CITY COUNCIL AGENDA**

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MAY 20, 2015

**A. 5:00 P.M. – CLOSED SESSION
CALL TO ORDER – TAPIA CONFERENCE ROOM**

- A1. Roll Call: Mayor Michael
Mayor Pro Tem Spagnolo
Council Members Alexander, Kennedy and Williams

**CLOSED SESSION CALLED TO ORDER AS THE
FIRE PROTECTION DISTRICT AND CITY COUNCIL.**

B. ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

C. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEM(S)

**D. CITY MANAGER ANNOUNCEMENTS
(NO DISCUSSION OR ACTION WILL OCCUR)**

E. CONDUCT OF CLOSED SESSION – TAPIA CONFERENCE ROOM

- E1. CONFERENCE WITH LABOR NEGOTIATOR ROBERT NEIUBER, HUMAN RESOURCES DIRECTOR PER GOVERNMENT CODE SECTION 54954.2 REGARDING LABOR NEGOTIATIONS WITH THE SAN BERNARDINO PUBLIC EMPLOYEES ASSOCIATION TEAMSTERS LOCAL 1932, RANCHO CUCAMONGA CITY EMPLOYEES ASSOCIATION, AND FIRE MANAGEMENT EMPLOYEE GROUP. – CITY, FIRE

F. RECESS

CLOSED SESSION TO RECESS TO THE REGULAR FIRE PROTECTION DISTRICT, PUBLIC FINANCING AUTHORITY, SUCCESSOR AGENCY AND CITY COUNCIL MEETINGS AT 7:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, LOCATED AT 10500 CIVIC CENTER DRIVE, RANCHO CUCAMONGA, CALIFORNIA.



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G. REGULAR MEETING CALL TO ORDER – 7:00 P.M. COUNCIL CHAMBERS

THE REGULAR MEETINGS OF THE FIRE PROTECTION DISTRICT, PUBLIC FINANCING AUTHORITY, SUCCESSOR AGENCY AND CITY COUNCIL WILL BE CALLED TO ORDER. IT IS THE INTENT TO CONCLUDE THE MEETINGS BY 10:00 P.M., UNLESS EXTENDED BY CONCURRENCE OF THE FIRE BOARD, AUTHORITY BOARD AND COUNCIL.

- G1. Pledge of Allegiance
- G2. Roll Call: Mayor Michael
Mayor Pro Tem Spagnolo
Council Members Alexander, Kennedy and Williams

H. ANNOUNCEMENTS/PRESENTATIONS

- H1. Presentation of Proclamations to the City and to Cucamonga Valley Water District declaring May as "Save Our Water Month".
- H2. Recognition of and appreciation for Southern California Edison, San Bernardino County Flood Control, and San Bernardino County Land Use Services for their assistance with weed and fire hazard abatement in the Rancho Cucamonga.
- H3. Proclamation declaring May as Building and Safety Month.
- H4. Proclamation declaring May 2015 as Pediatric Stroke Awareness Month.
- H5. Introduction of the City's New Park Rangers.
- H6. Honoring Peace Officer Memorial Day.

I. PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the Fire Protection District, Public Financing Authority Board, Successor Agency and City Council on any item listed or not listed on the agenda. State law prohibits the Fire Protection District, Public Financing Authority Board, Successor Agency and City Council from addressing any issue not previously included on the Agenda. The Fire Board, Public Financing Authority Board, Successor Agency and City Council may receive testimony and set the matter for a subsequent meeting.

Comments are to be limited to five minutes per individual or less, as deemed necessary by the Mayor, depending upon the number of individuals desiring to speak. All communications are to be addressed directly to the Fire Board, Authority Board, Successor Agency or City Council not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting.

The public communications period will not exceed one hour prior to the commencement of the business portion of the agenda. During this one hour period, all those who wish to speak on a topic contained in the business portion of the agenda will be given priority, and no further speaker cards for these business items (with the exception of public hearing items) will be accepted once the business portion of the agenda commences. Any other public communications which have not concluded during this one hour period may resume after the regular business portion of the agenda has been completed.



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FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY AND CITY COUNCIL AGENDA

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CONSENT CALENDARS:

The following Consent Calendar items are expected to be routine and non-controversial. They will be acted upon by the Fire Board/Successor Agency/Authority Board/Council at one time without discussion. Any item may be removed by a Fire Board/Successor Agency/Authority Board/Council Member for discussion.

J. CONSENT CALENDAR – FIRE PROTECTION DISTRICT

- J1. Consideration to approve Minutes of: May 6, 2015 (Regular Meeting) ---
- J2. Consideration to approve Check Register dated April 29, 2015 through May 12, 2015 for the total of \$444,663.52. 1
- J3. Consideration to receive and file current Investment Schedule as of April 30, 2015. 9

K. CONSENT CALENDAR – SUCCESSOR AGENCY

- K1. Consideration to approve Minutes of: May 6, 2015 (Regular Meeting) ---

L. CONSENT CALENDAR – PUBLIC FINANCING AUTHORITY

- L1. Consideration to approve Minutes of: May 6, 2015 (Regular Meeting) ---

M. CONSENT CALENDAR – CITY COUNCIL

- M1. Consideration to approve Minutes of: May 6, 2015 (Special City Council Meeting – Team Presentations) and May 6, 2015 (Regular Meeting) ---
- M2. Consideration to approve Check Register dated April 29, 2015 through May 12, 2015 and payroll ending May 12, 2015 for the total of \$5,171,084.55. 15
- M3. Consideration to receive and file current Investment Schedule as of April 30, 2015. 23
- M4. Consideration to appropriate \$100,419 into Account No. 1001314-5303 and approval to execute Professional Services Agreement with PlaceWorks in the amount of \$91,290 and an allocation of a 10% contingency of \$9,129 for a total expenditure of \$100,419 for the peer review of the draft Initial Study, Notice of Preparation, Environmental Impact Report, technical reports, and response to comments prepared by BonTerra Psomas for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project) to be funded from Account No. 1001314-5303. 35
- M5. Consideration to execute a Professional Services Agreement with Sargent Town Planning not to exceed \$1,361,956 for consultant services and allocation of a 15% contingency for a total expenditure of \$1,566,249 for the preparation of an Environmental Impact Report (EIR) and associated entitlements for the North Eastern Sphere Annexation Project and for the authorization to appropriate \$1,566,249 from the Sphere of Influence Issues Reserve into Account No. 100314-5300 (contract services) for the City initiated annexation. 100



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M6. Consideration to authorize the purchase of one (1) CNG One Ton SRW Extended Cab utility truck from Frontier Ford, of Santa Clara, California, in accordance with Request for Bid ("RFB") #14/15-013 (replacing unit #812) in the amount of \$52,960.48 from account number 1712001-5604 (Equipment/Vehicle Replacement Fund). **126**

M7. Consideration to accept the "Civic Center – Roof Restoration Project", Contract No. 14-200, as complete, release the Faithful Performance Bond, accept a Maintenance Bond, release the Labor and Materials Bond; approve a Resolution authorizing the Public Works Services Director to file a Notice of Completion, release of the retention 35 days after acceptance; and approve the final contract amount of \$213,832. **127**

RESOLUTION NO. 15-064 **129**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE "CIVIC CENTER – ROOF SYSTEM RESTORATION PROJECT", CONTRACT NO. 14-200 AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

M8. Consideration to reject all bids received for the "Illuminated Street Name Sign Replacement – FY 14/15" project as non-responsive to the needs of the City. **130**

M9. Consideration of approval to authorize the advertising of the "Notice Inviting Bids" for the Demolition and Reclamation of the Existing Buildings at the Future Los Amigos Park Project. **131**

RESOLUTION NO. 15-065 **132**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE "DEMOLITION AND RECLAMATION OF THE EXISTING BUILDINGS AT THE FUTURE LOS AMIGOS PARK PROJECT" IN SAID CITY AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS

M10. Consideration of release of Maintenance Guarantee Bond No. 024047250 in the amount of \$2,695.00, for the Cultural Center Lobby Painting project, Contract No. 13-290. **136**

M11. Consideration to approve an Improvement Agreement extension for DRC2014-00378, located northwest corner of 6th Street and Rochester Avenue, submitted by Dedeaux Properties, LLC. **137**

RESOLUTION NO. 15-066 **139**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING IMPROVEMENT AGREEMENT EXTENSION AND IMPROVEMENT SECURITY FOR DRC2014-00378

M12. Consideration of approval to accept Improvements and file a Notice of Completion for landscape improvements for Tact 16324 located at the north and south sides of Colonbero between Wardman Bullock and Ambleside and the east side of Ambleside from Colonbero north to the tract boundary, submitted by Meritage Homes of California, Inc. **140**



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RESOLUTION NO. 15-067

142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE PUBLIC LANDSCAPE IMPROVEMENTS FOR TRACT 16324 AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

M13. Approval to award and authorize the execution of a Professional Services Agreement in the amount of \$38,530 with Albert Grover & Associates, and authorize the expenditure of a 10% contingency in the amount of \$3,853 for the Traffic Signal Design Services at the Intersections of Carnelian Street at Banyan Street and Sixth Street at Utica Avenue and Left Turn Modifications at 3 Intersections along Milliken Avenue, to be funded from Transportation funds, Account Nos. 11243035650/1875124-0, 11243035650/1887124-0, 11243035650/1889124-0.

143

M14. Consideration of approval of Map, Improvement agreement, Improvement Securities, Monumentation Cash Deposit, ordering the annexation to Landscape Maintenance District No. 1 and Street Light Maintenance District Nos. 1 and 2 for Tract Map 18976 and release of real property liens for Assessor Parcel Numbers 207-262-01, 207-262-02 and 207-262-03, located on the east side of Madrone Avenue, south of Arrow Route, submitted by Madrone & Arrow LLC, a California Limited Liability Company.

145

RESOLUTION NO. 15-068

148

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING FINAL MAP, IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITIES AND MONUMENTATION CASH DEPOSIT FOR TRACT 18976

RESOLUTION NO. 15-069

149

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO LANDSCAPE MAINTENANCE DISTRICT NO. 1 (GENERAL CITY) FOR TRACT 18976

RESOLUTION NO. 15-070

156

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 1 (ARTERIAL STREETS) FOR TRACT 18976

RESOLUTION NO. 15-071

163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 2 (LOCAL STREETS) FOR TRACT 18976



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RESOLUTION NO. 15-072

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RELEASING REAL PROPERTY LIENS FOR ASSESSOR PARCEL NUMBERS 207-262-01, 207-262-02 AND 207-262-03 FROM HC VINEYARD, LLC (PARCEL MAP 16141)

M15. Consideration of approval of Map, Improvement Agreement, Improvement Securities, Monumentation Cash Deposit and ordering the annexation to Landscape Maintenance District No. 7 and Street Light Maintenance District Nos. 1 and 7 for Parcel Map 19528, located on the south side of Banyan Street, east of East Avenue, submitted by DIAR LLC, a California Limited Liability Company.

171

RESOLUTION NO. 15-073

173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING FINAL MAP, IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITIES AND MONUMENTATION CASH DEPOSIT FOR PARCEL MAP 19528

RESOLUTION NO. 15-074

174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO LANDSCAPE MAINTENANCE DISTRICT NO. 7 (NORTH ETIWANDA) FOR PARCEL MAP 19528

RESOLUTION NO. 15-075

179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 1 (ARTERIAL STREETS) FOR PARCEL MAP 19528

RESOLUTION NO. 15-076

184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 7 (NORTH ETIWANDA) FOR PARCEL MAP 19528

M16. Consideration of approval of Improvement Agreement Extension for Tract 18212, located at the north east corner of Base Line Road and San Carmela Court, submitted by DR Horton Los Angeles Holding Company Inc.

189

RESOLUTION NO. 15-077

191

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING IMPROVEMENT AGREEMENT EXTENSION AND IMPROVEMENT SECURITY FOR TRACT 18212



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M17. Consideration of approval of a Resolution declaring intention to establish West-Side Neighborhood Parks and Street Lighting Community Facilities District No. 1 of the City of Rancho Cucamonga and to authorize the levy of a special tax therein to finance certain facilities and services.

192

RESOLUTION NO. 15-079

194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH WEST-SIDE NEIGHBORHOOD PARKS AND STREET LIGHTING COMMUNITY FACILITIES DISTRICT NO. 1 OF THE CITY OF RANCHO CUCAMONGA AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE CERTAIN FACILITIES AND SERVICES

**N. ADVERTISED PUBLIC HEARINGS
CITY COUNCIL**

The following items have been advertised and/or posted as public hearings as required by law. The Mayor will open the meeting to receive public testimony.

N1. GENERAL PLAN AMENDMENT DRC2015-00455 AND ADDENDUM TO GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH #2000061027) - City of Rancho Cucamonga - A proposed amendment to the General Plan for various minor technical and conforming amendments to correct inconsistencies in the text and General Plan Land Use Map; amending the Park (P) designation to Low Medium (LM) Residential for a parcel located on the northwest corner of Kenyon Way and Lark Drive, and an amendment to the Floor Area Ratio (FAR) for hotels and motels in the Industrial Park (IP) Land Use designation to make the hotel and motel FAR consistent with similar Land Use classifications.

209

RESOLUTION NO. 15-080

220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT DRC2015-00455, A PROPOSED AMENDMENT TO THE GENERAL PLAN FOR VARIOUS MINOR TECHNICAL AND CONFORMING AMENDMENTS TO CORRECT INCONSISTENCIES IN THE TEXT AND GENERAL PLAN LAND USE MAP; AMENDING THE PARK (P) DESIGNATION TO LOW MEDIUM (LM) RESIDENTIAL FOR A PARCEL LOCATED ON THE NORTHWEST CORNER OF KENYON WAY AND LARK DRIVE; AND AN AMENDMENT TO THE FLOOR AREA RATIO (FAR) FOR HOTELS AND MOTELS IN THE INDUSTRIAL PARK (IP) LAND USE DESIGNATION TO MAKE THE HOTEL AND MOTEL FAR CONSISTENT WITH SIMILAR LAND USE CLASSIFICATIONS, AND MAKING FINDINGS IN SUPPORT THEREOF



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**O. CITY MANAGER'S STAFF REPORTS
CITY COUNCIL**

The following items have no legal publication or posting requirements.

O1. Update on the City's New Park Ranger Program.

230

O2. Consideration of the Circulation Master Plan for Bicyclists and Pedestrians (CMP).

231

P. COUNCIL BUSINESS

The following items have been requested by the City Council for discussion.

P1. INTER-AGENCY UPDATES (Update by the City Council to the community on the meetings that were attended.)

P2. COUNCIL ANNOUNCEMENTS (Comments to be limited to three minutes per Council Member.)

Q. IDENTIFICATION OF ITEMS FOR NEXT MEETING

R. ADJOURNMENT

CERTIFICATION

I, Linda A. Troyan, MMC, City Clerk Services Director of the City of Rancho Cucamonga, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on May 14, 2015, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California, and on the City's website.


Cor. Linda A. Troyan, MMC
City Clerk Services Director
City of Rancho Cucamonga

May 6, 2015

CITY OF RANCHO CUCAMONGA

CLOSED SESSION, FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
PUBLIC FINANCING AUTHORITY AND CITY COUNCIL REGULAR MEETINGS MINUTES

A. CALL TO ORDER

The Rancho Cucamonga City Council held a closed session on Wednesday, May 6, 2015 in the Tapia Room at the Civic Center, 10500 Civic Center Drive, Rancho Cucamonga, California. The meeting was called to order at 5:00 p.m. by Mayor L. Dennis Michael.

Present were Council Members: Bill Alexander, Lynne Kennedy, Diane Williams, Mayor Pro Tem Sam Spagnolo and Mayor L. Dennis Michael.

Also present were: John Gillison, City Manager; James L. Markrman, City Attorney; Linda Daniels, Assistant City Manager; Lori Sassoon, Deputy City Manager/Administrative Services; Robert Neuber, Human Resources Director; and Jeff Bloom, Deputy City Manager/Economic and Community Development.

B. ANNOUNCEMENT OF CLOSED SESSION ITEMS

The following closed session items were considered:

- E1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A) – THE INLAND OVERSIGHT COMMITTEE V. CITY OF ONTARIO; CASE NO. CIVRS 1304541 – CITY
- E2. CONFERENCE WITH LABOR NEGOTIATOR ROBERT NEIUBER, HUMAN RESOURCES DIRECTOR PER GOVERNMENT CODE SECTION 54954.2 REGARDING LABOR NEGOTIATIONS WITH THE SAN BERNARDINO PUBLIC EMPLOYEES ASSOCIATION TEAMSTERS LOCAL 1932, RANCHO CUCAMONGA CITY EMPLOYEES ASSOCIATION, AND FIRE MANAGEMENT EMPLOYEE GROUP. – CITY, FIRE

C. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEM(S)

No public communications were made.

D. CITY MANAGER ANNOUNCEMENTS

No discussion or action was taken.

RECESS

The closed session recessed at 6:25 p.m. with no action taken.

*** DRAFT ***

**G. SPECIAL MEETING OF THE CITY COUNCIL ONLY
CALL TO ORDER – 6:30 P.M.
COUNCIL CHAMBERS**

The special meeting of the Rancho Cucamonga City Council convened in the City Council Chamber at the Civic Center, located at 10500 Civic Center Drive, Rancho Cucamonga, California. Mayor L. Dennis Michael called the meeting to order at 6:30 p.m.

Present were Council Members: Bill Alexander, Lynne Kennedy, Diane Williams, Mayor Pro Tem Sam Spagnolo and Mayor L. Dennis Michael.

Also present were: John Gillison, City Manager; Linda Daniels, Assistant City Manager; Linda A. Troyan, City Clerk Services Director and Adrian Garcia, Assistant City Clerk.

Council Member Kennedy gave the Pledge of Allegiance.

H. ITEMS OF BUSINESS

H1. Presentation of Certificates of Recognition to City of Rancho Cucamonga Youth Basketball Division Boys C Cavaliers.

- H1. A. 8 /9 Year Old "C" Division – Cavaliers
Inland Empire Champions
SCMAF (Southern California Municipal Athletic Federation) - Tournament of
League Champions - 2nd Place

Amanda Aburto, Community Services Coordinator, RC Family Sports Center/Youth Basketball, spoke about the City's Youth Basketball Program.

Head Coach Tanya Smith assisted in presenting Certificates of Recognition to the following team members: Harold Bema, Lloyd Bema, Jacob Bonilla, Samuel Coney, Braydon Gulack, Sartaj Jamarai, Seth Reker, Kyle Toy, Tommy Tran and Bruce Wang. The players also received Certificates of Recognition from State Assemblyman Marc Steinorth.

H2. Presentation of Certificates of Recognition to RC Pop Warner Jaguars and Panthers.

- H2. A. Mt. Baldy Championship – Jaguars
9-11 Year Old "Jr. Pee Wee" Division

Michelle Dazalla, Acting Community Services Supervisor – Sports, introduced Kevin Potts, Vice President, Rancho Cucamonga Pop Warner, who spoke about the Pop Warner Jaguars and Panthers teams' accomplishments.

Head Coach Oscar Gallardo along with Assistant Coaches Arron Chaney, Keith Crawford and Anthony Tedesco received and presented Certificates of Recognition acknowledging the following team members: Jayden Barry, Jailen Burrell, Arron Chaney II, Andrew Colada, Delaney Crawford, Davis Davis, Antonio Gallardo, Steven Gonzales, James Grider, Javon Love, Fernando Martinez, Brandon Miller, Daniel Ortiz, Julian Paredes, Nicholas Potts, Jakob Prescher, Christian Ramirez, Adam Reyes, Rhys Romero, Jaiden Smith, Camden Sten, Jack Suttles, Trevor Tedesco, Julian Walker, and Enrique Wicochea.

*** DRAFT ***

H2. B. Mt. Baldy Championship – Panthers
12-15 Year Old “Midget” Division
Regionals - 2nd Place

Head Coach Brock Struiksma received and presented Certificates of Recognition acknowledging the following team members: Jack Adams-Chapman, Daniel Arriola, Jake Cabral (in attendance), Ke’Andre Cage, Keanu Carmona, Richard Cranford, Michael Del Valle, Sean Dollars, Anthony Faris, Ronald Faris, Christian Giron, Andrew Gomez, Christian Gonzales, Ryan Hernandez, Nathaniel La Farge, Reo Mandujano (in attendance), Joseph Pate, Jonathan Perkins, Andrew Reyes, Kaitlyn Sizer (in attendance), Samuel Theil, Kyle Thompson, Caleb Williams, Eric Zambrano

H3. PUBLIC COMMUNICATION ON ITEM LISTED ON THE SPECIAL MEETING AGENDA.

No public communications were made.

I. RECESS

The special meeting adjourned at 6:51 p.m.

J. REGULAR MEETING CALL TO ORDER – 700 P.M. COUNCIL CHAMBER

The regular meetings of the Rancho Cucamonga Fire Protection District, Successor Agency, Public Financing Authority and City Council reconvened in the City Council Chamber at the Civic Center, located at 10500 Civic Center Drive, Rancho Cucamonga, California. Mayor L. Dennis Michael called the meeting to order at 7:00 p.m.

Present were Council Members: Bill Alexander, Lynne Kennedy, Diane Williams, Mayor Pro Tem Sam Spagnolo and Mayor L. Dennis Michael.

Also present were: John Gillison, City Manager; Linda Daniels, Assistant City Manager; James L. Markrman, City Attorney; Linda A. Troyan, City Clerk Services Director and Adrian Garcia, Assistant City Clerk.

Mayor Pro Tem Spagnolo gave the Pledge of Allegiance.

City Manager Gillison reported due to technical difficulties, tonight’s meeting will not be broadcast live but will be available later via the City’s cable TV station and City’s webpage.

In response to a request from Council Member Alexander, Mayor Michael moved Item S1 to after the Consent Calendars.

*** DRAFT ***

K. ANNOUNCEMENTS/PRESENTATIONS

- K1. Presentation of a Proclamation to Assembly Member Marc Steinorth in Recognition of the Steinorth 100 Pet Adoption Fair 2015.

Veronica Fincher, Animal Care and Services Director, introduced Assembly Member Marc Steinorth and spoke about the Steinorth 100 Pet Adoption Fair 2015.

Mayor Michael presented a Proclamation to Assembly Member Marc Steinorth, 40th District, in recognition of his commitment to the community and animals in need by hosting the Steinorth 100 Pet Adoption Fair 2015. A video of the event was shown.

- K2. Announcement of May "National Physical Fitness and Sports Month" Community Activities.

Michelle Dazalla, Acting Community Services Supervisor—Sports, Amanda Aburto, Community Services Coordinator, RC Family Sports Center/Youth Basketball and Jennifer Smith, Community Services Coordinator, Adult Softball/Field Allocations announced May is National Physical Fitness and Sports Month and displayed a power point presentation highlighting community activities.

- K3. National Letter Carrier Food Drive.

Mayor Michael presented a Proclamation to Cheryl Durant, United States Postal Service, Letter Carrier Food Drive Coordinator for Rancho Cucamonga and Ontario, recognizing their food drive on May 9, 2015.

- K4. Proclamation Community Action Partnership of San Bernardino County (CAPSBC) 50th Anniversary.

Recipient was not in attendance; Proclamation to be mailed to Community Action Partnership.

- K5. Proclamation as May Lupus Awareness Month.

Kimberly Dansby, President of the Purple Rose Foundation and Alaina Tillman, Kimberly's Daughter and active Lupus Awareness Supporter received a Proclamation declaring May as Lupus Awareness Month from Mayor Michael.

- K6. Proclamation as American Lung Association.

Mayor Michael presented a Proclamation to Terry Roberts, Executive Director, California American Lung Association, proclaiming the week of May 11, 2015 to be Women's Lung Health Week. Ms. Roberts spoke about Women's Lung Health Week and urged citizens to learn more about detection and treatment of lung cancer and all lung diseases.

L. PUBLIC COMMUNICATIONS

- L1. Luana Hernandez invited everyone to attend the 1st Annual Wine Tasting event on May 30, 2015 from 3:00 to 6:00 p.m. at the Magic Lamp Restaurant and the 5th Annual Classic Car Show on June 27, 2015 from 9:00 to 2:00 p.m. at Sycamore Inn.

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- L2. Jim Heitman, Board Member, Rancho Cucamonga Chamber of Commerce, invited Council to upcoming Chamber events and thanked the City for making Rancho Cucamonga a great place to do business.
- L3. Janet Walton offered prayer for the City of Rancho Cucamonga and the City Council.
- L4. Jim Frost spoke about "Run for the Wall", an annual motorcycle run from LA to DC honoring veterans and prisoners of war and others who can't.
- L5. Victoria Jones invited everyone to attend the 10th Annual Cucamonga Challenge, 5k, 10k or bike ride event, on May 16th at Central Park.
- L6. Ron Purcell spoke about the need for a traffic light at Hemlock and Vineyard.

CONSENT CALENDARS:

The following Consent Calendar items are expected to be routine and non-controversial. They will be acted upon by the Fire Board/Successor Agency/Authority Board/Council at one time without discussion. Any item may be removed by a Fire Board/Successor Agency/Authority Board/Council Member for discussion.

M. CONSENT CALENDAR – HOUSING SUCCESSOR AGENCY

- M1. Consideration to approve Minutes of: April 15, 2015
- M2. Consideration to approve Check Register dated 4/8/2015 through 4/28/2015 for the total of \$289,656.28.
- M3. Consideration of Approval of a Resolution Authorizing Application to the Director of Industrial Relations, State of California for a certificate of consent to self-insure worker's compensation liabilities.

RESOLUTION NO. FD 15-004

A RESOLUTION AUTHORIZING APPLICATION TO THE DIRECTOR OF INDUSTRIAL RELATIONS, STATE OF CALIFORNIA FOR A CERTIFICATE OF CONSENT TO SELF INSURE WORKER'S COMPENSATION LIABILITIES

- M4. Approval of Resolution No. FD 15-005 to confirm current practice of providing for overtime and portal to portal pay for employees assigned to incidents away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for an emergency response.

RESOLUTION NO. FD 15-005

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, APPROVING

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RESOLUTION NO. FD 15-005 TO PROVIDE FOR OVERTIME AND PORTAL TO PORTAL PAY FOR EMPLOYEES ASSIGNED TO INCIDENTS AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT, IN SUPPORT OF AN EMERGENCY INCIDENT, OR PRE-POSITIONED FOR EMERGENCY RESPONSE

- M5. Consideration to approve Amendment No. 004 (CO 03-084) with EMCOR Service/Mesa Energy Systems, Inc. (EMCOR Service), on a month-to-month basis with no fee increase for fiscal year 2015-2016 for HVAC/control work and related energy management systems in the amount of \$206,240 (\$17,186 per month) for City facilities; approve extra repair work for City facilities not to exceed \$215,000 and \$25,000 for Fire District facilities; and perform indoor air quality modifications as needed at city-wide facilities not to exceed \$10,000; to be funded from various City and Fire accounts contingent on the adopted budget for fiscal year 2015-2016.
- M6. Approval to enter into a Professional Services Agreement with Erickson-Hall Construction, of Escondido, for construction management services for the Fire Protection District All Risk Training Center in an amount not to exceed \$1,507,500, and authorize the expenditure of a 10% contingency in the amount of \$150,750, funded from Account No. 3288501-5650/1735288-6317 and appropriate \$1,658,250 (Professional Services Agreement award not to exceed \$1,507,500 plus 10% contingency in the amount of \$150,750) from Fire District Capital Reserves to Account No. 3288501-5650/1735288-6317.
- M7. Approval to donate two (2) surplus Fire Engines (50-92 and 51-92) to local Community Colleges (Mt Sac and Crafton Hills) in support of their Firefighter 1 Academy.
- M8. Approval of Amended Fiscal Year 2014/15 Appropriations.

MOTION: Moved by Mayor Pro Tem Spagnolo, seconded by Council Member Kennedy, to approve the staff recommendations in the staff reports for Consent Calendar Items M1 – M8. Motion carried 5-0.

N. CONSENT CALENDAR – SUCCESSOR AGENCY

- N1. Consideration to approve Minutes of: April 15, 2015

MOTION: Moved by Council Member Williams, seconded by Council Member Kennedy, to approve the Minutes of the April 15, 2015 meeting. Motion carried 5-0.

O. CONSENT CALENDAR – PUBLIC FINANCING AUTHORITY

- O1. Consideration to approve Minutes of: April 15, 2015

MOTION: Moved by Mayor Pro Tem Spagnolo, seconded by Council Member Williams, to approve the Minutes of the April 15, 2015 meeting. Motion carried 5-0.

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P. CONSENT CALENDAR – CITY COUNCIL

- P1. Consideration to approve Minutes of: April 15, 2015
- P2. Consideration to approve Check Register dated 4/8/2015 through 4/28/2015 for the total of \$4,834,867.58.
- P3. Consideration to approve Amendment No. 003 to renew contract CO 13-008 with Able Building Maintenance of Santa Ana, California, with no fee increase and consistent with the original competitive bid process, effective July 1, 2015 through June 30, 2016 for window cleaning services at various City facilities in an amount not to exceed \$78,000 (\$68,000 base amount plus \$10,000 extra work), to be funded from accounts 1001312-5304 (Facilities Maintenance) and 1700312-5304 (Sports Complex); authorize the City Manager or his/her designee to adjust the spending limit of said contract in the future on an as needed basis in accordance with the approved budget and to renew said contract upon mutual consent between the City and contractor for additional one (1) year periods up to a total of seven (7) years ending June 30, 2019.
- P4. Consideration to authorize the purchase of one (1) Traffic Signal Controller Cabinet from Econolite, of Anaheim, California, the most responsive bidder, in the amount of \$58,327.56, in accordance with Request for Bid (“RFB”) #14/15-012 to be funded from account number 1712001-5603 (Equipment/Vehicle Replacement Fund); and authorize an additional appropriation in the amount of \$18,327.56 from the Equipment/Vehicle Replacement (712) fund balance.
- P5. Consideration to approve Amendment No. 004 (CO 03-084) with EMCOR Service/Mesa Energy Systems, Inc. (EMCOR Service), on a month-to-month basis with no fee increase for fiscal year 2015-2016 for HVAC/control work and related energy management systems in the amount of \$206,240 (\$17,186 per month) for City facilities; approve extra repair work for City facilities not to exceed \$215,000 and \$25,000 for Fire District facilities; and perform indoor air quality modifications as needed at city-wide facilities not to exceed \$10,000; to be funded from various City and Fire accounts contingent on the adopted budget for fiscal year 2015-2016.
- P6. Consideration to accept the “LMD-4R Paseo and Park Lighting Project”, Contract No. 14-166, as complete, release the Faithful Performance Bond, accept a Maintenance Bond, authorize the release of the Labor and Materials Bond in the amount of \$137,328 six months after the recordation of said notice if no claims have been received, authorize the release of the retention in the amount of \$7,454.40, 35 days after acceptance; and approve the final contract amount of \$149,088.

RESOLUTION NO. 15-059

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE “LMD-4R PASEO AND PARK LIGHTING PROJECT”, CONTRACT NO. 14-166, AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

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- P7. Consideration to accept the "Parks Painting Project", Contract No. CO 14-264, as complete, release the Faithful Performance Bond, accept a Maintenance Bond, authorize the release of the Labor and Materials Bond in the amount of \$35,450 six months after the recordation of said notice if no claims have been received, authorize the release of the retention in the amount of \$1,772.50, 35 days after acceptance; and approve the final contract amount of \$35,450.

RESOLUTION NO. 15-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE PARKS PAINTING PROJECT, CONTRACT NO. CO 14-264, AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

- P8. Consideration to approve Amendment No. 003 to renew contract (CO12-102) with UtiliQuest through June 30, 2016 with no price increase, in an amount not to exceed \$70,000 annually for underground marking services to be funded from 1001318-5300 (Street Maintenance) and 1170303-5300 (Gas Tax 2105/Prop 111); authorize the City Manager or his/her designee to adjust the spending limit of said contract in the future on an as needed basis in accordance with the approved budget and to renew said contract upon mutual consent between the City and Contractor for additional one (1) year periods up to a total of seven (7) years ending June 30, 2019.
- P9. Approval of Improvement Agreement Extension for Tract 18122, located at the east side of East Avenue, 150' north of 210 freeway, submitted by KB Home Coastal Inc.

RESOLUTION NO. 15-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING IMPROVEMENT AGREEMENT EXTENSION AND IMPROVEMENT SECURITY FOR TRACT 18122

- P10. Consideration of approval to authorize the advertising of the "Notice Inviting Bids" for the FY 2014/2015 Sidewalk Improvements for Bus Stops at Various Locations, to be funded from Gas Tax R&T 7360 and Pedestrian Grant, Article 3 Funds.

RESOLUTION NO. 15-062

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE "FY 2014/2015 SIDEWALK IMPROVEMENTS FOR BUS STOPS AT VARIOUS LOCATIONS", IN SAID CITY AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS

- P11. Consideration to approve an appropriation in the amount of \$35,830.37 to Account No. 1705303-5650 for the approved Haven Avenue Electric Distribution Line Extension project.

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- P12. Consider approval of a Resolution adopting Side Letter Agreements with the Rancho Cucamonga City Employees Association and the San Bernardino Public Employees Association Teamsters Local 1932.

RESOLUTION NO. 15-063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA APPROVING SIDE LETTER AGREEMENTS BETWEEN THE CITY OF RANCHO CUCAMONGA AND THE RANCHO CUCAMONGA CITY EMPLOYEES ASSOCIATION AND THE SAN BERNARDINO PUBLIC EMPLOYEES ASSOCIATION TEAMSTERS LOCAL 1932

- P13. Approval to Execute a Professional Services Agreement with David Taussig and Associates as Assessment Engineer for the refinancing of Bonds Issued from Community Facilities Districts Nos. 2000-01 (South Etiwanda), 2000-02 (Rancho Cucamonga Corporate Park), 2001-01 Improvement Area 1 & 2, 2001-01 Improvement Area 3, 2006-01 (Vintner's Grove), and 2006-02 (Amador on Route 66).
- P14. Approval to Execute a Professional Services Agreement with Best and Krieger LLP, Attorneys at Law, for Legal Services as Bond Counsel for the refinancing of Bonds Issued from Community Facilities Districts Nos. 2000-01 (South Etiwanda), 2000-02 (Rancho Cucamonga Corporate Park), 2001-01 Improvement Area 1 & 2, 2001-01 Improvement Area 3, 2006-01 (Vintner's Grove), and 2006-02 (Amador on Route 66).
- P15. Approval to Execute a Professional Services Agreement with Fieldman, Rolapp & Associates as Financial Advisor to the City for the refinancing of Community Facilities Districts Nos. 2000-01 (South Etiwanda) (CFD 2000-01), 2000-02 (Rancho Cucamonga Corporate Park) (CFD 2000-02), 2001-01 Improvement Area 1 & 2 (CFD 2001-01, IA 1&2), 2001-01 Improvement Area 3 (CFD 2001-01, IA 3), 2006-01 (Vintner's Grove) (CFD 2006-01) and 2006-02 (Amador on Route 66) (CFD 2006-02).
- P16. Approval of Amended Fiscal Year 2014/15 Appropriations.

MOTION: Moved by Council Member Williams, seconded by Council Member Kennedy, to approve Consent Calendar Items P1 – P16. Motion carried 5-0.

S. COUNCIL BUSINESS

The following items have been requested by the City Council for discussion.

- S1. Presentation of status of improvements at Historic Route 66 Gas Station. (Oral Report)

Candyce Burnett, Planning Director, and Mark Steuer, Director of Engineering/City Engineer, gave an update on the Historic Cucamonga Service Station project located at 9670 foothill Boulevard. A video was shown of the building's restoration. No action taken.

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Q. ADVERTISED PUBLIC HEARINGS CITY COUNCIL

The following items have been advertised and/or posted as public hearings as required by law.

- Q1. Consideration to adopt the Federally required 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan, which includes the selection of CDBG Funded Activities, based on a grant allocation of \$783,677.

John Gillison, City Manager, introduced Tom Grahn, Associate Planner, who gave a power point presentation on the item and responded to questions of Council.

Mayor Michael opened the Public Hearing for Item Q1.

Public communications:

Michele Granger, Family Services Association-Senior Nutrition, thanked staff for their recommendation to continue funding their program.

Bonnie Cole, Co-Executive Director, Foothill Family Shelter, expressed gratitude for funding their transitional housing program.

Mayor Michael closed the public hearing.

Council discussion.

Council Member Kennedy thanked staff for their assistance in identifying projects and providing a thorough staff report.

MOTION: Moved by Council Member Williams, seconded by Mayor Pro Tem Spagnolo, to adopt the 2015-2019 Consolidated Plan and 2015-2016 Annual Action Plan. Motion carried 5-0.

R. CITY MANAGER'S STAFF REPORTS CITY COUNCIL

- R1. Report on the Firewise Communities and Ready, Set, Go! prevention and risk reduction programs, and consideration of Board/Council approval for Fire District staff to promote Firewise certification and Ready, Set, Go! preparation with homeowners' associations and neighborhood organizations.

John Gillison, City Manager, introduced Rob Ball, Fire Marshal and Kelley Donaldson, Community Affairs Coordinator/Public Information Officer (PIO), who gave the Staff Report via Power Point presentation.

Council discussion ensued concerning program details and funding.

MOTION: Moved by Council Member Kennedy, seconded by Council Member Williams, to approve the Firewise Communities and Ready, Set, Go! prevention and risk reduction programs, and Fire District staff to promote Firewise certification and Ready, Set, Go! preparation with homeowners' associations and neighborhood organizations. Motion carried 5-0.

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S2. **INTER-AGENCY UPDATES** (Update by the City Council to the community on the meetings that were attended.)

Mayor Michael announced SANBAG (San Bernardino Associated Governments) is scheduled to adopt its Fiscal Year 2015-2016 Budget at the June 3, 2015 Board of Directors Meeting. The budget includes funding from a half cent sales tax increase previously approved by the voters which will be used for transportation corridor system improvements and alternative means of transportation.

Council Member Williams reported SCAG's (Southern California Association of Governments) Regional Council meeting is tomorrow, May 7, 2015.

S3. **COUNCIL ANNOUNCEMENTS** (Comments to be limited to three minutes per Council Member.)

Mayor Michael reported on a recent meeting he and other Mayors had with the Governor concerning the drought.

T. IDENTIFICATION OF ITEMS FOR NEXT MEETING

No items were identified.

U. ADJOURNMENT

The meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Linda A. Troyan, MMC
City Clerk Services Director

Approved: * * * * *

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**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

P1

Agenda Check Register

4/29/2015 through 5/12/2015

| <u>Check No.</u> | <u>Check Date</u> | <u>Vendor Name</u> | <u>City</u> | <u>Fire</u> | <u>Amount</u> |
|------------------|-------------------|---|-------------|-------------|----------------|
| AP 00357876 | 04/29/2015 | ACEY DECY EQUIPMENT INC. | 175.10 | 0.00 | 175.10 |
| AP 00357877 | 04/29/2015 | ADAPT CONSULTING INC | 2,379.15 | 0.00 | 2,379.15 |
| AP 00357878 | 04/29/2015 | AEI-CASC CONSULTING | 743.03 | 0.00 | 743.03 |
| AP 00357879 | 04/29/2015 | AFLAC GROUP INSURANCE | 79.40 | 0.00 | 79.40 |
| AP 00357880 | 04/29/2015 | AFLAC GROUP INSURANCE | 317.54 | 0.00 | 317.54 |
| AP 00357881 | 04/29/2015 | ALL CITY MANAGEMENT SERVICES INC. | 31,167.35 | 0.00 | 31,167.35 |
| AP 00357882 | 04/29/2015 | ALL WELDING | 12,247.20 | 0.00 | 12,247.20 |
| AP 00357883 | 04/29/2015 | ALLIANT INSURANCE SERVICES INC. | 558.00 | 0.00 | 558.00 |
| AP 00357884 | 04/29/2015 | AMERICAN PLANNING ASSOCIATION | 400.00 | 0.00 | 400.00 |
| AP 00357885 | 04/29/2015 | APPLIED METERING TECHNOLOGIES INC | 10,441.26 | 0.00 | 10,441.26 |
| AP 00357886 | 04/29/2015 | ARCHITERRA DESIGN GROUP | 5,024.75 | 0.00 | 5,024.75 |
| AP 00357887 | 04/29/2015 | ARROWVIEW VETERINARY HOSPITAL | 100.00 | 0.00 | 100.00 |
| AP 00357888 | 04/29/2015 | AUFBAU CORPORATION | 45,454.00 | 0.00 | 45,454.00 |
| AP 00357889 | 04/29/2015 | AUTO AND RV SPECIALISTS INC. | 151.32 | 0.00 | 151.32 |
| AP 00357890 | 04/29/2015 | BABCOCK LABORATORIES INC | 1,750.00 | 0.00 | 1,750.00 |
| AP 00357891 | 04/29/2015 | BANK OF AMERICA MERRILL LYNCH | 0.00 | 149,937.01 | 149,937.01 |
| AP 00357892 | 04/29/2015 | BANK OF NEW YORK MELLON, THE | 1,750.00 | 0.00 | 1,750.00 |
| AP 00357893 | 04/29/2015 | BARR'S FURNITURE | 0.00 | 2,462.40 | 2,462.40 |
| AP 00357894 | 04/29/2015 | BATTERY POWER INC | 865.02 | 0.00 | 865.02 |
| AP 00357895 | 04/29/2015 | BERNELL HYDRAULICS INC | 94.37 | 0.00 | 94.37 |
| AP 00357896 | 04/29/2015 | BOLTON, HEATHER | 114.14 | 0.00 | 114.14 |
| AP 00357897 | 04/29/2015 | BOOT BARN INC. | 134.99 | 0.00 | 134.99 |
| AP 00357898 | 04/29/2015 | BUTSKO UTILITY DESIGN INC. | 10,416.15 | 0.00 | 10,416.15 |
| AP 00357899 | 04/29/2015 | CAL PERS LONG TERM CARE | 496.42 | 0.00 | 496.42 |
| AP 00357900 | 04/29/2015 | CAL POLY POMONA FOUNDATION: COLLEGE OF EXT. | 7,000.00 | 0.00 | 7,000.00 |
| AP 00357901 | 04/29/2015 | CALIFORNIA BOARD OF EQUALIZATION, STATE OF | 4,514.27 | 0.00 | 4,514.27 |
| AP 00357902 | 04/29/2015 | CALIFORNIA COOKOUT | 2,043.75 | 0.00 | 2,043.75 |
| AP 00357903 | 04/29/2015 | CALPERS | 117,621.92 | 7,161.18 | 124,783.10 *** |
| AP 00357904 | 04/29/2015 | CALPERS | 2,860.29 | 0.00 | 2,860.29 |
| AP 00357905 | 04/29/2015 | CARNES, SANDRA | 0.00 | 58.51 | 58.51 |
| AP 00357906 | 04/29/2015 | CARQUEST AUTO PARTS | 106.53 | 153.58 | 260.11 *** |
| AP 00357907 | 04/29/2015 | CCS ORANGE COUNTY JANITORIAL INC. | 35,563.17 | 0.00 | 35,563.17 |
| AP 00357908 | 04/29/2015 | CHAMPION AWARDS AND SPECIALTIES | 42.12 | 0.00 | 42.12 |
| AP 00357909 | 04/29/2015 | CHARTER COMMUNICATIONS | 0.00 | 262.07 | 262.07 |
| AP 00357910 | 04/29/2015 | CINTAS CORP. #150 | 1,848.40 | 0.00 | 1,848.40 |
| AP 00357911 | 04/29/2015 | CITY RENTALS | 1,254.00 | 0.00 | 1,254.00 |
| AP 00357912 | 04/29/2015 | CLEARWATER GRAPHICS INC | 28,095.86 | 0.00 | 28,095.86 |
| AP 00357913 | 04/29/2015 | CLIENT FIRST CONSULTING GROUP | 12,530.00 | 0.00 | 12,530.00 |
| AP 00357914 | 04/29/2015 | CLIMATEC LLC | 592.50 | 0.00 | 592.50 |
| AP 00357915 | 04/29/2015 | COAST RECREATION INC | 4,839.62 | 0.00 | 4,839.62 |
| AP 00357916 | 04/29/2015 | COIT SERVICES INC. | 782.00 | 0.00 | 782.00 |
| AP 00357917 | 04/29/2015 | CONFIRE JPA | 0.00 | 50,254.43 | 50,254.43 |
| AP 00357918 | 04/29/2015 | CPAC INC | 6,107.69 | 0.00 | 6,107.69 |
| AP 00357919 | 04/29/2015 | CROP PRODUCTION SERVICES INC | 564.55 | 0.00 | 564.55 |
| AP 00357920 | 04/29/2015 | D AND K CONCRETE COMPANY | 688.24 | 0.00 | 688.24 |
| AP 00357921 | 04/29/2015 | DELTA DENTAL | 1,578.76 | 0.00 | 1,578.76 |
| AP 00357922 | 04/29/2015 | DELTA DENTAL | 40,192.49 | 0.00 | 40,192.49 |

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

P2

Agenda Check Register

4/29/2015 through 5/12/2015

| <u>Check No.</u> | <u>Check Date</u> | <u>Vendor Name</u> | <u>City</u> | <u>Fire</u> | <u>Amount</u> |
|------------------|-------------------|--|-------------|-------------|---------------|
| AP 00357923 | 04/29/2015 | DEPARTMENT OF JUSTICE | 3,376.00 | 0.00 | 3,376.00 |
| AP 00357924 | 04/29/2015 | DEPARTMENT OF TRANSPORTATION | 7,525.25 | 0.00 | 7,525.25 |
| AP 00357925 | 04/29/2015 | DUMBELL MAN FITNESS EQUIPMENT, THE | 0.00 | 512.20 | 512.20 |
| AP 00357926 | 04/29/2015 | EDWARD PROFESSIONAL ADVISORS | 750.00 | 0.00 | 750.00 |
| AP 00357927 | 04/29/2015 | EMBROIDME | 1,576.99 | 0.00 | 1,576.99 |
| AP 00357928 | 04/29/2015 | ENGRAVE'N EMBROIDER THINGS | 524.93 | 0.00 | 524.93 |
| AP 00357929 | 04/29/2015 | EPSTEIN, SHAWN | 0.00 | 260.00 | 260.00 |
| AP 00357930 | 04/29/2015 | FEDERAL EXPRESS CORP | 46.46 | 0.00 | 46.46 |
| AP 00357931 | 04/29/2015 | FIRST CLASS HEATING & A.C. | 5,500.00 | 0.00 | 5,500.00 |
| AP 00357932 | 04/29/2015 | FRANKLIN TRUCK PARTS | 0.00 | 199.77 | 199.77 |
| AP 00357933 | 04/29/2015 | FREEDOM NEWS GROUP | 240.00 | 0.00 | 240.00 |
| AP 00357934 | 04/29/2015 | G AND M BUSINESS INTERIORS | 486.91 | 0.00 | 486.91 |
| AP 00357935 | 04/29/2015 | GONSALVES AND SON,JOE A | 3,000.00 | 0.00 | 3,000.00 |
| AP 00357936 | 04/29/2015 | GOODYEAR TIRE & RUBBER COMPANY | 1,804.94 | 0.00 | 1,804.94 |
| AP 00357937 | 04/29/2015 | GOSS, ROBERT | 0.00 | 130.00 | 130.00 |
| AP 00357938 | 04/29/2015 | GRAINGER | 1,740.66 | 24.06 | 1,764.72 *** |
| AP 00357939 | 04/29/2015 | GSA:PAYMENTS FOR NON-IPAC SUPPLY BILLS | 0.00 | 2,899.90 | 2,899.90 |
| AP 00357940 | 04/29/2015 | HEARTSAVERS LLC | 0.00 | 60.00 | 60.00 |
| AP 00357941 | 04/29/2015 | HI WAY SAFETY INC | 368.65 | 0.00 | 368.65 |
| AP 00357942 | 04/29/2015 | HILLS PET NUTRITION SALES INC | 893.66 | 0.00 | 893.66 |
| AP 00357943 | 04/29/2015 | HOME DEPOT CREDIT SERVICES 645 | 881.51 | 0.00 | 881.51 |
| AP 00357944 | 04/29/2015 | HOPSON, HELENE | 100.00 | 0.00 | 100.00 |
| AP 00357945 | 04/29/2015 | HOSE MAN INC | 244.24 | 0.00 | 244.24 |
| AP 00357946 | 04/29/2015 | HUYNH, TRANG | 51.60 | 0.00 | 51.60 |
| AP 00357947 | 04/29/2015 | ICEMA | 50.00 | 150.00 | 200.00 *** |
| AP 00357948 | 04/29/2015 | INLAND VALLEY DAILY BULLETIN | 0.00 | 146.85 | 146.85 |
| AP 00357949 | 04/29/2015 | INTEGRITY DOOR & HARDWARE INC | 580.12 | 271.60 | 851.72 *** |
| AP 00357950 | 04/29/2015 | INTERNATIONAL FOOTPRINT ASSOCIATION | 40.00 | 0.00 | 40.00 |
| AP 00357951 | 04/29/2015 | INTOXIMETERS INC | 3,518.85 | 0.00 | 3,518.85 |
| AP 00357952 | 04/29/2015 | JDC INC | 6,585.00 | 0.00 | 6,585.00 |
| AP 00357953 | 04/29/2015 | JOHN BURR CYCLES INC | 365.58 | 0.00 | 365.58 |
| AP 00357954 | 04/29/2015 | JOHNNY ALLEN TENNIS ACADEMY | 5,044.80 | 0.00 | 5,044.80 |
| AP 00357955 | 04/29/2015 | JONES AND MAYER, LAW OFFICES OF | 2,048.00 | 0.00 | 2,048.00 |
| AP 00357956 | 04/29/2015 | K K WOODWORKING | 86.31 | 0.00 | 86.31 |
| AP 00357957 | 04/29/2015 | KEMETZ, SUSAN H | 9.76 | 0.00 | 9.76 |
| AP 00357958 | 04/29/2015 | KENNEDY EQUIPMENT INC | 212.63 | 0.00 | 212.63 |
| AP 00357959 | 04/29/2015 | KIWANIS INTERNATIONAL FOUNDATION | 189.00 | 0.00 | 189.00 |
| AP 00357960 | 04/29/2015 | LANDORF, RICHARD | 0.00 | 130.00 | 130.00 |
| AP 00357961 | 04/29/2015 | LEIGHTON CONSULTING INC | 20,090.00 | 0.00 | 20,090.00 |
| AP 00357962 | 04/29/2015 | LEW EDWARDS GROUP, THE | 5,750.00 | 0.00 | 5,750.00 |
| AP 00357963 | 04/29/2015 | LIEBERT CASSIDY WHITMORE | 3,043.50 | 0.00 | 3,043.50 |
| AP 00357964 | 04/29/2015 | LIFE ASSIST INC | 0.00 | 1,536.83 | 1,536.83 |
| AP 00357965 | 04/29/2015 | LIGHTHOUSE, THE | 139.31 | 0.00 | 139.31 |
| AP 00357966 | 04/29/2015 | LITTLE BEAR PRODUCTIONS | 4,650.00 | 0.00 | 4,650.00 |
| AP 00357967 | 04/29/2015 | LYN, FRED | 132.82 | 0.00 | 132.82 |
| AP 00357968 | 04/29/2015 | MARIPOSA LANDSCAPES INC | 21,658.00 | 0.00 | 21,658.00 |
| AP 00357969 | 04/29/2015 | MATERIAL SALES UNLIMITED | 976.68 | 0.00 | 976.68 |

**CITY OF RANCHO CUCAMONGA
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|------------------|-------------------|---|-------------|-------------|---------------|
| AP 00357970 | 04/29/2015 | MATHESON TRI-GAS INC | 184.68 | 0.00 | 184.68 |
| AP 00357971 | 04/29/2015 | MCFADDEN DALE HARDWARE | 255.37 | 0.00 | 255.37 |
| AP 00357972 | 04/29/2015 | MCMASTER CARR SUPPLY COMPANY | 870.00 | 0.00 | 870.00 |
| AP 00357973 | 04/29/2015 | MIJAC ALARM COMPANY | 0.00 | 168.00 | 168.00 |
| AP 00357974 | 04/29/2015 | MITSUBISHI ELECTRIC US INC | 626.95 | 0.00 | 626.95 |
| AP 00357975 | 04/29/2015 | MOUNTAIN VIEW GLASS AND MIRROR INC | 438.44 | 0.00 | 438.44 |
| AP 00357976 | 04/29/2015 | MOUNTAIN VIEW PAINTBALL | 544.30 | 0.00 | 544.30 |
| AP 00357977 | 04/29/2015 | MOUNTAIN VIEW SMALL ENG REPAIR | 170.97 | 0.00 | 170.97 |
| AP 00357978 | 04/29/2015 | NAPA AUTO PARTS | 25.27 | 56.81 | 82.08 *** |
| AP 00357979 | 04/29/2015 | NATIONAL DATA & SURVEYING SERVICES | 192.00 | 0.00 | 192.00 |
| AP 00357980 | 04/29/2015 | NBS | 1,440.00 | 0.00 | 1,440.00 |
| AP 00357981 | 04/29/2015 | NEW IMAGE COMMERCIAL FLOORING | 0.00 | 22,099.17 | 22,099.17 |
| AP 00357982 | 04/29/2015 | NEXTEL | 0.00 | 164.97 | 164.97 |
| AP 00357983 | 04/29/2015 | OFFICE DEPOT | 2,381.96 | 1,441.78 | 3,823.74 *** |
| AP 00357985 | 04/29/2015 | ONTARIO SPAY AND NEUTER INC | 2,300.00 | 0.00 | 2,300.00 |
| AP 00357986 | 04/29/2015 | OPARC | 396.00 | 0.00 | 396.00 |
| AP 00357987 | 04/29/2015 | PAL CAMPAIGN | 10.00 | 0.00 | 10.00 |
| AP 00357988 | 04/29/2015 | PEP BOYS | 6.13 | 0.00 | 6.13 |
| AP 00357989 | 04/29/2015 | POLLOCK, LARRY | 276.50 | 0.00 | 276.50 |
| AP 00357990 | 04/29/2015 | PRE-PAID LEGAL SERVICES INC | 84.24 | 0.00 | 84.24 |
| AP 00357991 | 04/29/2015 | PRO SALES GROUP INC | 499.82 | 0.00 | 499.82 |
| AP 00357992 | 04/29/2015 | PRO-PLANET INDUSTRIAL SUPPLY | 427.02 | 0.00 | 427.02 |
| AP 00357993 | 04/29/2015 | RAMIREZ, DENISE | 73.82 | 0.00 | 73.82 |
| AP 00357994 | 04/29/2015 | RANCHO CUCAMONGA CHAMBER OF COMMERCE | 3,166.66 | 0.00 | 3,166.66 |
| AP 00357995 | 04/29/2015 | RBM LOCK AND KEY SERVICE | 11.88 | 0.00 | 11.88 |
| AP 00357996 | 04/29/2015 | RC SERVICE COUNCIL | 400.00 | 0.00 | 400.00 |
| AP 00357997 | 04/29/2015 | REDMOND, MIKE | 0.00 | 58.31 | 58.31 |
| AP 00357998 | 04/29/2015 | REGENCY ENTERPRISES INC | 3,879.36 | 0.00 | 3,879.36 |
| AP 00357999 | 04/29/2015 | RICHARDS WATSON AND GERSHON | 23,657.48 | 0.00 | 23,657.48 |
| AP 00358000 | 04/29/2015 | RJM DESIGN GROUP INC | 7,178.15 | 0.00 | 7,178.15 |
| AP 00358001 | 04/29/2015 | ROBLES, RAUL P | 275.00 | 0.00 | 275.00 |
| AP 00358002 | 04/29/2015 | ROMERO, JUSTIN | 62.26 | 0.00 | 62.26 |
| AP 00358003 | 04/29/2015 | ROTO ROOTER | 675.50 | 0.00 | 675.50 |
| AP 00358004 | 04/29/2015 | RUGG, KEVIN | 116.00 | 0.00 | 116.00 |
| AP 00358005 | 04/29/2015 | SAFE-ENTRY TECHNICAL INC | 0.00 | 976.56 | 976.56 |
| AP 00358006 | 04/29/2015 | SAN BERNARDINO CTY | 0.00 | 10,738.77 | 10,738.77 |
| AP 00358007 | 04/29/2015 | SAN BERNARDINO CTY DEPT OF PUBLIC HEALTH | 497.00 | 0.00 | 497.00 |
| AP 00358008 | 04/29/2015 | SAN BERNARDINO CTY OFFICE OF THE ASSESSOR | 840.00 | 0.00 | 840.00 |
| AP 00358009 | 04/29/2015 | SBPEA | 737.15 | 0.00 | 737.15 |
| AP 00358010 | 04/29/2015 | SC FUELS | 0.00 | 2,542.57 | 2,542.57 |
| AP 00358011 | 04/29/2015 | SCOTT F FORMAN M D | 600.00 | 0.00 | 600.00 |
| AP 00358012 | 04/29/2015 | SECURITY BANK OF CALIFORNIA | 0.00 | 12,400.54 | 12,400.54 |
| AP 00358013 | 04/29/2015 | SEXTON, SHEILA | 6.00 | 0.00 | 6.00 |
| AP 00358014 | 04/29/2015 | SHOETERIA | 829.51 | 0.00 | 829.51 |
| AP 00358015 | 04/29/2015 | SILSBEE, JODI | 36.80 | 0.00 | 36.80 |
| AP 00358016 | 04/29/2015 | SMARTLITE | 150.00 | 0.00 | 150.00 |
| AP 00358017 | 04/29/2015 | SO CALIF GAS COMPANY | 56.89 | 327.59 | 384.48 *** |

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|------------------|-------------------|------------------------------------|-------------|-------------|---------------|
| AP 00358018 | 04/29/2015 | SOLAR CITY CORPORATION | 64.65 | 0.00 | 64.65 |
| AP 00358019 | 04/29/2015 | SONSRAY MACHINERY LLC | 224.20 | 0.00 | 224.20 |
| AP 00358026 | 04/29/2015 | SOUTHERN CALIFORNIA EDISON | 21,429.88 | 2,156.22 | 23,586.10 *** |
| AP 00358027 | 04/29/2015 | SOUTHERN CALIFORNIA EDISON | 2,240.73 | 0.00 | 2,240.73 |
| AP 00358028 | 04/29/2015 | SOUTHLAND FARMERS MARKET ASSOC INC | 952.00 | 0.00 | 952.00 |
| AP 00358029 | 04/29/2015 | SPECTRA SENSORS INC | 488.00 | 0.00 | 488.00 |
| AP 00358030 | 04/29/2015 | SPINITAR | 24,010.45 | 9,504.14 | 33,514.59 *** |
| AP 00358031 | 04/29/2015 | STEAMX LLC | 0.00 | 1,425.84 | 1,425.84 |
| AP 00358032 | 04/29/2015 | STERLING COFFEE SERVICE | 979.76 | 0.00 | 979.76 |
| AP 00358033 | 04/29/2015 | SUN BADGE CO | 0.00 | 32.33 | 32.33 |
| AP 00358034 | 04/29/2015 | TECOTZKY, RALPH | 0.00 | 60.00 | 60.00 |
| AP 00358035 | 04/29/2015 | TERMINIX PROCESSING CENTER | 0.00 | 472.00 | 472.00 |
| AP 00358036 | 04/29/2015 | TERRA VISTA ANIMAL HOSPITAL | 50.00 | 0.00 | 50.00 |
| AP 00358037 | 04/29/2015 | THOMAS, HEATHER | 124.19 | 0.00 | 124.19 |
| AP 00358038 | 04/29/2015 | TICKETS.COM INC | 11,960.44 | 0.00 | 11,960.44 |
| AP 00358039 | 04/29/2015 | TILLYS | 1,000.00 | 0.00 | 1,000.00 |
| AP 00358040 | 04/29/2015 | TOLL, RICHARD | 0.00 | 260.00 | 260.00 |
| AP 00358041 | 04/29/2015 | TOMCO LLC | 15,441.79 | 0.00 | 15,441.79 |
| AP 00358042 | 04/29/2015 | TORO TOWING | 225.00 | 0.00 | 225.00 |
| AP 00358043 | 04/29/2015 | TOT LOT PROS INC | 16,000.00 | 0.00 | 16,000.00 |
| AP 00358044 | 04/29/2015 | U S LEGAL SUPPORT INC | 117.00 | 0.00 | 117.00 |
| AP 00358045 | 04/29/2015 | UNITED PACIFIC SERVICES INC | 37,610.00 | 0.00 | 37,610.00 |
| AP 00358046 | 04/29/2015 | UNITED ROTARY BRUSH CORPORATION | 427.50 | 0.00 | 427.50 |
| AP 00358047 | 04/29/2015 | UNITED WAY | 157.00 | 0.00 | 157.00 |
| AP 00358048 | 04/29/2015 | UPS | 90.48 | 0.00 | 90.48 |
| AP 00358049 | 04/29/2015 | UTILIQUEST | 3,990.20 | 0.00 | 3,990.20 |
| AP 00358050 | 04/29/2015 | VALLEY CREST LANDSCAPE | 13,753.69 | 0.00 | 13,753.69 |
| AP 00358051 | 04/29/2015 | VANDERHAWK CONSULTING LLC | 24,175.00 | 0.00 | 24,175.00 |
| AP 00358052 | 04/29/2015 | VECCHIO, TOM | 78.00 | 0.00 | 78.00 |
| AP 00358054 | 04/29/2015 | VERIZON CALIFORNIA | 4,013.76 | 1,285.49 | 5,299.25 *** |
| AP 00358055 | 04/29/2015 | VERIZON LEGAL COMPLIANCE | 200.00 | 0.00 | 200.00 |
| AP 00358056 | 04/29/2015 | VICTORIA ANIMAL HOSPITAL | 425.00 | 0.00 | 425.00 |
| AP 00358057 | 04/29/2015 | VISION SERVICE PLAN CA | 10,681.28 | 0.00 | 10,681.28 |
| AP 00358058 | 04/29/2015 | VORTEX INDUSTRIES INC | 3,875.98 | 0.00 | 3,875.98 |
| AP 00358059 | 04/29/2015 | WALTERS WHOLESALE ELECTRIC CO | 7,967.72 | 0.00 | 7,967.72 |
| AP 00358060 | 04/29/2015 | WATANABE, JENI | 86.70 | 0.00 | 86.70 |
| AP 00358061 | 04/29/2015 | WAXIE SANITARY SUPPLY | 9,321.68 | 2,128.66 | 11,450.34 *** |
| AP 00358062 | 04/29/2015 | WEST END MATERIAL SUPPLY | 155.86 | 0.00 | 155.86 |
| AP 00358063 | 04/29/2015 | WHITE HOUSE PHOTO INC | 200.00 | 0.00 | 200.00 |
| AP 00358064 | 04/29/2015 | WHITTIER FERTILIZER | 1,258.20 | 0.00 | 1,258.20 |
| AP 00358065 | 04/29/2015 | WORD MILL PUBLISHING | 800.00 | 0.00 | 800.00 |
| AP 00358066 | 04/29/2015 | XL STORAGE | 895.00 | 0.00 | 895.00 |
| AP 00358067 | 04/29/2015 | ZEE MEDICAL INC | 2,481.79 | 0.00 | 2,481.79 |
| AP 00358068 | 04/29/2015 | ZUCKERMAN, JONATHAN | 100.00 | 0.00 | 100.00 |
| AP 00358069 | 04/30/2015 | ABC LOCKSMITHS | 1,469.90 | 0.00 | 1,469.90 |
| AP 00358070 | 04/30/2015 | AIRGAS USA LLC | 0.00 | 1,373.81 | 1,373.81 |
| AP 00358079 | 04/30/2015 | BRODART BOOKS | 10,033.83 | 0.00 | 10,033.83 |

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|------------------|-------------------|---|-------------|-------------|---------------|
| AP 00358080 | 04/30/2015 | CALSENSE | 414.89 | 0.00 | 414.89 |
| AP 00358081 | 04/30/2015 | CITRUS MOTORS ONTARIO INC | 11,716.83 | 0.00 | 11,716.83 |
| AP 00358082 | 04/30/2015 | COMP U ZONE | 405.88 | 0.00 | 405.88 |
| AP 00358083 | 04/30/2015 | CUCAMONGA VALLEY WATER DISTRICT | 4,147.03 | 0.00 | 4,147.03 |
| AP 00358084 | 04/30/2015 | DUNN EDWARDS CORPORATION | 350.28 | 0.00 | 350.28 |
| AP 00358085 | 04/30/2015 | EMCOR SERVICE | 26,770.04 | 253.00 | 27,023.04 *** |
| AP 00358086 | 04/30/2015 | EWING IRRIGATION PRODUCTS | 386.37 | 0.00 | 386.37 |
| AP 00358087 | 04/30/2015 | FORD OF UPLAND INC | 181.07 | 0.00 | 181.07 |
| AP 00358088 | 04/30/2015 | HOLLIDAY ROCK CO INC | 6,840.44 | 0.00 | 6,840.44 |
| AP 00358089 | 04/30/2015 | HYDRO SCAPE PRODUCTS INC | 3,181.42 | 0.00 | 3,181.42 |
| AP 00358090 | 04/30/2015 | INLAND VALLEY DAILY BULLETIN | 940.00 | 0.00 | 940.00 |
| AP 00358091 | 04/30/2015 | INTERSTATE BATTERIES | 0.00 | 65.99 | 65.99 |
| AP 00358092 | 04/30/2015 | KME FIRE APPARATUS | 0.00 | 1,759.17 | 1,759.17 |
| AP 00358093 | 04/30/2015 | NEC CORPORATION OF AMERICA | 25,511.50 | 0.00 | 25,511.50 |
| AP 00358094 | 04/30/2015 | PENNY PLUMBING | 197.50 | 0.00 | 197.50 |
| AP 00358095 | 04/30/2015 | SIMPLOT PARTNERS | 902.88 | 0.00 | 902.88 |
| AP 00358096 | 04/30/2015 | TRUGREEN LANDCARE | 61,858.92 | 0.00 | 61,858.92 |
| AP 00358097 | 04/30/2015 | VISTA PAINT | 614.55 | 0.00 | 614.55 |
| AP 00358098 | 05/06/2015 | ADAPT CONSULTING INC | 0.00 | 486.65 | 486.65 |
| AP 00358099 | 05/06/2015 | AED BRANDS | 0.00 | 12,841.20 | 12,841.20 |
| AP 00358100 | 05/06/2015 | AFLAC GROUP INSURANCE | 6,843.06 | 0.00 | 6,843.06 |
| AP 00358101 | 05/06/2015 | ALEXETER TECHNOLOGIES LLC | 0.00 | 1,792.80 | 1,792.80 |
| AP 00358102 | 05/06/2015 | ALLIED STORAGE CONTAINERS | 0.00 | 329.40 | 329.40 |
| AP 00358103 | 05/06/2015 | ALPHAGRAPHS | 143.60 | 0.00 | 143.60 |
| AP 00358104 | 05/06/2015 | BAUER COMPRESSORS | 0.00 | 2,490.84 | 2,490.84 |
| AP 00358105 | 05/06/2015 | BEST BEST AND KRIEGER | 360.00 | 0.00 | 360.00 |
| AP 00358106 | 05/06/2015 | BOUND TREE MEDICAL LLC. | 157.19 | 1,003.34 | 1,160.53 *** |
| AP 00358107 | 05/06/2015 | CAIN, RUTH | 132.07 | 0.00 | 132.07 |
| AP 00358108 | 05/06/2015 | CBIZ ACCOUNTING TAX & ADVISORY OF ORANGE CC | 9,700.00 | 0.00 | 9,700.00 |
| AP 00358109 | 05/06/2015 | CCAC | 200.00 | 0.00 | 200.00 |
| AP 00358110 | 05/06/2015 | CCS ORANGE COUNTY JANITORIAL INC. | 0.00 | 4,504.85 | 4,504.85 |
| AP 00358111 | 05/06/2015 | CHAMPION AWARDS AND SPECIALTIES | 16.20 | 0.00 | 16.20 |
| AP 00358112 | 05/06/2015 | CHARTER COMMUNICATIONS | 85.00 | 1,063.86 | 1,148.86 *** |
| AP 00358113 | 05/06/2015 | CITY OF FOSTER CITY | 2,000.00 | 0.00 | 2,000.00 |
| AP 00358114 | 05/06/2015 | CLASSE PARTY RENTALS | 490.00 | 0.00 | 490.00 |
| AP 00358115 | 05/06/2015 | CLEAR COAST RESTORATION | 1,297.50 | 300.00 | 1,597.50 *** |
| AP 00358116 | 05/06/2015 | CLEARWATER GRAPHICS INC | 75.60 | 939.60 | 1,015.20 *** |
| AP 00358117 | 05/06/2015 | CLIMATEC LLC | 5,474.75 | 0.00 | 5,474.75 |
| AP 00358118 | 05/06/2015 | COIT SERVICES INC. | 3,178.00 | 0.00 | 3,178.00 |
| AP 00358119 | 05/06/2015 | CORODATA MEDIA STORAGE INC | 895.35 | 0.00 | 895.35 |
| AP 00358120 | 05/06/2015 | COSTAR REALTY INFORMATION INC | 590.00 | 0.00 | 590.00 |
| AP 00358121 | 05/06/2015 | D AND K CONCRETE COMPANY | 1,489.33 | 0.00 | 1,489.33 |
| AP 00358122 | 05/06/2015 | DCT 8TH AND VINEYARD LLC | 15,000.00 | 0.00 | 15,000.00 |
| AP 00358123 | 05/06/2015 | DEPARTMENT OF FORESTRY AND FIRE PROTECTION | 0.00 | 328.00 | 328.00 |
| AP 00358124 | 05/06/2015 | EIGHTH AVENUE ENTERPRISE LLC | 0.00 | 113.40 | 113.40 |
| AP 00358125 | 05/06/2015 | EP CONTAINER CORP. | 4,335.31 | 0.00 | 4,335.31 |
| AP 00358126 | 05/06/2015 | EXPERIAN | 52.00 | 0.00 | 52.00 |

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|------------------|-------------------|---|-------------|-------------|---------------|
| AP 00358127 | 05/06/2015 | FEDERAL EXPRESS CORP | 389.65 | 0.00 | 389.65 |
| AP 00358128 | 05/06/2015 | FIRST CLASS HEATING & A.C. | 600.00 | 0.00 | 600.00 |
| AP 00358129 | 05/06/2015 | FLATIRON ELECTRIC GROUP INC | 25,177.36 | 0.00 | 25,177.36 |
| AP 00358130 | 05/06/2015 | FROST, JIM | 344.06 | 0.00 | 344.06 |
| AP 00358131 | 05/06/2015 | G AND M BUSINESS INTERIORS | 110.80 | 0.00 | 110.80 |
| AP 00358132 | 05/06/2015 | GALE/CENGAGE LEARNING | 23.03 | 0.00 | 23.03 |
| AP 00358133 | 05/06/2015 | GRAINGER | 67.78 | 0.00 | 67.78 |
| AP 00358134 | 05/06/2015 | GRAND HOME HOLDINGS INC. | 2,274.69 | 0.00 | 2,274.69 |
| AP 00358135 | 05/06/2015 | GRAYBAR | 81.61 | 0.00 | 81.61 |
| AP 00358136 | 05/06/2015 | HELEN SMITH ATTORNEY SERVICE | 75.00 | 0.00 | 75.00 |
| AP 00358137 | 05/06/2015 | HERITAGE EDUCATION GROUP | 808.00 | 0.00 | 808.00 |
| AP 00358138 | 05/06/2015 | HERRERA, MARTIN | 750.00 | 0.00 | 750.00 |
| AP 00358139 | 05/06/2015 | HMC ARCHITECTS | 0.00 | 78,709.95 | 78,709.95 |
| AP 00358140 | 05/06/2015 | HOME DEPOT CREDIT SERVICES 645 | 32.30 | 0.00 | 32.30 |
| AP 00358141 | 05/06/2015 | HOYT LUMBER CO., SM | 0.00 | 315.51 | 315.51 |
| AP 00358142 | 05/06/2015 | IBM CORPORATION | 2,569.50 | 0.00 | 2,569.50 |
| AP 00358143 | 05/06/2015 | INDUSTRIAL SUPPLY CO INC | 2,577.06 | 0.00 | 2,577.06 |
| AP 00358144 | 05/06/2015 | INLAND PACIFIC BALLET | 26,160.35 | 0.00 | 26,160.35 |
| AP 00358145 | 05/06/2015 | INLAND PRESORT & MAILING SERVICES | 184.47 | 0.00 | 184.47 |
| AP 00358146 | 05/06/2015 | INLAND VALLEY DAILY BULLETIN | 425.11 | 0.00 | 425.11 |
| AP 00358147 | 05/06/2015 | IRON MOUNTAIN OSDP | 774.41 | 0.00 | 774.41 |
| AP 00358148 | 05/06/2015 | JACOBSEN DIVISION OF TEXTRON INC | 894.92 | 0.00 | 894.92 |
| AP 00358149 | 05/06/2015 | JDC INC | 18,973.20 | 0.00 | 18,973.20 |
| AP 00358150 | 05/06/2015 | JOBS AVAILABLE INC | 390.00 | 0.00 | 390.00 |
| AP 00358151 | 05/06/2015 | JONES AND MAYER, LAW OFFICES OF | 6,924.48 | 0.00 | 6,924.48 |
| AP 00358152 | 05/06/2015 | KONE INC | 633.61 | 0.00 | 633.61 |
| AP 00358153 | 05/06/2015 | LARKIN, DAVID W | 0.00 | 299.28 | 299.28 |
| AP 00358154 | 05/06/2015 | LENOVO (UNITED STATES) INC. | 2,100.18 | 0.00 | 2,100.18 |
| AP 00358155 | 05/06/2015 | LIEBERT CASSIDY WHITMORE | 3,300.00 | 0.00 | 3,300.00 |
| AP 00358156 | 05/06/2015 | LIGHTHOUSE, THE | 2,505.39 | 0.00 | 2,505.39 |
| AP 00358157 | 05/06/2015 | MARIPOSA LANDSCAPES INC | 62,941.14 | 0.00 | 62,941.14 |
| AP 00358158 | 05/06/2015 | MAY, PHIL | 306.00 | 0.00 | 306.00 |
| AP 00358159 | 05/06/2015 | MCI | 3.24 | 0.00 | 3.24 |
| AP 00358160 | 05/06/2015 | MCMASTER CARR SUPPLY COMPANY | 197.20 | 0.00 | 197.20 |
| AP 00358161 | 05/06/2015 | MEDLEY FIRE PROTECTION INC | 750.00 | 0.00 | 750.00 |
| AP 00358162 | 05/06/2015 | NBS | 1,370.00 | 0.00 | 1,370.00 |
| AP 00358163 | 05/06/2015 | NEWCOMB ANDERSON MCCORMICK INC | 5,434.50 | 3,623.00 | 9,057.50 *** |
| AP 00358164 | 05/06/2015 | OFFICE DEPOT | 3,374.68 | 0.00 | 3,374.68 |
| AP 00358165 | 05/06/2015 | ONTARIO, CITY OF | 0.00 | 37,251.20 | 37,251.20 |
| AP 00358166 | 05/06/2015 | ONTRAC | 73.11 | 0.00 | 73.11 |
| AP 00358167 | 05/06/2015 | PARS | 3,500.00 | 0.00 | 3,500.00 |
| AP 00358168 | 05/06/2015 | PEPSI-COLA | 1,370.30 | 0.00 | 1,370.30 |
| AP 00358169 | 05/06/2015 | RAYBALLOONS | 454.20 | 0.00 | 454.20 |
| AP 00358170 | 05/06/2015 | RICHARDS WATSON AND GERSHON | 2,307.03 | 880.00 | 3,187.03 *** |
| AP 00358171 | 05/06/2015 | RODMAN, PHILIP | 37.80 | 0.00 | 37.80 |
| AP 00358172 | 05/06/2015 | SAN BERNARDINO CO AUDITOR CONT | 5,420.00 | 0.00 | 5,420.00 |
| AP 00358173 | 05/06/2015 | SAN BERNARDINO CTY FIRE PROTECTION DISTRICT | 55,143.75 | 0.00 | 55,143.75 |

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|------------------|-------------------|--|--------------|-------------|---------------|
| AP 00358174 | 05/06/2015 | SC FUELS | 2,480.07 | 0.00 | 2,480.07 |
| AP 00358175 | 05/06/2015 | SCHOLASTIC BOOK FAIRS | 325.40 | 0.00 | 325.40 |
| AP 00358176 | 05/06/2015 | SERVICE NERD INC | 459.14 | 0.00 | 459.14 |
| AP 00358177 | 05/06/2015 | SIEMENS INDUSTRY INC | 7,543.27 | 0.00 | 7,543.27 |
| AP 00358178 | 05/06/2015 | SO CALIF GAS COMPANY | 4,381.62 | 279.07 | 4,660.69 *** |
| AP 00358179 | 05/06/2015 | SOURCE GRAPHICS | 107.52 | 0.00 | 107.52 |
| AP 00358180 | 05/06/2015 | SOUTH COAST AQMD | 0.00 | 241.68 | 241.68 |
| AP 00358184 | 05/06/2015 | SOUTHERN CALIFORNIA EDISON | 18,417.75 | 1,838.65 | 20,256.40 *** |
| AP 00358185 | 05/06/2015 | SOUTHERN LAUGHING LLC | 5,208.00 | 0.00 | 5,208.00 |
| AP 00358186 | 05/06/2015 | SOUTHLAND FARMERS MARKET ASSOC INC | 1,918.00 | 0.00 | 1,918.00 |
| AP 00358187 | 05/06/2015 | SOUTHLAND SPORTS OFFICIALS | 552.00 | 0.00 | 552.00 |
| AP 00358188 | 05/06/2015 | SOUTHWEST MOBILE STORAGE INC | 216.00 | 0.00 | 216.00 |
| AP 00358189 | 05/06/2015 | STANDARD INSURANCE COMPANY | 15,985.95 | 0.00 | 15,985.95 |
| AP 00358190 | 05/06/2015 | STERLING COFFEE SERVICE | 548.24 | 0.00 | 548.24 |
| AP 00358191 | 05/06/2015 | STOVER, JEFF | 6,000.00 | 0.00 | 6,000.00 |
| AP 00358192 | 05/06/2015 | STRATEGIC ECONOMICS INC | 9,801.86 | 0.00 | 9,801.86 |
| AP 00358193 | 05/06/2015 | T AND G ROOFING COMPANY INC | 387.90 | 0.00 | 387.90 |
| AP 00358194 | 05/06/2015 | TANNER RECOGNITION COMPANY, O C | 115.83 | 0.00 | 115.83 |
| AP 00358195 | 05/06/2015 | TONG, WENDY Y | 2,312.50 | 0.00 | 2,312.50 |
| AP 00358196 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 11,225.62 | 0.00 | 11,225.62 |
| AP 00358197 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 3,900.00 | 0.00 | 3,900.00 |
| AP 00358198 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 1,041.33 | 0.00 | 1,041.33 |
| AP 00358199 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 15,533.79 | 0.00 | 15,533.79 |
| AP 00358200 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 1,000.82 | 0.00 | 1,000.82 |
| AP 00358201 | 05/06/2015 | UL LLC | 0.00 | 1,970.00 | 1,970.00 |
| AP 00358202 | 05/06/2015 | ULINE | 223.36 | 0.00 | 223.36 |
| AP 00358203 | 05/06/2015 | UPS | 267.96 | 0.00 | 267.96 |
| AP 00358204 | 05/06/2015 | VALLEY CREST LANDSCAPE | 4,724.59 | 0.00 | 4,724.59 |
| AP 00358205 | 05/06/2015 | VERIZON BUSINESS SERVICES | 12.07 | 0.00 | 12.07 |
| AP 00358207 | 05/06/2015 | VERIZON CALIFORNIA | 10,105.53 | 1,921.21 | 12,026.74 *** |
| AP 00358208 | 05/06/2015 | VERIZON WIRELESS - LA | 0.00 | 156.35 | 156.35 |
| AP 00358209 | 05/06/2015 | VERIZON WIRELESS - LA | 0.00 | 2,621.57 | 2,621.57 |
| AP 00358210 | 05/06/2015 | VILLAGE NURSERIES WHOLESAL LP | 550.67 | 0.00 | 550.67 |
| AP 00358211 | 05/06/2015 | VILLENAS, FABIAN | 326.24 | 0.00 | 326.24 |
| AP 00358212 | 05/06/2015 | VITAL THEATRE COMPANY | 10,000.00 | 0.00 | 10,000.00 |
| AP 00358217 | 05/07/2015 | RODMAN, JERIE | 37.80 | 0.00 | 37.80 |
| AP 00358221 | 05/07/2015 | BRODART BOOKS | 4,232.17 | 0.00 | 4,232.17 |
| AP 00358225 | 05/07/2015 | CUCAMONGA VALLEY WATER DISTRICT | 55,484.79 | 0.00 | 55,484.79 |
| AP 00358226 | 05/07/2015 | VISTA PAINT | 112.60 | 0.00 | 112.60 |
| AP 00358227 | 05/11/2015 | US POST OFFICE | 3,509.45 | 0.00 | 3,509.45 |
| EP 00005200 | 04/29/2015 | AECOM | 10,520.02 | 0.00 | 10,520.02 |
| EP 00005201 | 04/29/2015 | CALIF GOVERNMENT VEBA/RANCHO CUCAMONGA | 12,073.53 | 0.00 | 12,073.53 |
| EP 00005202 | 04/29/2015 | FORTISTAR METHANE GROUP LLC | 123,533.70 | 0.00 | 123,533.70 |
| EP 00005203 | 04/29/2015 | RCCEA | 1,330.00 | 0.00 | 1,330.00 |
| EP 00005204 | 04/29/2015 | RCPFA | 10,545.36 | 0.00 | 10,545.36 |
| EP 00005205 | 04/29/2015 | SAN BERNARDINO CTY SHERIFFS DEPT | 2,510,019.00 | 0.00 | 2,510,019.00 |
| EP 00005206 | 04/29/2015 | VIASYN INC | 9,441.97 | 0.00 | 9,441.97 |

P8

CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT

Agenda Check Register

4/29/2015 through 5/12/2015

| <u>Check No.</u> | <u>Check Date</u> | <u>Vendor Name</u> | <u>City</u> | <u>Fire</u> | <u>Amount</u> |
|------------------|-------------------|--------------------|--------------|-------------|-----------------------|
| | | | Total City: | | \$4,097,181.17 |
| | | | Total Fire: | | \$444,663.52 |
| | | | Grand Total: | | <u>\$4,541,844.69</u> |

Note:

*** Check Number includes both City and Fire District expenditures



**R. C. Fire Protection District
Portfolio Management
Portfolio Summary
April 30, 2015**

| Investments | Par Value | Market Value | Book Value | % of Portfolio | Term | Days to Maturity | YTM 360 Equiv. | YTM 365 Equiv. |
|--------------------------------|----------------------|----------------------|----------------------|----------------|--------------|------------------|----------------|----------------|
| Local Agency Investment Fund | 13,470,990.84 | 13,470,990.84 | 13,470,990.84 | 19.35 | 1 | 1 | 0.279 | 0.283 |
| Passbook/Checking Accounts | 126,546.34 | 126,546.34 | 126,546.34 | 0.18 | 1 | 1 | 0.197 | 0.200 |
| Federal Agency Issues - Coupon | 51,000,000.00 | 50,981,820.50 | 50,965,590.61 | 73.20 | 1,706 | 1,135 | 1.283 | 1.301 |
| Treasury Securities - Coupon | 2,000,000.00 | 2,005,780.00 | 2,000,000.00 | 2.87 | 1,826 | 1,153 | 1.184 | 1.200 |
| Municipal Bonds | 1,060,000.00 | 1,069,338.70 | 1,062,821.83 | 1.53 | 1,316 | 946 | 1.707 | 1.731 |
| Corporate Notes | 2,000,000.00 | 2,014,868.00 | 1,998,502.55 | 2.87 | 1,333 | 655 | 1.251 | 1.268 |
| Investments | 69,657,537.18 | 69,669,344.38 | 69,624,452.17 | 100.00% | 1,359 | 897 | 1.089 | 1.105 |

| Total Earnings | April 30 Month Ending | Fiscal Year To Date |
|--------------------------|-----------------------|---------------------|
| Current Year | 62,853.44 | 620,828.24 |
| Average Daily Balance | 65,179,024.03 | 66,179,251.52 |
| Effective Rate of Return | 1.17% | 1.13% |

I certify that this report accurately reflects all District pooled investments and is in conformity with the investment policy adopted September 17, 2014. A copy of the investment policy is available in the Administrative Services Department. The Investment Program herein shown provides sufficient cash flow liquidity to meet the next six months estimated expenditures. The month-end market values were obtained from (IDC)-Interactive Data Corporation pricing service.

Lori E. Sassoon
Lori E. Sassoon, Treasurer

**R. C. Fire Protection District
Portfolio Management
Portfolio Details - Investments
April 30, 2015**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | Moody's | YTM | Days to Maturity | Maturity Date |
|---------------------------------------|--------------|------------------------------|----------------------|---------------|----------------------|----------------------|----------------------|--------------|---------|--------------|------------------|---------------|
| Local Agency Investment Fund | | | | | | | | | | | | |
| SYS0001 | 0001 | LOCAL AGENCY INVESTMENT FUND | | | 13,470,990.84 | 13,470,990.84 | 13,470,990.84 | 0.283 | | 0.283 | 1 | |
| | | Subtotal and Average | 9,084,652.00 | | 13,470,990.84 | 13,470,990.84 | 13,470,990.84 | 0.283 | | 0.283 | 1 | |
| Passbook/Checking Accounts | | | | | | | | | | | | |
| SYS0002 | 0002 | UNION BANK OF CALIFORNIA | | | 126,546.34 | 126,546.34 | 126,546.34 | 0.200 | P-1 | 0.200 | 1 | |
| | | Subtotal and Average | 67,837.63 | | 126,546.34 | 126,546.34 | 126,546.34 | 0.200 | | 0.200 | 1 | |
| Federal Agency Issues - Coupon | | | | | | | | | | | | |
| 3133CEFA7 | 1031 | FEDERAL FARM CREDIT BANK | | 02/13/2013 | 2,500,000.00 | 2,489,272.50 | 2,498,256.09 | 1.080 | Aaa | 1.105 | 1,019 | 02/13/2018 |
| 3133ECR30 | 1037 | FEDERAL FARM CREDIT BANK | | 06/05/2013 | 4,000,000.00 | 4,000,380.00 | 3,998,217.39 | 0.960 | Aaa | 0.982 | 766 | 06/05/2017 |
| 3133ECRP1 | 1039 | FEDERAL FARM CREDIT BANK | | 06/11/2013 | 4,500,000.00 | 4,522,441.50 | 4,479,448.00 | 1.150 | Aaa | 1.302 | 1,137 | 06/11/2018 |
| 3133EDGW6 | 1057 | FEDERAL FARM CREDIT BANK | | 03/11/2014 | 2,000,000.00 | 2,003,774.00 | 1,998,799.48 | 1.300 | Aaa | 1.320 | 1,137 | 06/11/2018 |
| 3133EDN81 | 1060 | FEDERAL FARM CREDIT BANK | | 06/12/2014 | 3,000,000.00 | 3,005,049.00 | 3,000,000.00 | 1.650 | Aaa | 1.850 | 1,503 | 06/12/2019 |
| 313381TW5 | 1028 | FEDERAL HOME LOAN BANK | | 01/30/2013 | 2,000,000.00 | 1,996,484.00 | 2,000,000.00 | 1.000 | Aaa | 1.000 | 1,005 | 01/30/2018 |
| 313382RB1 | 1032 | FEDERAL HOME LOAN BANK | | 04/30/2013 | 1,500,000.00 | 1,492,200.00 | 1,499,775.12 | 1.050 | Aaa | 1.055 | 1,095 | 04/30/2018 |
| 313383Z2 | 1035 | FEDERAL HOME LOAN BANK | | 05/21/2013 | 2,000,000.00 | 1,986,860.00 | 2,000,000.00 | 1.000 | Aaa | 1.000 | 1,116 | 05/21/2018 |
| 313383TM3 | 1047 | FEDERAL HOME LOAN BANK | | 08/07/2013 | 2,000,000.00 | 2,006,804.00 | 1,998,299.89 | 1.750 | Aaa | 1.777 | 1,194 | 08/07/2018 |
| 3130A0Y0 | 1055 | FEDERAL HOME LOAN BANK | | 02/20/2014 | 2,000,000.00 | 2,009,066.00 | 2,000,670.54 | 1.020 | Aaa | 1.005 | 840 | 08/18/2017 |
| 3134G34K3 | 1029 | FEDERAL HOME LOAN MTG CORP | | 01/30/2013 | 3,000,000.00 | 2,993,391.00 | 3,000,000.00 | 1.000 | Aaa | 1.000 | 1,005 | 01/30/2018 |
| 3134G4A99 | 1043 | FEDERAL HOME LOAN MTG CORP | | 06/26/2013 | 3,000,000.00 | 3,004,749.00 | 2,991,014.58 | 1.300 | Aaa | 1.399 | 1,152 | 06/26/2018 |
| 3134G4U09 | 1054 | FEDERAL HOME LOAN MTG CORP | | 02/19/2014 | 2,000,000.00 | 2,006,446.00 | 1,998,024.00 | 1.750 | Aaa | 1.777 | 1,390 | 02/19/2019 |
| 3134G5R72 | 1064 | FEDERAL HOME LOAN MTG CORP | | 12/16/2014 | 1,000,000.00 | 1,003,876.00 | 1,000,000.00 | 1.250 | Aaa | 1.250 | 1,050 | 03/16/2018 |
| 3134G5TW5 | 1065 | FEDERAL HOME LOAN MTG CORP | | 12/29/2014 | 3,000,000.00 | 3,004,905.00 | 3,000,000.00 | 1.250 | Aaa | 1.250 | 973 | 12/29/2017 |
| 3136G1AZ2 | 1030 | FEDERAL NATL MTG ASSN | | 01/30/2013 | 2,000,000.00 | 1,987,940.00 | 2,000,000.00 | 1.000 | Aaa | 1.000 | 1,005 | 01/30/2018 |
| 3136G1K57 | 1033 | FEDERAL NATL MTG ASSN | | 04/30/2013 | 2,500,000.00 | 2,486,855.00 | 2,500,000.00 | 1.100 | Aaa | 1.100 | 1,095 | 04/30/2018 |
| 3135G0XX6 | 1038 | FEDERAL NATL MTG ASSN | | 06/06/2013 | 5,000,000.00 | 4,993,235.00 | 5,003,085.52 | 1.500 | Aaa | 1.479 | 1,120 | 05/25/2018 |
| 3136G2E52 | 1066 | FEDERAL NATL MTG ASSN | | 01/30/2015 | 2,500,000.00 | 2,485,865.00 | 2,500,000.00 | 1.700 | Aaa | 1.700 | 1,734 | 01/29/2020 |
| 3136G2EP8 | 1067 | FEDERAL NATL MTG ASSN | | 02/27/2015 | 1,500,000.00 | 1,502,227.50 | 1,500,000.00 | 1.540 | Aaa | 1.540 | 1,671 | 11/27/2019 |
| | | Subtotal and Average | 50,965,143.36 | | 51,000,000.00 | 50,981,820.50 | 50,965,590.61 | | | 1.301 | 1,135 | |
| Treasury Securities - Coupon | | | | | | | | | | | | |
| 313383HQ7 | 1044 | FEDERAL HOME LOAN BANK | | 06/27/2013 | 2,000,000.00 | 2,005,780.00 | 2,000,000.00 | 1.200 | Aaa | 1.200 | 1,153 | 06/27/2018 |
| | | Subtotal and Average | 2,000,000.00 | | 2,000,000.00 | 2,005,780.00 | 2,000,000.00 | | | 1.200 | 1,153 | |

Portfolio FIRE
AP
PM (PRF_PM2) 7.3.0

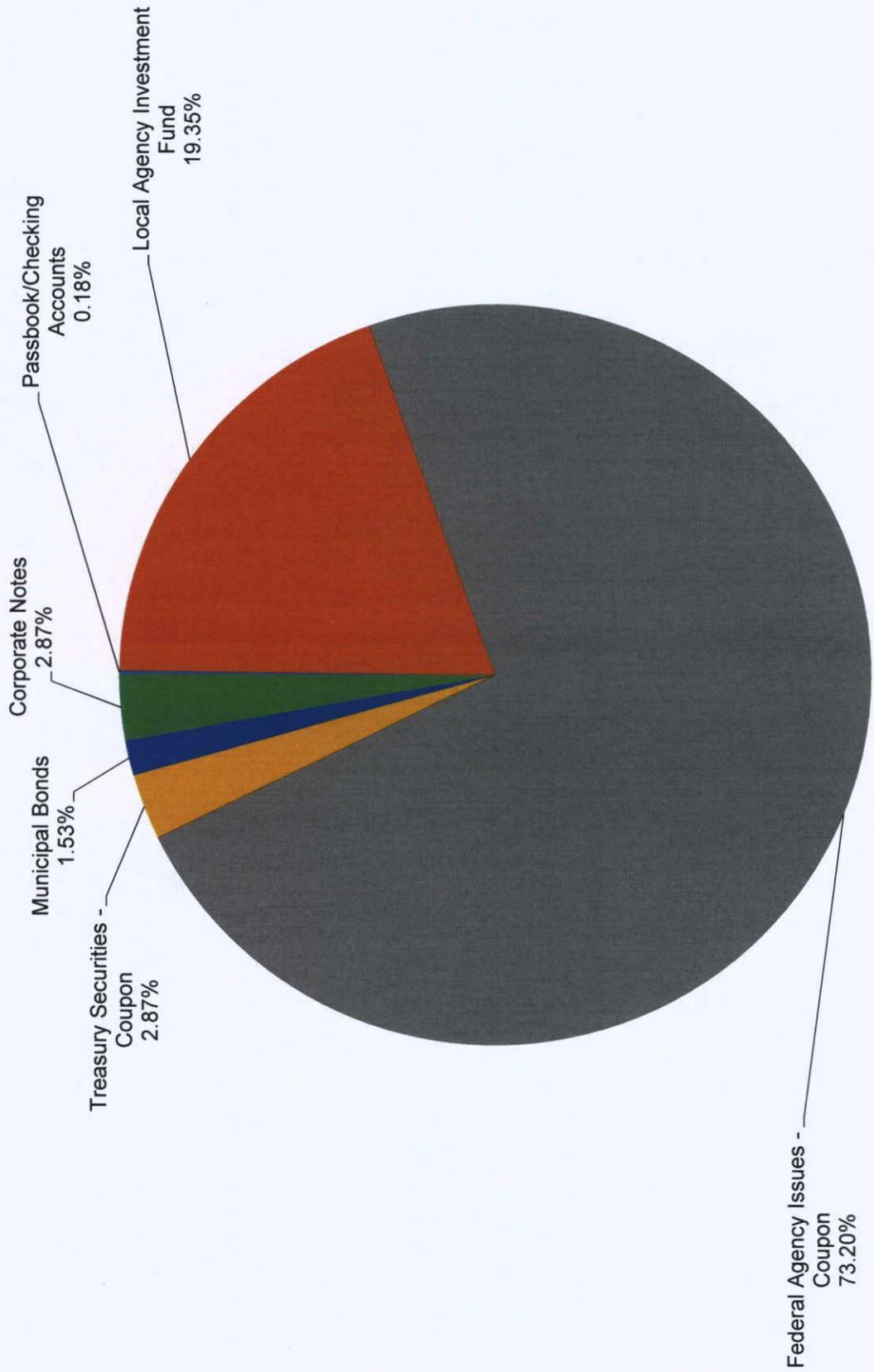
**R. C. Fire Protection District
Portfolio Management
Portfolio Details - Investments
April 30, 2015**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | Moody's | YTM | Days to Maturity | Maturity Date |
|------------------------|--------------|-------------------------------|----------------------|---------------|----------------------|----------------------|----------------------|-------------|---------|--------------|------------------|---------------|
| Municipal Bonds | | | | | | | | | | | | |
| 157432JK2 | 1063 | CHAFFEY CMNTY COLLEGE DIST CA | | 10/16/2014 | 385,000.00 | 388,345.65 | 386,617.71 | 2.042 | Aa | 1.901 | 1,127 | 06/01/2018 |
| 623040HC9 | 1046 | MOUNT SAN ANTONIO CAL | | 08/01/2013 | 310,000.00 | 315,062.30 | 310,000.00 | 2.501 | Aa | 2.501 | 1,188 | 08/01/2018 |
| 76911ADL6 | 1061 | RIVERSIDE CNTY CA ASSET CORP | | 06/10/2014 | 365,000.00 | 365,930.75 | 366,204.12 | 1.123 | | 0.900 | 550 | 11/01/2016 |
| | | Subtotal and Average | 1,062,875.29 | | 1,060,000.00 | 1,069,338.70 | 1,062,821.83 | | | 1.731 | 946 | |
| Corporate Notes | | | | | | | | | | | | |
| 166764AE0 | 1042 | CHEVRON CORP | | 06/24/2013 | 1,000,000.00 | 1,012,658.00 | 998,092.78 | 1.718 | Aa | 1.782 | 1,150 | 06/24/2018 |
| 369604BE2 | 1041 | GENERAL ELECTRIC COMP | | 06/20/2013 | 1,000,000.00 | 1,002,210.00 | 1,000,409.77 | 0.850 | Aa | 0.756 | 161 | 10/09/2015 |
| | | Subtotal and Average | 1,998,515.75 | | 2,000,000.00 | 2,014,868.00 | 1,998,502.55 | | | 1.268 | 655 | |
| | | Total and Average | 65,179,024.03 | | 69,657,537.18 | 69,669,344.38 | 69,624,452.17 | | | 1.105 | 897 | |

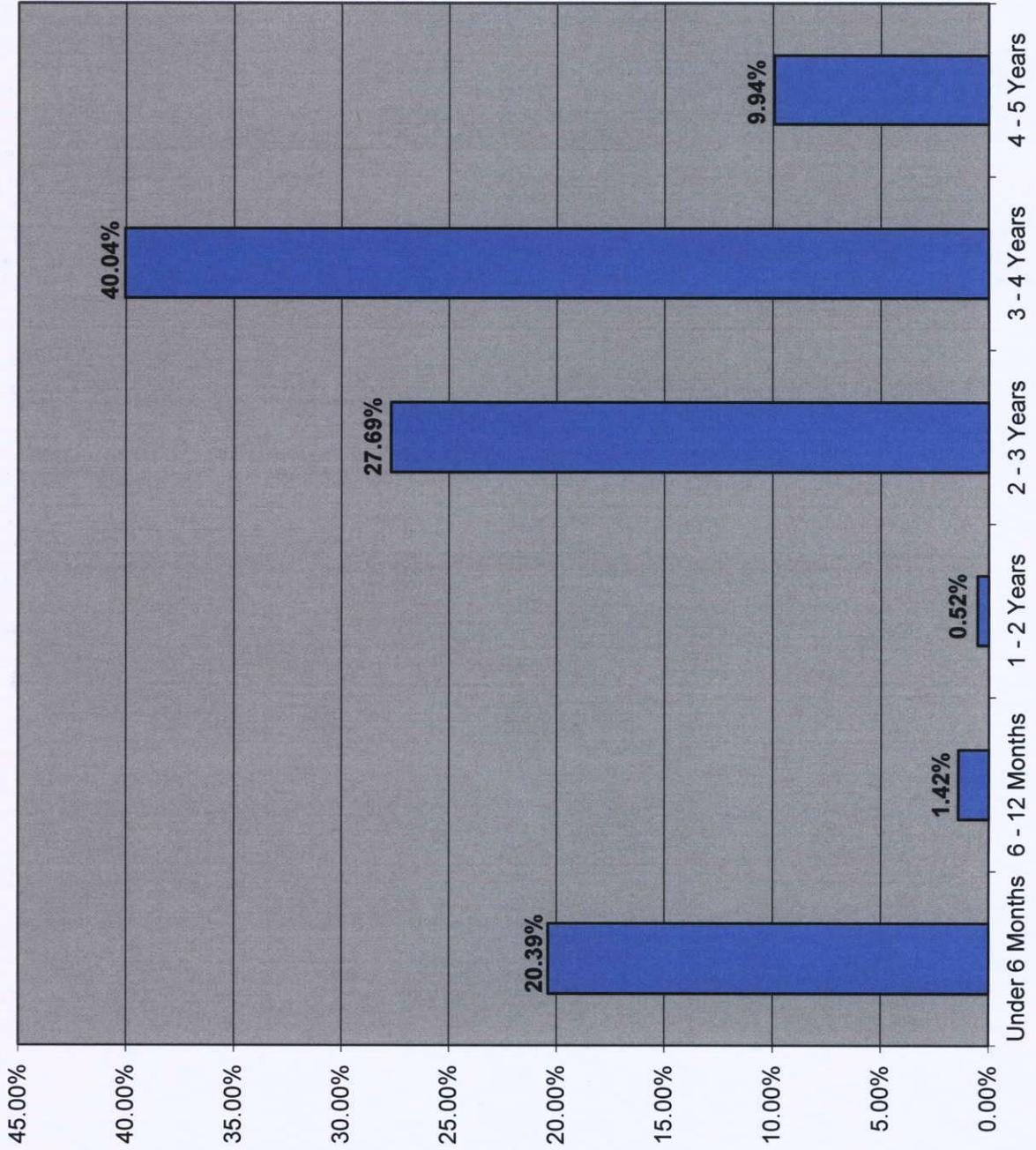
R. C. Fire Protection District
Portfolio Management
Activity By Type
April 1, 2015 through April 30, 2015

| CUSIP | Investment # | Issuer | Stated Rate | Transaction Date | Purchases or Deposits | Redemptions or Withdrawals | Balance |
|---|--------------|------------------------------|-------------|------------------|-----------------------|----------------------------|----------------------|
| Local Agency Investment Fund (Monthly Summary) | | | | | | | |
| SYS0001 | 0001 | LOCAL AGENCY INVESTMENT FUND | 0.283 | | 7,008,226.09 | 2,025,000.00 | |
| | | Subtotal | | | 7,008,226.09 | 2,025,000.00 | 13,470,990.84 |
| Passbook/Checking Accounts (Monthly Summary) | | | | | | | |
| SYS0002 | 0002 | UNION BANK OF CALIFORNIA | 0.200 | | 60,733.15 | 0.00 | |
| | | Subtotal | | | 60,733.15 | 0.00 | 126,546.34 |
| Federal Agency Issues - Coupon | | | | | | | |
| | | Subtotal | | | | | 50,965,590.61 |
| Treasury Securities - Coupon | | | | | | | |
| | | Subtotal | | | | | 2,000,000.00 |
| Municipal Bonds | | | | | | | |
| | | Subtotal | | | | | 1,062,821.83 |
| Corporate Notes | | | | | | | |
| | | Subtotal | | | | | 1,998,502.55 |
| | | Total | | | 7,068,959.24 | 2,025,000.00 | 69,624,452.17 |

**Rancho Cucamonga Fire Protection District
Portfolio Composition
April 30, 2015**



Rancho Cucamonga Fire Protection District Portfolio Maturity Distribution April 30, 2015



Note: Callable securities in portfolio are included in the maturity distribution analysis to their stated maturity date, although they may be called prior to maturity.

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

P15

Agenda, Check Register

4/29/2015 through 5/12/2015

| <u>Check No.</u> | <u>Check Date</u> | <u>Vendor Name</u> | <u>City</u> | <u>Fire</u> | <u>Amount</u> |
|------------------|-------------------|--|-------------|-------------|----------------|
| AP 00357876 | 04/29/2015 | ACEY DECY EQUIPMENT INC. | 175.10 | 0.00 | 175.10 |
| AP 00357877 | 04/29/2015 | ADAPT CONSULTING INC | 2,379.15 | 0.00 | 2,379.15 |
| AP 00357878 | 04/29/2015 | AEL-CASC CONSULTING | 743.03 | 0.00 | 743.03 |
| AP 00357879 | 04/29/2015 | AFLAC GROUP INSURANCE | 79.40 | 0.00 | 79.40 |
| AP 00357880 | 04/29/2015 | AFLAC GROUP INSURANCE | 317.54 | 0.00 | 317.54 |
| AP 00357881 | 04/29/2015 | ALL CITY MANAGEMENT SERVICES INC. | 31,167.35 | 0.00 | 31,167.35 |
| AP 00357882 | 04/29/2015 | ALL WELDING | 12,247.20 | 0.00 | 12,247.20 |
| AP 00357883 | 04/29/2015 | ALLIANT INSURANCE SERVICES INC. | 558.00 | 0.00 | 558.00 |
| AP 00357884 | 04/29/2015 | AMERICAN PLANNING ASSOCIATION | 400.00 | 0.00 | 400.00 |
| AP 00357885 | 04/29/2015 | APPLIED METERING TECHNOLOGIES INC | 10,441.26 | 0.00 | 10,441.26 |
| AP 00357886 | 04/29/2015 | ARCHITERRA DESIGN GROUP | 5,024.75 | 0.00 | 5,024.75 |
| AP 00357887 | 04/29/2015 | ARROWVIEW VETERINARY HOSPITAL | 100.00 | 0.00 | 100.00 |
| AP 00357888 | 04/29/2015 | AUFBAU CORPORATION | 45,454.00 | 0.00 | 45,454.00 |
| AP 00357889 | 04/29/2015 | AUTO AND RV SPECIALISTS INC. | 151.32 | 0.00 | 151.32 |
| AP 00357890 | 04/29/2015 | BABCOCK LABORATORIES INC | 1,750.00 | 0.00 | 1,750.00 |
| AP 00357891 | 04/29/2015 | BANK OF AMERICA MERRILL LYNCH | 0.00 | 149,937.01 | 149,937.01 |
| AP 00357892 | 04/29/2015 | BANK OF NEW YORK MELLON THE | 1,750.00 | 0.00 | 1,750.00 |
| AP 00357893 | 04/29/2015 | BARR'S FURNITURE | 0.00 | 2,462.40 | 2,462.40 |
| AP 00357894 | 04/29/2015 | BATTERY POWER INC | 865.02 | 0.00 | 865.02 |
| AP 00357895 | 04/29/2015 | BERNELL HYDRAULICS INC | 94.37 | 0.00 | 94.37 |
| AP 00357896 | 04/29/2015 | BOLTON, HEATHER | 114.14 | 0.00 | 114.14 |
| AP 00357897 | 04/29/2015 | BOOT BARN INC. | 134.99 | 0.00 | 134.99 |
| AP 00357898 | 04/29/2015 | BUJSKO UTILITY DESIGN INC. | 10,416.15 | 0.00 | 10,416.15 |
| AP 00357899 | 04/29/2015 | CAL PERS LONG TERM CARE | 496.42 | 0.00 | 496.42 |
| AP 00357900 | 04/29/2015 | CAL POLY POMONA FOUNDATION: COLLEGE OF EXT | 7,000.00 | 0.00 | 7,000.00 |
| AP 00357901 | 04/29/2015 | CALIFORNIA BOARD OF EQUALIZATION, STATE OF | 4,514.27 | 0.00 | 4,514.27 |
| AP 00357902 | 04/29/2015 | CALIFORNIA COOKOUT | 2,043.75 | 0.00 | 2,043.75 |
| AP 00357903 | 04/29/2015 | CALPERS | 117,621.92 | 7,161.18 | 124,783.10 *** |
| AP 00357904 | 04/29/2015 | CALPERS | 2,860.29 | 0.00 | 2,860.29 |
| AP 00357905 | 04/29/2015 | CARNES, SANDRA | 0.00 | 58.51 | 58.51 |
| AP 00357906 | 04/29/2015 | CARQUEST AUTO PARTS | 106.53 | 153.58 | 260.11 *** |
| AP 00357907 | 04/29/2015 | CCS ORANGE COUNTY JANITORIAL INC. | 35,563.17 | 0.00 | 35,563.17 |
| AP 00357908 | 04/29/2015 | CHAMPION AWARDS AND SPECIALTIES | 42.12 | 0.00 | 42.12 |
| AP 00357909 | 04/29/2015 | CHARTER COMMUNICATIONS | 0.00 | 262.07 | 262.07 |
| AP 00357910 | 04/29/2015 | CINTAS CORP. #150 | 1,848.40 | 0.00 | 1,848.40 |
| AP 00357911 | 04/29/2015 | CITY RENTALS | 1,254.00 | 0.00 | 1,254.00 |
| AP 00357912 | 04/29/2015 | CLEARWATER GRAPHICS INC | 28,095.86 | 0.00 | 28,095.86 |
| AP 00357913 | 04/29/2015 | CLIENT FIRST CONSULTING GROUP | 12,530.00 | 0.00 | 12,530.00 |
| AP 00357914 | 04/29/2015 | CLIMATEC LLC | 592.50 | 0.00 | 592.50 |
| AP 00357915 | 04/29/2015 | COAST RECREATION INC | 4,839.62 | 0.00 | 4,839.62 |
| AP 00357916 | 04/29/2015 | COIT SERVICES INC. | 782.00 | 0.00 | 782.00 |
| AP 00357917 | 04/29/2015 | CONFIRE JPA | 0.00 | 50,254.43 | 50,254.43 |
| AP 00357918 | 04/29/2015 | CPAC INC | 6,107.69 | 0.00 | 6,107.69 |
| AP 00357919 | 04/29/2015 | CROP PRODUCTION SERVICES INC | 564.55 | 0.00 | 564.55 |
| AP 00357920 | 04/29/2015 | D AND K CONCRETE COMPANY | 688.24 | 0.00 | 688.24 |
| AP 00357921 | 04/29/2015 | DELTA DENTAL | 1,578.76 | 0.00 | 1,578.76 |
| AP 00357922 | 04/29/2015 | DELTA DENTAL | 40,192.49 | 0.00 | 40,192.49 |

CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT

Agenda Check Register

4/29/2015 through 5/12/2015

| Check No. | Check Date | Vendor Name | City | Fire | Amount |
|-------------|------------|--|-----------|----------|--------------|
| AP 00357923 | 04/29/2015 | DEPARTMENT OF JUSTICE | 3,376.00 | 0.00 | 3,376.00 |
| AP 00357924 | 04/29/2015 | DEPARTMENT OF TRANSPORTATION | 7,525.25 | 0.00 | 7,525.25 |
| AP 00357925 | 04/29/2015 | DUMBELL MAN FITNESS EQUIPMENT, THE | 0.00 | 512.20 | 512.20 |
| AP 00357926 | 04/29/2015 | EDWARD PROFESSIONAL ADVISORS | 750.00 | 0.00 | 750.00 |
| AP 00357927 | 04/29/2015 | EMBROIDME | 1,576.99 | 0.00 | 1,576.99 |
| AP 00357928 | 04/29/2015 | ENGRAVE'N EMBROIDER THINGS | 524.93 | 0.00 | 524.93 |
| AP 00357929 | 04/29/2015 | EPSTEIN, SHAWN | 0.00 | 260.00 | 260.00 |
| AP 00357930 | 04/29/2015 | FEDERAL EXPRESS CORP | 46.46 | 0.00 | 46.46 |
| AP 00357931 | 04/29/2015 | FIRST CLASS HEATING & A.C. | 5,500.00 | 0.00 | 5,500.00 |
| AP 00357932 | 04/29/2015 | FRANKLIN TRUCK PARTS | 0.00 | 199.77 | 199.77 |
| AP 00357933 | 04/29/2015 | FREEDOM NEWS GROUP | 240.00 | 0.00 | 240.00 |
| AP 00357934 | 04/29/2015 | G AND M BUSINESS INTERIORS | 486.91 | 0.00 | 486.91 |
| AP 00357935 | 04/29/2015 | GONSALVES AND SON,JOE A | 3,000.00 | 0.00 | 3,000.00 |
| AP 00357936 | 04/29/2015 | GOODYEAR TIRE & RUBBER COMPANY | 1,804.94 | 0.00 | 1,804.94 |
| AP 00357937 | 04/29/2015 | GOSS, ROBERT | 0.00 | 130.00 | 130.00 |
| AP 00357938 | 04/29/2015 | GRAINGER | 1,740.66 | 24.06 | 1,764.72 *** |
| AP 00357939 | 04/29/2015 | GSA:PAYMENTS FOR NON-IPAC SUPPLY BILLS | 0.00 | 2,899.90 | 2,899.90 |
| AP 00357940 | 04/29/2015 | HEARTSAVERS LLC | 0.00 | 60.00 | 60.00 |
| AP 00357941 | 04/29/2015 | HI WAY SAFETY INC | 368.65 | 0.00 | 368.65 |
| AP 00357942 | 04/29/2015 | HILLS PET NUTRITION SALES INC | 893.66 | 0.00 | 893.66 |
| AP 00357943 | 04/29/2015 | HOME DEPOT CREDIT SERVICES 645 | 881.51 | 0.00 | 881.51 |
| AP 00357944 | 04/29/2015 | HOPSON, HELENE | 100.00 | 0.00 | 100.00 |
| AP 00357945 | 04/29/2015 | HOSE MAN INC | 244.24 | 0.00 | 244.24 |
| AP 00357946 | 04/29/2015 | HUYNH, TRANG | 51.60 | 0.00 | 51.60 |
| AP 00357947 | 04/29/2015 | ICEMA | 50.00 | 150.00 | 200.00 *** |
| AP 00357948 | 04/29/2015 | INLAND VALLEY DAILY BULLETIN | 0.00 | 146.85 | 146.85 |
| AP 00357949 | 04/29/2015 | INTEGRITY DOOR & HARDWARE INC | 580.12 | 271.60 | 851.72 *** |
| AP 00357950 | 04/29/2015 | INTERNATIONAL FOOTPRINT ASSOCIATION | 40.00 | 0.00 | 40.00 |
| AP 00357951 | 04/29/2015 | INTOXIMETERS INC | 3,518.85 | 0.00 | 3,518.85 |
| AP 00357952 | 04/29/2015 | JDC INC | 6,585.00 | 0.00 | 6,585.00 |
| AP 00357953 | 04/29/2015 | JOHN BURR CYCLES INC | 365.58 | 0.00 | 365.58 |
| AP 00357954 | 04/29/2015 | JOHNNY ALLEN TENNIS ACADEMY | 5,044.80 | 0.00 | 5,044.80 |
| AP 00357955 | 04/29/2015 | JONES AND MAYER, LAW OFFICES OF | 2,048.00 | 0.00 | 2,048.00 |
| AP 00357956 | 04/29/2015 | K K WOODWORKING | 86.31 | 0.00 | 86.31 |
| AP 00357957 | 04/29/2015 | KEMETZ, SUSAN H | 9.76 | 0.00 | 9.76 |
| AP 00357958 | 04/29/2015 | KENNEDY EQUIPMENT INC | 212.63 | 0.00 | 212.63 |
| AP 00357959 | 04/29/2015 | KIWANIS INTERNATIONAL FOUNDATION | 189.00 | 0.00 | 189.00 |
| AP 00357960 | 04/29/2015 | LANDORF, RICHARD | 0.00 | 130.00 | 130.00 |
| AP 00357961 | 04/29/2015 | LEIGHTON CONSULTING INC | 20,090.00 | 0.00 | 20,090.00 |
| AP 00357962 | 04/29/2015 | LEW EDWARDS GROUP, THE | 5,750.00 | 0.00 | 5,750.00 |
| AP 00357963 | 04/29/2015 | LIEBERT CASSIDY WHITMORE | 3,043.50 | 0.00 | 3,043.50 |
| AP 00357964 | 04/29/2015 | LIFE ASSIST INC | 0.00 | 1,536.83 | 1,536.83 |
| AP 00357965 | 04/29/2015 | LIGHTHOUSE, THE | 139.31 | 0.00 | 139.31 |
| AP 00357966 | 04/29/2015 | LITTLE BEAR PRODUCTIONS | 4,650.00 | 0.00 | 4,650.00 |
| AP 00357967 | 04/29/2015 | LYN, FRED | 132.82 | 0.00 | 132.82 |
| AP 00357968 | 04/29/2015 | MARIPOSA LANDSCAPES INC | 21,658.00 | 0.00 | 21,658.00 |
| AP 00357969 | 04/29/2015 | MATERIAL SALES UNLIMITED | 976.68 | 0.00 | 976.68 |

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| <u>Check No.</u> | <u>Check Date</u> | <u>Vendor Name</u> | <u>City</u> | <u>Fire</u> | <u>Amount</u> |
|------------------|-------------------|---|-------------|-------------|---------------|
| AP 00357970 | 04/29/2015 | MATHESON TRI-GAS INC | 184.68 | 0.00 | 184.68 |
| AP 00357971 | 04/29/2015 | MCFADDEN DALE HARDWARE | 255.37 | 0.00 | 255.37 |
| AP 00357972 | 04/29/2015 | MCMASTER CARR SUPPLY COMPANY | 870.00 | 0.00 | 870.00 |
| AP 00357973 | 04/29/2015 | MIJAC ALARM COMPANY | 0.00 | 168.00 | 168.00 |
| AP 00357974 | 04/29/2015 | MITSUBISHI ELECTRIC US INC | 626.95 | 0.00 | 626.95 |
| AP 00357975 | 04/29/2015 | MOUNTAIN VIEW GLASS AND MIRROR INC | 438.44 | 0.00 | 438.44 |
| AP 00357976 | 04/29/2015 | MOUNTAIN VIEW PAINTBALL | 544.30 | 0.00 | 544.30 |
| AP 00357977 | 04/29/2015 | MOUNTAIN VIEW SMALL ENG REPAIR | 170.97 | 0.00 | 170.97 |
| AP 00357978 | 04/29/2015 | NAPA AUTO PARTS | 25.27 | 56.81 | 82.08 *** |
| AP 00357979 | 04/29/2015 | NATIONAL DATA & SURVEYING SERVICES | 192.00 | 0.00 | 192.00 |
| AP 00357980 | 04/29/2015 | NBS | 1,440.00 | 0.00 | 1,440.00 |
| AP 00357981 | 04/29/2015 | NEW IMAGE COMMERCIAL FLOORING | 0.00 | 22,099.17 | 22,099.17 |
| AP 00357982 | 04/29/2015 | NEXTEL | 0.00 | 164.97 | 164.97 |
| AP 00357983 | 04/29/2015 | OFFICE DEPOT | 2,381.96 | 1,441.78 | 3,823.74 *** |
| AP 00357985 | 04/29/2015 | ONTARIO SPAY AND NEUTER INC | 2,300.00 | 0.00 | 2,300.00 |
| AP 00357986 | 04/29/2015 | OPARC | 396.00 | 0.00 | 396.00 |
| AP 00357987 | 04/29/2015 | PAL CAMPAIGN | 10.00 | 0.00 | 10.00 |
| AP 00357988 | 04/29/2015 | PEP BOYS | 6.13 | 0.00 | 6.13 |
| AP 00357989 | 04/29/2015 | POLLOCK, LARRY | 276.50 | 0.00 | 276.50 |
| AP 00357990 | 04/29/2015 | PRE-PAID LEGAL SERVICES INC | 84.24 | 0.00 | 84.24 |
| AP 00357991 | 04/29/2015 | PRO SALES GROUP INC | 499.82 | 0.00 | 499.82 |
| AP 00357992 | 04/29/2015 | PRO-PLANET INDUSTRIAL SUPPLY | 427.02 | 0.00 | 427.02 |
| AP 00357993 | 04/29/2015 | RAMIREZ, DENISE | 73.82 | 0.00 | 73.82 |
| AP 00357994 | 04/29/2015 | RANCHO CUCAMONGA CHAMBER OF COMMERCE | 3,166.66 | 0.00 | 3,166.66 |
| AP 00357995 | 04/29/2015 | RBM LOCK AND KEY SERVICE | 11.88 | 0.00 | 11.88 |
| AP 00357996 | 04/29/2015 | RC SERVICE COUNCIL | 400.00 | 0.00 | 400.00 |
| AP 00357997 | 04/29/2015 | REDMOND, MIKE | 0.00 | 58.31 | 58.31 |
| AP 00357998 | 04/29/2015 | REGENCY ENTERPRISES INC | 3,879.36 | 0.00 | 3,879.36 |
| AP 00357999 | 04/29/2015 | RICHARDS WATSON AND GERSHON | 23,657.48 | 0.00 | 23,657.48 |
| AP 00358000 | 04/29/2015 | RJM DESIGN GROUP INC | 7,178.15 | 0.00 | 7,178.15 |
| AP 00358001 | 04/29/2015 | ROBLES, RAUL P | 275.00 | 0.00 | 275.00 |
| AP 00358002 | 04/29/2015 | ROMERO, JUSTIN | 62.26 | 0.00 | 62.26 |
| AP 00358003 | 04/29/2015 | ROTO ROOTER | 675.50 | 0.00 | 675.50 |
| AP 00358004 | 04/29/2015 | RUGG, KEVIN | 116.00 | 0.00 | 116.00 |
| AP 00358005 | 04/29/2015 | SAFE-ENTRY TECHNICAL INC | 0.00 | 976.56 | 976.56 |
| AP 00358006 | 04/29/2015 | SAN BERNARDINO CTY | 0.00 | 10,738.77 | 10,738.77 |
| AP 00358007 | 04/29/2015 | SAN BERNARDINO CTY DEPT OF PUBLIC HEALTH | 497.00 | 0.00 | 497.00 |
| AP 00358008 | 04/29/2015 | SAN BERNARDINO CTY OFFICE OF THE ASSESSOR | 840.00 | 0.00 | 840.00 |
| AP 00358009 | 04/29/2015 | SBPEA | 737.15 | 0.00 | 737.15 |
| AP 00358010 | 04/29/2015 | SC FUELS | 0.00 | 2,542.57 | 2,542.57 |
| AP 00358011 | 04/29/2015 | SCOTT F FORMAN M'D | 600.00 | 0.00 | 600.00 |
| AP 00358012 | 04/29/2015 | SECURITY BANK OF CALIFORNIA | 0.00 | 12,400.54 | 12,400.54 |
| AP 00358013 | 04/29/2015 | SEXTON, SHEILA | 6.00 | 0.00 | 6.00 |
| AP 00358014 | 04/29/2015 | SHOETERIA | 829.51 | 0.00 | 829.51 |
| AP 00358015 | 04/29/2015 | SILSBEE, JODI | 36.80 | 0.00 | 36.80 |
| AP 00358016 | 04/29/2015 | SMARTLITE | 150.00 | 0.00 | 150.00 |
| AP 00358017 | 04/29/2015 | SO CALIF GAS COMPANY | 56.89 | 327.59 | 384.48 *** |

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| Check No. | Check Date | Vendor Name | City | Fire | Amount |
|-------------|------------|------------------------------------|-----------|----------|---------------|
| AP 00358018 | 04/29/2015 | SOLAR CITY CORPORATION | 64.65 | 0.00 | 64.65 |
| AP 00358019 | 04/29/2015 | SONSRAY MACHINERY LLC | 224.20 | 0.00 | 224.20 |
| AP 00358026 | 04/29/2015 | SOUTHERN CALIFORNIA EDISON | 21,429.88 | 2,156.22 | 23,586.10 *** |
| AP 00358027 | 04/29/2015 | SOUTHERN CALIFORNIA EDISON | 2,240.73 | 0.00 | 2,240.73 |
| AP 00358028 | 04/29/2015 | SOUTHLAND FARMERS MARKET ASSOC INC | 952.00 | 0.00 | 952.00 |
| AP 00358029 | 04/29/2015 | SPECTRA SENSORS INC | 488.00 | 0.00 | 488.00 |
| AP 00358030 | 04/29/2015 | SPINITAR | 24,010.45 | 9,504.14 | 33,514.59 *** |
| AP 00358031 | 04/29/2015 | STEAMX LLC | 0.00 | 1,425.84 | 1,425.84 |
| AP 00358032 | 04/29/2015 | STERLING COFFEE SERVICE | 979.76 | 0.00 | 979.76 |
| AP 00358033 | 04/29/2015 | SUN BADGE CO | 0.00 | 32.33 | 32.33 |
| AP 00358034 | 04/29/2015 | TECOTZKY, RALPH | 0.00 | 60.00 | 60.00 |
| AP 00358035 | 04/29/2015 | TERMINIX PROCESSING CENTER | 0.00 | 472.00 | 472.00 |
| AP 00358036 | 04/29/2015 | TERRA VISTA ANIMAL HOSPITAL | 50.00 | 0.00 | 50.00 |
| AP 00358037 | 04/29/2015 | THOMAS, HEATHER | 124.19 | 0.00 | 124.19 |
| AP 00358038 | 04/29/2015 | TICKETS.COM INC | 11,960.44 | 0.00 | 11,960.44 |
| AP 00358039 | 04/29/2015 | TILLYS | 1,000.00 | 0.00 | 1,000.00 |
| AP 00358040 | 04/29/2015 | TOLL, RICHARD | 0.00 | 260.00 | 260.00 |
| AP 00358041 | 04/29/2015 | TOMCO LLC | 15,441.79 | 0.00 | 15,441.79 |
| AP 00358042 | 04/29/2015 | TORO TOWING | 225.00 | 0.00 | 225.00 |
| AP 00358043 | 04/29/2015 | TOT LOT PROS INC | 16,000.00 | 0.00 | 16,000.00 |
| AP 00358044 | 04/29/2015 | U S LEGAL SUPPORT INC | 117.00 | 0.00 | 117.00 |
| AP 00358045 | 04/29/2015 | UNITED PACIFIC SERVICES INC | 37,610.00 | 0.00 | 37,610.00 |
| AP 00358046 | 04/29/2015 | UNITED ROTARY BRUSH CORPORATION | 427.50 | 0.00 | 427.50 |
| AP 00358047 | 04/29/2015 | UNITED WAY | 157.00 | 0.00 | 157.00 |
| AP 00358048 | 04/29/2015 | UPS | 90.48 | 0.00 | 90.48 |
| AP 00358049 | 04/29/2015 | UTILIQUEST | 3,990.20 | 0.00 | 3,990.20 |
| AP 00358050 | 04/29/2015 | VALLEY CREST LANDSCAPE | 13,753.69 | 0.00 | 13,753.69 |
| AP 00358051 | 04/29/2015 | VANDERHAWK CONSULTING LLC | 24,175.00 | 0.00 | 24,175.00 |
| AP 00358052 | 04/29/2015 | VECCHIO, TOM | 78.00 | 0.00 | 78.00 |
| AP 00358054 | 04/29/2015 | VERIZON CALIFORNIA | 4,013.76 | 1,285.49 | 5,299.25 *** |
| AP 00358055 | 04/29/2015 | VERIZON LEGAL COMPLIANCE | 200.00 | 0.00 | 200.00 |
| AP 00358056 | 04/29/2015 | VICTORIA ANIMAL HOSPITAL | 425.00 | 0.00 | 425.00 |
| AP 00358057 | 04/29/2015 | VISION SERVICE PLAN CA | 10,681.28 | 0.00 | 10,681.28 |
| AP 00358058 | 04/29/2015 | VORTEX INDUSTRIES INC | 3,875.98 | 0.00 | 3,875.98 |
| AP 00358059 | 04/29/2015 | WALTERS WHOLESALE ELECTRIC CO | 7,967.72 | 0.00 | 7,967.72 |
| AP 00358060 | 04/29/2015 | WATANABE, JENI | 86.70 | 0.00 | 86.70 |
| AP 00358061 | 04/29/2015 | WAXIE SANITARY SUPPLY | 9,321.68 | 2,128.66 | 11,450.34 *** |
| AP 00358062 | 04/29/2015 | WEST END MATERIAL SUPPLY | 155.86 | 0.00 | 155.86 |
| AP 00358063 | 04/29/2015 | WHITE HOUSE PHOTO INC | 200.00 | 0.00 | 200.00 |
| AP 00358064 | 04/29/2015 | WHITTIER FERTILIZER | 1,258.20 | 0.00 | 1,258.20 |
| AP 00358065 | 04/29/2015 | WORD MILL PUBLISHING | 800.00 | 0.00 | 800.00 |
| AP 00358066 | 04/29/2015 | XL STORAGE | 895.00 | 0.00 | 895.00 |
| AP 00358067 | 04/29/2015 | ZEE MEDICAL INC | 2,481.79 | 0.00 | 2,481.79 |
| AP 00358068 | 04/29/2015 | ZUCKERMAN, JONATHAN | 100.00 | 0.00 | 100.00 |
| AP 00358069 | 04/30/2015 | ABC LOCKSMITHS | 1,469.90 | 0.00 | 1,469.90 |
| AP 00358070 | 04/30/2015 | AIRGAS USA LLC | 0.00 | 1,373.81 | 1,373.81 |
| AP 00358079 | 04/30/2015 | BRODART BOOKS | 10,033.83 | 0.00 | 10,033.83 |

**CITY OF RANCHO CUCAMONGA
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|------------------|-------------------|---|-------------|-------------|---------------|
| AP 00358080 | 04/30/2015 | CALSENSE | 414.89 | 0.00 | 414.89 |
| AP 00358081 | 04/30/2015 | CITRUS MOTORS ONTARIO INC | 11,716.83 | 0.00 | 11,716.83 |
| AP 00358082 | 04/30/2015 | COMP U ZONE | 405.88 | 0.00 | 405.88 |
| AP 00358083 | 04/30/2015 | CUCAMONGA VALLEY WATER DISTRICT | 4,147.03 | 0.00 | 4,147.03 |
| AP 00358084 | 04/30/2015 | DUNN EDWARDS CORPORATION | 350.28 | 0.00 | 350.28 |
| AP 00358085 | 04/30/2015 | EMCOR SERVICE | 26,770.04 | 253.00 | 27,023.04 *** |
| AP 00358086 | 04/30/2015 | EWING IRRIGATION PRODUCTS | 386.37 | 0.00 | 386.37 |
| AP 00358087 | 04/30/2015 | FORD OF UPLAND INC | 181.07 | 0.00 | 181.07 |
| AP 00358088 | 04/30/2015 | HOLLIDAY ROCK CO INC | 6,840.44 | 0.00 | 6,840.44 |
| AP 00358089 | 04/30/2015 | HYDRO SCAPE PRODUCTS INC | 3,181.42 | 0.00 | 3,181.42 |
| AP 00358090 | 04/30/2015 | INLAND VALLEY DAILY BULLETIN | 940.00 | 0.00 | 940.00 |
| AP 00358091 | 04/30/2015 | INTERSTATE BATTERIES | 0.00 | 65.99 | 65.99 |
| AP 00358092 | 04/30/2015 | KME FIRE APPARATUS | 0.00 | 1,759.17 | 1,759.17 |
| AP 00358093 | 04/30/2015 | NEC CORPORATION OF AMERICA | 25,511.50 | 0.00 | 25,511.50 |
| AP 00358094 | 04/30/2015 | PENNY PLUMBING | 197.50 | 0.00 | 197.50 |
| AP 00358095 | 04/30/2015 | SIMPLOT PARTNERS | 902.88 | 0.00 | 902.88 |
| AP 00358096 | 04/30/2015 | TRUGREEN LANDCARE | 61,858.92 | 0.00 | 61,858.92 |
| AP 00358097 | 04/30/2015 | VISTA PAINT | 614.55 | 0.00 | 614.55 |
| AP 00358098 | 05/06/2015 | ADAPT CONSULTING INC | 0.00 | 486.65 | 486.65 |
| AP 00358099 | 05/06/2015 | AED BRANDS | 0.00 | 12,841.20 | 12,841.20 |
| AP 00358100 | 05/06/2015 | AFLAC GROUP INSURANCE | 6,843.06 | 0.00 | 6,843.06 |
| AP 00358101 | 05/06/2015 | ALEXETER TECHNOLOGIES LLC | 0.00 | 1,792.80 | 1,792.80 |
| AP 00358102 | 05/06/2015 | ALLIED STORAGE CONTAINERS | 0.00 | 329.40 | 329.40 |
| AP 00358103 | 05/06/2015 | ALPHAGRAPHS | 143.60 | 0.00 | 143.60 |
| AP 00358104 | 05/06/2015 | BAUER COMPRESSORS | 0.00 | 2,490.84 | 2,490.84 |
| AP 00358105 | 05/06/2015 | BEST BEST AND KRIEGER | 360.00 | 0.00 | 360.00 |
| AP 00358106 | 05/06/2015 | BOUND TREE MEDICAL LLC. | 157.19 | 1,003.34 | 1,160.53 *** |
| AP 00358107 | 05/06/2015 | CAIN, RUTH | 132.07 | 0.00 | 132.07 |
| AP 00358108 | 05/06/2015 | CBIZ ACCOUNTING TAX & ADVISORY OF ORANGE CC | 9,700.00 | 0.00 | 9,700.00 |
| AP 00358109 | 05/06/2015 | CCAC | 200.00 | 0.00 | 200.00 |
| AP 00358110 | 05/06/2015 | CCS ORANGE COUNTY JANITORIAL INC. | 0.00 | 4,504.85 | 4,504.85 |
| AP 00358111 | 05/06/2015 | CHAMPION AWARDS AND SPECIALTIES | 16.20 | 0.00 | 16.20 |
| AP 00358112 | 05/06/2015 | CHARTER COMMUNICATIONS | 85.00 | 1,063.86 | 1,148.86 *** |
| AP 00358113 | 05/06/2015 | CITY OF POSTER CITY | 2,000.00 | 0.00 | 2,000.00 |
| AP 00358114 | 05/06/2015 | CLASSE PARTY RENTALS | 490.00 | 0.00 | 490.00 |
| AP 00358115 | 05/06/2015 | CLEAR COAST RESTORATION | 1,297.50 | 300.00 | 1,597.50 *** |
| AP 00358116 | 05/06/2015 | CLEARWATER GRAPHICS INC | 75.60 | 939.60 | 1,015.20 *** |
| AP 00358117 | 05/06/2015 | CLIMATEC LLC | 5,474.75 | 0.00 | 5,474.75 |
| AP 00358118 | 05/06/2015 | COIT SERVICES INC. | 3,178.00 | 0.00 | 3,178.00 |
| AP 00358119 | 05/06/2015 | CORODATA MEDIA STORAGE INC | 895.35 | 0.00 | 895.35 |
| AP 00358120 | 05/06/2015 | COSTAR REALTY INFORMATION INC | 590.00 | 0.00 | 590.00 |
| AP 00358121 | 05/06/2015 | D AND K CONCRETE COMPANY | 1,489.33 | 0.00 | 1,489.33 |
| AP 00358122 | 05/06/2015 | DCT 8TH AND VINEYARD LLC | 15,000.00 | 0.00 | 15,000.00 |
| AP 00358123 | 05/06/2015 | DEPARTMENT OF FORESTRY AND FIRE PROTECTION | 0.00 | 328.00 | 328.00 |
| AP 00358124 | 05/06/2015 | EIGHTH AVENUE ENTERPRISE LLC | 0.00 | 113.40 | 113.40 |
| AP 00358125 | 05/06/2015 | EP CONTAINER CORP. | 4,335.31 | 0.00 | 4,335.31 |
| AP 00358126 | 05/06/2015 | EXPERIAN | 52.00 | 0.00 | 52.00 |

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| Check No. | Check Date | Vendor Name | City | Fire | Amount |
|-------------|------------|---|-----------|-----------|--------------|
| AP 00358127 | 05/06/2015 | FEDERAL EXPRESS CORP | 389.65 | 0.00 | 389.65 |
| AP 00358128 | 05/06/2015 | FIRST CLASS HEATING & A.C. | 600.00 | 0.00 | 600.00 |
| AP 00358129 | 05/06/2015 | FLATIRON ELECTRIC GROUP INC | 25,177.36 | 0.00 | 25,177.36 |
| AP 00358130 | 05/06/2015 | FROST, JIM | 344.06 | 0.00 | 344.06 |
| AP 00358131 | 05/06/2015 | G AND M BUSINESS INTERIORS | 110.80 | 0.00 | 110.80 |
| AP 00358132 | 05/06/2015 | GALE/CENGAGE LEARNING | 23.03 | 0.00 | 23.03 |
| AP 00358133 | 05/06/2015 | GRAINGER | 67.78 | 0.00 | 67.78 |
| AP 00358134 | 05/06/2015 | GRAND HOME HOLDINGS INC. | 2,274.69 | 0.00 | 2,274.69 |
| AP 00358135 | 05/06/2015 | GRAYBAR | 81.61 | 0.00 | 81.61 |
| AP 00358136 | 05/06/2015 | HELEN SMITH ATTORNEY SERVICE | 75.00 | 0.00 | 75.00 |
| AP 00358137 | 05/06/2015 | HERITAGE EDUCATION GROUP | 808.00 | 0.00 | 808.00 |
| AP 00358138 | 05/06/2015 | HERRERA, MARTIN | 750.00 | 0.00 | 750.00 |
| AP 00358139 | 05/06/2015 | HMC ARCHITECTS | 0.00 | 78,709.95 | 78,709.95 |
| AP 00358140 | 05/06/2015 | HOME DEPOT CREDIT SERVICES 645 | 32.30 | 0.00 | 32.30 |
| AP 00358141 | 05/06/2015 | HOYT LUMBER CO., SM | 0.00 | 315.51 | 315.51 |
| AP 00358142 | 05/06/2015 | IBM CORPORATION | 2,569.50 | 0.00 | 2,569.50 |
| AP 00358143 | 05/06/2015 | INDUSTRIAL SUPPLY CO INC | 2,577.06 | 0.00 | 2,577.06 |
| AP 00358144 | 05/06/2015 | INLAND PACIFIC BALLET | 26,160.35 | 0.00 | 26,160.35 |
| AP 00358145 | 05/06/2015 | INLAND PRESORT & MAILING SERVICES | 184.47 | 0.00 | 184.47 |
| AP 00358146 | 05/06/2015 | INLAND VALLEY DAILY BULLETIN | 425.11 | 0.00 | 425.11 |
| AP 00358147 | 05/06/2015 | IRON MOUNTAIN OSDP | 774.41 | 0.00 | 774.41 |
| AP 00358148 | 05/06/2015 | JACOBSEN DIVISION OF TEXTRON INC | 894.92 | 0.00 | 894.92 |
| AP 00358149 | 05/06/2015 | JDC INC | 18,973.20 | 0.00 | 18,973.20 |
| AP 00358150 | 05/06/2015 | JOBS AVAILABLE INC | 390.00 | 0.00 | 390.00 |
| AP 00358151 | 05/06/2015 | JONES AND MAYER, LAW OFFICES OF | 6,924.48 | 0.00 | 6,924.48 |
| AP 00358152 | 05/06/2015 | KONE INC | 633.61 | 0.00 | 633.61 |
| AP 00358153 | 05/06/2015 | LARKIN, DAVID W | 0.00 | 299.28 | 299.28 |
| AP 00358154 | 05/06/2015 | LENOVO (UNITED STATES) INC. | 2,100.18 | 0.00 | 2,100.18 |
| AP 00358155 | 05/06/2015 | LIEBERT CASSIDY WHITMORE | 3,300.00 | 0.00 | 3,300.00 |
| AP 00358156 | 05/06/2015 | LIGHTHOUSE, THE | 2,505.39 | 0.00 | 2,505.39 |
| AP 00358157 | 05/06/2015 | MARIPOSA LANDSCAPES INC | 62,941.14 | 0.00 | 62,941.14 |
| AP 00358158 | 05/06/2015 | MAY, PHIL | 306.00 | 0.00 | 306.00 |
| AP 00358159 | 05/06/2015 | MCI | 3.24 | 0.00 | 3.24 |
| AP 00358160 | 05/06/2015 | MCMASTER CARR SUPPLY COMPANY | 197.20 | 0.00 | 197.20 |
| AP 00358161 | 05/06/2015 | MEDLEY FIRE PROTECTION INC | 750.00 | 0.00 | 750.00 |
| AP 00358162 | 05/06/2015 | NBS | 1,370.00 | 0.00 | 1,370.00 |
| AP 00358163 | 05/06/2015 | NEWCOMB ANDERSON MCCORMICK INC | 5,434.50 | 3,623.00 | 9,057.50 *** |
| AP 00358164 | 05/06/2015 | OFFICE DEPOT | 3,374.68 | 0.00 | 3,374.68 |
| AP 00358165 | 05/06/2015 | ONTARIO, CITY OF | 0.00 | 37,251.20 | 37,251.20 |
| AP 00358166 | 05/06/2015 | ONTRAC | 73.11 | 0.00 | 73.11 |
| AP 00358167 | 05/06/2015 | PARS | 3,500.00 | 0.00 | 3,500.00 |
| AP 00358168 | 05/06/2015 | PEPSI-COLA | 1,370.30 | 0.00 | 1,370.30 |
| AP 00358169 | 05/06/2015 | RAYBALLOONS | 454.20 | 0.00 | 454.20 |
| AP 00358170 | 05/06/2015 | RICHARDS WATSON AND GERSHON | 2,307.03 | 880.00 | 3,187.03 *** |
| AP 00358171 | 05/06/2015 | RODMAN, PHILIP | 37.80 | 0.00 | 37.80 |
| AP 00358172 | 05/06/2015 | SAN BERNARDINO CO AUDITOR CONT | 5,420.00 | 0.00 | 5,420.00 |
| AP 00358173 | 05/06/2015 | SAN BERNARDINO CTY FIRE PROTECTION DISTRICT | 55,143.75 | 0.00 | 55,143.75 |

CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT

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Agenda Check Register

4/29/2015 through 5/12/2015

| Check No. | Check Date | Vendor Name | City | Fire | Amount |
|-------------|------------|--|--------------|----------|---------------|
| AP 00358174 | 05/06/2015 | SC FUELS | 2,480.07 | 0.00 | 2,480.07 |
| AP 00358175 | 05/06/2015 | SCHOLASTIC BOOK FAIRS | 325.40 | 0.00 | 325.40 |
| AP 00358176 | 05/06/2015 | SERVICE NERD INC | 459.14 | 0.00 | 459.14 |
| AP 00358177 | 05/06/2015 | SIEMENS INDUSTRY INC | 7,543.27 | 0.00 | 7,543.27 |
| AP 00358178 | 05/06/2015 | SO CALIF GAS COMPANY | 4,381.62 | 279.07 | 4,660.69 *** |
| AP 00358179 | 05/06/2015 | SOURCE GRAPHICS | 107.52 | 0.00 | 107.52 |
| AP 00358180 | 05/06/2015 | SOUTH COAST AQMD | 0.00 | 241.68 | 241.68 |
| AP 00358184 | 05/06/2015 | SOUTHERN CALIFORNIA EDISON | 18,417.75 | 1,838.65 | 20,256.40 *** |
| AP 00358185 | 05/06/2015 | SOUTHERN LAUGHING LLC | 5,208.00 | 0.00 | 5,208.00 |
| AP 00358186 | 05/06/2015 | SOUTHLAND FARMERS MARKET ASSOC INC | 1,918.00 | 0.00 | 1,918.00 |
| AP 00358187 | 05/06/2015 | SOUTHLAND SPORTS OFFICIALS | 552.00 | 0.00 | 552.00 |
| AP 00358188 | 05/06/2015 | SOUTHWEST MOBILE STORAGE INC | 216.00 | 0.00 | 216.00 |
| AP 00358189 | 05/06/2015 | STANDARD INSURANCE COMPANY | 15,985.95 | 0.00 | 15,985.95 |
| AP 00358190 | 05/06/2015 | STERLING COFFEE SERVICE | 548.24 | 0.00 | 548.24 |
| AP 00358191 | 05/06/2015 | STOVER, JEFF | 6,000.00 | 0.00 | 6,000.00 |
| AP 00358192 | 05/06/2015 | STRATEGIC ECONOMICS INC | 9,801.86 | 0.00 | 9,801.86 |
| AP 00358193 | 05/06/2015 | T AND G ROOFING COMPANY INC | 387.90 | 0.00 | 387.90 |
| AP 00358194 | 05/06/2015 | TANNER RECOGNITION COMPANY, O C | 115.83 | 0.00 | 115.83 |
| AP 00358195 | 05/06/2015 | TONG, WENDY Y | 2,312.50 | 0.00 | 2,312.50 |
| AP 00358196 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 11,225.62 | 0.00 | 11,225.62 |
| AP 00358197 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 3,900.00 | 0.00 | 3,900.00 |
| AP 00358198 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 1,041.33 | 0.00 | 1,041.33 |
| AP 00358199 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 15,533.79 | 0.00 | 15,533.79 |
| AP 00358200 | 05/06/2015 | U.S. BANK PARS ACCT #6746022500 | 1,000.82 | 0.00 | 1,000.82 |
| AP 00358201 | 05/06/2015 | UL LLC | 0.00 | 1,970.00 | 1,970.00 |
| AP 00358202 | 05/06/2015 | ULINE | 223.36 | 0.00 | 223.36 |
| AP 00358203 | 05/06/2015 | UPS | 267.96 | 0.00 | 267.96 |
| AP 00358204 | 05/06/2015 | VALLEY CREST LANDSCAPE | 4,724.59 | 0.00 | 4,724.59 |
| AP 00358205 | 05/06/2015 | VERIZON BUSINESS SERVICES | 12.07 | 0.00 | 12.07 |
| AP 00358207 | 05/06/2015 | VERIZON CALIFORNIA | 10,105.53 | 1,921.21 | 12,026.74 *** |
| AP 00358208 | 05/06/2015 | VERIZON WIRELESS - LA | 0.00 | 156.35 | 156.35 |
| AP 00358209 | 05/06/2015 | VERIZON WIRELESS - LA | 0.00 | 2,621.57 | 2,621.57 |
| AP 00358210 | 05/06/2015 | VILLAGE NURSERIES WHOLESALE LP | 550.67 | 0.00 | 550.67 |
| AP 00358211 | 05/06/2015 | VILLENAS, FABIAN | 326.24 | 0.00 | 326.24 |
| AP 00358212 | 05/06/2015 | VITAL THEATRE COMPANY | 10,000.00 | 0.00 | 10,000.00 |
| AP 00358217 | 05/07/2015 | RODMAN, JERH E | 37.80 | 0.00 | 37.80 |
| AP 00358221 | 05/07/2015 | BRODART BOOKS | 4,232.17 | 0.00 | 4,232.17 |
| AP 00358225 | 05/07/2015 | CUCAMONGA VALLEY WATER DISTRICT | 55,484.79 | 0.00 | 55,484.79 |
| AP 00358226 | 05/07/2015 | VISTA PAINT | 112.60 | 0.00 | 112.60 |
| AP 00358227 | 05/11/2015 | US POST OFFICE | 3,509.45 | 0.00 | 3,509.45 |
| EP 00005200 | 04/29/2015 | AECOM | 10,520.02 | 0.00 | 10,520.02 |
| EP 00005201 | 04/29/2015 | CALIF GOVERNMENT VEBA/RANCHO CUCAMONGA | 12,073.53 | 0.00 | 12,073.53 |
| EP 00005202 | 04/29/2015 | FORTISTAR METHANE GROUP LLC | 123,533.70 | 0.00 | 123,533.70 |
| EP 00005203 | 04/29/2015 | RCCEA | 1,330.00 | 0.00 | 1,330.00 |
| EP 00005204 | 04/29/2015 | RCPFA | 10,545.36 | 0.00 | 10,545.36 |
| EP 00005205 | 04/29/2015 | SAN BERNARDINO CTY SHERIFFS DEPT | 2,510,019.00 | 0.00 | 2,510,019.00 |
| EP 00005206 | 04/29/2015 | VIASYN INC | 9,441.97 | 0.00 | 9,441.97 |

CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT

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Agenda Check Register

4/29/2015 through 5/12/2015

| <u>Check No.</u> | <u>Check Date</u> | <u>Vendor Name</u> | <u>City</u> | <u>Fire</u> | <u>Amount</u> |
|------------------|-------------------|--------------------|--------------|-----------------------|---------------|
| | | | Total City: | \$4,097,181.17 | |
| | | | Total Fire: | \$444,663.52 | |
| | | | Grand Total: | <u>\$4,541,844.69</u> | |

Note:

*** Check Number includes both City and Fire District expenditures



**City of Rancho Cucamonga
Portfolio Management
Portfolio Summary
April 30, 2015**

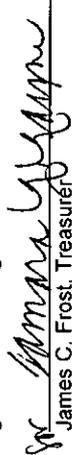
| Investments | Par Value | Market Value | Book Value | % of Portfolio | Term | Days to Maturity | YTM 360 Equiv. | YTM 365 Equiv. |
|--------------------------------|-----------------------|-----------------------|-----------------------|----------------|--------------|------------------|----------------|----------------|
| Local Agency Investment Fund | 45,784,578.60 | 45,784,578.60 | 45,784,578.60 | 18.32 | 1 | 1 | 0.279 | 0.283 |
| Commercial Paper - Discount | 13,000,000.00 | 12,997,189.40 | 12,995,814.48 | 5.20 | 98 | 40 | 0.116 | 0.118 |
| Federal Agency Issues - Coupon | 170,625,000.00 | 170,753,406.22 | 170,522,317.92 | 68.23 | 1,634 | 1,202 | 1.321 | 1.339 |
| Savings/Miscellaneous Accounts | 571,566.95 | 571,566.95 | 571,566.95 | 0.23 | 1 | 1 | 0.197 | 0.200 |
| Municipal Bonds | 13,360,000.00 | 13,584,980.60 | 13,556,228.61 | 5.42 | 1,524 | 1,217 | 1.555 | 1.577 |
| Corporate Notes | 6,500,000.00 | 6,550,933.00 | 6,494,554.05 | 2.60 | 1,371 | 693 | 1.290 | 1.307 |
| Investments | 249,841,145.55 | 250,242,654.77 | 249,925,060.61 | 100.00% | 1,239 | 906 | 1.077 | 1.092 |

| | |
|-----------------------------------|-----------------------|
| Cash and Accrued Interest | |
| Accrued Interest at Purchase | 4,455.49 |
| Subtotal | 4,455.49 |
| Total Cash and Investments | 249,841,145.55 |
| | 250,247,110.26 |
| | 249,929,516.10 |

| | April 30 Month Ending | Fiscal Year To Date |
|---------------------------------|-----------------------|-----------------------|
| Total Earnings | | |
| Current Year | 224,261.67 | 2,205,669.80 |
| Average Daily Balance | 238,968,944.41 | 228,980,023.70 |
| Effective Rate of Return | 1.14% | 1.16% |

I certify that this report accurately reflects all City pooled investments and is in conformity with the investment policy adopted September 17, 2014. A copy of the investment policy is available in the Administrative Services Department. The Investment Program herein shown provides sufficient cash flow liquidity to meet the next six months estimated expenditures. The month-end market values were obtained from (IDC)-Interactive Data Corporation pricing service.

The attached Summary of Cash and Investments with Fiscal Agents as of the prior month's end is provided under the City official Investment Policy. The provisions of the individual bond documents govern the management of these funds.


James C. Frost, Treasurer

Reporting period 04/01/2015-04/30/2015

**City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Investments
April 30, 2015**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Rated Rate | Moody's | YTM | Days to Maturity | Maturity Date |
|---------------------------------------|--------------|-----------------------------|-----------------|---------------|----------------------|----------------------|----------------------|------------|---------|--------------|------------------|---------------|
| Local Agency Investment Fund | | | | | | | | | | | | |
| SYS00005 | 00005 | LOCAL AGENCY INVST FUND | 41,571,505.15 | | 45,784,578.60 | 45,784,578.60 | 45,784,578.60 | 0.283 | | 0.283 | 1 | |
| | | Subtotal and Average | | | 45,784,578.60 | 45,784,578.60 | 45,784,578.60 | | | 0.283 | 1 | |
| Commercial Paper - Discount | | | | | | | | | | | | |
| 03785EUD4 | 1603 | APPLE INC | | 04/28/2015 | 5,000,000.00 | 4,998,263.00 | 4,999,050.00 | 0.090 | P-1 | 0.091 | 73 | 07/13/2015 |
| 89233HSM7 | 1592 | TOYOTA MOTOR CREDIT CORP. | | 01/29/2015 | 8,000,000.00 | 7,998,926.40 | 7,996,764.48 | 0.130 | P-1 | 0.132 | 20 | 05/21/2015 |
| | | Subtotal and Average | | | 13,000,000.00 | 12,997,189.40 | 12,995,814.48 | | | 0.116 | 40 | |
| Federal Agency Issues - Coupon | | | | | | | | | | | | |
| 3133ECCZ5 | 1522 | FEDERAL FARM CREDIT BANK | | 01/16/2013 | 4,000,000.00 | 3,991,400.00 | 4,000,000.00 | 0.900 | Aaa | 0.900 | 991 | 01/16/2018 |
| 3133ECFA7 | 1525 | FEDERAL FARM CREDIT BANK | | 02/13/2013 | 3,500,000.00 | 3,484,981.50 | 3,497,564.58 | 1.080 | Aaa | 1.106 | 1,019 | 02/13/2018 |
| 3133ECL44 | 1527 | FEDERAL FARM CREDIT BANK | | 04/11/2013 | 5,000,000.00 | 4,985,600.00 | 4,995,563.33 | 1.000 | Aaa | 1.031 | 1,076 | 04/11/2018 |
| 3133ECMM3 | 1528 | FEDERAL FARM CREDIT BANK | | 04/25/2013 | 5,000,000.00 | 4,998,855.00 | 4,997,545.63 | 0.800 | Aaa | 0.825 | 725 | 04/25/2017 |
| 3133ECR30 | 1538 | FEDERAL FARM CREDIT BANK | | 06/05/2013 | 4,000,000.00 | 4,000,380.00 | 3,998,219.72 | 0.960 | Aaa | 1.120 | 766 | 06/05/2017 |
| 3133ECRP1 | 1539 | FEDERAL FARM CREDIT BANK | | 06/11/2013 | 5,000,000.00 | 5,024,935.00 | 4,977,164.44 | 1.150 | Aaa | 1.302 | 1,137 | 06/11/2018 |
| 3133ECS96 | 1540 | FEDERAL FARM CREDIT BANK | | 06/18/2013 | 2,300,000.00 | 2,321,691.30 | 2,299,033.77 | 1.130 | Aaa | 1.148 | 871 | 09/18/2017 |
| 3133ECT79 | 1545 | FEDERAL FARM CREDIT BANK | | 06/27/2013 | 2,500,000.00 | 2,515,147.50 | 2,500,000.00 | 1.000 | Aaa | 1.000 | 670 | 03/01/2017 |
| 3133EDGW6 | 1564 | FEDERAL FARM CREDIT BANK | | 03/11/2014 | 3,000,000.00 | 3,005,661.00 | 2,998,199.22 | 1.300 | Aaa | 1.316 | 1,137 | 06/11/2018 |
| 3133EDN81 | 1578 | FEDERAL FARM CREDIT BANK | | 06/12/2014 | 3,000,000.00 | 3,005,049.00 | 3,000,000.00 | 1.850 | Aaa | 1.850 | 1,503 | 06/12/2019 |
| 3133EEZF0 | 1602 | FEDERAL FARM CREDIT BANK | | 04/27/2015 | 2,000,000.00 | 2,991,567.00 | 3,000,000.00 | 1.100 | Aaa | 1.100 | 1,085 | 04/20/2018 |
| 313373FQ0 | 1460 | FEDERAL HOME LOAN BANK | | 04/27/2011 | 2,000,000.00 | 2,042,562.00 | 2,000,000.00 | 2.500 | Aaa | 2.500 | 362 | 04/27/2016 |
| 313381AN5 | 1520 | FEDERAL HOME LOAN BANK | | 11/23/2012 | 1,595,000.00 | 1,592,824.42 | 1,595,000.00 | 0.800 | Aaa | 0.800 | 753 | 05/23/2017 |
| 313381SD8 | 1523 | FEDERAL HOME LOAN BANK | | 01/30/2013 | 2,500,000.00 | 2,495,177.50 | 2,500,000.00 | 1.000 | Aaa | 1.000 | 1,005 | 01/30/2018 |
| 313382RB1 | 1530 | FEDERAL HOME LOAN BANK | | 04/30/2013 | 4,000,000.00 | 3,979,200.00 | 3,999,400.56 | 1.050 | Aaa | 1.055 | 1,095 | 04/30/2018 |
| 3133833N9 | 1534 | FEDERAL HOME LOAN BANK | | 05/24/2013 | 3,500,000.00 | 3,480,067.50 | 3,494,106.16 | 1.000 | Aaa | 1.057 | 1,117 | 05/22/2018 |
| 313379FW4 | 1541 | FEDERAL HOME LOAN BANK | | 06/24/2013 | 2,500,000.00 | 2,515,552.50 | 2,492,792.35 | 1.000 | Aaa | 1.140 | 770 | 06/09/2017 |
| 313383HQ7 | 1544 | FEDERAL HOME LOAN BANK | | 06/27/2013 | 4,000,000.00 | 4,011,560.00 | 4,000,000.00 | 1.200 | Aaa | 1.200 | 1,153 | 06/27/2018 |
| 313383TM3 | 1555 | FEDERAL HOME LOAN BANK | | 08/07/2013 | 2,000,000.00 | 2,006,804.00 | 1,998,301.33 | 1.750 | Aaa | 1.777 | 1,194 | 08/07/2018 |
| 3130A0Y00 | 1562 | FEDERAL HOME LOAN BANK | | 02/20/2014 | 3,000,000.00 | 3,013,599.00 | 3,001,005.81 | 1.020 | Aaa | 1.005 | 840 | 08/18/2017 |
| 3130A24C7 | 1575 | FEDERAL HOME LOAN BANK | | 05/28/2014 | 4,200,000.00 | 4,204,754.40 | 4,200,000.00 | 1.600 | Aaa | 1.600 | 1,399 | 02/28/2019 |
| 3130A26V3 | 1576 | FEDERAL HOME LOAN BANK | | 05/30/2014 | 5,000,000.00 | 5,076,140.00 | 5,005,467.26 | 1.600 | Aaa | 1.572 | 1,489 | 05/29/2019 |
| 3130A27B6 | 1580 | FEDERAL HOME LOAN BANK | | 06/10/2014 | 1,000,000.00 | 994,282.00 | 998,685.33 | 1.800 | Aaa | 1.834 | 1,501 | 06/10/2019 |
| 3130A4BK7 | 1594 | FEDERAL HOME LOAN BANK | | 02/27/2015 | 4,000,000.00 | 4,015,732.00 | 4,000,000.00 | 1.500 | Aaa | 1.500 | 1,398 | 02/27/2019 |
| 3130A4F23 | 1597 | FEDERAL HOME LOAN BANK | | 03/11/2015 | 2,530,000.00 | 2,539,032.10 | 2,530,000.00 | 2.000 | Aaa | 2.000 | 1,776 | 03/11/2020 |
| 3130A4G89 | 1599 | FEDERAL HOME LOAN BANK | | 03/24/2015 | 3,000,000.00 | 3,004,107.00 | 3,000,000.00 | 1.650 | Aaa | 1.650 | 1,607 | 09/24/2019 |

Portfolio CITY
AP

PM (PRF_PMC) 7.3.0

Report Ver. 7.3.5

**City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Investments
April 30, 2015**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | Moody's | YTM | Days to Maturity | Maturity Date |
|---------------------------------------|--------------|--------------------------------|-----------------|---------------|-----------------------|-----------------------|-----------------------|-------------|---------|--------------|------------------|---------------|
| Federal Agency Issues - Coupon | | | | | | | | | | | | |
| 3130A55T2 | 1601 | FEDERAL HOME LOAN BANK | | 04/27/2015 | 2,000,000.00 | 1,995,666.00 | 1,999,481.93 | 1.000 | Aaa | 1.009 | 1,092 | 04/27/2018 |
| 3130A4Y55 | 1606 | FEDERAL HOME LOAN BANK | | 04/30/2015 | 3,500,000.00 | 3,499,048.00 | 3,500,000.00 | 1.125 | Aaa | 1.125 | 1,092 | 04/27/2018 |
| 3134G43V8 | 1532 | FEDERAL HOME LOAN MORTG. CORP. | | 05/23/2013 | 3,000,000.00 | 2,995,116.00 | 2,996,300.42 | 1.050 | Aaa | 1.092 | 1,110 | 05/15/2018 |
| 3134G43L0 | 1533 | FEDERAL HOME LOAN MORTG. CORP. | | 05/24/2013 | 3,500,000.00 | 3,477,316.50 | 3,498,401.15 | 1.100 | Aaa | 1.116 | 1,102 | 05/07/2018 |
| 3134G4A99 | 1543 | FEDERAL HOME LOAN MORTG. CORP. | | 06/26/2013 | 3,000,000.00 | 3,004,749.00 | 2,991,014.58 | 1.300 | Aaa | 1.399 | 1,152 | 06/26/2018 |
| 3134G4UQ9 | 1561 | FEDERAL HOME LOAN MORTG. CORP. | | 02/19/2014 | 3,000,000.00 | 3,009,669.00 | 2,997,150.00 | 1.750 | Aaa | 1.776 | 1,390 | 02/19/2019 |
| 3134G56E0 | 1581 | FEDERAL HOME LOAN MORTG. CORP. | | 06/06/2014 | 4,000,000.00 | 4,002,624.00 | 3,998,365.37 | 1.820 | Aaa | 1.831 | 1,475 | 05/15/2019 |
| 3134G5TW5 | 1587 | FEDERAL HOME LOAN MORTG. CORP. | | 12/29/2014 | 4,500,000.00 | 4,507,357.50 | 4,500,000.00 | 1.250 | Aaa | 1.250 | 973 | 12/29/2017 |
| 3134G6FM0 | 1596 | FEDERAL HOME LOAN MORTG. CORP. | | 02/27/2015 | 4,000,000.00 | 4,015,052.00 | 4,000,000.00 | 1.400 | Aaa | 1.400 | 1,211 | 08/24/2018 |
| 3134G6HA4 | 1598 | FEDERAL HOME LOAN MORTG. CORP. | | 03/18/2015 | 4,500,000.00 | 4,510,867.50 | 4,500,000.00 | 1.500 | Aaa | 1.500 | 1,236 | 09/18/2018 |
| 3136G0ZH7 | 1518 | FEDERAL NATL MTG ASSN | | 09/05/2012 | 4,000,000.00 | 4,008,936.00 | 4,000,000.00 | 1.050 | Aaa | 1.050 | 858 | 09/05/2017 |
| 3136G1A2Z | 1524 | FEDERAL NATL MTG ASSN | | 01/30/2013 | 3,000,000.00 | 2,981,910.00 | 3,000,000.00 | 1.000 | Aaa | 1.000 | 1,005 | 01/30/2018 |
| 3136G1K57 | 1529 | FEDERAL NATL MTG ASSN | | 04/30/2013 | 3,000,000.00 | 2,984,226.00 | 3,000,000.00 | 1.100 | Aaa | 1.100 | 1,095 | 04/30/2018 |
| 3135G0WJ8 | 1531 | FEDERAL NATL MTG ASSN | | 05/23/2013 | 5,000,000.00 | 4,976,185.00 | 4,972,958.84 | 0.875 | Aaa | 1.057 | 1,116 | 05/21/2018 |
| 3136G1ZF9 | 1567 | FEDERAL NATL MTG ASSN | | 03/28/2014 | 4,000,000.00 | 4,001,016.00 | 4,000,000.00 | 1.100 | Aaa | 1.100 | 881 | 09/28/2017 |
| 3135G0ZY2 | 1586 | FEDERAL NATL MTG ASSN | | 12/04/2014 | 2,500,000.00 | 2,526,022.50 | 2,500,000.00 | 1.750 | Aaa | 1.750 | 1,670 | 11/26/2019 |
| 3136G2B97 | 1588 | FEDERAL NATL MTG ASSN | | 12/30/2014 | 2,500,000.00 | 2,507,510.00 | 2,500,000.00 | 2.000 | Aaa | 2.000 | 1,704 | 12/30/2019 |
| 3136G2E52 | 1589 | FEDERAL NATL MTG ASSN | | 01/30/2015 | 6,500,000.00 | 6,463,249.00 | 6,500,000.00 | 1.700 | Aaa | 1.700 | 1,734 | 01/29/2020 |
| 3135G0B93 | 1593 | FEDERAL NATL MTG ASSN | | 02/13/2015 | 4,500,000.00 | 4,487,143.50 | 4,487,085.00 | 1.875 | Aaa | 1.938 | 1,749 | 02/13/2020 |
| 3136G2EP8 | 1595 | FEDERAL NATL MTG ASSN | | 02/27/2015 | 4,000,000.00 | 4,005,940.00 | 4,000,000.00 | 1.540 | Aaa | 1.540 | 1,671 | 11/27/2019 |
| 3135G0D59 | 1600 | FEDERAL NATL MTG ASSN | | 04/23/2015 | 4,000,000.00 | 4,010,336.00 | 4,002,707.90 | 1.840 | Aaa | 1.826 | 1,818 | 04/22/2020 |
| 3136G2GP6 | 1605 | FEDERAL NATL MTG ASSN | | 04/29/2015 | 5,000,000.00 | 4,991,620.00 | 5,001,557.52 | 1.375 | Aaa | 1.366 | 1,277 | 10/29/2018 |
| 3136G2G84 | 1607 | FEDERAL NATL MTG ASSN | | 04/30/2015 | 2,500,000.00 | 2,497,185.00 | 2,499,225.72 | 1.150 | Aaa | 1.161 | 1,095 | 04/30/2018 |
| Subtotal and Average | | | | | 170,625,000.00 | 170,753,406.22 | 170,522,317.92 | | | 1.339 | 1,202 | |
| Savings/Miscellaneous Accounts | | | | | | | | | | | | |
| SYS00180 | 00180 | UNION BANK OF CALIFORNIA | | | 571,566.95 | 571,566.95 | 571,566.95 | 0.200 | P-1 | 0.200 | 1 | |
| Subtotal and Average | | | | | 571,566.95 | 571,566.95 | 571,566.95 | | | 0.200 | 1 | |
| Municipal Bonds | | | | | | | | | | | | |
| 157432JJ5 | 1583 | CHAFFEY CMNTY COLLEGE DIST CA | | 10/16/2014 | 200,000.00 | 200,118.00 | 200,401.59 | 1.499 | Aa | 1.401 | 762 | 06/01/2017 |
| 157432JL0 | 1584 | CHAFFEY CMNTY COLLEGE DIST CA | | 10/16/2014 | 200,000.00 | 201,972.00 | 201,093.01 | 2.392 | Aa | 2.251 | 1,492 | 06/01/2019 |
| 623040HA3 | 1552 | MOUNT SAN ANTONIO CAL | | 08/01/2013 | 1,000,000.00 | 1,000,510.00 | 1,000,000.00 | 1.467 | Aa | 1.467 | 458 | 08/01/2016 |
| 623040HB1 | 1553 | MOUNT SAN ANTONIO CAL | | 08/01/2013 | 500,000.00 | 505,595.00 | 500,000.00 | 2.101 | Aa | 2.101 | 823 | 08/01/2017 |
| 630360EJ0 | 1577 | NAPA VALLEY CMNTY CLG DIST | | 06/26/2014 | 3,460,000.00 | 3,476,815.60 | 3,474,710.75 | 1.776 | Aa | 1.640 | 1,188 | 08/01/2018 |

Portfolio CITY
AP
PM (PRF_PM2) 7.3.0

**City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Investments
April 30, 2015**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | Moody's | YTM | Days to Maturity | Maturity Date |
|------------------------|--------------|-------------------------------|-----------------------|---------------|-----------------------|-----------------------|-----------------------|-------------|---------|--------------|------------------|---------------|
| Municipal Bonds | | | | | | | | | | | | |
| 768874SV2 | 1550 | CITY OF RIVERSIDE CA ELECTRIC | 8,879,978.78 | 07/25/2013 | 2,000,000.00 | 2,101,380.00 | 2,082,854.97 | 4.000 | | 1.021 | 519 | 10/01/2016 |
| 768874SW0 | 1551 | CITY OF RIVERSIDE CA ELECTRIC | | 07/25/2013 | 1,000,000.00 | 1,096,590.00 | 1,082,684.66 | 5.000 | | 1.461 | 884 | 10/01/2017 |
| 13063CSQ4 | 1604 | CALIF STATE TXBL GO | | 04/29/2015 | 5,000,000.00 | 5,002,000.00 | 5,014,483.63 | 1.800 | Aa | 1.738 | 1,797 | 04/01/2020 |
| | | Subtotal and Average | 8,879,978.78 | | 13,360,000.00 | 13,584,980.60 | 13,556,228.61 | | | 1.577 | 1,217 | |
| Corporate Notes | | | | | | | | | | | | |
| 166764AE0 | 1547 | CHEVRON CORP | | 06/24/2013 | 3,500,000.00 | 3,544,303.00 | 3,493,324.74 | 1.718 | Aa | 1.782 | 1,150 | 06/24/2018 |
| 369604BE2 | 1546 | GENERAL ELECTRIC COMP | | 06/20/2013 | 3,000,000.00 | 3,006,630.00 | 3,001,229.31 | 0.850 | Aa | 0.756 | 161 | 10/09/2015 |
| | | Subtotal and Average | 6,494,581.44 | | 6,500,000.00 | 6,550,933.00 | 6,494,554.05 | | | 1.307 | 693 | |
| | | Total and Average | 238,968,944.41 | | 249,841,145.55 | 250,242,654.77 | 249,925,060.61 | | | 1.092 | 906 | |

Portfolio CITY
AP
PM (PRF_PM2)7.3.0

City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Cash
April 30, 2015

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | Moody's | YTM | Days to Maturity |
|-----------------------------------|--------------|-----------------|-----------------------|------------------------------|-----------------------|-----------------------|-----------------------|-------------|---------|--------------|------------------|
| | | Average Balance | 0.00 | Accrued Interest at Purchase | | 4,455.49 | 4,455.49 | | | | 0 |
| | | Subtotal | | | | 4,455.49 | 4,455.49 | | | | |
| Total Cash and Investments | | | 238,968,944.41 | | 249,841,145.55 | 250,247,110.26 | 249,929,516.10 | | | 1.092 | 906 |

**City of Rancho Cucamonga
Portfolio Management
Activity By Type**

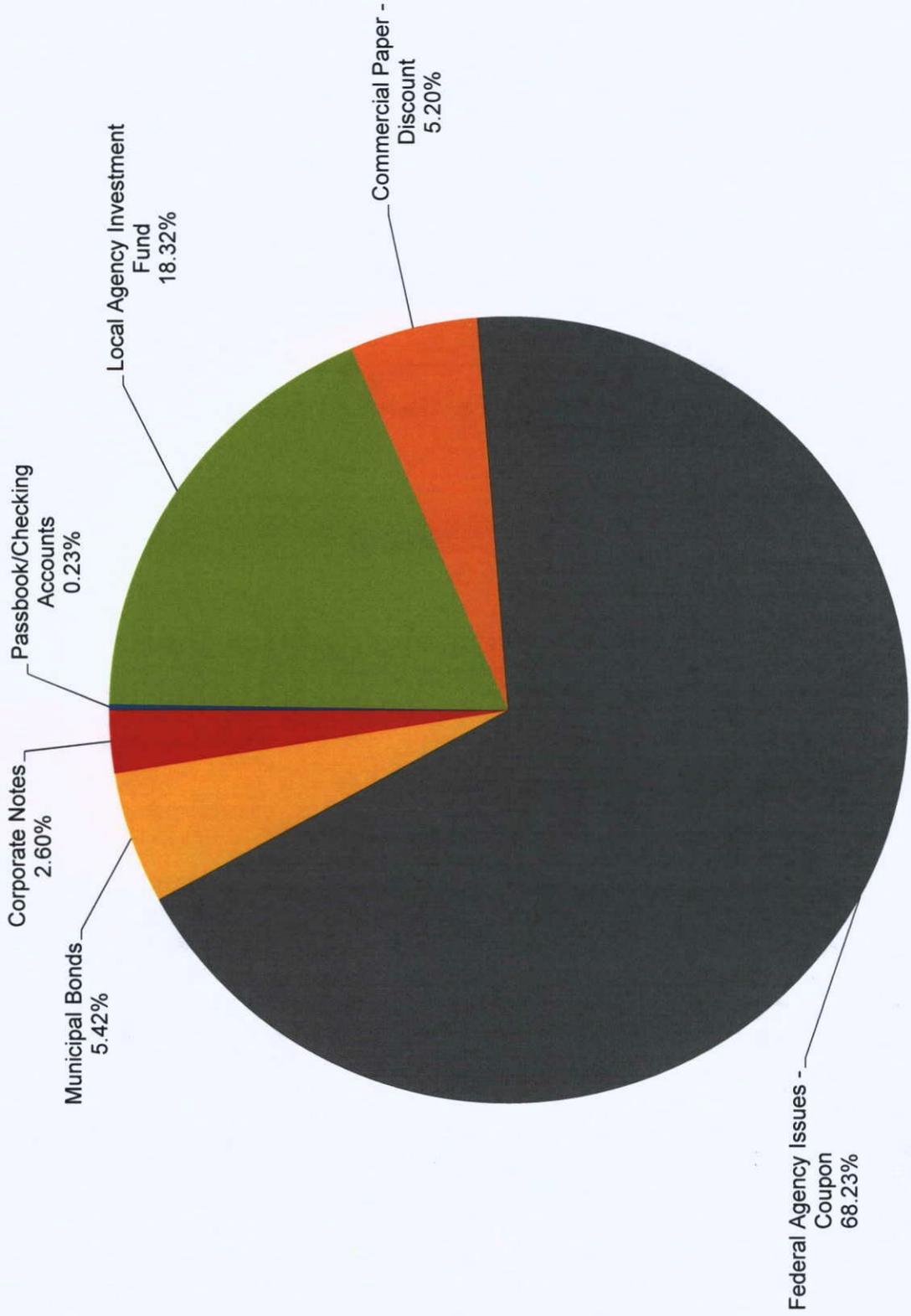
April 1, 2015 through April 30, 2015

| CUSIP | Investment # | Issuer | Stated Rate | Transaction Date | Purchases or Deposits | Redemptions or Withdrawals | Balance |
|---|--------------|--------------------------------|-------------|------------------|-----------------------|----------------------------|----------------|
| Local Agency Investment Fund (Monthly Summary) | | | | | | | |
| SYS00005 | 00005 | LOCAL AGENCY INVST FUND | 0.283 | | 18,528,014.53 | 6,500,000.00 | |
| | | Subtotal | | | 18,528,014.53 | 6,500,000.00 | 45,784,578.60 |
| Commercial Paper - Discount | | | | | | | |
| 03785EUD4 | 1603 | APPLE INC | 0.090 | 04/28/2015 | 4,999,050.00 | 0.00 | |
| 62478YRNO | 1591 | UNION BANK OF CALIFORNIA | 0.150 | 04/22/2015 | 0.00 | 6,997,550.00 | |
| | | Subtotal | | | 4,999,050.00 | 6,997,550.00 | 12,995,814.48 |
| Federal Agency Issues - Coupon | | | | | | | |
| 3133ECSQ8 | 1542 | FEDERAL FARM CREDIT BANK | 1.375 | 04/24/2015 | 0.00 | 4,996,038.19 | |
| 3133EDHT2 | 1568 | FEDERAL FARM CREDIT BANK | 1.980 | 04/01/2015 | 0.00 | 4,309,685.81 | |
| 3133EDKR2 | 1571 | FEDERAL FARM CREDIT BANK | 1.870 | 04/30/2015 | 0.00 | 2,996,880.00 | |
| 3133EDKR2 | 1573 | FEDERAL FARM CREDIT BANK | 1.870 | 04/30/2015 | 0.00 | 2,497,500.00 | |
| 3133EEZF0 | 1602 | FEDERAL FARM CREDIT BANK | 1.100 | 04/27/2015 | 3,000,000.00 | 0.00 | |
| 3130A27B6 | 1580 | FEDERAL HOME LOAN BANK | 1.800 | 04/28/2015 | 0.00 | 1,997,365.33 | |
| 3130A55T2 | 1601 | FEDERAL HOME LOAN BANK | 1.000 | 04/27/2015 | 1,999,480.00 | 0.00 | |
| 3130A4Y55 | 1606 | FEDERAL HOME LOAN BANK | 1.125 | 04/30/2015 | 3,500,000.00 | 0.00 | |
| 3134G4Z43 | 1569 | FEDERAL HOME LOAN MORTG. CORP. | 1.375 | 04/17/2015 | 0.00 | 2,000,000.00 | |
| 3134G4ZE1 | 1570 | FEDERAL HOME LOAN MORTG. CORP. | 1.750 | 04/17/2015 | 0.00 | 3,998,400.00 | |
| 3135G0D59 | 1600 | FEDERAL NATL MTG ASSN | 1.840 | 04/23/2015 | 4,002,720.00 | 0.00 | |
| 3136G2GP6 | 1605 | FEDERAL NATL MTG ASSN | 1.375 | 04/29/2015 | 5,001,560.00 | 0.00 | |
| 3136G2G84 | 1607 | FEDERAL NATL MTG ASSN | 1.150 | 04/30/2015 | 2,499,225.00 | 0.00 | |
| | | Subtotal | | | 20,002,985.00 | 22,795,869.33 | 170,522,317.92 |
| Savings/Miscellaneous Accounts (Monthly Summary) | | | | | | | |
| SYS00180 | 00180 | UNION BANK OF CALIFORNIA | 0.200 | | 0.00 | 1,171,875.78 | |
| | | Subtotal | | | 0.00 | 1,171,875.78 | 571,566.95 |
| Municipal Bonds | | | | | | | |
| 13063CSQ4 | 1604 | CALIF STATE TXBL GO | 1.800 | 04/29/2015 | 5,014,500.00 | 0.00 | |
| | | Subtotal | | | 5,014,500.00 | 0.00 | 13,656,228.61 |
| Corporate Notes | | | | | | | |
| | | Subtotal | | | | | 6,494,554.05 |

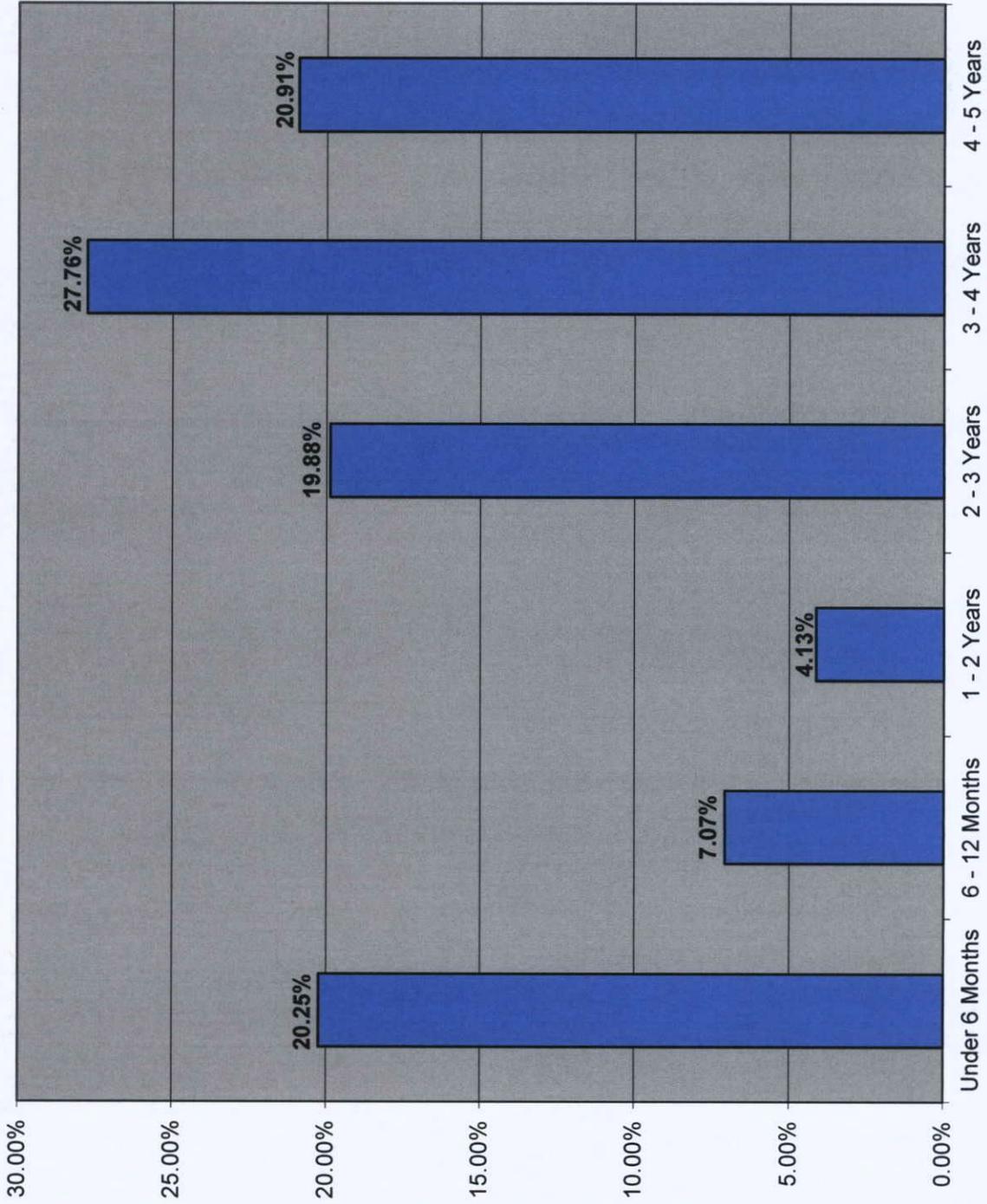
City of Rancho Cucamonga
Portfolio Management
Activity By Type
April 1, 2015 through April 30, 2015

| CUSIP | Investment # | Issuer | Stated Rate | Transaction Date | Purchases or Deposits | Redemptions or Withdrawals | Balance |
|-------|--------------|--------|-------------|------------------|-----------------------|----------------------------|----------------|
| | | | | | 48,544,549.53 | 37,465,295.11 | 249,925,060.61 |
| Total | | | | | | | |

City of Rancho Cucamonga Portfolio Composition April 30, 2015



**City of Rancho Cucamonga
Portfolio Maturity Distribution
April 30, 2015**



Note: Callable securities in portfolio are included in the maturity distribution analysis to their stated maturity date, although they may be called prior to maturity.

City of Rancho Cucamonga
 Summary of Cash and Investments with Fiscal Agents
 For the Month Ended April 30, 2015

| <u>Bond Issue</u> | <u>Trustee and/or Paving Agent</u> | <u>Account Name</u> | <u>Account #</u> | <u>Investment</u> | <u>Purchase Date</u> | <u>Maturity Date*</u> | <u>Yield</u> | <u>Cost Value</u> |
|-------------------------------------|------------------------------------|-----------------------|------------------|-------------------|----------------------|-----------------------|--------------|------------------------|
| Assessment District N Masi Plaza | Wells Fargo | Imprvmt Fund | 16913302 | Money Market Fund | 8/4/1997 | N/A | 0.01% | \$ 290,303.93 |
| | | Reserve Fund | 16913301 | Money Market Fund | 8/4/1997 | N/A | 0.01% | 242,500.00 |
| | | Redemp. Fund | 16913300 | Money Market Fund | 8/4/1997 | N/A | 0.01% | 0.03 |
| | | | | | | | | <u>\$ 532,803.96</u> |
| PFA RFDG Rev Bond | Wellsfargo | Revenue Fund | 83872200 | Money Market Fund | | N/A | 0.00% | \$ - |
| | | Residual Fund | 83872204 | Money Market Fund | | N/A | 0.00% | - |
| | | Interest Account | 83872201 | Money Market Fund | | N/A | 0.00% | - |
| | | Principal Account | 83872202 | Money Market Fund | | N/A | 0.00% | - |
| | | | | | | | | <u>\$ -</u> |
| CFD No 2000-01 Soul | Wells Fargo | Special Tax Refunding | 83872300 | Money Market Fund | 1/17/2012 | N/A | 0.01% | \$ - |
| | | Bond Fund | 83872301 | Money Market Fund | 1/17/2012 | N/A | 0.01% | 0.76 |
| | | Reserve Fund | 83872302 | Money Market Fund | 1/17/2012 | N/A | 0.01% | 65,800.00 |
| | | | | | | | | <u>\$ 65,800.76</u> |
| CFD No 2000-02 RC | Wells Fargo | Special Tax Refunding | 83872501 | Money Market Fund | 1/17/2012 | N/A | 0.01% | \$ 6.38 |
| | | Reserve Fund | 83872502 | Money Market Fund | 1/17/2012 | N/A | 0.01% | 540,700.04 |
| | | Special Tax | 83872500 | Money Market Fund | 1/17/2012 | N/A | 0.01% | - |
| | | | | | | | | <u>\$ 540,706.42</u> |
| CFD 2003-01 Improve | Wells Fargo | Reserve Fund | 46571801 | Money Market Fund | 9/1/2013 | N/A | 0.01% | \$ 1,417,034.95 |
| | | Agency Project | 46571807 | Money Market Fund | 9/1/2013 | N/A | 0.01% | 74,903.00 |
| | | Cultural Center Fund | 46571808 | Money Market Fund | 9/1/2013 | N/A | 0.01% | 184,672.78 |
| | | COI | 46571803 | Money Market Fund | 9/1/2013 | N/A | 0.01% | - |
| | | Bond Fund | 46571800 | Money Market Fund | 9/1/2013 | N/A | 0.01% | 61.24 |
| | | Developer Project | 46571806 | Money Market Fund | 9/1/2013 | N/A | 0.01% | 94,425.77 |
| | | Special Tax | 46571805 | Money Market Fund | | N/A | - | |
| | | | | | | | | <u>\$ 1,771,097.74</u> |
| CFD 2003-01 Improve | Wells Fargo | Bond Fund | 46659800 | Money Market Fund | 12/1/2013 | N/A | 0.01% | \$ 5.86 |

City of Rancho Cucamonga
 Summary of Cash and Investments with Fiscal Agents
 For the Month Ended April 30, 2015

| <u>Bond Issue</u> | <u>Trustee and/or Paying Agent</u> | <u>Account Name</u> | <u>Account #</u> | <u>Investment</u> | <u>Purchase Date</u> | <u>Maturity Date*</u> | <u>Yield</u> | <u>Cost Value</u> |
|---------------------|--|------------------------|------------------|-------------------|--------------------------|---------------------------|--------------|------------------------|
| | | Reserve Fund | 46659801 | Money Market Fund | 12/1/2013 | N/A | 0.01% | 132,476.98 |
| | | Refund Prepayment | 46659802 | Money Market Fund | 12/1/2013 | N/A | 0.01% | - |
| | | COI Fund | 46659803 | Money Market Fund | 12/1/2013 | N/A | 0.01% | - |
| | | Special Tax Fund | 46659805 | Money Market Fund | 12/1/2013 | N/A | 0.01% | 0.06 |
| | | | | | | | | <u>\$ 132,482.90</u> |
| CFD No 2001-01 Impr | Wells Fargo | Bond A Fund | 83872601 | Money Market Fund | 9/18/2001 | N/A | 0.00% | 8.33 |
| | | Bond A Reserve Fund | 83872602 | Money Market Fund | 9/18/2001 | N/A | 0.00% | 709,357.54 |
| | | Bond A Special Tax F | 83872600 | Money Market Fund | 9/18/2001 | N/A | 0.00% | - |
| | | | | | | | | <u>\$ 709,365.87</u> |
| CFD No 2001-01 Impr | Wells Fargo | Bond B Reserve Fund | 83872402 | Money Market Fund | 1/17/2012 | N/A | 0.01% | 66,820.00 |
| | | Bond B Special Tax F | 83872400 | Money Market Fund | 1/17/2012 | N/A | 0.01% | - |
| | | Bond B Fund | 83872401 | Money Market Fund | 1/17/2012 | N/A | 0.01% | 0.78 |
| | | | | | | | | <u>\$ 66,820.78</u> |
| CFD No 2004-01 Ran | Wells Fargo | Admin Expense Fund | 48436802 | Money Market Fund | | N/A | 0.01% | - |
| | | Bond Fund | 48436800 | Money Market Fund | | N/A | 0.01% | 53.26 |
| | | Reserve Fund | 48436801 | Money Market Fund | | N/A | 0.01% | 1,189,427.33 |
| | | Special Tax Fund | 48436807 | Money Market Fund | | N/A | 0.01% | - |
| | | Project Fund | 48436809 | Money Market Fund | | N/A | 0.01% | 87,847.09 |
| | | | | | | | | <u>\$ 1,277,327.68</u> |
| CFD No 2006-01 Vint | Wells Fargo | Reserve Fund | 20933403 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 379,633.76 |
| | | Acquisition Fund | 20933404 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 234,068.25 |
| | | Agency Account | 20933405 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 128,587.38 |
| | | Special Tax Fund | 20933400 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 3.39 |
| | | Interest Account | 20933401 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 6.53 |
| | | Principal Account | 20933402 | Money Market Fund | 1/25/2007 | N/A | 0.00% | 0.37 |
| | | Water District Account | 20933406 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 244,204.97 |
| | | | | | | | | <u>\$ 986,504.65</u> |

City of Rancho Cucamonga
 Summary of Cash and Investments with Fiscal Agents
 For the Month Ended April 30, 2015

| <u>Bond Issue</u> | <u>Trustee and/or Paying Agent</u> | <u>Account Name</u> | <u>Account #</u> | <u>Investment</u> | <u>Purchase Date</u> | <u>Maturity Date*</u> | <u>Yield</u> | <u>Cost Value</u> |
|--------------------|--|-----------------------|------------------|-------------------|--------------------------|---------------------------|--------------|------------------------|
| CFD No 2006-02 Ama | Wells Fargo | Special Tax Fund | 20933500 | Money Market Fund | 1/25/2007 | N/A | 0.01% | \$ 0.09 |
| | | Reserve Fund | 20933503 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 197,716.96 |
| | | Acquisition Fund | 20933504 | Money Market Fund | 1/25/2007 | N/A | 0.00% | |
| | | Agency Account | 20933505 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 375.79 |
| | | Cost of Issuance Func | 20933507 | Money Market Fund | 1/25/2007 | N/A | 0.00% | |
| | | Interest Account | 20933501 | Money Market Fund | 1/25/2007 | N/A | 0.00% | 0.21 |
| | | Principial Account | 20933502 | Money Market Fund | 1/25/2007 | N/A | 0.00% | 0.20 |
| | | Water District Fund | 20933506 | Money Market Fund | 1/25/2007 | N/A | 0.01% | 1,587.72 |
| | | | | | | | | <u>\$ 199,680.97</u> |
| 2014 Rancho Summit | | Cost of Issuance Func | 48709906 | Money Market Fund | | | | \$ 0.86 |
| | | Bond Fund | 48709900 | Money Market Fund | | | | 10.83 |
| | | Reserve Fund | 48709901 | Money Market Fund | | | | 262,106.09 |
| | | Special Tax Fund | 48709907 | Money Market Fund | | | | 0.02 |
| | | Rebate Fund | 48709908 | Money Market Fund | | | | - |
| | | Redemption Fund | 48709903 | Money Market Fund | | | | - |
| | | Prepayment Fund | 48709904 | Money Market Fund | | | | - |
| | | | | | | | | <u>\$ 262,117.80</u> |
| | | | | | | | | <u>6,544,709.53</u> |
| | | | | | | | | <u>\$ 6,544,709.53</u> |

TOTAL CASH AND INVESTMENTS WITH FISCAL AGENTS

* Note: These investments are money market accounts which have no stated maturity date as they may be liquidated upon demand.



STAFF REPORT

ECONOMIC & COMMUNITY DEVELOPMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Candyce Burnett, Planning Director

By: Mike Smith, Associate Planner

Subject: Approval to appropriate \$100,419 into Account No. 1001314-5303 and approval to execute a Professional Services Agreement with PlaceWorks in the amount of \$91,290 and an allocation of a 10% contingency of \$9,129 for a total expenditure of \$100,419 for the peer review of the draft Initial Study, Notice of Preparation, Environmental Impact Report, technical reports, and response to comments prepared by BonTerra Psomas for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project) to be funded from Account No. 1001314-5303.

RECOMMENDATION

Appropriate \$100,419 into Account No. 1001314-5303 and enter into a Professional Services Agreement with *PlaceWorks* in the amount of \$91,290 and a contingency allocation of \$9,129 for the peer review of the draft Initial Study, Notice of Preparation, Environmental Impact Report, technical reports, and response to comments prepared by *BonTerra Psomas* for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project) to be funded from Account No. 1001314-5303.

BACKGROUND

The project, referred to as the "Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project" (alternately referred to as the "Empire Lakes Specific Plan Project") applies to a property that is currently developed with the Empire Lakes Golf Course. The golf course is generally located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street and the Metrolink rail line (Exhibit A).

The applicant, Lewis Operating Corp., proposes to amend the subject specific plan to establish a mixed use development on the existing Empire Lakes Golf Course property, referred to as "Planning Area 1" or "PA1", comprised of a high density mix of residential and commercial uses, that includes a transit-oriented component and open space areas, within close proximity to transit services and local/regional activity centers. The number of residential dwelling units in PA1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. Additionally, a maximum of 220,000 square feet of nonresidential uses would be allowed in PA1. Vehicular and non-vehicular circulation and utility infrastructure would be installed, as necessary, to serve the proposed uses.

ANALYSIS

Staff circulated a Request for Proposal to several consultant firms on December 23, 2014 with a deadline of January 22, 2015 to submit proposals. Two (2) proposals were submitted. The deadline to submit proposals was extended to February 19, 2015 in order to allow other interested consultant

CITY COUNCIL STAFF REPORT
PROFESSIONAL SERVICES AGREEMENT WITH PLACEWORKS
May 20, 2015
Page 2

firms, if any, to submit proposals. This, in turn, would ensure that the City had received a reasonable number of proposals. No additional proposals were submitted.

Both proposals were from candidate consultants that were comprised of individuals with experience in a variety of disciplines. Staff reviewed the proposals based on the following criteria:

- Conciseness and clarity;
- Professional qualifications, experience, and capability of the lead project manager and consultant team that is assigned to the project;
- Ability of the consultant firm to commit the personnel and time necessary to complete the project in the time frame outlined in [the] RFP;
- Record of ability and experience with similar type projects;
- Demonstration of a clear understanding of the project and the work to be performed; and
- Competitive cost and efficient use of the budget to deliver the requested work product.

Based on this initial review, both teams were selected to be interviewed. The interviews were conducted by an evaluation team comprised of representatives from several City Departments: Planning (Mike Smith), Traffic Engineering (Jason Welday), and Building and Safety - Grading (Matthew Addington). Following the interviews, the evaluation team selected the proposal submitted by *PlaceWorks* as offering the best qualifications and approach to the project. The selected team is comprised of the following consulting firms and areas of expertise:

- PlaceWorks: Principal consultant that serves both public- and private-sector clients throughout the state in the fields of comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and Geographic Information Systems (GIS). The majority of the technical studies for the assessment of impacts to air quality, water quality, and noise and vibration analysis will be peer-reviewed by the principal consultant's in-house technical staff.
- Cogstone Resource Management (for Cultural Resources): Subconsultant specializing in paleontology, archaeology, and history. Experience includes cultural and paleontological resources assessments; built-environment evaluations; and mitigation plans in support of, for example, Environmental Impact Reports (EIR), Initial Studies (IS), and Mitigated Negative Declarations (MND);
- Glenn Lukos Associates (for Biological Resources): Subconsultant specializing in wetland regulation. Coordinates with, or processes authorizations from, for example, the Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Boards; and
- Urban Crossroads (for Transportation and Traffic): Subconsultant specializing in transportation planning/engineering, context-sensitive traffic design and sustainability strategies, travel demand modeling, and infrastructure funding programs for governmental agencies and the business community.

The proposed Professional Services Agreement and Scope of Work (Exhibit B), submitted on January 22, 2015 and amended on April 23, 2015, would deliver all of the necessary project components as described in the Request for Proposals that is comprised of the peer review of the

CITY COUNCIL STAFF REPORT
PROFESSIONAL SERVICES AGREEMENT WITH PLACEWORKS
May 20, 2015
Page 3

draft Initial Study, Notice of Preparation, Environmental Impact Report, technical reports, and response to comments prepared by the applicant's environmental consultant. In addition, the Scope of Work includes meetings with staff and attendance at Planning Commission and City Council public hearings.

The proposed budget is \$91,290. Staff recommends that the City Council approve a ten (10) percent contingency, or \$9,129, that could be used for unexpected, additional work that is necessary. The contingency would only be used if directed by City staff. With the contingency amount, the proposed agreement would be for an expenditure of up to \$100,419 from Account No. 1001314-5303.

Upon approval of the proposed agreement, the consultant team is prepared to immediately begin work.

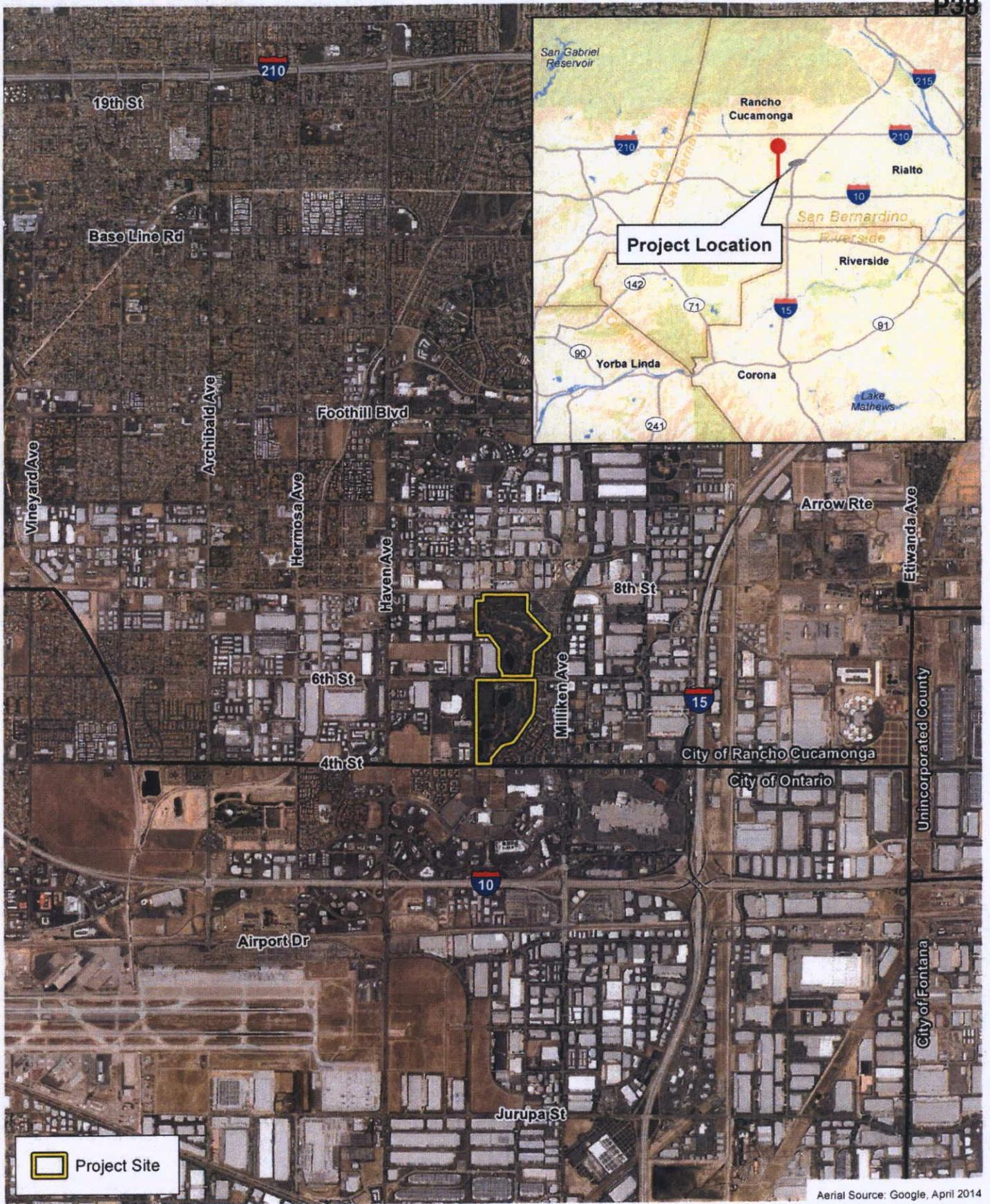
Respectfully submitted,



Candyce Burnett
Planning Director

CB:MS/lis

Exhibit A – Vicinity Map
Exhibit B – Scope of Work and Budget



D:\Projects\LewisOp\100031\MD\1\Stax_LV_RL.mxd

Aerial Source: Google, April 2014

Regional and Local Vicinity
 IASP Sub-Area 18 Specific Plan Amendment

Exhibit 1

EXHIBIT A



Proposal: Peer Review of the IASP Subarea 18 Specific Plan Amendment EIR

JANUARY 22, 2015

SUBMITTED TO:

CITY OF RANCHO CUCAMONGA
PLANNING DEPARTMENT
MIKE SMITH, ASSOCIATE PLANNER
10500 CIVIC CENTER DRIVE
RANCHO CUCAMONGA CA 91730
909.477.2750 | 909.477.2849(f)

SUBMITTED BY:

PLACEWORKS
JOANN HADFIELD, PRINCIPAL, ENVIRONMENTAL SERVICES
NICOLE MORSE, ESQ., ASSOCIATE PRINCIPAL
3 MACARTHUR PLACE SUITE 1100
SANTA ANA CA 92707
714.960.9220 | 714.966.9221(f)

WITH:

COGSTONE
GLENN LUKOS ASSOCIATES
URBAN CROSSROADS

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Introduction

Since its adoption in 1994, the Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan has gone through a number of amendments permitting a broad mix of land uses on the 380-acre project site. A new amendment is being proposed by Lewis Operating Corp (project applicant) to establish a mixed-use development on the existing Empire Lakes Golf Course at 11015 Sixth Street in the City of Rancho Cucamonga. The IASP Subarea 18 Specific Plan Amendment (proposed project) would allow for high-density residential, mixed use, open space, and transit land uses, replacing the golf course in its entirety.

The project applicant and its consultant, BonTerra Psomas, will prepare and submit all required environmental documents for the project in accordance with California Environmental Quality Act (CEQA) Guidelines. As part of the CEQA process, the City of Rancho Cucamonga is proposing to secure a qualified environmental consultant to peer review the environmental impact report (EIR) and all related documents. This peer review will ensure that the EIR is complete and adequately addresses all potential impacts associated with the project. The City is seeking a consultant with a high degree of technical and legal knowledge that will work closely with the City. This process is expected to be highly collaborative to produce a high-quality, legally defensible EIR in an efficient manner.

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1. Letter of Interest

January 22, 2015

City of Rancho Cucamonga
Planning Department
Mike Smith, Associate Planner
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Subject: **LETTER OF INTEREST** - Peer Review of the IASP Subarea 18 Specific Plan Amendment (Empire Lakes Project) EIR in the City of Rancho Cucamonga, California

Dear Mr. Smith:

With decades of experience as both preparers of CEQA documentation and peer reviewers, PlaceWorks understands clearly the objective of the peer review process—CEQA documents and supporting studies that are thorough, accurate, meaningful, and defensible. We are confident that the City, Lewis Operating Corp (project applicant), and the Bonterra Psomas team all wish to produce such an environmental impact report and supporting documentation for the Empire Lakes Project (IASP Subarea 18 SP Amendment).

Our PlaceWorks team is extremely familiar with large Specific Plan projects that continually evolve due to market changes. We are well versed in the phasing analysis important for the EIR, and how to address potential optional land uses by subarea. Over the years, we have also become masters at optimizing streamlining with tiering from various levels of documents—at assessing the right level of impacts at the right time. As both a planning and environmental consulting firm, we also bring a unique understanding of planning issues related to the proposed mixed-use urban community. Finally, part of staying on top of our profession is being knowledgeable about recent legislation, including SB 743, which will ultimately play an important role in the traffic analysis and implementation of this project (with transit area focus).

This submittal details our approach to the peer review process and our team qualifications. We believe that both approach and qualifications demonstrate that we understand the key issues and have the technical expertise to complete this review. Following is a summary of the team we propose for this project:

PlaceWorks

Primary Contact and Project Manager

JoAnn C. Hadfield, Principal, Environmental Services

PlaceWorks

3 MacArthur Place, Suite 1100

Santa Ana, CA 92707

Phone: 714.966.9220

jhadfield@placeworks.com

JoAnn has over 30 years CEQA experience and an educational background in both urban planning and civil engineering. She is a recognized CEQA expert and regularly teaches advanced CEQA workshops for the Association of Environmental Professionals and public sector clients.



As requested by the RFP, JoAnn has sufficient time available to dedicate to this project over an estimated 12 to 18 months process. She can dedicate approximately 15 percent of her time to this project, if needed, over the 12 to 18 months.

» **Nicole Morse, Esq., Assistance Project Manager**

An Associate Principal at PlaceWorks, Nicole is a member of the State Bar of California, with extensive experience in environmental and land use law. As a long-standing member of the State Association of Environmental Professionals (AEP) Legislative Committee, Nicole is well versed in the most recent California Environmental Quality Act (CEQA) case law and legislation.

» **William Halligan, Esq., CEQA Legal Advisor**

Bill is a Principal of Environmental Services and has more than 20 years of CEQA/NEPA experience; he has provided peer review for a number of EIRs prepared by other consultants. Bill is an active member of the American and Orange County Bar Associations and is a frequent lecturer on CEQA and associated case laws for AEP's CEQA workshop series.

» **Nicole Vermilion, Air Quality/Greenhouse Gas Emissions (AQ/GHG) Review**

Nicole is an Associate Principal, and she will review the AQ/GHG technical study(ies). Nicole closely follows the rapid changes in requirements, thresholds, and analysis methodology in these fields. She has performed numerous AQ and GHG emissions inventories, participated in the San Joaquin Valley Air Pollution Control District's CEQA GHG significance thresholds working group, and beta-tested the South Coast Air Quality Management District's new CalEEMod program.

» **Cathy Fitzgerald, DEnv, PE, QSD/QSP, Hydrology and Water Quality Review**

As a Senior Engineer, Cathy will peer review the hydrology and water quality reports submitted by the applicant. Cathy has nearly 30 years of experience in the areas of hydrology studies, health risk assessments, drainage studies, stormwater management, and permitting. Cathy also prepares Storm Water Pollution Prevention Plans and water quality management plans.

» **Denise Clendening, PhD, Hazards and Environmental Site Assessment**

Denise is an Associate Principal of Site Assessment Services and will review the Phase I ESA and hazards and hazardous materials section of the EIR. She has more than 27 years of experience providing technical oversight and performing health risk assessments and site assessments. Denise also has extensive experience with site closure activities with the Department of Toxic Substance Control, EPA, and Regional Water Quality Control Boards.

» **Bob Mantey, Noise and Vibration Review**

Manager of Noise, Vibration & Acoustics, Bob will review the prepared noise study. He has more than 30 years of managerial and technical experience in applied engineering acoustics, industrial noise control, and environmental noise assessment. His expertise includes community noise modeling; predictive noise analyses; and noise impact assessment, mitigation, and control.

» **Cecilia Kim, Aesthetics and Graphics Review**

As Graphics Design Manager and Senior Designer, Cecilia will review the aesthetics section of the EIR and all associated graphics and plans, and evaluate the mitigating effect of proposed Specific Plan design guidelines. Cecilia has a unique background that blends urban design, community planning, civil engineering, and transportation systems analysis.



Subconsultants

Cogstone: Sherri Gust, RPA, Cultural Resources Review

Sherri is Principal Investigator at Cogstone and a Registered Professional Archaeologist and Qualified Principal Paleontologist with more than 35 years of experience in cultural resources management in California. She will evaluate the cultural study and cultural resources section of the EIR. She is accepted as a principal investigator for both prehistoric and historical archaeology by the State Office of Historic Preservation's Information Centers.

Glenn Lukos Associates: Thienan Pfeiffer, Biological Resources Review

A regulatory specialist at Glenn Lukos Associates, Thienan will provide a thorough evaluation of the prepared biological resources study. Thienan has extensive experience completing numerous wetland delineations, preparing multiple mitigation plans and CEQA documents, and successfully acquiring environmental permits on a number of projects throughout Southern California.

Urban Crossroads: Carleton Waters, PE, Transportation and Traffic Review

Carleton is a co-founder and Principal at Urban Crossroads and specializes in transportation and urban systems planning. He has professional experience in performing traffic impact studies and developing and applying corridor and area wide transportation models throughout California. He has performed detailed analyses related to shared parking, and the impacts of alternative modes of transport, including light and heavy rail transportation.

This proposal shall remain valid for a period of 90 days from the time of submittal. We appreciate the opportunity to submit this revised work scope and budget for your consideration. As Principal of Environmental Services, I am authorized to bind PlaceWorks and the project team to the contents of this proposal.

The PlaceWorks team looks forward to an opportunity to meet in person to discuss our approach for this interesting and collaborative project and how we may help you achieve your goals. If you have any questions regarding the contents of this proposal, please call the undersigned at 714.966.9220.

Respectfully submitted,

PLACEWORKS

JoAnn C. Hadfield
Principal, Environmental Services

Nicole Morse, Esq.
Associate Principal

1. Letter of Interest

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2. Statement of Qualifications

PLACEWORKS

PlaceWorks is one of the West’s most eminent planning and design firms, with approximately 110 employees in six offices. Formerly known as The Planning Center (dba The Planning Center|DC&E), PlaceWorks has been doing business for 40 years. We serve both public- and private-sector clients throughout the state in the fields of comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and Geographic Information Systems (GIS). Our talented, multidisciplinary team thrives on working with communities to tackle complex problems and develop workable solutions.

PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. PlaceWorks brings together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each project we work on is distinctly different, so is our thinking.

OFFICE LOCATIONS

ORANGE COUNTY
Corporate Headquarters
 3 MacArthur Place
 Suite 1100
 Santa Ana, CA 92707
 714.966.9220

NORTHERN CALIFORNIA
 1625 Shattuck Avenue
 Suite 300
 Berkeley, CA 94709
 510.848.3815

LOS ANGELES/WEST
 9841 Airport Boulevard
 Suite 1010
 Los Angeles, CA 90045
 310.670.9221

INLAND EMPIRE
 2850 Inland Empire Blvd.
 Suite B
 Ontario, CA 91764
 909.989.4449

LOS ANGELES/DOWNTOWN
 950 S. Flower Street
 Suite 100
 Los Angeles, CA 90015
 213.623.1443

SAN DIEGO
 501 W. Broadway
 Suite 800
 San Diego, CA 92101
 619.400.4965

ENVIRONMENTAL PLANNING

PlaceWorks' approach to environmental analysis is based on two related principles: First, that the best environmental analysis doesn't just tally impacts, but finds ways to address serious environmental concerns; and second, that to do this most effectively, environmental analysis should be integrated with project development as early as possible.

We approach each project with an eye for the details and the possibilities, and with creative problem solving skills that are honed by more than 30 years of experience with some of the most complex state and federal regulations. After three decades in the field, we recognize patterns and can advise on the best response. Our goal is to provide our clients with clarity and solutions that streamline the process—policies and designs that self-mitigate effects on the environment. Our experience helps clients cut through the sea of regulatory red tape and move the project forward.

CEQA/NEPA SERVICES

PlaceWorks' CEQA team has resolved environmental problems on most types of projects. We closely track changes in CEQA—court interpretations, statutory amendments, and amendments to the Guidelines—so you know our environmental documents are legally adequate.

» **CEQA**

- Negative Declarations (ND)
- Initial Studies (IS)
- Environmental Impact Reports (EIR)
- Mitigation Plans and Mitigation Monitoring Plans
- Third-party review by in-house environmental attorney
- Technical Studies, including air quality/GHG, noise, biology, transportation, shade/shadow analysis

» **NEPA**

- Findings of No Significant Impact (FONSI)
- Environmental Assessments (EA)
- Environmental Impact Statements (EIS)
- Section 4(F) Evaluations

» **Community Involvement**

- Environmental Issue Scoping
- Committee Workshops
- Public Hearing Presentations

» **Staff Assistance**

- Document Preparation
- Environmental Program Management

- Third-Party Review/Expert Witness
 - RFP Preparation
 - Resolutions and MOUs
 - Statements of Findings and Overriding Considerations
- » Exhibits/Graphics
- AutoCAD
 - Geographic Information Systems (GIS)
 - Visual Simulations, including 3D shade/shadow analysis

SUBCONSULTANTS

COGSTONE

Cogstone Resource Management is a California corporation formed in 2001, specializing in paleontology, archaeology, and history. Cogstone is a certified DBE/SBE/WBE firm headquartered in Orange. Its principal investigators are certified Orange County archaeologists and paleontologists. Cogstone has a strong history of supporting municipalities, transit agencies, and developers. The firm's experience includes cultural and paleontological resources assessments; built-environment evaluations; and mitigation plans in support of EIR, IS, and MND documents, among others. Cogstone also provides peer review of applicant documents. Cogstone assists clients in meeting project compliance requirements for federal, state, and local regulations, including CEQA, NEPA, and Section 106 of the NHPA. The firm's team of qualified paleontologists, and archaeologists and architectural historians who meet or exceed the qualifications required by the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, offer timely, thorough, and cost-effective solutions for compliance needs. Services include record searches, field assessments, GIS mapping, mitigation planning, and compliance reporting. Core staff contributes an array of specializations to the company's cumulative expertise: faunal analysis, human osteological analysis, fossil identification, lithic and other prehistoric artifact analyses, historical artifact analysis, forensics, archaeobotany, geotechnical analyses, and paleopathology, among other specialized studies and subdisciplines. In addition, the company maintains strong relationships with local museums, universities, state information centers, and California tribes, further contributing to its staff's efficacy as both scientists and preservationists.

URBAN CROSSROADS

Urban Crossroads specializes in transportation planning/engineering, context-sensitive traffic design and sustainability strategies, travel demand modeling, and infrastructure funding programs for governmental agencies and the business community. Urban Crossroads routinely works with public sector

2. Statement of Qualifications

clients to provide accurate and reasonable traffic projections and to achieve the best possible designs for positive change in the urban environment. Members of the Urban Crossroads team have performed major assignments for over 30 different cities in California, as well as regional organizations such as the Southern California Association of Governments (SCAG) and the Orange County Transportation Authority (OCTA). Urban Crossroads provides on-call traffic engineering services for the City of Rancho Santa Margarita and on-call modeling services for the City of Newport Beach, among others.

Traffic Impact and Engineering Analyses

Urban Crossroads' staff has provided traffic analysis studies in response to CEQA/NEPA requirements throughout California. Services range from conceptual planning/feasibility studies to detailed design recommendations. A team of experts evaluates both existing conditions and the effects of future development upon infrastructure requirements. To accommodate the needs of clients, Urban Crossroads offers a wide range of traffic engineering and related services, including site plan development and access, traffic calming studies, trip generation studies, traffic impact reports, parking studies and analysis, and traffic mitigation assessments.

Context-Sensitive Design and Sustainability

The increasingly intermodal aspects of transportation are addressed by Urban Crossroads on an integrated basis. Urban Crossroads staff has prepared detailed studies of on-road and rail transit services (including corridors and stations) and developed community circulation plans that successfully incorporate pedestrian and bikeway networks. The Urban Crossroads multidisciplinary approach is responsive to SB 743 and other evolving initiatives, such as the California Complete Streets Act and SB 375 (Sustainable Communities Strategies or SCS). These laws require cities and counties to include complete streets policies in their general plans so that roadways are designed to safely accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists.

Sustainable transportation networks are designed to improve the balance between environmental goals, community objectives, and performance (mobility and safety). Urban Crossroads provides context-sensitive design guidance related to the integration of land use and transportation strategies that ensure the reduction of vehicle emissions by residents, employees and patrons. This is a key goal of the regional transportation plan for each metropolitan area.

GLENN LUKOS ASSOCIATES

Glenn Lukos Associates (GLA) was formed in August 1989 specifically to assist developers and public agencies in the arid Southwest in the processing of "wetland" permits. Glenn Lukos, founder of GLA, has worked in wetland regulation since 1979, only two years after the first wetland regulations were implemented by the U.S. Army Corps of Engineers (Corps). GLA's work ultimately involves coordinating with or processing authorizations from the Corps pursuant to Section 404 of the Clean Water Act; California Department of Fish and Wildlife (CDFW) pursuant to Section 1600/1602 of the California Fish and Game Code; Regional Water Quality Control Boards pursuant to Section 401 of the Clean Water Act; and California Coastal Commission pursuant to the California Coastal Act. Processing of the various authorizations can also require coordination with U.S. Fish and Wildlife Service (USFWS) pursuant to the Fish and Wildlife Coordination Act and Section 7 of the Endangered Species Act; U.S. Environmental Protection Agency (USEPA) pursuant to Section 404(q) of the Clean Water Act; and the State Historic Preservation Office pursuant to Section 106 of the Historic Preservation Act.

In the processing of these authorizations for a given site, GLA typically (1) delineates the boundaries of wetlands and other jurisdictional waters, (2) assists the planner in avoiding and/or minimizing impacts to these jurisdictional waters, (3) works with the planner in devising a permitting strategy that best suits the needs of the project, (4) designs conceptual mitigation or habitat restoration plans, (5) prepares notification and applications to the appropriate regulatory agencies, (6) submits and processes the notifications and applications, (7) coordinates with the regulatory and advisory agencies throughout the permitting process, and (8) assists in implementation of mitigation and monitor the success of mitigation.

In arid areas, wetlands and other jurisdictional waters are considerably different from those found in other areas of the country. Therefore, identifying these jurisdictional waters, mitigating for their loss, and processing permits for work within these waters requires special skills that large environmental firms with out-of-area experts cannot fully appreciate. GLA is somewhat unique in the area of environmental consulting in that we are one of only a few firms that concentrate almost entirely on "wetland" related projects. As a result, GLA is a recognized expert in the processing of "wetland" permits in the arid southwest.

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3. Experience with Similar Projects

The following table describes PlaceWorks’ experience working on similar projects to the proposed IASP Subarea 18 Specific Plan Amendment.

Peer Review of Environmental Documents

Staff of PlaceWorks—including two in-house land use attorneys and four principals with over 25 years of CEQA experience each—have performed dozens of third-party reviews of a broad range of environmental documents—both during employment with PlaceWorks and while with other firms (*).

| PROJECT NAME, OWNER | REVIEWED ON BEHALF OF | AESTHETICS | AG & FORESTRY RESOURCES | AIR QUALITY | BIOLOGICAL RESOURCES | CULTURAL RESOURCES | GEOLOGY AND SOILS | GHG EMISSIONS | HAZARDS & HAZARDOUS MATLS | HYDROLOGY & WATER QUALITY | LAND USE & PLANNING | MINERAL RESOURCES | NOISE | POPULATION & HOUSING | PUBLIC SERVICES | RECREATION | TRANSPORTATION & TRAFFIC | UTILITIES & SERVICE SYSTEMS |
|--|-----------------------|------------|-------------------------|-------------|----------------------|--------------------|-------------------|---------------|---------------------------|---------------------------|---------------------|-------------------|-------|----------------------|-----------------|------------|--------------------------|-----------------------------|
| A-Town EIR Addendum City of Anaheim | City of Anaheim | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| OCWD Ball Road Basin GPA & Zone Change City of Anaheim | City of Anaheim | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Mountain Park Specific Plan Amendment EIR The Irvine Company | City of Anaheim | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Banning Ranch EIR Technical Studies City of Banning | City of Banning | | | ■ | | | | ■ | | | | | ■ | | | | ■ | |
| Addendum to the Hollywood Park EIR City of Inglewood | City of Inglewood | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Lake Forest Opportunity Areas City of Lake Forest | City of Irvine | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Lower Peter’s Canyon EIR Addendum The Irvine Company | City of Irvine | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Planning Area 17 EIR Addendum The Irvine Company | City of Irvine | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Planning Area 18 and 39 GPA/Zone Change EIR, Including Lot 109 in PA 33 The Irvine Company | City of Irvine | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Planning Area 33 General Plan Amendment and Zone Change The Irvine Company | City of Irvine | | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| Planning Area 40/12 General Plan Amendment and Zone Change EIR The Irvine Company | City of Irvine | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| Spectrum Housing EIR Addendum* The Irvine Company | City of Irvine | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| Rio Santiago Project EIR Vista Community Planners | City of Orange | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| Foothill-South Transportation Corridor Extension EIS/EIR Transportation Corridor Agencies | City of San Clemente | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| The Ranch Plan Program EIR Rancho Mission Viejo and County of Orange | City of San Clemente | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |

* Performed by PlaceWorks staff prior to joining the firm.

3. Experience with Similar Projects

Peer Review of Environmental Documents (Continued)

| PROJECT NAME, OWNER | REVIEWED ON BEHALF OF | AESTHETICS | AG & FORESTRY RESOURCES | AIR QUALITY | BIOLOGICAL RESOURCES | CULTURAL RESOURCES | GEOLOGY AND SOILS | GHG EMISSIONS | HAZARDS & HAZARDOUS MAT'L S | HYDROLOGY & WATER QUALITY | LAND USE & PLANNING | MINERAL RESOURCES | NOISE | POPULATION & HOUSING | PUBLIC SERVICES | RECREATION | TRANSPORTATION & TRAFFIC | UTILITIES & SERVICE SYSTEMS |
|---|---|------------|-------------------------|-------------|----------------------|--------------------|-------------------|---------------|-----------------------------|---------------------------|---------------------|-------------------|-------|----------------------|-----------------|------------|--------------------------|-----------------------------|
| Church of the Woods County of San Bernardino | County of San Bernardino | ■ | | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | | ■ | | | | ■ | |
| CenterLine Light Rail Project EIR Orange County Transportation Authority | Santa Ana USD | ■ | ■ | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Excelaron Oil Conditional Use Permit Draft EIR Excelaron Oil | In-and-Out Burgers | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chula Vista General Plan Update/EIR City of Chula Vista | A consortium of downtown private property owners | ■ | | ■ | | ■ | ■ | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| Chula Vista Urban Core Specific Plan EIR City of Chula Vista | An adjacent property owner | ■ | | ■ | | ■ | ■ | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |
| Wilshire Grand Redevelopment Project EIR City of Beverly Hills | An adjacent property owner (Los Angeles Country Club) | ■ | | ■ | ■ | | ■ | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ |

* Performed by PlaceWorks staff prior to joining the firm.

LEGAL DEFENSIBILITY OF PLACEWORKS ENVIRONMENTAL PROJECTS

CEQA has served as a cornerstone in California's environmental legal foundation and has played a critical role in improving the quality of the California environment. In more recent years, we have seen a growing trend of litigation. In fact, the majority of challenges have occurred in the past 10 years. All of these environmental documents have been upheld in courts with one exception (Maywood*).

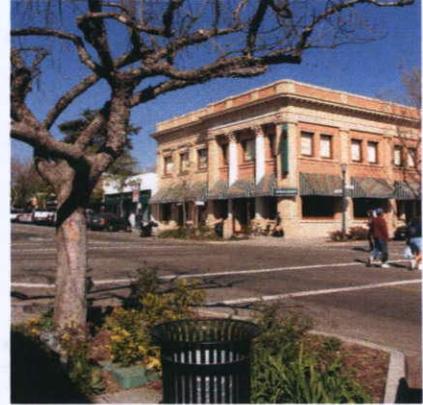
| Project Name | Summary of Complaint (Issues) | Outcome Date | Findings |
|--|--|------------------|--|
| IBC/NFL Stadium EIR | Inadequate analysis on numerous topical areas. | 2010 (Ex-empted) | Won first round dealing with General Plan adequacy. Cities of Walnut and Diamond Bay settled. Remaining homeowners' suit was eliminated by Governor's exemption. All components of EIR remained in place and upheld. |
| Springs at Beltsaida Senior Living EIR | Spot zoning, inadequate project description, alternatives, mitigation. | 2012 | Petitioners won on spot zoning issue but later lost on appeal. The case involving EIR is currently under review. |
| South Region High School No. 8 | Hazardous materials and safety, cumulative impacts, cultural resources, greenhouse gas emissions, traffic/parking, aesthetics, and housing relocation, noise. | 2012 | California Appellate Court upheld validity of Project EIR in all respects challenged except one: the appellate court affirmed the trial court's ruling requiring LAUSD to address whether the proposed design of the school campus, which is bisected by an active roadway, presents significant impacts to pedestrian safety. |
| Envision Chino – General Plan 2025 and EIR for the City of Chino | Full range of issues challenged by citizens group. | 2011 | City settled with citizens group. |
| LBH: Seismic Phase II EIR and EA for the Lawrence Berkeley National Laboratories | Full range of issues challenged by citizens group against the project. | 2011 | EIR was affirmed by court. |
| Southeast Campus Integrated Projects EIR for UC Berkeley | Conformance with Alquist-Priolo Special Studies Act and range of CEQA issues. | 2010 | EIR was affirmed by court. |
| Cardsbad High School #2 | City suing over construction of Canyon Road extension; other parties are suing over biological resources and traffic issues. | 2010 | EIR was affirmed by court. |
| O'Neill Elementary School Closure | City claiming that exemption did not consider reuse of O'Neill. | 2010 | Court upheld CEQA doc. Judge said there was "nothing in the record that would remotely support" the city's assertions. |
| University High School Stadium EIR | Traffic, overflow parking, neighborhood intrusion | 2010 | Settled with City of Irvine and Land First. |
| Aveson Charter School | Inappropriate land use (District wanted to include HS students on land planned only for ES). | 2010 | Third party settlement agreement. |
| WinCo EIR for the City of Tracy | City abused its discretion by certifying EIR without subsequent Planning Commission review, and by relying on future compliance with the Cal. Building Energy Efficiency Standard. | 2009 | EIR was affirmed by court. |
| Broadway Plaza Retail Expansion EIR for the City of Walnut Creek | General Plan amendment, parking and traffic. | 2008 | EIR was affirmed by court. |
| Silverado Canyon Ranch Supplemental EIR | Water quality and biological resources. | 2008 | Trial Court upheld the EIR stating that it complied with CEQA. The Petitioner appealed and the Court of Appeals affirmed the trial court's decision. |
| Silverado Canyon Ranch Supplemental EIR for CORC Farms, LLC | Water quality and biological resources. | 2008 | Trial Court upheld the EIR stating that it complied with CEQA. The Petitioner has appealed the decision. |
| Mesa View Middle School Access Road | Traffic, access, neighborhood intrusion | 2007 | We were hired to prepare EIR for access road as settlement over district's previously prepared MHD. Opposition sued again and District decided to pursue another route through development and covered the alignment with the developer's new EIR. |
| Mission Vista High School (originally Vista Dual Magnet High School EIR) | Alternatives, mitigation, traffic, impacts on adjacent farming, pedestrian safety, traffic, and boundary lines. | 2007 | EIR was upheld in full. |
| Rio Rancho 9th Grade School | Site assessment, eminent domain | 2006 | MHD was challenged and District decided to prepare EIR. Subsequent litigation focused on site assessment and eminent domain, but the project was upheld. |
| San Bernardino General Plan EIR | Biological resources, alternatives, cumulative impacts, mitigation measures, project description. | 2006 | Court upheld CEQA document. Court directed City to adopt updated Findings of Fact. |
| San Bernardino General Plan EIR for the City of San Bernardino | Biological resources, alternatives, cumulative impacts, mitigation measures, and project description challenged by Center for Biological Diversity. | 2006 | EIR was affirmed by court. |
| City of Maywood* | Hazardous materials, pedestrian risks, cultural resources impacts, greenhouse gas emissions, traffic and parking impacts, light and noise impacts. | 2012 | California Appellate Court upheld validity of Project's EIR in all respects challenged except one: the appellate court affirmed the trial court's ruling requiring LAUSD to address whether the proposed design of the school campus, which was bisected by an active roadway, presented significant impacts to pedestrian safety. |



CLAREMONT ON-CALL SERVICES

Environmental Consulting

| | |
|--------------------------|--|
| Project Type | On-Call Environmental Services (CEQA and Technical) |
| Location | Claremont, California |
| Size | 146 acres |
| Client | City of Claremont |
| Date Completed | In Progress |
| Services Provided | CEQA/NEPA Clearance, Air Quality/GHG and Noise Technical Studies, Health Risk Assessments, Electric and Magnetic Field Studies |



PlaceWorks has served as the on-call environmental consultant to the City of Claremont since April 2010. Since providing on-call environmental services to the City, PlaceWorks has established a strong and long-standing relationship with the City and its staff. To date, we have successfully completed or are in the process of completing the CEQA documentation and related technical studies for nine projects in various locations, including:

- » New Police Communications Tower ND
- » CV Urban Land LLC Townhome Project MND
- » Courts at Monte Vista MND Addendum
- » DR Horton Phase I Residential Project MND
- » DR Horton Phase I Residential Project MND Addendum
- » DR Horton Phase II Residential Project MND
- » The Olson Company Residential Project MND
- » Gable Crossings Residential Project MND Addendum
- » Western Christian Schools Claremont Campus Improvements Project MND

Many of these projects have had their challenges (i.e., health risks and noise concerns due to the placement of housing next to a freeway; health risk and fire safety concerns of placing housing next to high-power electrical lines; and coordination with multiple agencies and utility providers, such as Caltrans and Southern California Edison), but with careful coordination between the City, project applicants and their consultants, PlaceWorks was able to successfully resolve each challenge.

PlaceWorks also prepared the required Air Quality/GHG and Noise Technical Studies, Health Risk Assessments, and an Electric and Magnetic Field Study for many of these projects.



CITY OF INDUSTRY ON-CALL SERVICES

Supporting Development

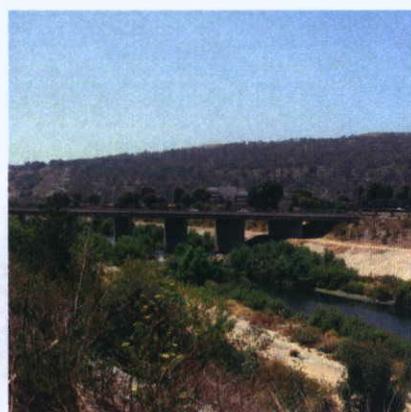
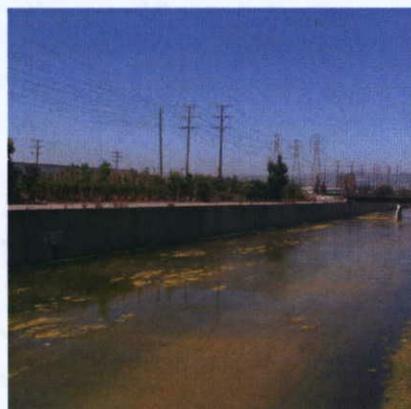
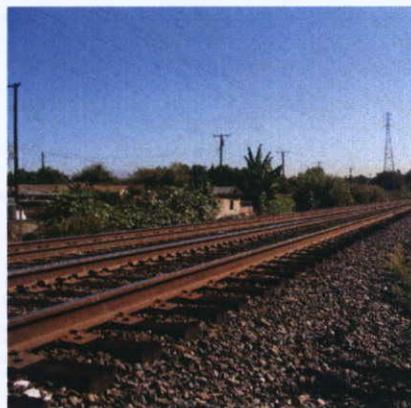
| | |
|--------------------------|--|
| Project Type | On-Call and Staff Services |
| Location | Industry, California |
| Size | 12 square miles |
| Client | City of Industry |
| Date Completed | In Progress |
| Services Provided | CEQA/NEPA Clearance, Environmental Impact Reports, Technical Studies, Health Risk Assessments, General Plans, Housing Elements |

PlaceWorks has a long-standing relationship with the City of Industry, providing comprehensive planning and environmental analyses and documentation for over 600 projects since 1989.

Some environmental project highlights include the Puente Hills Intermodal Facility EIR, a fully integrated waste-by-rail system for LA County. This complex project involved mass modification of infrastructure within the Union Pacific Railroad right-of-way. The surrounding community protested the potential burdens of the project, especially its potential impacts on air quality, noise, and traffic. PlaceWorks conducted detailed health risk and noise technical studies to support the environmental analysis of this controversial project.

PlaceWorks also prepared environmental documentation for the City of Industry's reclaimed water system. The project involved construction of new water tanks, booster stations, and water lines that extended west of the city. The environmental document provided CEQA clearance for the City of Industry and NEPA clearance for the US Bureau of Reclamation.

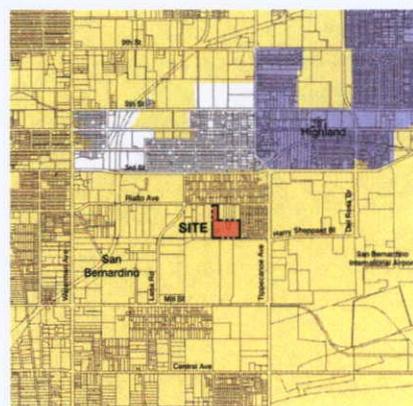
Another key project for the City of Industry was an environmental impact report for the Grand Central Recycling and Transfer Station, a 1,500-ton-per-day municipal solid waste recycling and transfer station. Despite the Industry Material Recovery Facility's controversial history, PlaceWorks was able to complete the environmental impact report and all CEQA requirements successfully.



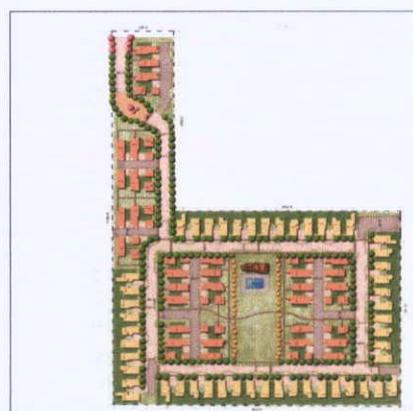
HARRY SHEPPARD RESIDENTIAL DEVELOPMENT

A New Community in San Bernardino

| | |
|--------------------------|--|
| Project Type | Mitigated Negative Declaration |
| Location | City of San Bernardino, California |
| Size | 13.17 acres |
| Client | Stratus Residential Properties, LLC |
| Date Completed | April 2007 |
| Services Provided | MND Preparation, Air Quality and Noise Modeling/Analysis |



The Harry Sheppard Residential Development in the City of San Bernardino allowed for the development of 94 detached single-family dwelling units in a gated community on a vacant 13.17-acre L-shaped lot. It included 53 conventional single-family tract homes and 41 alley-loaded homes (i.e., garage accessed via a private alley). The project also included a 1.2-acre recreation area, which would feature a community center, open lawn area, tot lot, and swimming pool.



Key environmental issues focused on construction-related noise impacts at adjacent residences; long-term noise impacts on project residences from existing major distribution and warehousing uses south of the project site; noise and air hazards from nearby San Bernardino International Airport; and access and circulation impacts. PlaceWorks environmental team worked closely with the City of San Bernardino, our technical subconsultants, (e.g., hydrology, traffic), and the project applicant to ensure that these issues were addressed thoroughly, comprehensively, and to the satisfaction of all parties involved. Defensible and adequate mitigation measures that reduced these impacts to a level of less than significant were also developed in coordination with the city, and were included in the MND. No comments concerning the MND were received from public agencies or the general public.





GREENSPOT VILLAGE & MARKETPLACE

The Golden Triangle

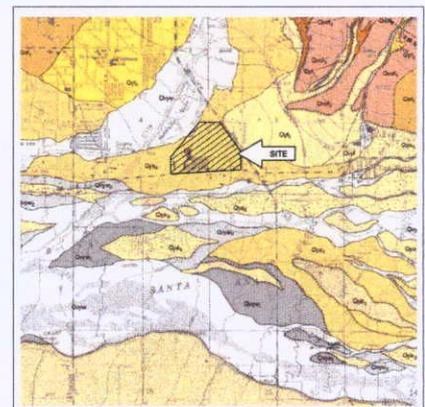
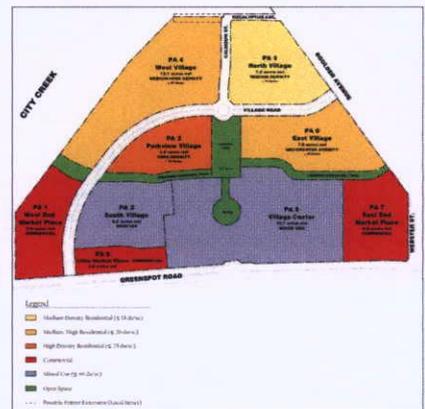
| | |
|--------------------------|---|
| Project Type | Program EIR and Market Analysis |
| Location | Highland, California |
| Size | 140 acres |
| Client | City of Highland |
| Date Completed | 2013 |
| Services Provided | EIR Preparation, Market Study for Urban Decay Potential, Technical Studies for Air Quality, Greenhouse Gas Emissions, Noise, and Soil Contamination |



Highland’s General Plan—prepared by PlaceWorks—identified the potential of an area called the Golden Triangle. In the past, the CA 30/210 freeway running through the city would carry residents to a Walmart-anchored shopping center just north of the city boundary or to a major new regional shopping center in the unincorporated county area to the south. The general plan envisioned the Golden Triangle as a mixed-use center that could help the city recapture some of its fair share of residents’ retail spending.

As part of the environmental review for Greenspot Village and Marketplace development, PlaceWorks analyzed the current and near-term market demand. Our analysis found that there was sufficient consumer spending to support the proposed retail center and the existing regional retail centers. We concluded that the project would not cause long-term vacancies leading to urban decay.

Environmental issues included agriculture resources, air quality, noise, and traffic.





HARBOR MIXED-USE TRANSIT CORRIDOR

Creating a Place for People

| | |
|--------------------------|--|
| Project Type | Corridor Planning, EIR |
| Location | Santa Ana, California |
| Size | 2 linear miles |
| Client | City of Santa Ana |
| Date Completed | In Progress |
| Services Provided | Land Use/Corridor Planning, BRT/TOD Station Planning, Public Outreach, Form-Based Zoning, Specific Plan Development, Market Analysis, Infrastructure Analysis, Implementation and Financing, EIR |



PlaceWorks helped the City of Santa Ana evaluate zoning designations along transit corridors throughout Santa Ana to expand land use options and establish an urban fabric that takes advantage of transportation improvements. A combination of vacant and underutilized land, bus rapid transit investments, future fixed guideway facilities, and desirable freeway and regional access make Harbor Boulevard an ideal candidate for reinvestment and new development opportunities.



PlaceWorks subsequently developed the Harbor Corridor Plan and laid the foundation for a more livable corridor through form-based zoning that allows new housing and mixed-use development opportunities, the safe integration of cars, buses, bicycles, and pedestrians along a six-lane roadway, and design guidelines that create a stronger identity for the residents and businesses.



Placeworks conducted an extensive three-year outreach program consisting of over 20 public meetings, including an idea fair and bus tour, neighborhood meetings, focus groups with property/business owners and developers, a joint workshop with the Circulation Element Update, and three study sessions with the Planning Commission.

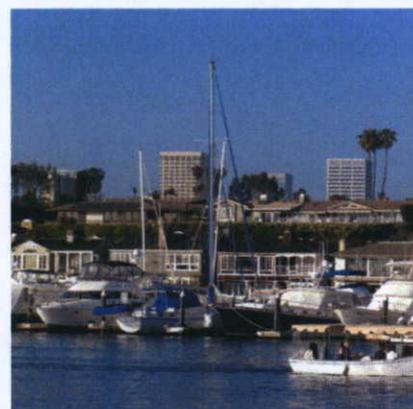
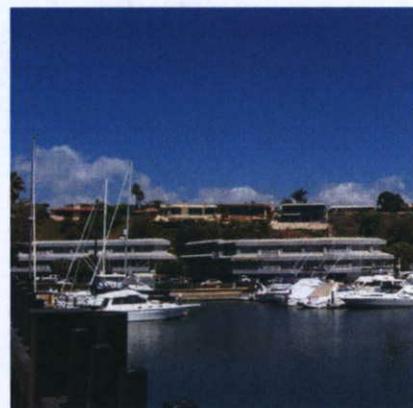
The plan is slated for adoption in Spring 2014 and has already drawn interest from multiple developers for new residential and mixed-use projects.



SEASHORE VILLAGE MND

Single-Family and Duplex Residential

| | |
|--------------------------|--|
| Project Type | Mitigated Negative Declaration |
| Location | Newport Beach, California |
| Size | 1.49 acres/24-unit residential |
| Client | City of Newport Beach |
| Date Completed | 2008 |
| Services Provided | Initial Study/Mitigated Negative Declaration, Air Quality and Noise Technical Analyses |



Seashore Village LLC proposed the development of 24 units of single-family and duplex homes on a 1.49-acre parcel in Newport Beach. The construction required demolition of the existing Las Brisas Apartments, a three-story, 54-unit apartment complex. The project site is surrounded by residential units, to the north, south, and east. The city-owned West Newport Park, located west of the site, offers a play area, water fountains, tennis courts, racquetball courts, a basketball courts, and restroom facilities. Due to these existing conditions, the new development had to be sensitive to the surrounding land uses.

The main challenge for the project was its proximity to the Pacific Ocean, less than 200 feet away. The Initial Study evaluated visual impacts concerning public and private views of the ocean and addressed issues related to accessibility, beach traffic, and stormwater runoff. With mitigation measures, all impacts were determined to be less than significant.



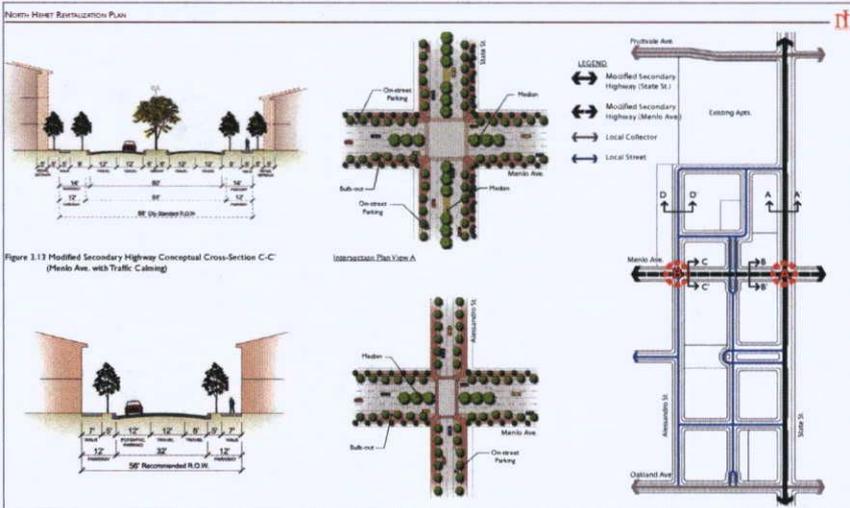
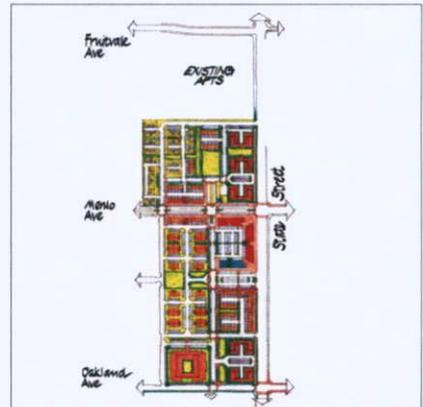
NORTH HEMET SPECIFIC PLAN AND EIR

Eliminating Physical and Economic Blight

| | |
|--------------------------|---|
| Project Type | Economic Revitalization Plan and EIR |
| Location | Hemet, California |
| Size | 38 acres |
| Client | Riverside County Economic Development Agency |
| Date Completed | December 2012 |
| Services Provided | Land Planning, Design Guidelines, Blight Assessment, Phase I Environmental Site Assessment, EIR |



PlaceWorks recently completed a revitalization plan for a 38-acre redevelopment project area, the only Riverside County redevelopment site within a city's boundaries. The purpose of the plan is to eliminate physical and economic blight through the adoption of a conceptual land use plan, a circulation plan, design guidelines, and a series of preferred housing types that can accommodate affordable and market-rate units. As a foundation for the plan, a Modified Phase I Environmental Site Assessment, a Commercial and Residential Market Study, and a Property Evaluation Report were prepared by PlaceWorks. Although the County has a redevelopment implementation plan in place, it lacked the site-specific design and development direction the County needed. The North Hemet Revitalization Plan was prepared in coordination with the City of Hemet and is the basis for a Memorandum of Understanding between the two local governments, who are partnering on redevelopment activities. The revitalization plan provides the foundation for a specific plan to be prepared for the City that will provide the necessary zoning and other development requirements. The revitalization plan is expected to be adopted by the County Board of Supervisors in January 2009 and the Specific Plan should commence shortly thereafter.





UPTOWN WHITTIER

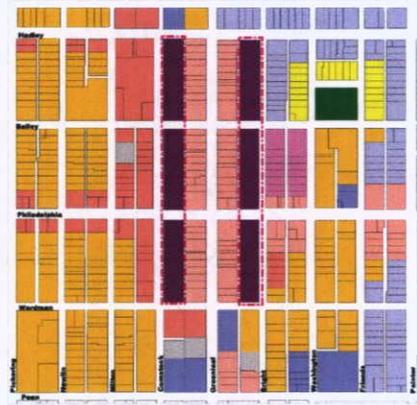
Maintaining a Competitive and Vibrant District

| | |
|--------------------------|---|
| Project Type | Specific Plan and MND |
| Location | Whittier, California |
| Size | 200 acres |
| Client | City of Whittier |
| Date Completed | 2004 |
| Services Provided | Zoning, Specific Plan Preparation, MND Preparation, Design Guidelines, Creative Media |

The Uptown district is the historic heart of Whittier and includes 10 structures on the historic register. The city desired to enhance the Uptown district with new residential markets, concentrate residential units close to the retail core, help create a walkable village, and achieve diversity in product types so that the district remains competitive and vibrant. The challenge was to craft guidelines that both intensified the area and preserved/enhanced its historic character.

PlaceWorks amended the City of Whittier's Uptown Specific Plan to accommodate a seven-story, mixed-use development proposal in the heart of the district. The mixed-use project included 122 residential units, 7,722 square feet of retail space, replacement of 202 existing public parking spaces, and 307 residential parking spaces.

PlaceWorks created a new mixed-use zoning category with its own set of development standards, which included expanded definitions and allowable uses, updated density and intensity standards, and tailored height, open space, parking, and signage requirements. PlaceWorks also crafted detailed design guidelines for the new mixed-use zone that addressed building orientation, public and private open space, parking, loading and storage, walls, lighting, signage, landscaping, building massing, entry design, materials, colors, and awnings.

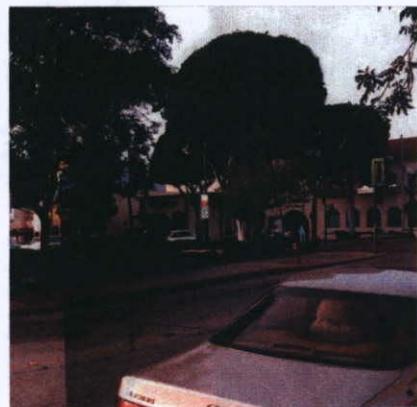


INCLUDE THE EXISTING HISTORIC

ALTERNATIVE 1

1. Angled corner treatment, rounded corner features, and increased height create a distinct entry statement and backdrop at the intersection. Cornices and varied roof height and treatment give a finished appearance to buildings.
2. The attention to the architectural details above the ground floor provides continuity throughout the project and provides elevation and interest to the ground floor.
3. Large ground floor windows invite use and add interest for the end-user. Diverse entrances add vitality to the street.
4. The rich architectural details of contemporary buildings contain historical references that convey a sense of place. Detailed facade treatment - windows, bays and piers - indicates the scale of some buildings.
5. Street trees and awnings provide shade, help define the project, but still allow views of the store and signs.

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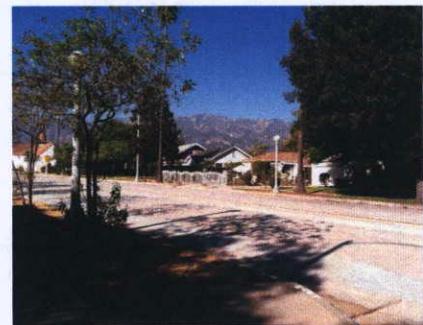


LINCOLN AVENUE SPECIFIC PLAN EIR

Transform the Corridor

| | |
|--------------------------|-----------------------------|
| Project Type | Environmental Impact Report |
| Location | Pasadena, California |
| Size | 50 acres |
| Client | City of Pasadena |
| Date Completed | In Progress |
| Services Provided | CEQA Review |

The project consists of a general plan amendment, zone change, and specific plan to allow for an additional 500,000 square feet of commercial/office/retail uses and 91 additional residential units. The vision of the specific plan is to transform the corridor from an industrial and limited commercial area into a vibrant neighborhood-serving district, with new housing options and a complement of local neighborhood serving retail, service businesses, and office spaces tied together with public improvement projects that create a vibrant and enjoyable pedestrian environment along Lincoln Avenue. In order to achieve the vision of a neighborhood-serving district, the specific plan includes development standards for each proposed land use. In addition, mixed-use projects are proposed to encourage redevelopment of underutilized parcels and industrial properties to more compatible land uses.





UPTOWN NEWPORT EIR

Residential Mixed Use on an Industrial Site

| | |
|--------------------------|---|
| Project Type | Environmental Impact Report |
| Location | Newport Beach, California |
| Size | 25.05 acres |
| Client | City of Newport Beach |
| Date Completed | February 2013 |
| Services Provided | EIR Preparation, Technical Studies, Noticing, Public Hearing Presentation |



Consistent with the City of Newport Beach’s 2006 adopted General Plan, the Uptown Newport project would introduce a high-density residential, mixed use project—up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and two acres of park space—in the Airport Business Area of the city. Although surrounded by office uses, the actual project site currently accommodates a semiconductor manufacturing facility (TowerJazz). The project would be developed in two phases, and Phase 1 may be occupied before Phase 2 starts.



The plan presented unique land use compatibility issues, both internal and external to the project boundaries. Phase 1 residences would be within 50 feet of the semiconductor facility for up to nine years if the TowerJazz lease option is extended to 2027. City regulations prohibit residential adjacency to extremely hazardous chemicals and residential compatibility with 24 hour/7 day industrial noise levels of up to 74 dBA CNEL. Project-related construction vibration impacts could significantly impact sensitive manufacturing equipment in the industrial use, and complete site remediation of groundwater and soil hazards cannot be completed until demolition of the manufacturing facility in Phase 2.



In addition, substantial opposition from surrounding office owners and tenants focused on potentially significant increases in traffic and related circulation issues, including access to easements. The project also had to overcome an inconsistency finding from the Airport Land Use Commission with respect to the Airport Environs Land Use Plan.

For the two distinct project phases and construction phases, PlaceWorks conducted comprehensive analysis of environmental conditions as well as the technical studies for air quality, greenhouses gases, health risk, offsite consequence analysis (hazardous chemical release), and noise. The EIR also incorporated subconsultant/team analyses of traffic, geotechnical, civil engineering (hydrology, water quality, sewer and water), and visual analyses. Project entitlements included approval of a planned community development plan amendment, development agreement, affordable housing implementation plan, phasing plan, design guidelines, and tentative map.

PINNACLE AT UPTOWN ORANGE

Residential Infill

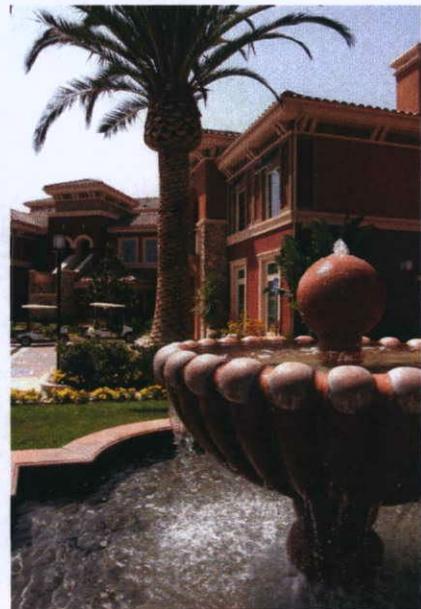
| | |
|--------------------------|---|
| Project Type | Specific Plan and EIR |
| Location | Orange, California |
| Size | 11.5 acres |
| Client | BRE Properties, Inc. |
| Date Completed | Construction Completed in 2008 |
| Services Provided | Public Outreach, Specific Plan Preparation, EIR Preparation |



PlaceWorks prepared a specific plan and environmental impact report and conducted public workshops for a 460-unit apartment and condominium complex at the former Cinedome site in the City of Orange. This 11.52-acre project had of a mix of units from 550 to 1,050 square feet. The complex included outdoor recreational uses, a clubhouse with management offices, an activity room with a fully equipped kitchen, a business center with computer workstations, a fitness center, and a media room/theater.



Units on the western half of the complex wrapped around an interior 4.5-level parking structure. Units on the eastern portion of the property are walk-up units with parking around the site perimeter. The buildings surrounding the parking structure are four stories in height and the walk-up townhomes are three stories.



4. References

| Client | Project/Project Manager | Address | Contact | Contact Information |
|-----------------------|--|--|--|--|
| City of Moreno Valley | First Nandina Logistics Center EIR Peer Review, <i>Nicole Morse, Esq.</i> | 14177 Frederick St., Moreno Valley, CA 92552 | Julia Descoteaux, Associate Planner | 951.413.3209 juliad@moval.org |
| | | | Chris B. Ormsby, AICP, Senior Planner | 951.413.3229 chriso@moval.org |
| City of Highland | <ul style="list-style-type: none"> » Greenspot Village and Marketplace Specific Plan EIR, <i>JoAnn Hadfield</i> » Highland General Plan and EIR, <i>JoAnn Hadfield</i> | 27215 Base Line Rd., Highland, CA 92346 | Lawrence A. Mainez, Community Development Director | 909.864.6861 ext.258 lmainez@cityofhighland.org |
| City of Anaheim | <p>In addition to performing peer review for multiple projects in the City of Anaheim, PlaceWorks has completed 3 dozen projects, including:</p> <ul style="list-style-type: none"> » Anaheim General Plan Update EIR, <i>Bill Halligan, Esq.</i> » Platinum Triangle Subsequent EIR, <i>Bill Halligan, Esq.</i> » EIR for DR Horton Stadium Mixed-Use Project, <i>JoAnn Hadfield</i> | 200 S. Anaheim Blvd., Anaheim, CA 92805 | Susan Kim, AICP, LEED AP ND, Senior Planner | 714.765.4958 skim@anaheim.net |

4. References

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5. Legal Entity

PlaceWorks, Inc. (formerly The Planning Center, Inc.) is a California S-Corporation, now celebrating its 40th year in business. We currently employ 109 staff members within our six California offices. For this project, PlaceWorks will serve as the prime consultant to the City of Rancho Cucamonga. Cogstone, Glenn Lukos Associates, and Urban Crossroads will serve as subconsultants to PlaceWorks. Our team does not have any ownership interests in the proposed project.

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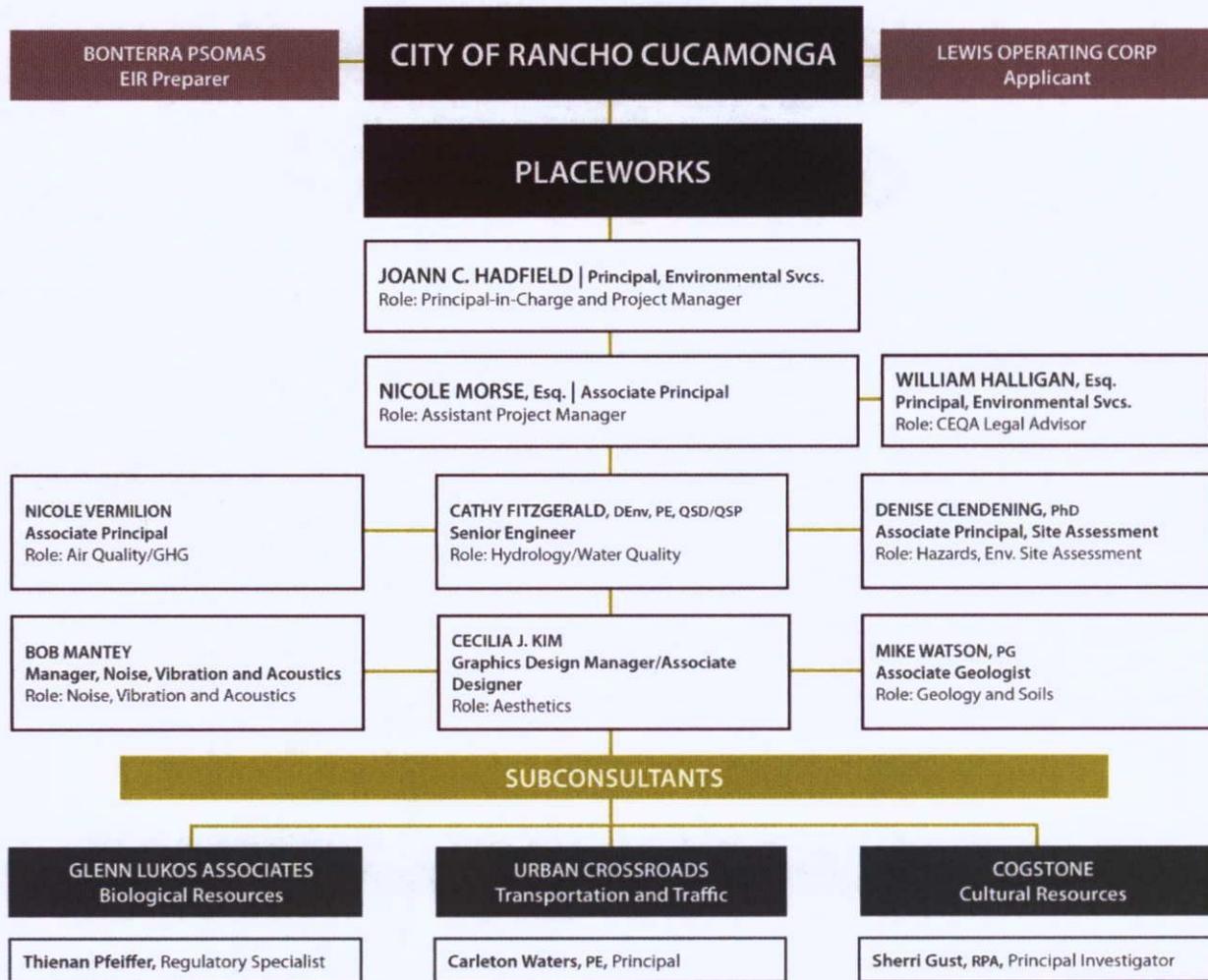
6. Project Management

Leading the team for PlaceWorks as the project manager, JoAnn Hadfield, Principal, Environmental Services, has over 30 years of experience focusing on CEQA compliance services. JoAnn is well versed in the entire environmental process, particularly project scoping, environmental documentation, public noticing and participation, and resource permitting, making her a CEQA expert. JoAnn's project management will be supplemented by the expertise of Nicole Morse, Esq., Associate Principal, whose 14 years of public and private sector planning and legal experience have made her a keen analyst of environmental documents. Nicole's diverse planning and legal experience provides her with a unique understanding of planning and zoning law and CEQA.

In-house technical expertise will be provided for the technical studies as outlined below in Task 4 of the "Scope of Work." Our team includes the following subconsultants for peer review of remaining technical studies:

- » Cogstone (Cultural Resources)
- » Glenn Lukos Associates (Biological Resources)
- » Urban Crossroads (Traffic)

The Organization Chart on the following page shows the project management and key personnel for each firm.



JOANN HADFIELD | Principal, Environmental Services
Role: Project Manager



EDUCATION

- » BS, Urban Planning, University of Utah
- » Civil Engineering, California State University, San Diego (all engineering coursework for BS degree completed)

AFFILIATIONS

- » AEP, UI

JoAnn has 30 years of experience focusing on CEQA and NEPA compliance services. She has been responsible for document preparation and processing for hundreds of projects, including rail and highway improvement projects, water/wastewater projects, bigbox commercial developments, downtown redevelopment projects, a waste-by-rail "mega" landfill, a heap-leach gold mine, sensitive coastal and hillside development projects, and large-scale mixed-use communities. JoAnn is well versed in the entire environmental process, particularly project scoping, environmental documentation, public noticing and participation, and resource permitting. She has a working knowledge of and ongoing relationships with a myriad of federal, state, regional, and local agencies.

JoAnn's peer-review project experience highlights include Chula Vista General Plan Update EIR and Chula Vista Urban Core Specific Plan EIR (City of Chula Vista), and 9900 Wilshire Boulevard Project (City of Beverly Hills).

WILLIAM HALLIGAN, ESQ. | Principal, Environmental Services
Role: CEQA Legal Advisor



EDUCATION/REGISTRATIONS

- » JD, Chapman University School of Law (Emphasis: Env., Land Use & Real Estate Law)
- » BA, Social Ecology, UC Irvine (Emphasis: Environmental Analysis & Design)
- » State Bar of California

AFFILIATIONS

- » AEP, APA, American + Orange Co. Bar Associations

During his more than 20 years of planning experience, Bill has prepared environmental documents for a diverse range of projects. In addition to CEQA/NEPA documentation, he provides third-party review for legal adequacy of EIRs prepared by other consultants.

His diverse background provides him with a unique understanding of planning and zoning law and CEQA/NEPA. With Bill's input, environmental documents prepared by PlaceWorks continually withstand legal challenge.

Bill is an active member of the American Bar Association and the Orange County Bar Association, and currently serves as Legislative Liaison of the Orange County Chapter of AEP. He is also a frequent guest lecturer on CEQA and associated case law for AEP's CEQA Workshop Series, UC Irvine's Graduate School of Management Program, UC Riverside, and Cal Poly, Pomona.

Bill's peer-review project experience includes Wilshire Specific Plan and EIR (City of Los Angeles); Foothill South Supplemental EIR (City of San Clemente); Stadium Lofts MND, Stonegate EIR, Mountain Park Specific Plan Amendment EIR, Audie Murphy Ranch Specific Plan EIR (City of Anaheim); Spectrum Housing EIR Addendum (City of Irvine); and Birch Hills Specific Plan EIR (City of Brea) to name a few.

NICOLE MORSE, ESQ. | Associate Principal
Role: Assistant Project Manager



EDUCATION/REGISTRATIONS

- » JD, Business Law, Whittier Law School, Costa Mesa
- » BS, Applied Ecology, UC Irvine
- » State Bar of California

AFFILIATIONS

- » AEP

Nicole has over 13 years of environmental planning experience. Her diverse background as an attorney and a planner provides her with a unique understanding of planning and zoning law, CEQA, and NEPA. Nicole is responsible for the management and coordination of environmental and planning documents, and she has managed the preparation of over 100 environmental documents to withstand legal scrutiny. These include environmental impact reports, mitigated negative declarations, and environmental assessments, in accordance with CEQA, NEPA, and the Endangered Species Act.

As the OC Chapter Representative on AEP's Legislative Review Committee for the past 10 years, Nicole helps to shape proposed CEQA legislation. Her legal expertise provides invaluable analysis and perspective on proposed State senate and assembly bills. Most recently, she has provided essential feedback on CEQA Reform efforts.

Nicole's third-party review experience includes the Church of the Woods Final EIR (County of San Bernardino), Planning Area 33 General Plan Amendment and Zone Change (City of Irvine), and Rio Santiago Project EIR (City of Orange), Hollywood Park Specific Plan EIR Addendum (City of Inglewood).

NICOLE VERMILION | Associate Principal, AQ/GHG Services
Role: Air Quality/Greenhouse Gas Emissions



EDUCATION

- » Master of Urban & Regional Planning, UC Irvine
- » BS with Honors, Ecology & Evolutionary Biology, UC Santa Cruz
- » BA with Honors, Environmental Studies, UC Santa Cruz

AFFILIATIONS

- » AEP, APA

Nicole combines broad perspective and big-picture thinking with a good technical grounding to find workable solutions to environmental constraints. She is an air quality specialist and an expert on global climate change as it relates to CEQA, AB 32, and SB 375. Nicole is involved in nearly every one of the firm's CEQA projects and closely follows the rapid changes in requirements and the latest information on CEQA thresholds and analysis methodology. She has performed numerous GHG inventories for individual projects, including the Irvine Business Complex and the citywide emissions inventory for the City of Ontario for The Ontario Plan.

Nicole has presented at several workshops, including APA's 2011 Innovations in Sustainability, AEP's 2010 Advanced CEQA Workshop, and BIA's 2009 CEQA Workshop. She participated in the San Joaquin Valley Air Pollution Control District's CEQA GHG significance thresholds working group, beta-tested the South Coast Air Quality Management District's new CalEEMod program, and wrote "Tiering Off Climate Action Plans: Potential Advantages to Jurisdictions under the Proposed CEQA Guidelines," published in AEP's Fall 2009 Environmental Monitor.

Nicole's peer review experience includes Walmart GHG Study (City of Oroville), Hollywood Park Specific Plan EIR Addendum (City of Inglewood), First Nandina Logistics Center (City of Moreno Valley), Ball Road Basin EIR (City of Anaheim), Planning Area 33 General Plan Amendment and Zone Change (City of Irvine), and Southern California Intermodal Gateway EIR/EIS (Long Beach Unified School District and Port of LA).

6. Project Management

BOB MANTEY | Manager, Noise, Vibration & Acoustics
Role: Noise



EDUCATION

- » BS, Engineering, Harvey Mudd College

AFFILIATIONS

- » Institute of Noise Control Engineering, Acoustical Society of America, AEP, California Society of Professional Engineers

Bob Mantey has more than 32 years of managerial and technical experience in the field of applied engineering acoustics and industrial noise control. Over the last 20 years, he has managed many industrial noise control, environmental noise survey, and noise impact assessment projects. His expertise includes environmental/community noise modeling; predictive noise analyses; noise impact assessment and documentation; and machinery noise analysis, mitigation, and control. He is experienced in acoustical analysis, modeling, and investigation techniques using both proprietary and commercially available software packages. He is also well versed in field data acquisition/measurement techniques and noise data processing methodologies. He has consulting experience in residential sound insulation design optimization analyses, aircraft overflight noise level measurements, and emergency warning system design.

Bob's peer review experience includes Hollywood Park Specific Plan EIR Addendum (City of Inglewood), Nandina Logistics Center (City of Moreno Valley), Southern California Intermodal Gateway EIR/EIS (Long Beach Unified School District and Port of LA), Rancho San Geronio Specific Plan EIR (City of Banning), and HI-Tech Campus EIR (City of Sunnyvale).

CATHY FITZGERALD, DEnv, PE, QSD/QSP | Senior Engineer
Role: Hydrology and Water Quality



EDUCATION/CERTIFICATIONS

- » DEnv, Environmental Science & Engineering, UC Los Angeles
- » MA, Marine Biology, UC Santa Barbara
- » BA, Biology, UC Los Angeles
- » State of Nevada Certified Environmental Manager

AFFILIATIONS

- » Air Pollution Control Hearing Board, Washoe County, Nevada

Cathy has nearly 30 years of academic and professional experience in the areas of hydrology studies, health risk assessments, safety hazard assessments, air quality studies, hazardous waste investigations, remedial action plans, and installation of groundwater and soil vapor extraction systems. She also has over 10 years of experience preparing drainage studies, stormwater management, permitting, and preparation of Storm Water Pollution Prevention Plans and Water Quality Management Plans. Cathy maintains current knowledge of the latest stormwater regulations in various counties and municipalities. She performs computer modeling to determine the impact of best management practices and low impact development on stormwater runoff for both construction and operation phases. Cathy performs hydrology and hydraulic studies and incorporates the results into CEQA and NEPA documents.

Cathy's third-party peer review experience includes Santiago Creek Study (City of Orange), State Superfund Site Third-Party Review of field investigations, removal actions, and groundwater remediation activities in Nevada, and Walltown Quarry Air Quality Impact Analysis EIR Review (City of Sacramento).

DENISE CLENDENING, PhD | Associate Principal, Site Assessment Services
Role: Hazards/Environmental Site Assessment



EDUCATION

- » PhD, Soil Physics, UC Riverside
- » MS, Soil Science, UC Riverside
- » BS, Geology, UC Riverside

AFFILIATIONS

- » Soil Science Society of America, American Chemical Society, Society of Risk Analysis

Denise has over 27 years of experience providing technical oversight and performing human health risk assessments, site assessments, and investigations of chemical waste at multiple sites including Resource Conservation & Recovery Act (RCRA) and Superfund sites. She is adept at applying alternatives that are economical yet protective of human health and the environment. She conducts realistic assessments and calculates target cleanup levels based on site-specific exposure scenarios. Her work has involved pesticides, heavy metals, solvents, and petroleum-contaminated soils. She assists multiple school districts in California with site assessment, public relations, and the Department of Toxic Substance Control (DTSC) school site approval process.

Denise is a member of the Los Angeles Regional Water Quality Control Board Underground Storage Tank Advisory Board and has extensive experience with site closure activities with the DTSC, EPA, Regional Water Quality Control Boards, and local oversight agencies throughout California.

Denise's peer review experience includes 17th Street Live/Work MND (City of Costa Mesa), Rio Santiago Specific Plan EIR (City of Orange), Excelaron Conditional Use Permit EIR (County of San Luis Obispo), and Ball Road Basin EIR (City of Anaheim).

CECILIA KIM | Graphics Design Manager/Senior Designer
Role: Aesthetics



EDUCATION

- » Master of Urban Planning, University of Southern California
- » Master of Engineering, City Planning, Hong-Ik University (Seoul, Korea)
- » Bachelor of Engineering, Civil & Urban Engineering, Hong-Ik University

AFFILIATIONS

- » American Planning Association, Project for Public Spaces, WTS

Cecilia has a unique educational background that blends the disciplines of urban design, community planning, civil engineering, and transportation systems analysis and is currently pursuing a doctorate degree in Planning at the University of California, Irvine. She excels in interactive design charrette tasks, where her strong verbal and graphics communications skills help spark the creative and participatory design process for private and public stakeholders, as well as professional team members. Cecilia is actively involved in a variety of projects, including master planned communities, specific plans, revitalization plans, and corridor planning.

Cecilia has worked on many local and international design projects, such as California State Fullerton's University Village Plan, La Placentia Metrolink Station TOD project, and Hawadi Master Plan in Saudi Arabia.

MICHAEL WATSON, PG | Project Geologist
 Role: Geology and Soils



EDUCATION/REGISTRATION

- » BS, Geology, UC Riverside
- » California Professional Geologist No. 8177

AFFILIATIONS

- » Geological Society of America, Association of Environmental and Engineering Geologists, Seismological Society of America, Inland Geological Society, South Coast Geological Society

With over a decade in the environmental consulting industry, Mike is proficient in providing field and office support to project managers performing site assessment and remediation. He performs site assessments, geohazard studies, air quality and industrial hygiene assessments, groundwater investigations, and remedial actions. Mike also manages materials acquisition, field equipment maintenance, and subcontractor coordination on large field investigations and monitoring programs.

Mike also assists in site assessment services and the Department of Toxic Substances Control's school site approval process. He performs Phase I ESAs, PEAs, geohazard studies, supplemental site investigations, remedial investigation reports, removal action documents, feasibility study reports, Title 5 Constraints Studies, and fill testing reports. In addition, he assists with the management and implementation of field investigations, assembles project data, and arranges methodical and comprehensive procedures to attain the client's goals.

Mike's peer review experience includes the First Nandina Logistics Center (City of Moreno Valley).

Subconsultant: GLENN LUKOS ASSOCIATES

THIENAN PFEIFFER | Regulatory Specialist
 Role: Biological Resources

EDUCATION

- » M.S., Environmental Science (Regulatory Policy and Planning), California State University, Fullerton
- » B.A., Environmental Analysis and Design, UC Irvine

Ms. Pfeiffer is a regulatory specialist and environmental scientist with experience in environmental planning, project management, regulatory permitting, and mitigation design. She has participated in numerous wetland delineations, prepared several mitigation plans, assisted in the preparation of several California Environmental Quality Act (CEQA) documents, and has successfully acquired environmental permits on numerous projects throughout Southern California.

Subconsultant: COGSTONE

SHERRI GUST, RPA | Principal Investigator
 Role: Cultural Resources

EDUCATION

- » MS, Anatomy (Evolutionary Morphology), University of Southern California, Los Angeles
- » BS, Anthropology (Physical), UC Davis

Ms. Gust is a Registered Professional Archaeologist and Qualified Principal Paleontologist with more than 35 years of experience in cultural resources management and consulting in California. She has conducted technical studies, peer reviews, and prepared cultural resources chapters for CEQA/EIR compliance documents for project-level and program-level Specific Plans, General Plans, Master Plans, and Zoning Amendments for mixed-use, residential, commercial and industrial developments. She is accepted as a principal investigator for both prehistoric and historical archaeology by the State Office of Historic Preservation's Information Centers.

Ms. Gust's peer review experience includes Audie Murphy Ranch Development Project and Van Daele Development Project (City of Menifee); Hacienda at Fairview Valley (City of Fairview Valley); Ridgeline Equestrian Estates (City of Orange); Lambert Ranch (City of Irvine); Planning Area 18 and 39, Planning Area 33 Phase 3 General Plan Update, and Planning Area 40 (City of Irvine); and Rio Santiago Specific Plan (City of Orange).

Subconsultant: URBAN CROSSROADS

CARLETON WATERS, PE | Principal
 Role: Transportation and Traffic

EDUCATION/REGISTRATIONS

- » M. S., Civil Engineering, UC Irvine
- » B. S., Civil Engineering, UC Irvine
- » PE, Registered Professional Traffic Engineer – CE 52916

AFFILIATIONS

- » APA, Institute of Transportation Engineers, Orange County Traffic Engineering Council

Principal and co-founder, Carleton Waters has worked in transportation engineering and related fields since 1981. He specializes in transportation and urban systems planning. Carleton's professional experience includes performing traffic impact studies and developing and applying corridor and area wide transportation models in Massachusetts and California. He has performed detailed analyses related to shared parking, hazardous materials transport, and the impacts of alternative modes of transport, including light and heavy rail transportation. In recent years, Carleton's primary emphasis has been the development and application of travel demand models in citywide and larger areas, while maintaining an active role in traffic impact analysis.

Carleton's peer review experience includes Rialto FedEx Expansion (City of Rialto), Section 24 Specific Plan (City of Rancho Mirage), Chung Tai Zen Center (City of Walnut), and Redlands Crossing (City of Redlands).

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7. Approach and Budget

OVERALL APPROACH

PROJECT UNDERSTANDING AND CONTEXT

As profiled in this submittal, PlaceWorks has a depth of experience on both sides of peer review. Our environmental documentation is routinely reviewed by consultants retained by lead agencies, and we have a wealth of experience conducting peer reviews for both the overall CEQA document and individual technical studies. Our approach to peer review is not unlike our approach to a new project as the CEQA document preparer. We need to completely understand the project and its context.

Key to meaningful peer reviews are:

- » A thorough understanding of the project description, including applicant and lead agency objectives, project entitlements, phasing, and related impacts (construction, etc.).
- » History of the project and associated environmental documentation/processing, and clear understanding of CEQA tiering provisions.
- » A grasp of the context of the project, including the City's vision and policies (General Plan, etc.), surrounding uses, and related projects/trends.
- » Up-to-date knowledge of planning and CEQA requirements, including recent legislation (SB 743, SB 52, etc.).

COMPREHENSIVE, INTEGRATED REVIEW

The Amendment to the Industrial Areas Specific Plan (IASP) Subarea 18 Specific Plan will not take place in a vacuum. Neither should any aspect of the CEQA review. Each member of our team, including technical reviewers, will become familiar with the project description and related activities that could affect their peer review. Our team will function in an integrated manner, as we do for preparation of CEQA documents.

As project manager, JoAnn Hadfield will coordinate the review and be responsible for reading the entire document and comments by each team reviewer, but she will focus on the project description, document structure and CEQA compliance, and definition and analysis of meaningful alternatives. Nicole Morse will also review the project in its entirety, with an eye on legal defensibility. JoAnn and Nicole will coordinate with the City to ensure compliance with the CEQA process (notices/timelines, etc.).

We understand that we will not recreate the document. Each member of our team, including technical reviewers, will emphasize ensuring that the documentation:

- » Adequately defines baseline conditions
- » Describes applicable methodology
- » Documents relevant plans and regulatory requirements
- » Concisely and accurately analyzes project impacts and substantiates significance conclusions
- » Utilizes appropriate methodology and assumptions
- » Provides reasonable, enforceable mitigation and addresses the potential impacts for such mitigation
- » Supports any conclusion for significant, unavoidable impacts, verifying that feasible mitigation is not available for such impacts

COMMUNICATION AND PROTOCOL

As recognized by the RFP, communication and ongoing coordination with the City is essential to the success of the EIR preparation and peer review. We look forward to the Project Initiation meeting to refine a work program and define the protocol for the PlaceWorks team to communicate with the City and potentially the applicant and applicant's consultants. In addition to the monthly conference calls, JoAnn and Nicole will be available to and proactively communicate with the City. We will also provide regular progress reports. We are cognizant of potential project delays if major errors are discovered in the EIR or support studies. We will immediately contact the City with any finding that could result in delays in the project schedule or could affect other ongoing studies.

CITY AS LEAD

The peer review process inherently creates the potential for disagreements between consultants. Having decades of experience on both sides of this process, our team works diplomatically to resolve such disagreements. We look forward to working collaboratively to ensure that the CEQA documentation and process for the Empire Lakes Project (IASP Subarea 18 SPA) is accurate, defensible, and structured to ensure that adopted mitigation is successfully implemented. We also clearly understand that the City is the CEQA lead agency and the ultimate arbiter for all issues on the CEQA documentation.

SCOPE OF WORK (REVISED 4/23/15)

The following scope of work has been prepared in accordance with our approach and project understanding to provide the most cost- and time-efficient review of the EIR and accompanying CEQA documents. Our scope of work assumes that PlaceWorks will provide peer review services, and the project applicant will be responsible for incorporating comments and revisions at each step of the CEQA process, from finalizing the EIR to filing the Notice of Determination.

TASK 1: PROJECT INITIATION, WORK PROGRAM REFINEMENT, AND PROJECT MANAGEMENT

Project Initiation and Work Program Refinement

PlaceWorks' project manager and assistant project manager will attend a project initiation meeting with City staff and the project applicant team to discuss the proposed project and confirm the project approach, scope and schedule. This meeting should also be used to identify when and which materials and reports will be available for PlaceWorks' peer review.

After the meeting, we will refine our scope of work (if necessary) and create a refined schedule.

Project Management

PlaceWorks will coordinate closely with the City to ensure that the peer review remains on schedule and within budget. We will strictly comply with the communication protocol as established at the Project Initiation meeting. As project manager, JoAnn Hadfield will be up to date on the all aspects of the peer review and will be responsive to City requests for information. Nicole Morse will also be up to date on the project and available to coordinate with the City, as needed, if JoAnn is unavailable.

It is anticipated that both JoAnn and Nicole will participate in the monthly (if needed) conference calls with the City. We will notify the City immediately, however, regarding any review findings that could potentially delay the overall project schedule or that we believe need more immediate attention.

PlaceWorks uses Deltek accounting software and can monitor our budgets in real time. This monitoring assists us in ensuring that the project will remain within budget, and also is available to provide budget status information to the City upon request. For scheduling, we use MS Project. We can provide a detailed schedule to the City (and expanded project team as desired), to assist the City in keeping the overall project on-track.

Although, based on the RFP, the project applicant's target for environmental clearance is late 2015, the City has recommended that our proposal more conservatively assume a 12- to 18-month project schedule for processing the EIR. We have assumed 12 to 18 half-hour progress calls throughout the project schedule. However, if the schedule is extended for reasons beyond PlaceWorks' control, a contract amendment may be required for additional fees for project management and coordination efforts.

Task 1 Deliverable(s):

- 1 Project Initiation Meeting with City staff (Attendance of PM and Asst. PM)
- Schedule and Work Program (and any revisions)
- 12–18 half-hour progress calls (or as needed) with the City and a status email summarizing the contents of the progress call
- Project management for the duration of the project schedule (i.e., progress schedule, monthly invoices, ongoing communication)

TASK 2: DATA COLLECTION, REVIEW, AND EVALUATION

The PlaceWorks team will review available materials and reports, including the City's 2010 General Plan, Development Code, IASP Specific Plan, IASP Subarea 18 Specific Plan (and subsequent amendments) to familiarize ourselves with the project's history. After a thorough assessment of available materials, we will prepare a "data request memorandum" for any additional materials or reports needed to conduct a comprehensive and detailed peer review of the environmental documents.

Task 2 Deliverable(s):

- Data Request Memorandum

TASK 3: DRAFT INITIAL STUDY/NOP REVIEW

The draft Initial Study and all associated technical documents prepared by the project applicant's environmental consultant, BonTerra Psomas, will be peer reviewed by PlaceWorks to ensure completeness and accuracy; consistency with the City's General Plan and Development Code; compliance with all applicable environmental laws, regulations, rules, and requirements; and legal defensibility.

The review will ensure that adequate analysis and documentation exist for the environmental areas that are found to be "less than significant" or "no impact," and that all of the appropriate environmental areas will be addressed in the EIR. We will compile our written comments, including corrections, questions, requests for more information, etc., and send to the City for the project applicant to address.

After the project applicant has addressed our comments, we will review the resubmitted draft Initial Study and/or resubmitted technical documents to ensure all comments were addressed.

Task 3 Deliverable(s):

- Memorandum of comments, revisions, and questions
- Copy of “marked-up” draft Initial Study

TASK 4: SCREENCHECK/DRAFT ENVIRONMENTAL IMPACT REPORT REVIEW

4A - Screencheck EIR

First Draft Screencheck EIR

The methodology phasing to review the SCEIR will be determined in consultation with the City. It is important to reach a consensus on a complete, accurate project description before proceeding to the impact analysis for the project. Therefore, we prefer to review a complete copy of the EIR (not piecemeal review), but at a minimum, we should review the project description prior to any topical environmental sections. Pursuant to the RFP, we will provide our comments in writing as well as a mark-up document. If possible, we prefer to provide the mark-up document as a redlined (tracked changes) MS Word version. One method to provide our written review comments is in a comprehensive table, with columns that allow PlaceWorks, the City, and applicant to monitor whether the revision has been made (and also provide an explanation if the preparer does not agree with the comment and the change has not been made). The focus of each review is summarized in the Project Approach section of this proposal.

See “Schedule” below for estimated turnaround times.

Second Draft Screencheck EIR (Draft EIR)

Based on comments provided by PlaceWorks on the first draft Screencheck EIR, the EIR will be revised by the project applicant or its consultant. PlaceWorks will be available for discussion with City staff and the project applicant team to resolve any major areas of concern or to clarify comments. Follow-up with City departments or other agencies will be conducted as necessary. PlaceWorks will review the completed Draft EIR as one document to ensure internal consistency and that all comments were addressed.

It is assumed that the City or project applicant will prepare the final Draft EIR document and Notice of Completion (NOC) and distribute the document to government agencies and other interested parties.

4B - Technical Studies

The specific technical studies to be prepared to support the Empire Lakes Project were not identified in the RFP. Our scope of work includes review of the technical studies that we anticipate will be completed. These studies will be reviewed for technical adequacy of the methodology, findings, and mitigation measures. The studies will also be reviewed to ensure that their scope is inclusive, that is, with appropriate analysis of all phases of the project, including construction impacts. PlaceWorks' team will provide an independent, objective CEQA-adequacy evaluation of the technical studies/reports listed below.

We can modify this scope of work, as appropriate, in consultation with the City. The majority of these studies will be reviewed by our in-house technical staff. Our subconsultants will conduct the peer review for Transportation/Traffic, Cultural Resources, and Biological Resources:

PlaceWorks:

- » Air Quality/GHG
- » Hydrology/Water Quality
- » Phase I/Environmental Site Assessment/Hazards
- » Noise and Vibration

Subconsultants:

- » Cultural Resources – Cogstone
- » Biological Resources/Jurisdictional Delineation – Glenn Lukos Associates
- » Traffic/Transportation – Urban Crossroads

A technical memorandum reviewing the findings of the adequacy review will be provided for each respective technical study. The findings will include a determination of: 1) the adequacy of the technical studies and whether they meet the relevant codes and regulations; 2) whether comments received on the NOP were addressed; 3) whether additional information or analysis is needed; and 4) revisions to the technical studies for legal adequacy and consistency. If deficiencies are identified in any of the technical studies, the PlaceWorks team will coordinate with the City to request revisions to the technical report(s). We will work with the City's staff and follow through with the project applicant's team to ensure that the assessment and input provided are adequately addressed in the revisions to the various existing technical studies.

Air Quality and Greenhouse Gas Emissions

The proposed project has the potential to substantially increase criteria air pollutants and greenhouse gas (GHG) emissions in the South Coast Air Basin (SoCAB). Nicole Vermillion, Associate Principal, Air Quality & GHG Services, will conduct a peer review of the Air Quality and GHG emissions analysis and

associated modeling. The review will confirm the appropriate use of accepted thresholds of significance, confirm that the technical modeling assumptions for construction and operational activities were conducted in accordance with SCAQMD methodology, include an internal consistency evaluation of the modeling assumptions with the project description and traffic report, and evaluate recommended measures to reduce significant impacts of the project. PlaceWorks will summarize the findings of the peer review technical evaluation in a memorandum.

Hydrology and Water Quality

Cathy Fitzgerald, DEnv, PE, Senior Engineer, will perform an independent technical peer review of the hydrology and water quality studies submitted by the applicant. She will review the studies for technical adequacy, including methodology, findings, and mitigation measures. The results of the review and suggested changes or edits will be provided in a technical memorandum. The cost estimate includes preparation of a second memorandum to address final changes made by the applicant based on the initial comments.

Phase I Environmental Site Assessment/Hazards

Under this task, PlaceWorks will review the Phase I Environmental Site Assessment (Phase I) prepared as a technical report for the Industrial Areas Specific Plan Subarea 18 Specific Plan Amendment. The entire project site is currently being used as a golf course. The Phase I will be reviewed to evaluate compliance with ASTM standards for Phase I assessments and the conclusions and recommendations based on planned future land use.

The hazards and hazardous materials section of the EIR will also be reviewed. In particular, we will ensure adequate evaluation of project-related safety impacts on people residing or working within two miles of a public airport or public use airport. Impacts associated with the Ontario Airport land use plan, Federal Aviation Administration height restrictions, and other potential safety hazard impacts due to the proximity to the Ontario Airport will be reviewed.

Noise and Vibration

Bob Mantey, Manager of the PlaceWorks' Noise, Vibration & Acoustics Group, will conduct a multistep, peer review of the CEQA documentation prepared by BonTerra Psomas. Reviews of technical information will be conducted at the IS (Task 3), Screencheck EIR and Draft EIR (Task 4), and Final EIR (Task 5) steps of the CEQA documentation effort. During these reviews, technical modeling assumptions for construction and operational activities will be reviewed to ensure that the modeling is conducted in accordance with prudent and accepted industry methodologies. They will also be reviewed for internal consistency with the project description, construction forecasts, and traffic

reports. PlaceWorks will evaluate the project design features or mitigation measures that are designed to reduce noise and vibration effects at the adjoining land uses. Particular attention will be paid to effects/impacts on nearby residential areas and other nearby sensitive land uses. PlaceWorks will also identify additional measures, as applicable, to be considered for reducing noise and vibration effects.

Technical Memorandum

PlaceWorks will summarize the findings of these technical evaluations in a technical memorandum that identifies any shortcomings, fatal flaws, or areas where we need clarification from the project applicant's technical consultant, with the focus on verifying that the study materials meet CEQA requirements.

Cultural Resources (Cogstone)

Cogstone will provide peer review of all documents associated with cultural resources. Sherri Gust and Desiree Martinez, Registered Professional Archaeologists, will be the project manager and principal archaeologist, respectively. Cogstone anticipates the scope of work to include contributing to the Data Request Memorandum (Task 2), peer review of the cultural technical study, and peer review of the cultural resources section of the EIR. In addition, Cogstone will review the project applicant's compliance with SB 18 and AB 52 (the latter only if the EIR will not be certified until after July 1, 2015).

Biological Resources (Glenn Lukos Associates)

GLA will serve as a technical reviewer of the habitat site assessment prepared by the BonTerra Psomas team. Included in this task will be a review of the current California Natural Diversity Database (CNDDDB), Federal Register, and information regarding wildlife corridors on or near the project site. Upon completion of report review, GLA will provide a technical memorandum that describes the findings of the peer review analysis.

Traffic (Urban Crossroads)

Traffic Study Peer Review

1. Review the technical traffic impact analysis report. Key assumptions related to project trip generation, trip distribution, and assignment of traffic to the study area roadway network will be reviewed. Other technical aspects of the report, including existing and future conditions data and operations analysis will be reviewed for adequacy and defensibility. The study will also be reviewed to ensure that alternative modes of transportation (pedestrian, bicycle, transit) are addressed. Determine overall technical adequacy and identify any relevant revisions recommended to the technical report to improve defensibility.

2. Summarize the findings of the peer review analysis in a technical memorandum.

SB 743 Analysis

3. Coordinate with the project team, including City staff and Placeworks staff, regarding the appropriate approach to calculating the project vehicle miles of travel (VMT) and VMT per capita / service population, where “capita / service population” is defined as the sum of population and jobs associated with the project. The recommended approach for a project of this scale is to extract data from a travel demand model, however a manual approach based on either greenhouse gas emissions tools (e.g. CalEEMod) or other resources is also possible. The optional task budget includes one meeting for this purpose.
4. Calculate project VMT and vehicle trips (VT) and VMT and VT per capita / service population using the agreed upon approach from Task 3. Extract or estimate citywide VMT and VT per capita / service population with and without the proposed project.
5. Identify potential mitigation measures and estimated effectiveness in reducing VMT in terms of percentage reduction of VMT for each measure.
6. Prepare a letter report / white paper including the following information:
 - Background on SB 743, including an explanation of VMT.
 - Citywide VMT and VMT per capita / service population with and without the project.
 - Potential measures to reduce VMT and estimated effectiveness of each measure.
 - How VMT reductions would affect project emissions of pollutants and greenhouse gasses.

Key Corridor Microsimulation

The purpose of this effort is to provide a visual simulation of the 2035 with Project conditions along the following three corridors:

- Foothill Boulevard – from Haven Avenue to Day Creek Boulevard
 - Milliken Avenue – from Foothill Boulevard to Arrow Route
 - Haven Avenue - from 6th Street to Inland Empire
7. 2035 With Project, weekday PM peak hour traffic volumes, lane geometry and traffic signal timings will be obtained from Empire Lakes EIR Traffic Study for the following intersections:

7. Approach and Budget

- a. Haven Avenue / Foothill Boulevard
 - b. Milliken Avenue Foothill Boulevard
 - c. Rochester Avenue Foothill Boulevard
 - d. Day Creek Boulevard Foothill Boulevard
 - e. Haven Avenue / 6th Street
 - f. Haven Avenue / 4th Street
 - g. Haven Avenue / Concourse Street
 - h. Haven Avenue / Inland Empire Boulevard
 - i. Milliken Avenue / Arrow Route
8. Collect weekday PM peak hour traffic count data at the following 7 intermediate signalized intersections within the study corridors to accurately depict the traffic progression:
 - a. 1. Spruce Avenue / Foothill Boulevard
 - b. 2. Elm Avenue / Foothill Boulevard
 - c. 3. Mayten Avenue / Foothill Boulevard
 - d. 4. Masi Drive / Foothill Boulevard
 - e. 5. Promenade / Victoria Commons / Foothill Boulevard
 - f. 6. Milliken Avenue / Millenium Court
 - g. 7. Haven Avenue / Trademark Parkway
 9. Model the traffic network using Synchro software which includes the 16 intersections indicated in Tasks 7 and 8 above.
 10. Conduct microsimulation analysis using Simtraffic software for 2035 With Project, weekday PM peak hour traffic conditions. The simulation will be recorded for a 1 hour period between 5 PM and 6 PM.
 11. Depict the simulation in 3D using 3D Viewer software. The corridors simulated in 3D can be shown in various views such as “fly by”, “vehicle tracking”, “driver view,” etc.
 12. Record portions of the 3-D simulation to create videos in formats suitable for viewing at public hearings using commonly used media players.

Public Hearing Attendance

13. Prepare for and attend all Planning Commission public hearing(s) for the project. For budgeting purposes, it has been assumed that one (1) Planning Commission hearing will be required. Additional hearings will be attended on a time & materials basis as directed by the project team.
14. Prepare for and attend all City Council public hearing(s) for the project. For budgeting purposes, it has been assumed that two (2) City Council hearings

will be required. Additional hearings will be attended on a time & materials basis as directed by the project team.

15. Provide responses to technical comments/questions regarding the environmental documentation (if any) from the Planning Commission and / or City Council. For budgeting purposes, up to four (4) hours of Principal time and four (4) hours of support staff have been assumed to be required.

Task 4 Deliverable(s):

- Complete list of comments, revisions, and questions for the first draft Screencheck EIR
- “Marked-up” first draft Screencheck EIR (with redline comments in MS Word)
- Complete list of comments, revisions, and questions for the second draft Screencheck EIR
- “Marked-up” second draft Screencheck EIR (with redline comments in MS Word)
- Technical memoranda assessing the CEQA and technical adequacy of the respective (above-listed) technical studies/reports
- Follow up technical memoranda for technical studies as reviewed after first iteration
- SB743 Analysis (Urban Crossroads)
- Key Corridor Microsimulation (Urban Crossroads)

TASK 5: FINAL EIR, RESPONSE TO COMMENTS, MITIGATION MONITORING PROGRAM, FINDINGS OF FACT, AND STATEMENT OF OVERRIDING CONSIDERATIONS REVIEW

PlaceWorks will review the Final EIR, Mitigation Monitoring Program (MMP), Findings of Fact (FOF), and, if needed, the Statement of Overriding Consideration (SOC). After all public comments on the Draft EIR are received and the responses are prepared, the entire screencheck Response to Comments section will be reviewed by PlaceWorks in coordination with the City. Responses are expected to focus on comments that address the adequacy of the Draft EIR. This task assumes approximately 16 hours for review of the responses. However, if a large amount of Draft EIR comments are received, additional time may be required and will be billed on a time-and-materials basis. We will also review and provide redline comments on the MMP, FOF, and SOC (if needed). We anticipate that the applicant’s technical consultants will adequately address

Task 5 Deliverable(s):

- “Marked-up” Final EIR, MMP, FOF, and SOC (if needed) (with redline comments in MS Word)

TASK 6: MEETINGS AND PUBLIC HEARINGS

Our scope of work and cost estimate assume participation/attendance by PlaceWorks’ project manager and/or assistant project manager at the project

initiation meeting (included as Task 1) and our PM at up to three public hearings at the City (1 Planning Commission and 2 City Council hearings). Additional conference call participation or hearing attendance by PlaceWorks at the City’s request will be billed on a time-and-materials basis in accordance with the hourly rates for the personnel involved, shown in Table 1 of this proposal.

Task 6 Deliverable(s):

- 1 project initiation meeting (cost included in Task 1)
- 3 public hearings (1 Planning Commission and 2 City Council)

BUDGET

Our cost estimate for peer review of the proposed project is \$91,290. This cost is based on the amount of time needed by our staff and subconsultants to fully review and provide written analysis of the CEQA documents and associated technical studies. Any changes in the assumptions outlined in the scope of work or to the project description requiring new environmental analysis may necessitate a change in this fee. Hourly rates are presented in Table 1, and a detailed budget sheet is provided in Table 2.

Table 1. PlaceWorks - 2015 Standard Fee Schedule

| Staff Level | Hourly Bill Rate |
|-----------------------------------|-------------------------|
| Principal | \$180–\$250 |
| Associate Principal | \$160–\$190 |
| Senior Associate/Senior Scientist | \$130–\$170 |
| Associate/Scientist | \$100–\$140 |
| Project Planner/Project Scientist | \$80–\$110 |
| Planner/Assistant Scientist | \$70–\$90 |
| Graphics Specialist | \$65–\$90 |
| Clerical/Word Processing | \$40–\$105 |
| Intern | \$50–\$70 |

Subconsultants are billed at cost plus 10%.
Mileage reimbursement rate is the standard IRS-approved rate.

SCHEDULE

The project applicants target to circulate the Draft EIR for public review in mid-2015 and receive project approval by late 2015. The City has requested that our proposal assume a 12- to 18-month schedule for project completion. PlaceWorks’ peer review schedule is dependent upon receipt of the IS/NOP, technical studies, the Screencheck and Draft EIR, Final EIR/Response to Comments, and Findings. We expect to receive technical studies and Screencheck EIR sections separately as they are drafted. We will provide peer

review of the documents within three weeks of receipt from the City. We are also willing to adjust our response time based on the City's needs.

At the project initiation meeting, we will work with the City and project applicant to draft and refine an efficient and realistic project schedule.

| PLACEWORKS | | | | | | | | | | | | | | PlaceWorks Hours | PlaceWorks Labor Total | SUBCONSULTANTS | | | Subcons. Labor Total (incl. 10%) | 2% TOTAL LABOR | | |
|------------|---------------------------|--------------------|-----------|---------------------------|------------|--------|------------|-------------------|--------------|--------------|---------|---------------------|------------------------------|------------------|------------------------|----------------------------|---------|----------|----------------------------------|----------------|---------|----------|
| MANAGEMENT | | STAFF | | | | | | | | | | Cogstone (Cultural) | Glenn Lukos Associates (Bio) | | | Urban Crossroads (Traffic) | | | | | | |
| FIELD | MORSE | HALLIGAN | VERMILION | FITZGERALD | CLENDENING | MANTEY | KIM | WATSON | HO | FOLEY | EDITING | WPI CLERICAL | | | | | | | | | | |
| ct Manager | Assistant Project Manager | CEQA Legal Advisor | AQ/GHG | Hydrology & Water Quality | Hazards | Noise | Aesthetics | Geology and Soils | CEQA Planner | CEQA Planner | | | | | | | | | | | | |
| \$215 | \$190 | \$235 | \$180 | \$170 | \$170 | \$165 | \$115 | \$105 | \$90 | \$80 | \$105 | \$80 | | | | | | | | | | |
| | | | | | | | | | | | | | | 0 | \$0 | | | \$0 | \$0 | | | |
| 4 | 4 | | | | | | | | | | | | | 8 | 1,620 | | | 0 | 1,620 | | | |
| 36 | 8 | | | | | | | | | | | | | 44 | 9,260 | | | 0 | 9,260 | | | |
| 6 | 2 | | | | | 1 | | | 4 | 1 | 2 | 2 | | 18 | 2,645 | | | 0 | 2,645 | | | |
| 8 | 2 | | 1 | | | 1 | | 1 | 4 | 2 | 4 | 2 | | 25 | 3,650 | | | 0 | 3,650 | | | |
| | | | | | | | | | | | | | | 0 | 0 | | | 0 | 0 | | | |
| 36 | 12 | 4 | | | | | 4 | | 4 | | 4 | 4 | | 68 | 12,520 | | | 0 | 12,520 | | | |
| 12 | 8 | | | | | | | | 4 | | 2 | 2 | | 28 | 4,830 | | | 0 | 4,830 | | | |
| | | | | | | | | | | | 4 | 2 | | 6 | 580 | | | 0 | 580 | | | |
| | | | 16 | | | | | | | | | | | 16 | 2,880 | | | 0 | 2,880 | | | |
| | | | | | | | | | | | | | | 0 | 0 | | 1,500 | 1,650 | 1,650 | | | |
| | | | | | | | | | | | | | | 0 | 0 | 2,000 | | 2,200 | 2,200 | | | |
| | | | | | | | | 8 | | | | | | 8 | 840 | | | 0 | 840 | | | |
| | | | | 12 | | | | | | | | | | 12 | 2,040 | | | 0 | 2,040 | | | |
| | | | | | 8 | | | | | | | | | 8 | 1,360 | | | 0 | 1,360 | | | |
| | | | | | | | | | | | | | | 0 | 0 | | | 0 | 0 | | | |
| | | | | | | | | | | | | | | 0 | 0 | | 2,800 | 3,080 | 3,080 | | | |
| | | | | | | | | | | | | | | 0 | 0 | | 9,500 | 10,450 | 10,450 | | | |
| | | | | | | | | | | | | | | 0 | 0 | | 9,900 | 10,890 | 10,890 | | | |
| | | | | | | | | | | | | | | 0 | 0 | | 4,600 | 5,060 | 5,060 | | | |
| 16 | 8 | 4 | 8 | | | 14 | | | | | | | | 14 | 2,310 | | | 0 | 2,310 | | | |
| 15 | | | | | | 2 | | | | | 4 | 4 | | 46 | 8,410 | | | 0 | 8,410 | | | |
| | | | | | | | | | | | | | | 15 | 3,225 | | | 0 | 3,225 | | | |
| 133 | 44 | 8 | 25 | 12 | 8 | 18 | 4 | 9 | 16 | 3 | 20 | 16 | | 316 | \$ 56,170 | \$2,000 | \$1,500 | \$26,800 | \$33,330 | \$89,500 | | |
| | | | | | | | | | | | | | | | | | | | | | \$1,790 | |
| | | | | | | | | | | | | | | | | | | | | | | \$91,290 |

PROPOSAL FOR SERVICES (Revised)

April 22, 2015

Ms. JoAnn Hadfield
PLACEWORKS
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

Subject: **Rancho Cucamonga Project EIR Traffic Impact Analysis Peer Review & Associated Services**

Dear Ms. Hadfield:

Urban Crossroads, Inc. is pleased to submit this revised proposal agreement to PLACEWORKS (Client) to provide a peer review analysis for the Rancho Cucamonga Project EIR traffic impact analysis in the City of Rancho Cucamonga. The proposal has been revised per our most recent direction to address additional activities, including the SB 743 supplemental evaluation and key corridor simulation work product as requested by the project team. Additional revisions per City direction are also included, as well as a corrected budget reflecting peer review of the traffic study and Urban Crossroads preparation of the SB 743 VMT analysis and the microsimulation (the immediately previous version of this proposal only budgeted for peer review of the SB 743 VMT analysis). We have also specified public hearing attendance as a separate task for ease of reference.

1. SCOPE OF WORK

The following Scope of Work is proposed for this work effort

A. Traffic Study Peer Review

1. Review the technical traffic impact analysis report. Key assumptions related to project trip generation, trip distribution, and assignment of traffic to the study area roadway network will be reviewed. Other technical aspects of the report, including existing and future conditions data and operations analysis will be reviewed for adequacy and defensibility. The study will also be reviewed to ensure that alternative modes of transportation (pedestrian, bicycle, transit) are addressed. Determine overall technical adequacy and identify any relevant revisions recommended to the technical report to improve defensibility.
2. Summarize the findings of the peer review analysis in a technical memorandum.

Ms. JoAnn Hadfield
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B. SB 743 Analysis

3. Coordinate with the project team, including City staff and Placeworks staff, regarding the appropriate approach to calculating the project vehicle miles of travel (VMT) and VMT per capita / service population, where “capita / service population” is defined as the sum of population and jobs associated with the project. The recommended approach for a project of this scale is to extract data from a travel demand model, however a manual approach based on either green house gas emissions tools (e.g. CalEEMod) or other resources is also possible. The optional task budget includes one meeting for this purpose.
4. Calculate project VMT and vehicle trips (VT) and VMT and VT per capita / service population using the agreed upon approach from Task 3. Extract or estimate citywide VMT and VT per capita / service population with and without the proposed project.
5. Identify potential mitigation measures and estimated effectiveness in reducing VMT in terms of percentage reduction of VMT for each measure.
6. Prepare a letter report / white paper including the following information:
 - Background on SB 743, including an explanation of VMT.
 - Citywide VMT and VMT per capita / service population with and without the project.
 - Potential measures to reduce VMT and estimated effectiveness of each measure.
 - How VMT reductions would affect project emissions of pollutants and greenhouse gasses.

C. Key Corridor Microsimulation

The purpose of this effort is to provide a visual simulation of the 2035 with Project conditions along the following three corridors:

- Foothill Boulevard – from Haven Avenue to Day Creek Boulevard
 - Milliken Avenue – from Foothill Boulevard to Arrow Route
 - Haven Avenue - from 6th Street to Inland Empire
7. 2035 With Project, weekday PM peak hour traffic volumes, lane geometry and traffic signal timings will be obtained from Empire Lakes EIR Traffic Study for the following intersections:
 1. Haven Avenue / Foothill Boulevard
 2. Milliken Avenue Foothill Boulevard
 3. Rochester Avenue Foothill Boulevard
 4. Day Creek Boulevard Foothill Boulevard
 5. Haven Avenue / 6th Street
 6. Haven Avenue / 4th Street
 7. Haven Avenue / Concourse Street

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8. Haven Avenue / Inland Empire Boulevard
9. Milliken Avenue / Arrow Route
8. Collect weekday PM peak hour traffic count data at the following 7 intermediate signalized intersections within the study corridors to accurately depict the traffic progression:
 1. Spruce Avenue / Foothill Boulevard
 2. Elm Avenue / Foothill Boulevard
 3. Mayten Avenue / Foothill Boulevard
 4. Masi Drive / Foothill Boulevard
 5. Promenade / Victoria Commons / Foothill Boulevard
 6. Milliken Avenue / Millenium Court
 7. Haven Avenue / Trademark Parkway
9. Model the traffic network using Synchro software which includes the 16 intersections indicated in Tasks 7 and 8 above.
10. Conduct microsimulation analysis using Simtraffic software for 2035 With Project, weekday PM peak hour traffic conditions. The simulation will be recorded for a 1 hour period between 5 PM and 6 PM.
11. Depict the simulation in 3D using 3D Viewer software. The corridors simulated in 3D can be shown in various views such as "fly by", "vehicle tracking", "driver view" etc.
12. Record portions of the 3-D simulation to create videos in formats suitable for viewing at public hearings using commonly used media players.

D. Public Hearing Attendance

13. Prepare for and attend all Planning Commission public hearing(s) for the project. For budgeting purposes, it has been assumed that one (1) Planning Commission hearing will be required. Additional hearings will be attended on a time & materials basis as directed by the project team.
14. Prepare for and attend all City Council public hearing(s) for the project. For budgeting purposes, it has been assumed that two (2) City Council hearings will be required. Additional hearings will be attended on a time & materials basis as directed by the project team.
15. Provide responses to technical comments/questions regarding the environmental documentation (if any) from the Planning Commission and / or City Council. For budgeting purposes, up to four (4) hours of Principal time and four (4) hours of support staff have been assumed to be required.

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2. PROFESSIONAL FEE

The time and materials budget to accomplish the proposed Scope of Work is **\$26,800**. The task breakdown is as follows:

| | |
|-------------------------------|---------|
| A. Peer Review - | \$2,800 |
| B. SB 743 VMT Analysis - | \$9,500 |
| C. Corridor Microsimulation - | \$9,900 |
| D. Hearing Attendance (3) - | \$4,600 |

The fee for the work outlined in this proposal is based upon personnel charges plus direct expenses as indicated in the attached Exhibit A. The peer review will be conducted by Urban Crossroads, Inc. Principal Carleton Waters, P.E., with support from other staff as necessary.

3. DELIVERABLES / TIMING

It is estimated that the transportation peer review, SB 743 analysis, and key corridor microsimulation will be completed in **20** working days from the date of Client's authorization and subsequent receipt of all requested data essential to complete the study. Additionally, any delays resulting from circumstances beyond our control, such as environmental occurrences, changes in the project description, and/or modifications in public/private policy may extend the time schedule. In the event this occurs, Urban Crossroads, Inc. will make the Client aware of such issues and adjust expectations accordingly.

4. QUALIFICATIONS

Founded in 2000, Urban Crossroads works with public and private sector clients to provide accurate and reasonable forecasts and to achieve the best possible designs for positive change in the urban environment. Urban Crossroads staff have been directly involved in projects throughout Riverside County involving transportation planning and traffic engineering activities over the past two decades, including developing and updating the Citywide traffic models, performing analysis in support of General Plan updates, evaluating major Specific Plans, and numerous traffic impact studies, completing traffic engineering design projects and developing traffic control plans.

Example peer review project experience examples include:

- Rialto Fedex Expansion, Rialto, California
- Section 24 Specific Plan, Rancho Mirage, California
- Chung Tai Zen Center, Walnut, California
- Redlands Crossing, Redlands, California

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5. LIABILITY

The Client agrees to limit Urban Crossroads, Inc.'s liability to the Client and any additional Contractors and Subcontractors on the project, due to Urban Crossroads, Inc.'s negligent acts, errors, or omissions, such that Urban Crossroads, Inc.'s total aggregate liability to all those named shall not exceed \$50,000 or Urban Crossroads, Inc.'s total professional fees for services rendered, whichever is greater. In the event that a lawsuit is brought for the enforcement of any of the terms of this agreement, the prevailing party should be entitled to attorney fees and costs in addition to any damages.

6. TERMS

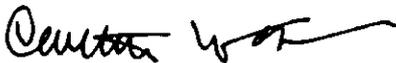
If agreeable, this letter serves as our mutual, contractual agreement and authorization to proceed. Client agrees to compensate Urban Crossroads on a Time and Materials Basis. Please sign one copy of this scope of work and return it to us for our files, or send us the agreements utilized by your company. We are looking forward to serving you on this project. This proposal offer is valid for 60 days. If you have any questions, please contact me directly at (949) 660-1994 x 203.

Respectfully submitted,

URBAN CROSSROADS, INC.



Bill Lawson, P.E., INCE
Principal



Carleton Waters, P.E.
Principal

JN:09583-05 Rancho Cucamonga Proj Peer Rvw Prop (Rev4)- All Tasks w City Rev.docx

Attachment

CONTRACT APPROVAL:

Approved by: _____
Title: _____
Firm: PLACEWORKS
Date: _____

EXHIBIT A

BILLING RATES FOR URBAN CROSSROADS, INC.

| <u>Position</u> | <u>Hourly Rates</u> |
|---------------------------|---------------------|
| Senior Principal | \$180 – 225 |
| Principal | \$175 – 225 |
| Associate Principal | \$145 – 180 |
| Senior Associate | \$120 – 165 |
| Associate | \$100 – 135 |
| Senior Analyst | \$85 – 120 |
| Analyst | \$70 – 105 |
| Assistant Analyst | \$50 – 85 |
| Senior Technician | \$55 – 90 |
| Technician | \$45 – 80 |
| Assistant Technician | \$35 – 70 |
| Administrative Manager | \$75 – 110 |
| Administrative Supervisor | \$60 – 95 |
| Administrative Assistant | \$45 – 80 |

General

- (1) Reimbursable direct costs, such as reproduction, supplies, messenger service, long-distance telephone calls, travel, and traffic counts will be billed at cost plus ten (10) percent.
- (2) Hourly rates apply to work time, travel time, and time spent at public hearings and meetings. For overtime work, the above rates may be increased 50 percent.
- (3) Client payment for professional services is not contingent upon the client receiving payment from other parties.
- (4) Billing statements for work will be submitted monthly. Statements are payable within thirty (30) days of the receipt by client of statement. Any statement unpaid after thirty (30) days shall be subject to interest at the maximum permitted by law.

March 31, 2014



STAFF REPORT

ECONOMIC & COMMUNITY DEVELOPMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Candyce Burnett, Planning Director

By: Karen Peterson, Planning Manager
Tom Grahn, Acting Senior Planner

Subject: Consideration to Execute a Professional Services Agreement with Sargent Town Planning not to exceed \$1,361,956 for consultant services and allocation of a 15% contingency for a total expenditure of \$1,566,249 for the preparation of an Environmental Impact Report (EIR) and associated entitlements for the North Eastern Sphere Annexation Project and for the authorization to appropriate \$1,566,249 from the Sphere of Influence Issues Reserve into account No. 100314-5300 (contract services) for the City initiated annexation.

RECOMMENDATION

Appropriate \$1,566,249 from the Sphere of Influence Issues Reserve into Account No. 1001314-5300 and enter into a Professional Services Agreement with Sargent Town Planning in the amount of \$1,361,956 and allocate a 15% contingency of \$204,293, for consultant services for the North Eastern Sphere Annexation Project to be paid for from account 1001314-5300.

BACKGROUND

In January 2015, the City Council reaffirmed the goal of pre-zoning and annexation a 4,100-acre portion of the City's northern Sphere-of-Influence and obtaining consultant services to assist City staff with the project. The area to be annexed is currently within the jurisdiction of the County of San Bernardino. Generally located north of the I-210 freeway and east of Haven Avenue to the City's easterly boundary (Exhibit A – Regional Vicinity Map), the North Eastern Sphere Annexation Project consists of approximately 4,115 acres of mostly undeveloped lands and open space.

In August of 2005, the City Council executed a Professional Services Agreement with Michael Brandman Associates for the North Eastern Sphere Annexation project. At that time the project proposal was to annex approximately 4,115 acres into the City limits consistent with the City's General Plan with a large portion of the area pre-zoned by the Etiwanda North Specific Plan as Flood Control, Resource Conservation, and Hillside Residential. Approximately 680 acres of the 4,115 acres has no City zoning designation and was to be pre-zoned in conformance with the existing General Plan to Flood Control/Utility Corridor (390 acres), Open Space (268 acres), and Hillside Residential (21 acres). In October of 2006 the project was placed on hold based on a request by the County of San Bernardino.

The current project proposal reimagines the annexation area with a significant portion, approximately 2,915 acres, of the annexation area remaining as open space area or for very limited development. However, approximately 1,200 acres generally located between Milliken Avenue and Day Creek Boulevard in the annexation area is envisioned to be developed as a vibrant residential "village" with neighborhood services and a distinct sense of place (Exhibit A – Annexation Area). Specific land uses, types of development, and the amount of dwelling units and square footage will

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 PSA WITH SARGENT TOWN PLANNING
 May 20, 2015
 Page 2

be evaluated during the planning process. In addition, a number of design principles that encourage a healthy, active, and sustainable lifestyle will be incorporated into the project.

ANALYSIS

Staff circulated a Request for Proposals to a number of consultant firms and posted it on the City's website. Two proposals were submitted. Both proposals included a multi-disciplinary team comprised of several consulting firms. An inter-departmental evaluation team comprised of representatives from Planning, Engineering, Fire, and the City Manager's Office conducted an initial screening of the proposals, based on the following criteria:

- Conciseness and clarity of the proposal;
- Professional qualifications, experience, and capability of the lead project manager and consultant team that would be assigned to the project;
- Ability of the consultant firm to commit the personnel and time necessary to complete the project;
- Record of ability and experience with similar type projects;
- Demonstration of a clear understanding of the project and the work to be performed; and,
- Competitive cost.

Based on this initial screening, both teams were selected to be interviewed. Following the interviews, the evaluation team selected the proposal submitted by Sargent Town Planning as offering the best qualifications and approach to the project. In addition, the proposal cost was slightly less than the other proposal that was submitted. The recommended team is comprised of the following consulting firms and areas of expertise:

- Sargent Town Planning: Prime consultant, project management, urban planning and design, and public outreach lead.
- Raimi & Associates: Project management support, public outreach support, and health and sustainability analysis.
- Dudek: Environmental documentation, mapping and baseline studies, infrastructure analysis and planning, and annexation support.
- Fehr & Peers: Multi-modal mobility analysis, traffic impact analysis, and circulation plan.
- Lisa Wise Consulting: Commercial and residential market analysis and transfer of development rights.
- Zimmerman Volk Associates: Residential market analysis.
- Calthorpe Analytics: Urban planning assistance with the use of Urban Footprint, which is a program that evaluates development alternatives.
- Michael Baker International: Land development and grading advisors, mining assessment, and hazards assessment and mapping.

The proposed Professional Services Agreement and Scope of Work (Exhibit B) would deliver all of the necessary project components, including a General Plan Amendment, North Etiwanda Specific

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Plan Amendment, creation of a new Specific Plan, Development Code Amendment, annexation application, and Program Environmental Impact Report. In addition, the Scope of Work includes collaboration with staff as well as stakeholder and public outreach to ensure that all appropriate disciplines and stakeholders are included in the development of the policy and regulatory documents.

The total proposed contract amount is \$1,361,956. In addition, Staff recommends that the City Council approve a fifteen (15) percent contingency, or \$204,293, that could be used for unexpected, additional work that is necessary. The contingency would only be used if directed by City staff.

Upon approval of the proposed agreement, the consultant team is prepared to immediately begin work. The pre-zoning phase is anticipated to be completed by mid-2016, and the annexation phase is anticipated to be completed by early 2017.

Respectfully submitted,



Candyce Burnett
Planning Director

CB:TG/lis

Exhibit A – Vicinity Map
Exhibit B – Scope of Work and Budget



EXHIBIT A



SCOPE OF WORK SECTION OF FULL PROPOSAL DATED APRIL 6, 2015
NORTH EASTERN SPHERE ANNEXATION PROJECT
RANCHO CUCAMONGA, CALIFORNIA
Revised: 6 May 2015

1. PROJECT INITIATION

Task 1 includes the steps we will take to start the project.

1.A Data Request and Document Collection and Management

We will prepare and provide – in draft form prior to the kickoff meeting and in updated form following discussion at the kickoff meeting – a data request memorandum, listing requested background documents, studies, reports, maps and other data. We request that data be provided in electronic file format whenever possible. We will set up a well-organized file-sharing system utilizing our Dropbox account, with secure folders for document sharing and collaboration within our consultant team (We, Project Team, or Team), and for document sharing and collaboration with City staff. Our project coordinator will maintain this system to ensure the clear communication and timely document delivery required by the City's aggressive schedule.

1.B Kickoff Meeting

We will conduct a kickoff meeting with City staff to discuss contract procedures, schedule and deliverables, and project expectations including: invoicing, progress reports, public outreach strategy, and other relevant topics. The kickoff meeting will include time on the agenda for the project team and City staff to tour the project site and surrounding neighborhoods. Prior to the kickoff meeting we will draft an agenda for staff review. We will be responsible for taking notes during the meeting and preparing a meeting summary to support and needed work program refinements.

1.C Work Program Refinement

Following the kickoff meeting and site tour, we will identify and discuss with City staff any necessary refinements to the work program, including:

- project goals and objectives,
- project management and communication protocols, and
- project schedule, key milestones, and deliverables.

All proposed changes and refinements to the work program will be discussed with City Staff and formalized in writing.

1.D Draft Public Outreach Plan

During project initiation, our Team will work with staff to develop a public outreach plan that identifies the type and timing of community engagement that will occur throughout the project. The public outreach plan will be deliberate in identifying the public participation goal (i.e. inform or educate, seek feedback, empower action) associated with each activity as well as the recommended technique for achieving that goal. The public outreach plan will identify a recommended structure and format for:

- forming and engaging a Technical Advisory Committee
- conducting interviews with specific stakeholders
- seeking broader community understanding, feedback, and support for the project through workshops or alternative methods

The recommendations provided in the draft Public Outreach Plan will be reviewed with City staff, refined as necessary, and incorporated into a final public outreach plan.

2. ISSUES, OPPORTUNITIES AND CONSTRAINTS ASSESSMENT

In Task 2, we will work to establish and understand the existing site context and the future opportunities available for creating a series of sustainable, walkable neighborhoods.

2.A Physical Site and Context Assessment

We will analyze the site and its surroundings to establish the physical context for programming and designing new walkable neighborhoods. Key considerations for this analysis will be mobility connection opportunities between the project site and nearby destinations, and onsite and surrounding land uses, infrastructure and topography. This task will generate comprehensive mapping of the Project Area and surrounding ENSP context area to identify the location and extent of known hazard and resource areas, including high fire zones, flooding risk Areas, fault lines and potential landslide areas, and aggregate resource areas.

2.B General Plan Policy Review

We will review the adopted Rancho Cucamonga General Plan, including all applicable policy elements and the “Spirit of Rancho Cucamonga” Vision, to understand and define the policy parameters and guidance for the area, as well as initial identification of any potential policy barriers that may need to be amended through the General Plan Amendment process.

2.C Zoning Code/ENSP/Design Guidelines Assessment

We will conduct a detailed analysis of the current Etiwanda North Specific Plan (ENSP) to gain a better understanding of the long-term vision, land uses, zoning, and build out scenario for the entire ENSP

Area, focusing on the 3,450 acres of the North Eastern Sphere Annexation Project (Project). In anticipation of establishing a Transfer of Development Rights (TDR) program, we will focus on the build out potential under the ENSP, what is currently envisioned for the entire North Eastern Sphere Annexation Area (Project Area), and what is currently allowed in the 1,200 acre site of the new Specific Plan. We will identify areas appropriate to concentrate growth and those suitable for open space and conservation, highlighting where transfer of development rights may be needed to achieve desired growth in the new 1,200 acre Specific Plan and allow for continued preservation of open space environmentally sensitive areas in the remainder of the Project Area. This analysis will support recommendations for the location and type of allowed land uses, development intensities, zoning standards, and design guidelines, as well as identify pre-entitled development rights to be considered for the TDR program. Based on existing environmental mapping of the ENSP area, opportunities and constraints for open space access and trail connections with the 3,450 acres will be preliminarily identified, as well as potential sites for relocation of the existing gravel extraction operation should the City wish to consider that to improve the neighborhood development potential of the 1,200 acre site.

2.D Transportation/Mobility Assessment

We will evaluate the local, citywide, and region-wide transportation network as part of the site opportunities and constraints analysis, with a focus on identifying multi-modal transportation options. We will investigate the capacity of regional freeway interchanges and arterials, and existing patterns of vehicular and active transportation modes within the neighborhoods surrounding the Project Area. With the development of the regional non-motorized transportation plan and the City's forthcoming Bicycle Master Plan, there will be significant opportunities to leverage these existing local and regional investments to encourage non-motorized travel within the Project Area. One such opportunity in particular that will be analyzed is the potential to downgrade the current designation of Wilson Avenue from Haven Avenue to I-15 in order to moderate driving speeds and better accommodate active transportation modes. To ensure that we are fully considering the future opportunities of the site, we will also consider trip-reducing mixes of housing and non-residential uses and potential innovative transportation approaches such as car sharing, bike sharing, private transit, and internet based mobility applications.

2.E Infrastructure/Drainage Assessment

We will conduct an analysis of the existing water, sewer, and storm drain system and capacity for the 1,200 acre new Specific Plan area that is part of the annexation. This will include a review of information, including GIS data, as-built plans, hydraulic models, and master and urban water management plan data from the Cucamonga Valley Water District (CVWD) for domestic water and Inland Empire Utility Agency (IEUA) for sewer infrastructure in the project area and from the County of San Bernardino Public Works Department and Flood Control District related to drainage infrastructure in the project area. This analysis will also investigate operational or maintenance challenges for the area, including Special Flood Hazard areas, and the existing levee and flood control channels. Existing capacities and infrastructure condition will be assessed, determining the current global practice and

sources of water, where sanitary sewage is flowing for treatment or diversion, and exploring opportunities for use of reclaimed water within the Project Area.

2.F Natural Resources and Hazards Assessment

We will conduct a preliminary environmental evaluation of the environmental conditions and physical characteristics within the Project Area with the intent of identifying opportunities, constraints and hazards. We will review of existing information and reports relating to flood zones, fire hazards, geology, seismicity, biology, cultural resources that could affect the development potential of the area. Our hazard specialists will focus special attention on known hazards including areas of very high fire danger, fault zones, and flood zones to provide pre-design recommendations for hazard avoidance and mitigation. Land use issues of concern (e.g., noise standards, air quality concerns, land use compatibility, traffic) will also be assessed to identify opportunities and constraints and responsive policies and regulatory recommendations will be provided.

2.G Mining and Aggregate Resources

We will provide review and oversight of surface mining and SMARA compliance related issues associated with the planning and environmental review process. As part of this task, we will review existing mining documentation for the portion of the Project Area actively being mined or under a mining claim. We will review current mining requirements, the reclamation plan for the properties (if applicable) and requirements for reclamation of the site and potential timing for these activities.

We will also recommend a series of policies and implementation actions for incorporation into the proposed Specific Plan. These policies and implementation actions will focus on planning considerations for continued operation of the mining occurring and special requirements if this use continued during future development of the Specific Plan area. In addition, we will provide recommended policies and implementation actions for potential use of the mining properties upon reclamation of operations as part of the development activities to ensure adequate stability and safety measures have been included.

2.H Health Conditions Report

We will prepare an Health Conditions Report discussing the health and quality of life in the City of Rancho Cucamonga with the intent of understanding what trends and conditions may affect new residents of the North Eastern Sphere neighborhoods and also to understand whether particular design or development strategies may be able to influence more positive health outcomes for the City overall. This will be a critical first step towards designing the proposed project around the principles of healthy communities. The Existing Conditions Report may cover the following topics, pending the identification of issues and the availability of data:

- Population characteristics (Age, gender, race/ethnicity, socio-economic)
- Overall health conditions in the City
- Community design/land use relative to health

- Health-related transportation and mobility conditions (access, usage, and safety)
- Physical activity/parks and recreation
- Healthy (and unhealthy) food access
- Air quality and respiratory health
- Environmental health/pollution
- Health care, behavioral health and prevention
- Social capital/civic engagement
- Educational attainment and access
- Crime (real and perceived)

2.I Market Conditions and Potential Assessment

We will conduct analyses of the commercial and residential market potential, to support Specific Plan build-out projections. In contrast to conventional supply/demand analysis—which is based on supply-side dynamics and baseline demographic projections—target market analysis establishes the optimum residential market position based on the housing and lifestyle preferences and financial capabilities of the target households in the draw areas. The use of a target market analysis will be especially important in this context given the City’s desire to establish a new pattern of development for the site, breaking from the tradition of automobile oriented residential subdivisions. We will employ Zimmerman Volk Associates’ proprietary target market methodology to establish the optimum market position for new, compact, sustainable, mixed-use neighborhoods in the southern portion (the Study Area) of the North Eastern Sphere Annexation Project. We will create an overview of the Specific Plan Area commercial market based on a profile of potential users, and existing services and needs. We will then evaluate annual residential market potential including number of households and household types aimed at calculating an appropriate mix of housing types for the Specific Plan Area (multi-family for-rent and for-sale, attached single-family, low-, mid- and high-range detached).

2.J Urban, Rural and Natural Precedent Summaries

In order to effectively communicate the potential opportunities for the project site, we will assemble a series of case studies of walkable, sustainable neighborhoods and centers in a range of relevant contexts. To the extent possible, we will also identify Place Type metrics that help explain the relative performance of the various examples to better illustrate the potential benefits that the City may realize from similar development on the project site.

3. PUBLIC OUTREACH AND VISION PLAN

3.A Technical Advisory Committee Meetings

Once assembled, we will meet with the Technical Advisory Committee (TAC) on at least four different occasions, one meeting for each of the key project milestones. The TAC members will serve an important role in not only helping to shape the project, but also serving as project advocates or

champions to the broader community, making it important that they are engaged in the process from start to finish. The TAC will be expected to review draft work products and provide insight to particular areas of expertise.

3.B Stakeholder Interviews

We will conduct up to 16 one-on-one meetings with key individuals such as members of the City Council, Planning Commission or key community stakeholders at the beginning of the process to obtain a better understanding of the project issues, the strengths of the City and their vision for the City.

Interviews will take the form of one-on-one and/or small group interviews (i.e., focus groups) scheduled at approximately one (1) hour intervals. Interviewees will be offered the option of confidentiality, with the interview findings report including the topics discussed and perspectives shared but without attributing specific comments to individuals. We find that this can help us elicit valuable information that might not otherwise be shared at the outset of the process.

3.C Public Workshop #1: Discovery

The first community workshop will be held to present the team's initial background analysis and engage workshop participants in an organized discussion about the project. The workshop format will involve a combination of presentations, large group discussion, small group work sessions, and group report outs. The meeting will kick off with a series of 3-5 brief (10 minutes or less) presentations organized by background topic. At the end of each presentation, participants will have an opportunity to ask questions and provide feedback about the topic.

Following the interactive presentation participants will be invited to discuss specific areas or issues in smaller groups. Base maps will be provided on the tables and, to support discussion, posters of selected existing conditions diagrams and photographs, along with case study and precedents images will be displayed gallery-style on the walls of the workshop space.

To wrap up the meeting, each small group will briefly report the main topics they discussed and conclusions they reached, and the project team and City staff would summarize those ideas and common themes and identify next steps.

3.D Public Workshop #2: Envision the Possibilities

In a similar format, the second workshop will focus on presenting and soliciting community feedback on the proposed range of development scenarios through a combination of presentations, large group discussion, small group work sessions, and group report outs.

The meeting will kick off with a series of 3-5 brief (10 minutes or less) presentations organized by concept or system. At the end of each presentation, participants will have an opportunity to ask questions and provide feedback about the topic. Following the interactive presentation participants would be invited to discuss specific aspects of the proposed concepts in smaller groups. Concept maps

will be provided at each table with case study and precedents images displayed gallery-style on the walls of the workshop space.

To wrap up the meeting, each small group will briefly report the main topics they discussed and conclusions they reached, and the project team and City staff would summarize those ideas and common themes and identify next steps.

3.E City Council/Planning Commission Joint Study Session

Following preparation and refinement of the development scenarios, we will hold a joint study session with the Planning Commission and City Council to present the proposed scenarios and discuss the rationale for selecting the preferred alternative.

To support broader community review and discussion of the preferred scenario and potential alternatives, we will hold an open house in Council Chambers, before and/or after the joint study session. A series of illustrations and precedent photos will be provided to convey the preferred scenario to the community.

Both the open house and study session will ask participants a series of targeted questions about the preferred scenario to confirm the community and decision-makers preference, identify any areas of concern, and clarify or refine any aspects of the preferred scenario.

4. PROJECT DESCRIPTION AND NOTICE OF PREPARATION

4.A Neighborhood Framework & Type Alternatives

The first step to developing the project description will be assimilating all of the background information into a development program for the Project Area. Based on community and stakeholder feedback and issues and opportunities identified in Task 2, we will develop a series of alternatives that demonstrate which development arrangement might be most appropriate for the Plan area. In order to more effectively facilitate the City's selection of a preferred development program, we will utilize the UrbanFootprint model.

UrbanFootprint is currently being deployed to build and analyze the 2016 SCAG RTP/SCS scenarios as well as the pending San Bernardino County General Plan process. It is a cutting-edge scenario development system that allows for comprehensive modeling of a broad range of environmental, fiscal, public health, and mobility impacts. UrbanFootprint will allow plan alternatives to be quickly analyzed for travel, emissions, energy, water, health, and other characteristics. It will allow us to quickly bring forward robust information about alternative plan performance for early internal and public discussions about the project. UrbanFootprint analysis will allow for a truly iterative process that integrates plan goals and EIR requirements far earlier than is typical in specific and general planning activities. Additionally, this approach will provide the City with rapid feedback on the potential health impacts and

benefits of various development approaches, ensuring that health considerations will be deeply embedded in the design.

Following the selection of a preferred development program by the City, we will prepare a series of diagrams and related illustrations, presenting 2 or 3 Neighborhood Structure Alternatives for the basic neighborhood circulation, block structure, public space network and distribution of uses, intensities and development types. Each Neighborhood Structure Alternative will present a range of block sizes, calibrated for residential, commercial and mixed-use development types, varied sizes and configurations of parks or other public spaces, and varied patterns of connectivity to surrounding development. The design of each alternative will include conceptual grading strategies, with the objectives of moderating grading quantiles, fostering high levels of pedestrian connectivity, and conforming and connecting the neighborhoods with the natural terrain. At least one diagram of potential connectivity within the larger Project Area vicinity will also be prepared.

Each Neighborhood Structure diagram will be accompanied by a short description of potential Place Types (or neighborhood character areas, which will later be developed as zones) illustrated with diagrams and photographs depicting a range of development types, indicating the general scale, intensity, and use mix targeted for each Place Type. For each of the Neighborhood Structure Alternatives, at least two (2) Place Type Distribution Alternatives will be illustrated by color coding blocks or sub-areas, accompanied by drawings and photographs to illustrate the conceptual neighborhood character of each. And for each of the resulting four to six alternatives, a table of estimated development potential will be prepared.

4.B City/Consultant Team Alternatives Charrette

Upon completion of the analysis described in the tasks above, the Project Team will convene in the Raimi + Associates/Fehr + Peers Riverside office to conduct a three-day working session with Staff. This task also includes the option for Fehr + Peers to analyze up to three land use alternatives for the site. The results of this analysis will be provided to the Project Team for their use in evaluating potential alternative uses on the site.

The Project team will convene with City Staff and the Project Team to discuss, frame, and determine the following project components:

- The completeness – including addressing any gaps – of the analytical work of Task 2;
- Multi-modal circulation patterns within the Project Area and surrounding context;
- The suitability of the various development types and Place Types in relation to the current and foreseeable market conditions;
- The quantities and types of public open space to be provided within the Plan Area;
- The suitability of the conceptual grading and stormwater management strategies;
- The degrees of flexibility or fixity the Plan should provide for the circulation patterns and block structure of the Plan Area;

- The preferred alternative for the basic neighborhood structure, and the range of development types and intensities that the Plan should enable.

4.C NOP and Public Agency Scoping Meetings

Based on the relatively large scale of this Project Area, and the City's intention to analyze environmental impacts at a program and project level, we propose to skip preparing an Initial Study and go straight to the issuance of a Notice of Preparation (NOP). This will require that PEIR address the full range of issue areas and corresponding impact thresholds. The NOP will be circulated for a 30-day public review period to all city-identified stakeholders including responsible and trustee agencies such as LAFCO and California Department of Fish and Wildlife. The purpose of the NOP is to solicit input from the public or other agencies on the scope and content of the forthcoming EIR. We will prepare the draft NOP according to the City's standard format. Our cost estimate assumes Dudek will reproduce and distribute the NOP to recipients on a distribution list provided by the City. Dudek will provide noticing of the NOP to the County Clerk and State Clearinghouse. Our scope includes one round of revisions to the NOP. This task will include up to two public scoping sessions with either the public and/or with interested stakeholder agencies.

4.D Open Space Conservation and Access Strategy

Prior to initiating the Preferred Alternative Neighborhood Plan, we will work with the City to develop an Open Space Conservation and Access Strategy. This task will identify which areas of the property should be planned for conservation, passive recreation, and active recreation. Additionally, this strategy will identify how and where the non-conservation open areas might be accessed for use, balancing the interests of community access and resource protection. We recognize that it will also be critically important that appropriate strategies and measures for managing the neighborhood/wildland interface – including fuel modification management and emergency access – be included in the Specific Plan to mitigate hazards associated with this high fire zone. This strategy may also include a consideration of which lands would be conserved for aggregate mining and how those lands would be accessed, developed, and eventually restored.

4.E Preferred Alternative Framework Plan

Finalize Preferred Alternative Neighborhood Plan. The Project team will prepare a summary of the preferred conceptual neighborhood plan alternative, as outlined below, and deliver it to Staff for review:

- A conceptual Public Realm Plan, illustrating the conceptual block structure and public space network;
- Cross sections of the various Street and Open Space Types, keyed to the Public Realm Plan;
- An updated presentation of the Place Types (to be formalized as zones in the specific plan);
- A conceptual Regulating Plan, identifying the general distribution of Place Types;
- Illustrative plan vignettes and perspective illustrations to clearly convey the intended community patterns, scale and general character.

- A conceptual grading plan, identifying the typical slopes of neighborhood streets, typical grade breaks block to block and in some cases lot to lot, and conceptual estimates of quantities of cut, fill, import or export.
- A conceptual stormwater management diagram, identifying the routing, retention or detention of major storm flows.
- A development capacity table, summarizing the range of anticipated land use quantities within the Plan and within specific sub-areas.

We will then coordinate with staff to establish Specific Plan Table of Contents (TOC), Outline, and Style Sheet. We will prepare these in draft form and provide them to City staff for review, and the City will provide review comments to the Project Team within 10 days of receipt. If so requested, we will conduct a Review Conference with staff to discuss the Specific Plan outline and style sheet. Based on the decisions reached in the Review Conference the Project Team will prepare the Final Specific Plan TOC, Outline, and Style Sheet.

4.F TDR Strategy and Approach

Prior to writing the Specific Plan, we will work with the City to develop an approach to a TDR regulatory strategy to direct growth away from open space and conservation areas (“sending” area) to the residential neighborhood village area (“receiving” area). The goal of the program will be to preserve a significant amount of land without using public funds. Based on our review of the North Etiwanda Specific Plan from Task 2, we will calculate the number of development credits (e.g. building lots) allocated to the landowners in the sending area. The credits will be used as the basis for the TDR program and for calculating the amount of additional density each credit provides in the receiving area. Landowners in sending areas can realize market returns through TDR programs, and developers in the receiving area can realize a higher value for their property through greater entitlements than would otherwise be allowed. Based on the findings, we will incorporate policies and procedures into the Specific Plan and develop regulations for the Code.

5. ADMINISTRATIVE DRAFT DOCUMENTS

5.A First Administrative Draft Specific Plan & GPA

We will prepare a Draft Specific Plan for the Plan Area, with the following objectives:

1. To define a pattern of interconnected, pedestrian-oriented, mixed-density, mixed-use neighborhoods for the subject property.
2. To define strategies for marketing the property to one or more developers who share the City’s objective of constructing such neighborhood development. Such a partnership could deliver an invaluable demonstration project for future neighborhood development for the Inland Empire.
3. To the extent that the street network typology, street and open space typologies, and development patterns and types envisioned for the City-owned property are similar to those envisioned for other large undeveloped parcels in Rancho Cucamonga the development

standards within the Specific Plan work can be structured and organized to enable their application to other areas by adoption as zones within the City's Development Code. .

The Specific Plan draft will include all components as required by California State Law. Development Standards will be organized as a form-based or hybrid code, to enable its integration directly into the City's Development Code. We anticipate that the Specific Plan will include the following components:

- **Intent and Authority.**
- **Context and Vision**, including an illustrative plan of the preferred alternative and description of the development program.
- **Public Realm**, including a presentation of a unified network of public space, including a complete network of complete streets, as well as parks and other public open spaces. The public realm will be presented as a layered composite of multimodal circulation and access, recreation, and "addresses" that provide valuable locations for a range of development types. This chapter would focus on the physical design of the public realm as a recreational and lifestyle amenity in support of active transportation modes, transit and healthy lifestyles.
- **Mobility, Parking and Infrastructure.** This chapter will focus on the utilitarian dimensions of the public realm framework, including traffic flows and management, stormwater management, and utility systems to support the proposed development. Minimum standards for complete streets and complete network will be provided, including all internal project roadways, appropriate cross-sectional elements (bike lanes, sidewalks, travel lanes, medians, etc.), pedestrian and bicycle pathways, connections to any existing or proposed facilities in the study area, locations for internal and external transit stations including both Omnitrans and private transit services, appropriate access improvements, and appropriate traffic control devices at project entrances and major internal intersections

This section will include a description of the identified multi-modal mobility infrastructure, policies supporting complete streets within the study area, and mapping depicting the mobility plan. Additionally, it will identify recommended parking improvements in the study area and parking management strategies. The section will discuss potential solutions to identified mobility impacts, including added infrastructure (pedestrian facilities, bicycle lanes, transit infrastructure, and additional roadway capacity), policy modifications, land use modifications, and other measures to mitigate significant impacts. This mobility analysis will leverage the work completed to date for the General Plan including the Citywide Travel Demand Model they are developing.

The required transportation infrastructure to support the Specific Plan will be identified along with rough "triggers" for when that infrastructure is needed. We will work with the City to identify an approach to estimate absorption of the plan and identify likely phasing of the needed infrastructure.

This section will also synthesize the results on the background material research and recommendations from the technical memo prepared in Task B into the Specific Plan. It will address the layout of backbone utility systems and phasing and capacities of proposed infrastructure build out for the appropriate systems: including: storm drainage, sanitary sewer, water and dry utilities. Standards and/or guidelines for grading will also be provided.

- **Development Standards and Design Guidelines** will set forth regulations for the subdivision of land into blocks, the design of streets and other public spaces, and standards for a range of commercial, mixed-use and residential development types. It will also include design guidelines for building scale and massing, architectural design, and landscape design for public spaces and private development.

We anticipate that standards and guidelines will be merged to some extent, utilizing form-based coding techniques (e.g. building frontage design standards). The extent and nature of that merging will be agreed upon through consultation with City staff, with a view to structuring them as one or more “Neighborhood Development Zones” capable of integration into the City’s Development Code and adapted for application to properties elsewhere in Rancho Cucamonga.

- **Implementation Financing Plan.** The Public Facilities Finance Plan (PFFP) will address implementation of the public infrastructure improvements recommended in the Specific Plan. Estimates on soft and hard costs will be provided by our team and/or local and regional experts (i.e. construction and home building associations) will be used as the basis for analysis in the PFFP. The PFFP will allocate costs across Plan phases, identify financing mechanisms and funding sources, assess City financing policies, and address financing administration and implementation. Funding mechanisms and sources to be considered could include revenue Community Financing Districts, Enhanced Infrastructure Financing Districts, impact fees, and revenue sharing. LWC will work in coordination with Stanley R. Hoffman Associates to incorporate fiscal impact findings into the Specific Plan as appropriate or required.

We will consult with City staff at the outset of and midway through the preparation of the Draft Specific Plan, sharing progress drafts of key sections – policy framework and development standards with planning staff, mobility and infrastructure diagrams with engineering and public works staff, etc. – to coordinate and confirm the specific plan form and content.

Upon completion of this draft we will deliver it to City staff for review, and then schedule a review conference – or a sequence of meetings with City departmental staff – to discuss and resolve questions, concerns and changes. One such meeting will include LAFCO staff, to provide them with an overview of the plan and obtain their input on issues related to annexation and reorganization.

5.B First Administrative Draft Technical Documents

Infrastructure Plan

Working with the City and applicable water utility agencies, the Consultant Team will identify the necessary infrastructure and service improvements to support future development with respect to location, timing, costs, and how they could be financed, including incentives. With regards to dry utilities, Dudek will work with utility providers to understand what improvements might be required. Accurate planning level cost estimates will be developed to determine the order of magnitude for the necessary infrastructure. The infrastructure section will address phasing and capacities of proposed infrastructure build out for the appropriate systems: including: storm drainage, sanitary sewer, and water, gas, electric, and telecommunications.

It is assumed the detailed area studies and inventories will not be required to arrive at recommendations for standard development guidelines, and that suggestion for large facility infrastructure improvements will be based on recommendations from the respective agencies. In addition:

- The consultant team will contact the San Bernardino Flood Control District and obtain all available existing reports for existing hydrology and Hydraulic studies for the flood control facilities serving/bisecting the site;
- Dudek will prepare simplified SUH analysis to compare pre- and post- project runoff volume / flow rates for general areas (project wide and 20 acre “units” as requested by the SP team for mitigation planning purposes, however, a hydraulic analysis (XP-SWMMM, FLO-2D, HEC-RAS) for the flood plain (or structures) is not part of this scope of work;
- Sediment yield will not be analyzed or reviewed as part of this scope; however, any drainage structure receiving mountain flows will take into consideration sediment and consider the feasibility of applying standard design practices considering after burn and bulk flows;
- Proposed or recommended drainage infrastructure will be conceptually sized only, no hydraulic analysis will be provided (simple method of drainage structure sizing is acceptable without details hydraulics.)

Additionally, it is expected that the City will initiate the completion of a Water Supply Assessment (WSA) from Cucamonga Valley Water District. The WSA will be utilized in the EIR analysis.

Traffic Analysis

Once the Draft Specific Plan is complete, Fehr & Peers will coordinate with the City of Rancho Cucamonga prior to initiating the Traffic Study to confirm study intersections, study roadway segments, project description, project trip generation, and cumulative project forecast methodology. A preliminary estimate of the project location indicates that there may need to be as many as 100 study facilities (roadway segments and intersections) intersections studied. This list of study locations will need to be verified once the additional information regarding the project description is determined.

Fehr & Peers will identify project traffic estimates for one land use alternative for the daily and peak hour periods. Fehr & Peers will identify impacts to the study locations for both an Existing Plus Project and Cumulative Plus Project scenario. If any impacts are identified for either the Existing Plus Project or

Cumulative Plus Project scenario, mitigations will be developed. These mitigations could include traffic signal improvements, roadway widening, or other related items.

This analysis assumes that Fehr & Peers will be required to assess impacts using the traditional approach (LOS and delay based impact criteria) and new criteria specified in SB 743 including vehicle miles traveled (VMT), induced travel, and safety related impacts.

Air Quality and GHG Analyses

Dudek will provide the air quality analysis to be used for the EIR process. Dudek will prepare an assessment of the air quality impacts of the proposed project utilizing the significance thresholds in Appendix G of the CEQA Guidelines and the South Coast Air Quality Management District's (SCAQMD) emissions-based thresholds as the basis. With regard to potential construction emissions, Dudek will focus on a qualitative analysis discussing the potential sources of air pollutant emissions and relevant mitigation measures. To the extent detailed project information is available, Dudek will quantify emissions associated with the construction under the Rancho Cucamonga North Eastern Sphere Annexation Project for two representative projects using the California Emissions Estimator Model (CalEEMod) land use and air emissions model. It is likely that Dudek would use default CalEEMod construction scenarios and values for this analysis. Dudek can perform a more specific analysis for the Project if sufficient details are available at the time of PEIR preparation. Dudek will then compare the estimated construction emissions to the SCAQMD's emissions-based construction thresholds.

Dudek will similarly assess potential GHG emissions using CalEEMod. Construction GHG emissions calculations will be based on the same construction scenarios utilized in the Air Quality analysis. Potential Project-generated operational emissions will include those associated with motor vehicles, natural gas consumption, electricity generation, water supply, wastewater, and solid waste disposal. The estimated GHG emissions will reflect the GHG reductions associated with statewide measures, design or sustainability standards, and applicable sustainable planning principles. The impact analysis will reflect Appendix G of the State CEQA Guidelines; specifically, whether a project would (a) generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and (b) conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.

Biological Analysis

Dudek will conduct the biological analysis needed to support the CEQA process for this project. Based on an initial review of available species data (U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW)), there are a number of known resources in the vicinity including wetlands, special-status plants, southwestern willow flycatcher (*Empidonax traillii extimus*), California gnatcatcher (*Poliophtila californica californica*), and San Bernardino Merriam's kangaroo rat (*Dipodomys merriami parvus*; SBKR). Federal Critical Habitat for SBKR also occurs throughout the lower portions of the study area. Due to the programmatic nature of this effort, and the short shelf-life of

focused surveys, surveys for these species are not proposed. Instead Dudek will perform habitat assessments for each likely species, outlining exactly where future focused surveys (if any) should occur at the appropriate time.

Dudek will review the California Natural Diversity Database (CNDDDB) and other available databases (USFWS, U.S. Forest Service species models) prior to conducting the site visit in order to identify sensitive species that are known to occur or may potentially occur within the proposed project area. In order to provide the most up to date biological baseline information for the EIR analysis, Dudek will conduct a general biological reconnaissance survey of the approximately 4,115 acre-project area to create a baseline biological resources map with vegetation communities and conspicuous sensitive species. This map will include a 500-foot buffer adjacent to the project to account for potential indirect impacts to species. During this field survey, a general inventory of plant and animal species detected by sight, calls, tracks, scat, or other signs will be compiled as well as a determination of potential sensitive species which could occur on the project site (i.e., a habitat assessment). Observable sensitive resources including perennial plants and conspicuous wildlife (i.e., birds, mammals and some reptiles) commonly accepted as regionally sensitive by the California Native Plant Society (CNPS), California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) will be mapped and later digitized into a geographic information system (GIS) format and added to the Biological Resources Map.

During this initial reconnaissance survey, a habitat assessment for potentially-occurring sensitive resources that are not apparent at the time of the survey will be conducted (e.g., rare annual plants; special-status wildlife species; raptor nests).

Jurisdictional Wetlands Delineation

Dudek will conduct a formal Jurisdictional Delineation on the area proposed for development within the 4,115 acres. Areas proposed for conservation will not be subject to the Jurisdictional Delineation. Should the City determine that a JD is necessary for any conservation area, Dudek can provide that service for an additional fee..

To determine the extent of jurisdictional waters of the U.S., including wetlands, in the study area, Dudek will perform a detailed analysis of all resources within the study area that would be subject to the jurisdiction of the ACOE, RWQCB, and/or CDFW. All areas will be delineated using the protocol stipulated by the ACOE under Section 404 of the Clean Water Act (CWA), the RWQCB under the Porter-Cologne Act, and the CDFW under Section 1600–1607 of the California Fish and Game Code.

Cultural Resources Analysis

Dudek will prepare the cultural resources assessment for the project. A complete cultural resources inventory is required of the approximate 4,150 acre annexation area in order to establish existing conditions in support of the EIR and as required under CEQA. Establishing existing conditions consists of a records search, initiation of correspondence with the Native American Heritage Commission (NAHC),

an intensive pedestrian survey, recordation of archaeological and built environment cultural resources, and documentation in a formal inventory report.

Dudek will prepare a cultural resources technical report conforming to Archaeological Resource Management Report (ARMR) guidelines. This report will summarize the results of the CHRIS records search, cultural resources survey, NAHC outreach efforts, and background research. The report will discuss the proposed project description, regulatory framework, research and field methodology, and findings, and will discuss the project's potential to impact historical and unique archaeological resources under CEQA.

Because the project goal is to create a comprehensive General Plan Amendment, new Specific Plan and Specific Plan Amendment (SPA), the City of Rancho Cucamonga has a responsibility to initiate consultation with tribes/groups listed on the California Native American Heritage Commission's (NAHC's) official SB 18 contact list. Dudek will assist the City with contacting the NAHC and requesting the official contact list, drafting text for the consultation letters and notices (to be finalized on City letterhead), and preparing the accompanying location maps. No phone calls or meetings with Native American groups are included in this scope of work.

California Assembly Bill (AB) 52 was recently signed into law. All projects filing a Notice of Preparation (NOP) on or after July 1, 2015 will be subject to compliance with AB 52, which requires lead agencies to initiate consultation with any California Native American tribe/group geographically affiliated with the project area who has requested consultation in writing. Should AB-52 apply to this project, Dudek will assist the City with the consultation process. The City has until July 2016 to develop their AB 52 consultation list of interested tribes. In lieu of developing that list, a standard SB 18 consultation list will suffice for the purposes of this project, and will be provided by the NAHC after initiation of the SB 18 process.

Noise Analysis

As a component of the project's PEIR, Dudek will conduct a noise study evaluating noise impacts generated by temporary (construction, demolition) and long-term (traffic noise and on-site operational activities) associated with the project. The annexation area is bordered by residential neighborhoods and other noise-sensitive land uses including a school; additionally, planned future land uses include a variety of residential land use types as well as recreation, conservation habitat and other noise-sensitive land uses.

Ambient noise measurements will be conducted as part of the study at up to 10 locations within and adjacent to the annexation area, in order to establish representative baseline noise levels. The noise measurements will be conducted using equipment and methods as proscribed by the American National Standard Institute (ANSI) and consistent with the standards of the practice for community noise analysis. The existing and future noise environments in the project area will be described, and potential future land uses will be addressed in the context of the General Plan Noise Element noise standards and Noise/Land Use Compatibility guidelines. Constraints on proposed future land uses (in the form of

project setbacks, or maximum allowable noise levels) will be estimated, using available land use plans and City of Rancho Cucamonga General Plan Noise Element and Municipal Code Noise Ordinance noise standards.

Temporary construction impacts will be estimated using typical construction activity noise levels for various project types, and best management practices / mitigation measures will be recommended as needed. Potential noise impacts from project-related motor vehicle traffic will be assessed using the project's Traffic Impact Analysis and the Federal Highway Administration's TNM 2.5 traffic noise prediction model. Programmatic and project-level noise mitigation measures will be recommended as necessary.

Annexation Documents

Dudek and the project team will coordinate with Stanley R. Hoffman Associates (SRHA) to process the pre-zoning and annexation applications to the San Bernardino County Local Agency Formation Commission (LAFCO). We will coordinate with LAFCO early on in the process to address any of their concerns and ensure that we meet their objectives and requirements for the pre-zoning and annexation of unincorporated territory. The following provides the tasks involved and the timing for completing the application process.

Plan for Service Support

Once a Project Description has been completed for the project, Dudek will coordinate with the City to contact service providers to identify existing and projected capacity with buildout of the annexation area. As part of the pre-zoning process, Dudek will work with SRHA to complete the Plan for Service that demonstrates that the range and level of services currently available within the annexation area will be maintained by the City of Rancho Cucamonga and other affected agencies providing service to the area. The Plan for Service shall be signed and dated by an official representative of Rancho Cucamonga, certifying the completeness and accuracy of the Plan.

Fiscal Impact Analysis Support

Dudek will identify infrastructure and service capacity needs and work with the project team and SRHA to prepare a Fiscal Impact Analysis in conjunction with the Plan for Service. The Fiscal Impact Analysis will show the estimated cost of extending services and a description of how the service or required improvements will be financed over the life of the project. The analysis will incorporate and expand upon the findings of the previously prepared Plan for Service and Fiscal Impact Analysis to identify the most beneficial mix of residential and commercial development.

The Fiscal Impact Analysis will provide, at a minimum, a five (5)-year projection of revenues and expenditures, and a narrative discussion of the sufficiency of revenues for anticipated service extensions and operations. The financing mechanisms will be incorporated into the Specific Plan policy and

implementation framework to guide the City in securing future funding and financing of on-site and off-site service and infrastructure facilities for the implementation of the Specific Plan.

Health Analysis

We note here one proposed adjustment to the City's requested scope of work. We strongly support the City's decision to plan the North Eastern Sphere neighborhoods around the principles of healthy communities, and propose to address this subject through means other than a formal Health Impact Assessment. Health Impact Assessments are intended for evaluating and correcting proposed projects that did not incorporate health considerations as a program parameter at the outset, similar to the manner in which EIRs identify negative environmental impacts of projects that were designed without adequately considering such unintended consequences.

Our approach to both environmental sustainability and health is to consider those topics as core planning values in every stage of project planning and design. Accordingly, we propose to substitute an integrated health policy and predictive health modeling analysis for the Health Impact Assessment, including: an initial health existing conditions analysis, the identification of existing and available healthy community design guidance, the evaluation of the project alternatives using UrbanFootprint – which integrates the assessment of public health outcomes with an array of additional environmental outcomes – and the crafting of healthy community policies and development standards that deliver high-performance neighborhood development..

5.C City Review and Review Conference

We will meet with City staff to walk through the administrative draft documents and take direction from staff on any changes or edits needed.

5.D Second Administrative Draft Specific Plan and GPA

The Project Team will revise the Administrative Draft Specific Plan based on comments received from City Staff and prepare the second Administrative Draft Specific Plan, General Plan Amendment, and related documents for City staff review.

5.E Second Administrative Draft Technical Documents

The Project Team will revise the administrative draft technical documents based on comments received from City Staff and prepare the second Administrative Draft technical documents for City staff review.

5.F City Review and Review Conference

We will meet with City staff to walk through the second administrative draft documents and take direction from staff on any changes or edits needed. This review will also include a meeting with LAFCO staff to receive their input and identify any changes or edits related to annexation and reorganization.

6. DRAFT DOCUMENT PREPARATION AND CIRCULATION FOR PUBLIC REVIEW

6.A Public Draft Specific Plan and GPA

The Project Team will revise the Second Administrative Draft Specific Plan based on comments received from City Staff and prepare the Public Review Draft Specific Plan, General Plan Amendment, and related documents for public review.

6.B Public Draft Technical Documents

The Project Team will revise the Second Administrative Draft Specific Plan based on comments received from City Staff and prepare the Public Review Draft Technical Documents for public review.

6.C Environmental Impact Report

Dudek will use input from the scoping session(s), public outreach, as well as comments received during the NOP public comment period to prepare the screencheck draft EIR. The draft EIR will be prepared in conformance with the criteria, standards, and provisions of CEQA of 1970, the California Public Resources Code Section 21000 et seq., and the State CEQA guidelines. Dudek will provide the City with a template EIR Section for review and approval prior to the start of preparation of the screencheck Draft EIR.

Our scope includes three rounds of review by the City and its legal counsel and revisions to the screencheck draft EIR. A "round of comments" refers to an organized group of comments to our team by the City departments, including the City attorney, provided in a single document using "track changes" and "comment" mode, and providing clear direction of requested changes. Should comments be provided in multiple, conflicting documents additional fees may be required for our response. The final, third round of screencheck review is assumed to be the final approval of the proof draft, with no substantial changes to document content. We propose to provide electronic copies only for each screencheck draft.

Upon approval of the draft EIR to be released for public review, Dudek will prepare and provide the notice of completion and executive summary to accompany the draft EIR for review and signature. Dudek will distribute the draft EIR for public review, including the 15 electronic copies (compact discs) to the State Clearinghouse, and 15 hard copies of the executive summary. Our budget assumes only electronic copies (CDs) will be provided for the public review copies, including the technical reports.

At the close of the public review period, Dudek will review the comments received and meet with City staff to develop the strategy for responding to substantial comments. At the meeting to discuss

responses, it is assumed the City shall provide direction on tone and extent of responses which will facilitate a quick turnaround on review and completion of the Final EIR. Dudek will prepare draft responses to comments received on the draft EIR and provide those responses to the City for review and comment. Dudek will incorporate one round of comments to the City's satisfaction to produce the "proof" responses to comments for final review by the City.

CEQA requires the preparation and adoption of a mitigation monitoring and reporting program (MMRP) to address all mitigation measures required by the EIR (Public Resources Code 21081.6). The MMRP will be included within the final EIR. Dudek will prepare a summary of the program and will prepare a matrix of mitigation measures that identifies (1) the agency/agencies responsible for their implementation and monitoring, (2) the monitoring and reporting schedule, and (3) completion requirements. The MMRP will be developed and finalized during the final phase of the final EIR preparation. This task assumes two rounds of revision to the MMRP based on City comments. Electronic copies of the MMRP will be submitted for review and approval. A round of comments refers to a group of comments from City departments, including the City Attorney.

Dudek will use the City's standard format for findings and prepare a draft for the City to review, finalize, and use in its staff report. Dudek will also use the City's format to prepare a draft statement (or statements) of overriding considerations, if it is determined to be warranted as a result of the EIR analysis. Since the findings and statement of overriding considerations are legal documents, it is assumed that Dudek will provide one draft and the City's attorneys can finalize. It is assumed that the City will prepare and file a notice of determination with the County Clerk and State Clearinghouse within 5 days of project approval.

6.D City Review and Review Conference

We will meet with City staff to walk through the public comments received on the public review draft documents and take direction from staff on any changes or edits needed. This review will also include a meeting with LAFCO staff to receive their input and identify any changes or edits related to annexation and reorganization.

6.E Public Hearing Draft Documents

The Project Team will revise the Public Review Draft Specific Plan based on comments received from City Staff and prepare the Public Hearing Draft Specific Plan, General Plan Amendment, and related documents for public review.

7. PUBLIC WORKSHOP AND PUBLIC HEARINGS

7.A City Council Planning Commission Joint Study Session

We will conduct a study session with the City Council and Planning Commission to review and project plans and documents. The meeting will be an opportunity to provide feedback to the project team on the proposed project and what changes may be necessary in order to realize adoption by the City Council.

7.B Planning Commission Hearing

The Project Team will support City Staff in presenting the project documents at up to two additional Planning Commission meetings. The purpose of the hearing will be to take comments and direction from the Planning Commission on desired changes for the proposed project.

7.C City Council Hearing

The Project Team will support City Staff in presenting the project documents at up to two additional City Council meetings. Planning Commission comments will be presented to the City Council for consideration.

7.D Complete and Deliver Final Documents

The Project Team will prepare the final project documents based on input received from the City Council during the project hearings.

8. SERVICE BOUNDARY ADJUSTMENTS AND ANNEXATION

8.A Service Boundary

Michael Baker International shall prepare a Legal Description and Exhibit for the Client's use in annexation into a County Service Area. Said Legal and Exhibit shall be consistent with the requirements of LAFCO, as described in Section "D" of the Application Packet and shall include assessor's parcel numbers, vicinity map and Certificate of Boundary Descriptions.

8.B LAFCO Processing Support

Based on discussions with Stan Hoffman, SRHA will prepare the application forms required for submittal to LAFCO, affected agencies and the public. The Project Team will be responsible for preparing the staff report and resolution.

Once the project is adopted by City Council, the Team will work with the City to submit the application to LAFCO for review and approval. Through early coordination, the Team will ensure that all materials are complete and meet LAFCO's requirements. LAFCO shall be responsible for notifying all landowners and registered voters within the annexation and surrounding area prior to public hearings.

| | | 2015 | | | | | 2016 | | | | | | | | | | | | | | |
|---|--|------|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| Task 1: PROJECT INITIATION | | | | | | | | | | | | | | | | | | | | | |
| 1.A | Data Request and Document Collection | | | | | | | | | | | | | | | | | | | | |
| 1.B | Kickoff Meeting | | | | | | | | | | | | | | | | | | | | |
| 1.C | Work Program Refinement | | | | | | | | | | | | | | | | | | | | |
| 1.D | Draft Public Outreach Plan | | | | | | | | | | | | | | | | | | | | |
| Task 2: ISSUES, OPPORTUNITIES & CONSTRAINTS ASSESSMENT | | | | | | | | | | | | | | | | | | | | | |
| 2.A | Physical Site and Context Assessment | | | | | | | | | | | | | | | | | | | | |
| 2.B | General Plan Policy Review | | | | | | | | | | | | | | | | | | | | |
| 2.C | Zoning Code/ENSP/Design Guidelines Assessment | | | | | | | | | | | | | | | | | | | | |
| 2.D | Transportation/Mobility Assessment | | | | | | | | | | | | | | | | | | | | |
| 2.E | Infrastructure/Drainage Assessment | | | | | | | | | | | | | | | | | | | | |
| 2.F | Natural Resources and Hazards Assessment | | | | | | | | | | | | | | | | | | | | |
| 2.G | Mining and Aggregate Resources Report | | | | | | | | | | | | | | | | | | | | |
| 2.H | Health Conditions Report | | | | | | | | | | | | | | | | | | | | |
| 2.I | Market Condition and Potential Assessment | | | | | | | | | | | | | | | | | | | | |
| 2.J | Urban, Rural and Natural Precedent Summaries | | | | | | | | | | | | | | | | | | | | |
| Task 3: PUBLIC OUTREACH & ENGAGEMENT | | | | | | | | | | | | | | | | | | | | | |
| 3.A | Technical Advisory Committee Meetings | | | | | | | | | | | | | | | | | | | | |
| 3.B | Stakeholder Interviews | | | | | | | | | | | | | | | | | | | | |
| 3.C | Public Workshop #1: Discovery | | | | | | | | | | | | | | | | | | | | |
| 3.D | Public Workshop #2: Envision the Possibilities | | | | | | | | | | | | | | | | | | | | |
| 3.E | City Council/Planning Commission Joint Study Session | | | | | | | | | | | | | | | | | | | | |
| Task 4: PROJECT DESCRIPTION AND NOP | | | | | | | | | | | | | | | | | | | | | |
| 4.A | Neighborhood Framework & Type Alternatives | | | | | | | | | | | | | | | | | | | | |
| 4.B | City/Consultant Team Alternatives Charrette | | | | | | | | | | | | | | | | | | | | |
| 4.C | NOP and Public Agency Scoping Meetings | | | | | | | | | | | | | | | | | | | | |
| 4.D | Open Space Conservation and Access Strategies | | | | | | | | | | | | | | | | | | | | |
| 4.E | Preferred Alternative Framework Plan | | | | | | | | | | | | | | | | | | | | |
| 4.F | TDR Strategy and Approach | | | | | | | | | | | | | | | | | | | | |
| Task 5: ADMINISTRATIVE DRAFT DOCUMENTS | | | | | | | | | | | | | | | | | | | | | |
| 5.A | First Administrative Draft Specific Plan & GPA | | | | | | | | | | | | | | | | | | | | |
| 5.B | First Administrative Draft Technical Documents | | | | | | | | | | | | | | | | | | | | |
| 5.C | City Review and Review Conference | | | | | | | | | | | | | | | | | | | | |
| 5.C | Second Administrative Draft Specific Plan & GPA | | | | | | | | | | | | | | | | | | | | |
| 5.C | Second Administrative Draft Technical Documents | | | | | | | | | | | | | | | | | | | | |
| 5.C | City Review and Review Conference | | | | | | | | | | | | | | | | | | | | |
| Task 6: PUBLIC DRAFT DOCUMENTS | | | | | | | | | | | | | | | | | | | | | |
| 6.A | Public Draft Specific Plan & GPA | | | | | | | | | | | | | | | | | | | | |
| 6.B | Public Draft Technical Documents | | | | | | | | | | | | | | | | | | | | |
| 6.C | Environmental Impact Report | | | | | | | | | | | | | | | | | | | | |
| 6.D | City Review and Review Conference | | | | | | | | | | | | | | | | | | | | |
| 6.E | Public Hearing Draft Documents | | | | | | | | | | | | | | | | | | | | |
| Task 7: PUBLIC WORKSHOP AND HEARINGS | | | | | | | | | | | | | | | | | | | | | |
| 7.A | City Council/Planning Commission Joint Study Session | | | | | | | | | | | | | | | | | | | | |
| 7.B | Planning Commission Hearing | | | | | | | | | | | | | | | | | | | | |
| 7.C | City Council Hearing | | | | | | | | | | | | | | | | | | | | |
| 7.D | Complete and Deliver Final Documents | | | | | | | | | | | | | | | | | | | | |
| Task 8: SERVICE BOUNDARY ADJUSTMENTS AND ANNEXATION | | | | | | | | | | | | | | | | | | | | | |
| 8.A | Service Area Boundary | | | | | | | | | | | | | | | | | | | | |
| 8.B | LAFCO Processing Support | | | | | | | | | | | | | | | | | | | | |
| | LAFCO Review | | | | | | | | | | | | | | | | | | | | |

■ EIR Scoping Meeting ■ Production of Deliverables ■ EIR Public Review
■ City Council Meeting ■ City/Public Agency Review of Deliverables

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: William Wittkopf, Public Works Services Director

By: Ernest Ruiz, Streets, Storm Drains, and Fleet Superintendent
Ruth Cain, CPPB, Purchasing Manager

Subject: CONSIDERATION TO AUTHORIZE THE PURCHASE OF ONE (1) CNG ONE TON SRW EXTENDED CAB UTILITY TRUCK FROM FRONTIER FORD, OF SANTA CLARA, CALIFORNIA, IN ACCORDANCE WITH REQUEST FOR BIDS ("RFB") #14/15-013 (REPLACING UNIT #812) IN THE AMOUNT OF \$52,960.48 FROM ACCOUNT NO. 1712001-5604 (EQUIPMENT/VEHICLE REPLACEMENT FUND)

RECOMMENDATION

It is recommended that the City Council authorize the purchase of one (1) CNG One Ton SRW Extended Cab Utility Truck from Frontier Ford, of Santa Clara, California, in accordance with request for bids ("RFB") #14/15-013 (replacing Unit #812) in the amount of \$52,960.48 from account number 1712001-5604 (Equipment/Vehicle Replacement Fund).

BACKGROUND/ANALYSIS

City Council approved the purchase of one (1) One Ton SRW Extended Cab Utility Truck in the adopted FY 2014/15 budget as a part of the Equipment/Vehicle Replacement Fund. The Public Works Services Department provided specifications for either a CNG or an unleaded vehicle to the Purchasing Division. Purchasing prepared and posted RFB #14/15-013 to the City's bid system. Ninety-three (93) vendors were notified; fourteen (14) vendors downloaded the RFB, and five (5) responses were received.

After analysis of the bid response by the Fleet Supervisor, Streets, Storm Drains, and Fleet Superintendent and Purchasing staff, it has been determined to be in the City's best interest to recommend an award for one (1) CNG One Ton SRW Extended Cab Utility Truck to Frontier Ford, of Santa Clara, California, as the most responsive bidder that met the specifications required by the Public Works Services Department. This replacement vehicle will be used by the Public Works Services Facilities crew.

All applicable bid documentation is on file in the Purchasing Department and can be downloaded from the City's Bid system.

Respectfully submitted,

William Wittkopf
Public Works Services Director

WW/ER:rc

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: William Wittkopf, Public Works Services Director

By: Ty Quaintance, Facilities Maintenance Superintendent
Paul Fisher, Management Analyst I

Subject: CONSIDERATION TO ACCEPT THE "CIVIC CENTER – ROOF SYSTEM RESTORATION PROJECT", CONTRACT NO. 14-200 AS COMPLETE, RELEASE THE FAITHFUL PERFORMANCE BOND; ACCEPT A MAINTENANCE BOND; RELEASE THE LABOR AND MATERIALS BOND; APPROVE A RESOLUTION AUTHORIZING THE PUBLIC WORKS SERVICES DIRECTOR TO FILE A NOTICE OF COMPLETION, RELEASE THE RETENTION 35 DAYS AFTER ACCEPTANCE AND APPROVE THE FINAL CONTRACT AMOUNT OF \$213,832

RECOMMENDATION

It is recommended that the City Council accept the "Civic Center – Roof Restoration Project", Contract No. 14-200, as complete, release the Faithful Performance Bond, accept a Maintenance Bond, authorize the release of the Labor and Materials Bond in the amount of \$211,789 six months after the recordation of said notice if no claims have been received, authorize the release of the retention in the amount of \$10,961.60, 35 days after acceptance; and approve the final contract amount of \$213,832.

BACKGROUND/ANALYSIS

Over the years, the Civic Center has experienced problems with leaks from the existing roofing system as well as the upper level patios. During Fiscal Year 2012-2013, the Public Works Services Department contracted with a roofing expert to review the existing roofing and patio conditions and recommend solutions. Based on those findings, plans and specifications were prepared to address the roofing sections.

Originally, the project to repair both the roof and patio sections were going to be addressed as a single project. However, due to the complexity of the project and the impact to the Civic Center occupants and visitors, the project was split into two phases. Phase One addressed the low slope and mechanical well roof sections. Phase Two of the project will address the issues related to the exterior patio sections of the Civic Center.

Phase One of the project has been completed in accordance with the approved plans and specifications and to the satisfaction of the Public Works Services Director.

The "Civic Center – Roof Restoration Project" scope of work for the low-slope main roof sections involved the installation of Title 24 compliant and Energy Star rated off white reflective roof coating

CITY COUNCIL STAFF REPORT
Re: CIVIC CENTER – ROOF SYSTEM RESTORATION PROJECT
May 20, 2015
Page 2

over polyester reinforced fabric, as well as replacement of the existing roof flashing and elastomeric sealant. The scope of work for the mechanical well roof sections consisted of the application of a fluid-applied pedestrian traffic coating system. The existing metal flashing was also replaced as part of this project.

Pertinent information of the project is as follows:

- Engineer's Estimate: \$200,000
- Account Numbers: 1025001-5650/1892025-0
- City Council Approval to Advertise: March 19, 2014
- Publish date for local paper: March 25, 2014 and April 1, 2014
- Bid Opening: April 29, 2014
- Contract Award Date: August 6, 2014
- Low Bidder: All Surface Roofing and Waterproofing, Inc.
- Contract Amount: \$211,789
- Contingency: \$22,000
- Final Contract Amount: \$213,832
- Difference in Contract Amount: \$2,043 (0.96%)

The net increase in the total cost of the project was for Contract Change Order No. 1 to change the color of the Title 24 roof system top coat from white to tan.

Respectfully submitted,



William Wittkopf
Public Works Services Director

Attachment

RESOLUTION NO. 15-064

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE "CIVIC CENTER – ROOF SYSTEM RESTORATION PROJECT", CONTRACT NO. 14-200 AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

WHEREAS, the "Civic Center – Roof Restoration Project", Contract No. 14-200, has been completed to the satisfaction of the Public Works Services Director; and

WHEREAS, a Notice of Completion is required to be filed, certifying the work complete.

NOW, THEREFORE, the CITY COUNCIL of the City of Rancho Cucamonga hereby resolves, that the work is hereby accepted and the Public Works Services Director is authorized to sign and file a Notice of Completion with the County Recorder of San Bernardino County.



STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: William Wittkopf, Public Works Services Director

By: Ernest Ruiz, Streets, Storm Drains, and Fleet Superintendent
Paul Fisher, Management Analyst I

Subject: CONSIDERATION TO REJECT ALL BIDS RECEIVED FOR THE "ILLUMINATED STREET NAME SIGN REPLACEMENT – FY 14/15" PROJECT AS NON-RESPONSIVE TO THE NEEDS OF THE CITY

RECOMMENDATION

It is recommended that the City Council reject all bids received for the "Illuminated Street Name Sign Replacement – FY 14/15" project as non-responsive to the needs of the City.

BACKGROUND/ANALYSIS

The City Council approved the plans and specifications and authorized the City Clerk to advertise the "Notice Inviting Bids" for the "Illuminated Street Name Sign Replacement – FY 14/15" project during its March 18, 2015 meeting. Two bids were received and opened on Tuesday, April 21, 2015. Staff reviewed the bid packages and determined that neither bid met the requirements outlined in the bid documents. Therefore staff recommends the City Council reject all bids as non-responsive to the needs of the City.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William Wittkopf", is written over the typed name.

William Wittkopf
Public Works Services Director

WW:ER/pf



STAFF REPORT

COMMUNITY SERVICES DEPARTMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Nettie Nielsen, Community Services Director

By: Christen Mitchell, Management Analyst II *CM*

Subject: CONSIDERATION OF APPROVAL TO AUTHORIZE THE ADVERTISING OF THE "NOTICE INVITING BIDS" FOR THE DEMOLITION AND RECLAMATION OF THE EXISTING BUILDINGS AT THE FUTURE LOS AMIGOS PARK PROJECT.

RECOMMENDATION

It is recommended that the City Council approve the plans and specifications for the Demolition and Reclamation of the Existing Buildings at the Future Los Amigos Park Project and approve the attached resolution authorizing the City Clerk to advertise the "Notice Inviting Bids".

BACKGROUND/ANALYSIS

The City was awarded a \$3.9 million dollar Proposition 84 Grant in 2010 to build an approximately 3.5 acre park on a vacant parcel on Madrone Avenue (just north of 9th Street) now referred to as the future Los Amigos Park site. The design and construction team have been working on grading and utility plans with the architectural firm RJM Design Group, Inc. and a geotechnical survey has been completed in preparation for future park construction.

Currently, there are six structures on the site that need to be removed. It has been determined by the architect that these structures are constructed of high quality redwood and contain steel hinged windows that are in good condition. As a grant requirement, the City plans to reuse some of this wood in the park and perhaps other city projects. In order to regain a portion of the redwood the award of the bid, if it is awarded, will be to the qualified bidder that provides the greatest quantity of 2 x 6 redwood boards that are a minimum of 8'-0" in length to the City for a zero dollar contract amount. The remaining wood and steel is for the qualified bidder to salvage as payment.

Staff is requesting authorization from the City Council to proceed with advertising the "Notice Inviting Bids" for the Demolition and Reclamation of the Existing Buildings at the Future Los Amigos Park Project. It is anticipated that work will be completed in August 2015.

Respectfully submitted,

Nettie Nielsen

Nettie Nielsen
Community Services Director

Attachment

RESOLUTION NO. 15-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE "DEMOLITION AND RECLAMATION OF THE EXISTING BUILDINGS AT THE FUTURE LOS AMIGOS PARK PROJECT" IN SAID CITY AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS.

WHEREAS, it is the intention of the City of Rancho Cucamonga to demolish and reclaim improvements in the City of Rancho Cucamonga.

WHEREAS, the City of Rancho Cucamonga has prepared plans and specifications for the demolition and reclamation of certain improvements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, HEREBY RESOLVES, that the plans and specifications presented by the City of Rancho Cucamonga be and are hereby approved as the plans and specifications for the "DEMOLITION AND RECLAMATION OF THE EXISTING BUILDINGS AT THE FUTURE LOS AMIGOS PARK PROJECT".

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to advertise as required by law for the receipt of sealed bids or proposals for doing the work specified in the aforesaid plans and specifications, which said advertisement shall be substantially in the following words and figures, to wit:

"NOTICE INVITING SEALED BIDS OR PROPOSALS"

Pursuant to a Resolution of the Council of the City of Rancho Cucamonga, San Bernardino County, California, directing this notice, NOTICE IS HEREBY GIVEN that said City of Rancho Cucamonga will receive at the Office of the City Clerk in the offices of the City of Rancho Cucamonga, on or before the hour of 2:00 p.m. on JUNE 16, 2015, sealed bids or proposals for the " DEMOLITION AND RECLAMATION OF THE EXISTING BUILDINGS AT THE FUTURE LOS AMIGOS PARK PROJECT" in said City.

A **MANDATORY** pre-bid meeting is scheduled for 10:00 a.m. on JUNE 4, 2015, at the future Los Amigos Park site located on Madrone Avenue, south of Arrow Route, north of 9th Street (APN 0207-262-57). This meeting is to allow Bidders the opportunity to view the project site. Bidders' attendance at this meeting is a prerequisite for bidding on the project.

Bids will be publicly opened and read in the office of the City Clerk, 10500 Civic Center Drive, Rancho Cucamonga, California 91730.

Bids must be made on a form provided for the purpose, addressed to the City of Rancho Cucamonga, California, marked, "Bid for the DEMOLITION AND RECLAMATION OF THE EXISTING BUILDINGS AT THE FUTURE LOS AMIGOS PARK PROJECT."

PREVAILING WAGE: Notice is hereby given that in accordance with the provisions of California Labor Code, Division 2, Part 7, Chapter 1, Articles 1 and 2, the Contractor is required to pay not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work. In that regard, the Director of the Department of Industrial Relations of the State of California is required to and has determined such general

prevailing rates of per diem wages. Copies of such prevailing rates of per diem wages are on file in the office of the City Clerk, City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, California, and are available to any interested party on request. They can also be found at www.dir.ca.gov/ under the "Statistics and Research" Tab. The Contracting Agency also shall cause a copy of such determinations to be posted at the job site.

No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 (with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)).

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

For all new projects awarded on or after April 1, 2015, the contractors and subcontractors must furnish electronic certified payroll records to the Labor Commissioner.

The requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing, beginning January 1, 2016.

Pursuant to provisions of Labor Code Section 1775, the Contractor shall forfeit, as penalty to the City of Rancho Cucamonga, not more than two hundred dollars (\$200.00) for each laborer, workman, or mechanic employed for each calendar day or portion thereof, if such laborer, workman or mechanic is paid less than the general prevailing rate of wages herein before stipulated for any work done under the attached contract, by him or by any subcontractor under him, in violation of the provisions of said Labor Code.

Attention is directed to the provisions in Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him.

Section 1777.5, as amended, requires the Contractor or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprenticeship program in that trade for a certificate of approval. The certificate will also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases shall not be less than one to five except:

A. When unemployment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days prior to the request of certificate, or

B. When the number of apprentices in training in the area exceeds a ratio of one to five, or

C. When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis statewide or locally, or

D. When the Contractor provides evidence that he employs registered apprentices on all of his contracts on an annual average of not less than one apprentice to eight journeymen.

The Contractor is required to make contributions to funds established for the administration of apprenticeship programs if he employs registered apprentices or journeymen in any apprenticeship trade on such contracts and if other Contractors on the public works site are making such contributions.

The Contractor and subcontractor under him shall comply with the requirements of Sections 1777.5 and 1777.6 in the employment of apprentices.

Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex-officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this contract and the Contractor and any subcontractor under him shall comply with and be governed by the laws of the State of California having to do with working hours as set forth in Division 2, Part 7, Chapter 1, Article 3 of the Labor Code of the State of California as amended.

The Contractor or Subcontractor shall forfeit, as a penalty to the City of Rancho Cucamonga, twenty-five dollars (\$25.00) for each worker employed in the execution of the contract by the respective contractor or subcontractor for each calendar day during which the worker is required or permitted to work more than 8 hours in any one calendar day and 40 hours in any one calendar week in violation of the provisions of this article. Contractor agrees to pay travel and subsistence pay to each workman needed to execute the work required by this contract as such travel and subsistence payments are defined in the applicable collective bargaining agreement filed in accordance with Labor Code Section 1773.1.

The bidder must submit with his proposal, cash, cashier's check, certified check, or bidder's bond, payable to the City of Rancho Cucamonga for an amount equal to at least \$10,000 as a guarantee that the bidder will enter into the proposed contract if the same is awarded to him, and in event of failure to enter into such contract said cash, cashiers' check, certified check, or bond shall become the property of the City of Rancho Cucamonga.

If the City of Rancho Cucamonga awards the contract to the next lowest bidder, the amount of the lowest bidder's security shall be applied by the City of Rancho Cucamonga to the difference between the low bid and the second lowest bid, and the surplus, if any shall be returned to the lowest bidder.

The amount of the bond to be given to secure a faithful performance of the contract for said work shall be \$100,000, and an additional bond in an amount equal to \$100,000 for said work shall be given to secure the payment of claims for any materials or supplies furnished for the performance of the work contracted to be done by the Contractor, or any work or labor of any kind done thereon, and the Contractor will also be required to furnish a certificate that he carries compensation insurance covering his employees upon work to be done under contract which may be entered into between him and the said City of Rancho Cucamonga for the construction of said work.

Contractor shall possess any and all contractor licenses, in form and class as required by any and all applicable laws with respect to any and all of the work to be performed under this contract; including, but not limited to, a Class "B" License (General Building Contractor) or Class "C-21" License (Building Moving/Demolition Contractor) in accordance with the provisions of the Contractor's License Law (California Business and Professions Code, Section 7000 et. seq.) and rules and regulation adopted pursuant thereto.

The Contractor, pursuant to the "California Business and Professions Code," Section 7028.15, shall indicate his or her State License Number on the bid, together with the expiration date, and be signed by the Contractor declaring, under penalty of perjury, that the information being provided is true and correct.

The work is to be done in accordance with the profiles, plans, and specifications of the City of Rancho Cucamonga on file in the Office of the City Clerk at 10500 Civic Center Drive, Rancho Cucamonga, California.

In an effort to go green and paperless, digital copies of the plans, specifications, and bid proposal, including any future addenda or revisions to the bid documents, are available by going to www.ciplist.com and signing up, by going to Member Login or Member Signup (it's free), then choose California, then scroll down to San Bernardino County and click on Browse Cities, then scroll down to Rancho Cucamonga and click on City Projects, then click on the Project of interest under the Title and follow directions for download. Note, copies of the plans, specifications, bid proposal, addendums and revisions will not be provided, digital copies must be downloaded from the above website then printed. Prospective bidders must register for an account on www.ciplist.com to be included on the prospective bidder's list(s) and to receive email updates of any addenda or revisions to the bid documents. Be advised that the information contained on this site may change over time and without notice to prospective bidders or registered users. While effort is made to keep information current and accurate and to notify registered prospective bidders of any changes to the bid documents, it is the responsibility of each prospective bidder to register with www.ciplist.com and to check this website on a DAILY basis through the close of bids for any applicable addenda or updates.

No proposal will be considered from a Contractor to whom a proposal form has not been issued by the City of Rancho Cucamonga to registered prospective bidders from www.ciplist.com.

The successful bidder will be required to enter into a contract satisfactory to the City of Rancho Cucamonga.

In accordance with the requirements of Section 9-3.2 of the General Provisions, as set forth in the Plans and Specifications regarding the work contracted to be done by the Contractor, the Contractor may, upon the Contractor's request and at the Contractor's sole cost and expense, substitute authorized securities in lieu of monies withheld (performance retention).

The City of Rancho Cucamonga, reserves the right to reject any or all bids.

Questions regarding this Notice Inviting Bids for "DEMOLITION AND RECLAMATION OF THE EXISTING BUILDINGS AT THE FUTURE LOS AMIGOS PARK PROJECT" may be directed to:

CHRISTEN MITCHELL
10500 Civic Center Drive, Rancho Cucamonga, CA 91730
(909) 477-2770, ext. 2105

ADVERTISE ON:
May 28 and June 2, 1015

STAFF REPORT

ENGINEERING SERVICES DEPARTMENT



Date: May 20, 2015
To: Mayor and Members of the City Council
John R. Gillison, City Manager
From: Mark A. Steuer, Director of Engineering Services/City Engineer
By: Jerry A. Dyer, Principal Civil Engineer *JAD*
Shelley Hayes, Assistant Engineer *SH*
Subject: CONSIDERATION OF RELEASE OF MAINTENANCE GUARANTEE BOND NO. 024047250 IN THE AMOUNT OF \$2,695.00, FOR THE CULTURAL CENTER LOBBY PAINTING PROJECT, CONTRACT NO. 13-290

RECOMMENDATION

It is recommended that the City Council authorize the City Clerk to release the Maintenance Guarantee Bond No. 024047250 in the amount of \$2,695.00, for the Cultural Center Lobby Painting project, contract No. 13-290.

BACKGROUND/ANALYSIS

The required one-year maintenance period has ended and the improvements remain free from defects in materials and workmanship.

Contractor: CTG Construction Inc. dba CT Georgiou Painting
433 Lecouvreur Dr.
Wilmington, CA 90744

Respectfully submitted,



Mark A. Steuer
Director of Engineering Services/City Engineer

MAS/JAD/SH:ls



STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

Date: May 20, 2015
To: Mayor and Members of the City Council
 John R. Gillison, City Manager
From: Mark A. Steuer, Director of Engineering Services/City Engineer
By: Carlo Cambare, Engineering Technician
Subject: CONSIDERATION TO APPROVE AN IMPROVEMENT AGREEMENT EXTENSION FOR DRC2014-00378, LOCATED NORTHWEST CORNER OF 6TH STREET AND ROCHESTER AVENUE, SUBMITTED BY DEDEAUX PROPERTIES, LLC

RECOMMENDATION

It is recommended that City Council adopt the attached resolution accepting the subject agreement extension and security and authorizing the Mayor and City Clerk to sign said agreement.

BACKGROUND/ANALYSIS

Improvement Agreement and Improvement Security to guarantee the construction of the public improvements for DRC2014-00378 were approved by the City Council on May 21, 2014, in the following amounts:

| | | |
|----------------------------|----|-----------|
| Faithful Performance Bond: | \$ | 71,000.00 |
| Labor and Material Bond: | \$ | 71,000.00 |

Construction is still in progress. The developer, Dedeaux Properties, LLC, is requesting approval of a 12-month extension on said Improvement Agreement.

Commercial development

Total approved square footage of buildings: 120,264 sf

Number of buildings currently in construction: 1

Copies of the Improvement Agreement Extension are available in the City Clerk's office.

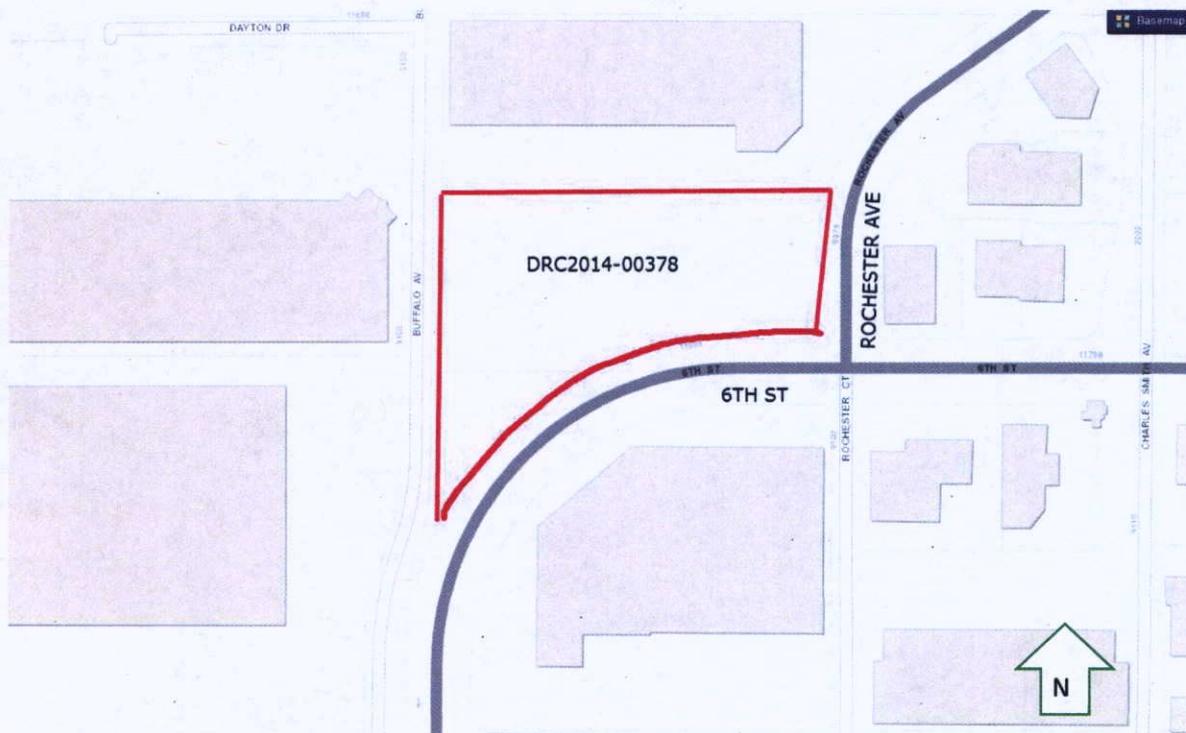
Respectfully submitted,

Mark A. Steuer
 Director of Engineering Services/City Engineer

MAS:CC/mo

Attachment(s)

VICINITY MAP
DRC2014-00378



RESOLUTION NO.15-066

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
RANCHO CUCAMONGA, CALIFORNIA, APPROVING
IMPROVEMENT AGREEMENT EXTENSION AND
IMPROVEMENT SECURITY FOR DRC2014-00378

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has for its consideration an Improvement Agreement Extension executed on May 20, 2015, by Dedeaux Properties, LLC, as developer, for the improvement of public right-of-way adjacent to the real property specifically described therein, and generally located northwest corner of 6th street and Rochester Avenue; and

WHEREAS, the installation of such improvements, described in said Improvement Agreement and subject to the terms thereof, is to be done in conjunction with the development of DRC2014-00378; and

WHEREAS, said Improvement Agreement Extension is secured and accompanied by good and sufficient Improvement Security, which is identified in said Improvement Agreement Extension.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, HEREBY RESOLVES, that said Improvement Agreement Extension and said Improvement Security be and the same are hereby approved and the Mayor is hereby authorized to sign said Improvement Agreement Extension on behalf of the City of Rancho Cucamonga, and the City Clerk to attest thereto.



STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

Date: May 20, 2015
To: Mayor and Members of the City Council
John R. Gillison, City Manager
From: Mark A. Steuer, Director of Engineering Services/City Engineer
By: Carlo Cambare, Engineering Technician
Subject: CONSIDERATION OF APPROVAL TO ACCEPT IMPROVEMENTS AND FILE A NOTICE OF COMPLETION FOR LANDSCAPE IMPROVEMENTS FOR TRACT 16324 LOCATED AT THE NORTH AND SOUTH SIDES OF COLONBERO BETWEEN WARDMAN BULLOCK AND AMBLESIDE AND THE EAST SIDE OF AMBLESIDE FROM COLONBERO NORTH TO THE TRACT BOUNDARY, SUBMITTED BY MERITAGE HOMES OF CALIFORNIA, INC.

RECOMMENDATION

The required landscape improvements for Tract 16324 have been completed in an acceptable manner, and it is recommended that the City Council accept said improvements, authorize the City Engineer to file a Notice of Completion.

BACKGROUND/ANALYSIS

As a condition of approval of completion of Tract 16324, located at the north and south sides of Colonbero, between Wardman Bullock Road and Ambleside and the east side of Ambleside from Colonbero north to the tract boundary, the applicant was required to install related public improvements. All public landscape improvements required of this development have been completed to the standards of the City.

Developer:

Meritage Homes of California, Inc.
1250 Corona Pointe Court, Suite 210, Corona, CA 92879

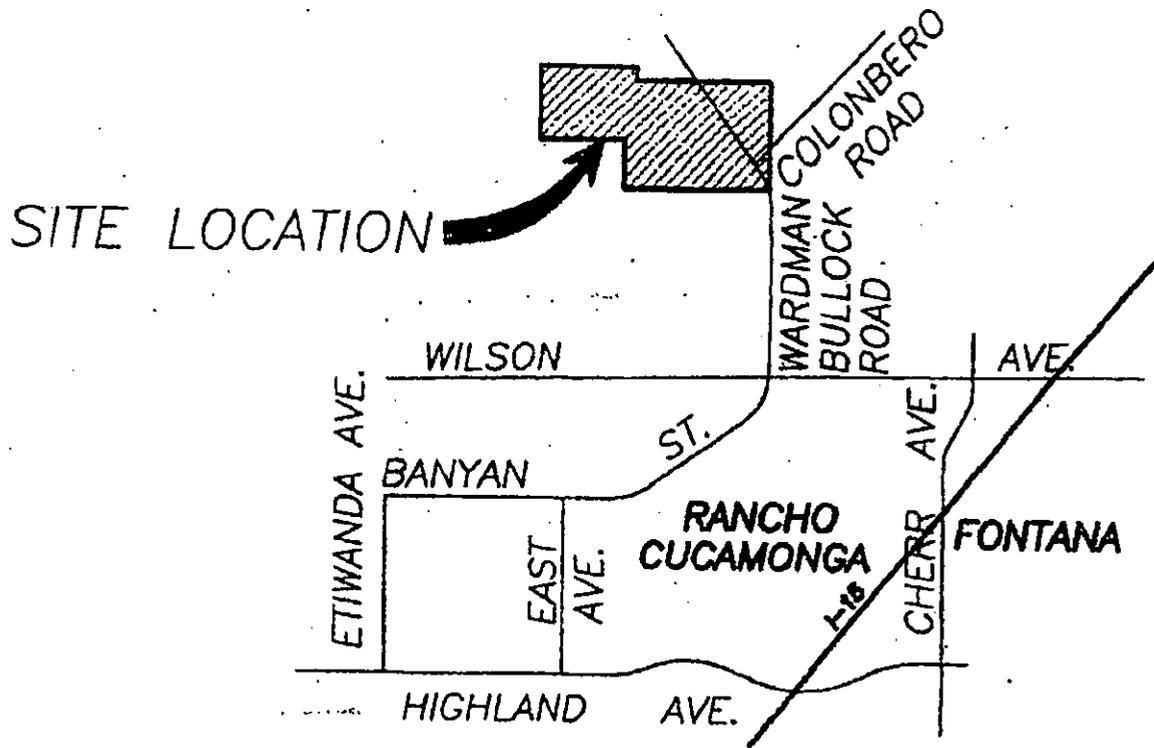
Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Steuer", is written over a circular stamp or seal.

Mark A. Steuer
Director of Engineering Services/City Engineer

MAS:CC/mo

Attachment



CITY OF
RANCHO CUCAMONGA
ENGINEERING DIVISION

ITEM: TRACT 16324
TITLE: VICINITY MAP

RESOLUTION NO. 15-067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE PUBLIC LANDSCAPE IMPROVEMENTS FOR TRACT 16324 AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

WHEREAS, the construction of public landscape improvements for TRACT 16324 have been completed to the satisfaction of the City Engineer; and

WHEREAS, a Notice of Completion is required to be filed, certifying the work is complete.

NOW, THEREFORE, the City Council of the City of Rancho Cucamonga hereby resolves, that the work is hereby accepted and the City Engineer is authorized to sign and file a Notice of Completion with the County Recorder of San Bernardino County.



STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Mark A. Steuer, Director of Engineering Services/City Engineer

By: Craig Cruz, Associate Engineer

Subject: APPROVAL TO AWARD AND AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$38,530 WITH ALBERT GROVER & ASSOCIATES, AND AUTHORIZE THE EXPENDITURE OF A 10% CONTINGENCY IN THE AMOUNT OF \$3,853 FOR THE TRAFFIC SIGNAL DESIGN SERVICES AT THE INTERSECTIONS OF CARNELIAN STREET AT BANYAN STREET AND SIXTH STREET AT UTICA AVENUE AND LEFT TURN MODIFICATIONS AT 3 INTERSECTIONS ALONG MILLIKEN AVENUE, TO BE FUNDED FROM TRANSPORTATION FUNDS, ACCOUNT NOS. 11243035650/1875124-0, 11243035650/1887124-0, 11243035650/1889124-0.

RECOMMENDATION

It is recommended that the City Council approve staff's recommendation to award a professional services agreement in the amount of \$38,530 with Albert Grover & Associates, and to authorize the expenditure of a 10% contingency in the amount of \$3,853 for the traffic signal design services at the intersections of Carnelian Street at Banyan Street and Sixth Street at Utica Avenue and left turn modifications at 3 intersections along Milliken Avenue, and authorize the Mayor to sign said agreements and the City Clerk to attest thereto.

BACKGROUND/ANALYSIS

Requests for proposals (RFP) were sent out in February through the RFP process, which was conducted by the Purchasing Department. After a careful evaluation of the proposals, staff recommends that a professional services agreement be awarded to Albert Grover & Associates.

The consultant will provide plans, specifications, and cost estimates for new traffic signals at the intersections of Carnelian Street and Banyan Street and Sixth Street at Utica Avenue and traffic signal modifications for left turn phasing at 3 locations along Milliken Avenue. The end result of this project will improve traffic safety and reduce traffic congestion.

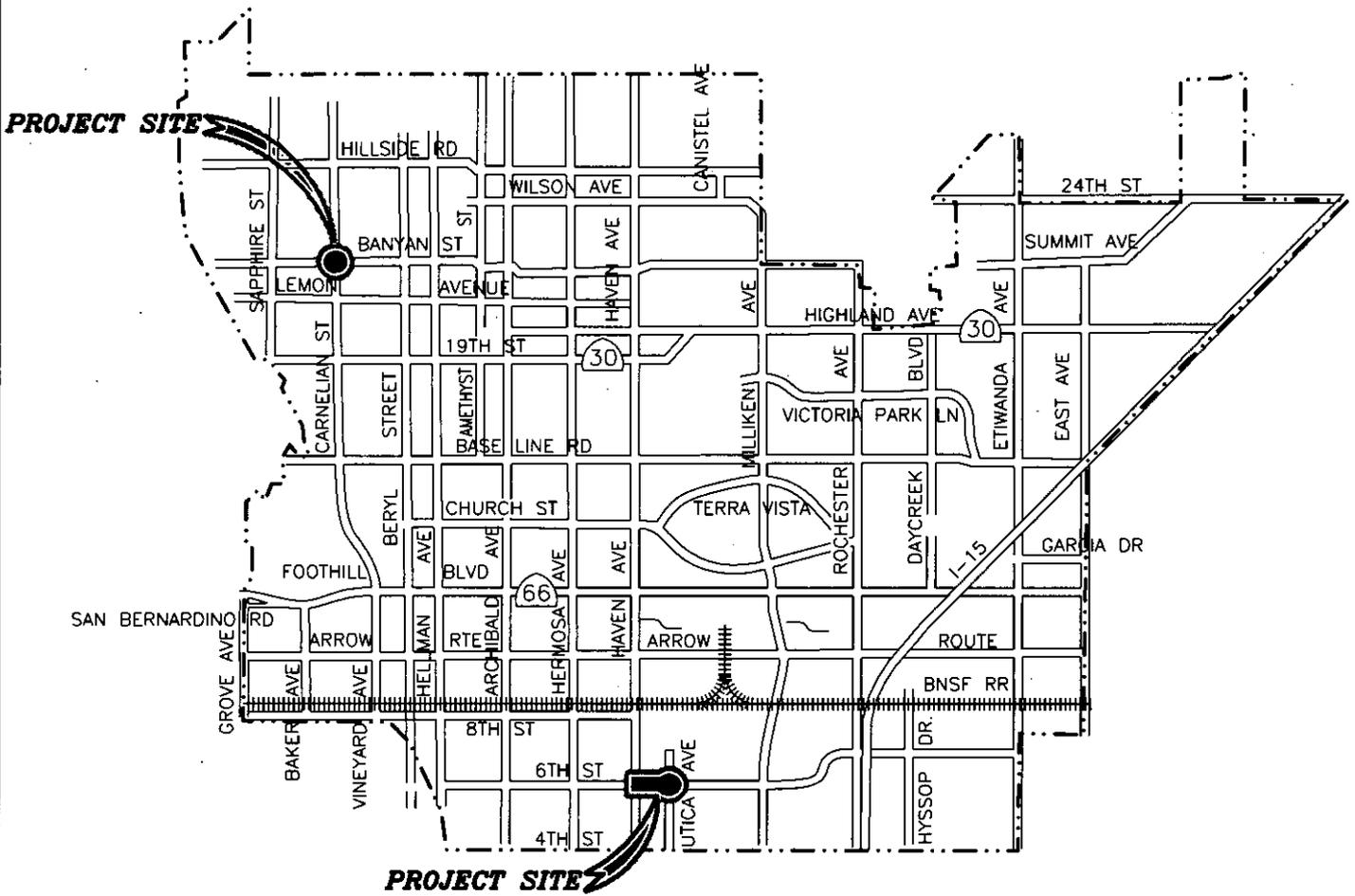
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark A. Steuer", is written over a circular stamp or seal.

Mark A. Steuer
Director of Engineering Services/City Engineer

Attachment

VICINITY MAP



CITY OF RANCHO CUCAMONGA

TRAFFIC SIGNAL INSTALLATION AT THE INTERSECTIONS
OF CARNELIAN STREET AT BANYAN STREET AND SIXTH
STREET AT UTICA AVENUE AND SIXTH STREET SIGNAL
INTERCONNECT FROM HAVEN AVENUE TO UTICA AVENUE



N.T.S.

STAFF REPORT

ENGINEERING SERVICES DEPARTMENT



Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Mark A. Steuer, Director of Engineering Services/City Engineer

By: Willie Valbuena, Assistant Engineer

Subject: CONSIDERATION OF APPROVAL OF MAP, IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITIES, MONUMENTATION CASH DEPOSIT AND ORDERING THE ANNEXATION TO LANDSCAPE MAINTENANCE DISTRICT NO. 1 AND STREET LIGHT MAINTENANCE DISTRICT NOS. 1 AND 2 FOR TRACT 18976 AND RELEASE OF REAL PROPERTY LIENS FOR ASSESSOR PARCEL NUMBERS 207-262-01, 207-262-02 AND 207-262-03, LOCATED ON THE EAST SIDE OF MADRONE AVENUE, SOUTH OF ARROW ROUTE SUBMITTED BY MARONE & ARROW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

RECOMMENDATION

It is recommended that the City Council adopt the attached resolutions approving the Final Map, Improvement Agreement, Improvement Securities, Monumentation Cash Deposit and ordering the annexation to Landscape Maintenance District No. 1 and Street Light Maintenance District Nos. 1 and 2 for Tract 18976 and releasing the Real Property Liens for Assessor Parcel Numbers 207-262-01, 207-262-02 and 207-262-03 and authorizing the Mayor to sign said agreements and release of lien and authorizing the City Clerk to cause said map and release of lien to record.

BACKGROUND/ANALYSIS

Tentative Tract Map SUBTT18976, located on the east side of Madrone Avenue, south of Arrow Route, within the Medium Development District, was approved by the Planning Commission on January 28, 2015. This project is for the development of a 31 unit residential condominium project on 3.2 acres of land.

The Developer, Madrone & Arrow LLC, a California Limited Liability Company, is submitting an Improvement Agreement, Improvement Securities and Monumentation Cash Deposit to guarantee the construction of the public improvements in the following amounts:

| | |
|----------------------------|--------------|
| Faithful Performance Bond | \$ 59,600.00 |
| Labor and Material Bond | \$ 59,600.00 |
| Monumentation Cash Deposit | \$ 2,726.00 |

A Reimbursement Agreement DRA-37 was approved by the City Council on December 5, 2007, and recorded on December 18, 2007, as Document No. 2007-070203, in the office of the County Recorder, San Bernardino County, California. The agreement was for reimbursement amounts to be paid to the City by the affected properties for their contributions for the installation of the 9th storm drain and related improvements by the developer of Parcel Map 16141. Madrone and Arrow LLC, the developer for Tract 18976, has paid the full amount for Assessor Parcel Numbers 207-262-01, 207-262-02 and 207-262-03 for its share of contribution for said installation of the storm drain.

Copies of the agreement and securities are available in the City Clerk's Office.

The Consent and Waiver to Annexation forms signed by the Developer are on file in the City Clerk's Office.



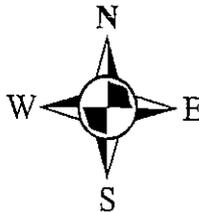
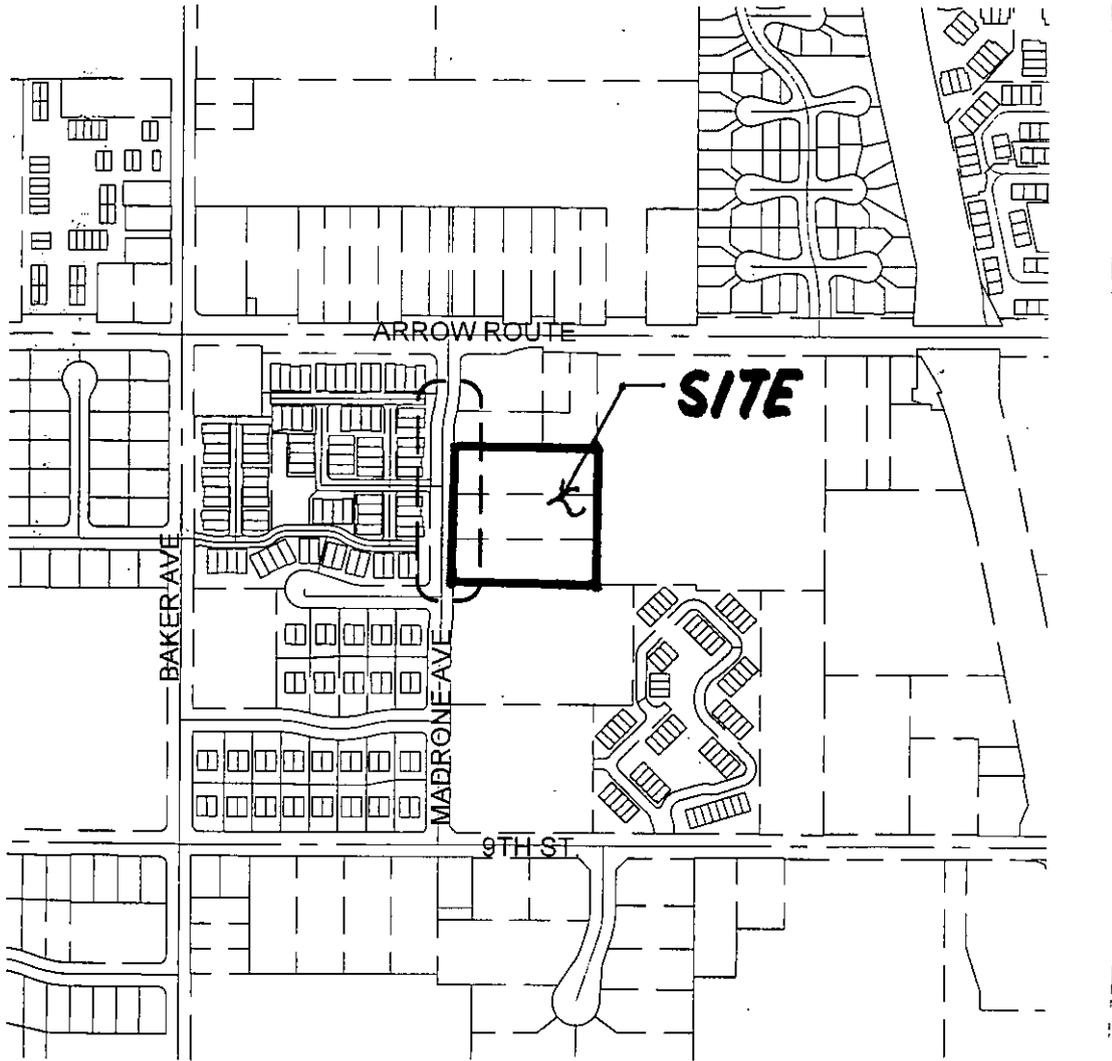
Respectfully submitted,

Mark A. Steuer
Director of Engineering Services/City Engineer

MAS:WAV/rif

Attachment

City of Rancho Cucamonga Engineering Division Vicinity Map



Item: TRACT 18976

Title: VICINITY MAP

RESOLUTION NO. 15-068

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING THE FINAL MAP, IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITIES AND MONUMENTATION CASH DEPOSIT FOR TRACT 18976

WHEREAS, Tentative Tract Map 18976, submitted by Madrone & Arrow LLC, a California Limited Liability Company and consisting of a subdivision of 3.2 acres of land into 31 residential condominium units, located on the east side of Madrone Avenue, south of Arrow Route, was approved by the Planning Commission on January 28, 2015; and

WHEREAS, Tract Map 18976 is the final map of the division of land approved as shown on the Tentative Tract Map; and

WHEREAS, all the requirements established as prerequisite to approval of the installation of public street improvements by the City Council of said City have now been met by posting the Improvement Securities and Monumentation Cash Deposit by Madrone & Arrow LLC, a California Limited Liability Company as developer; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, HEREBY RESOLVES, that said Improvement Agreement, Improvement Securities and Monumentation Cash Deposit submitted by said developer be and the same are hereby approved and the Mayor is hereby authorized to sign said Improvement Agreement on behalf of the City of Rancho Cucamonga and that said Tract Map 18976 be and the same is hereby approved and the City Engineer is authorized to present same to the County Recorder to be filed for record.

RESOLUTION NO. 15-069

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO LANDSCAPE MAINTENANCE DISTRICT NO. 1 (GENERAL CITY) FOR TRACT 18976

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has previously formed a special maintenance district pursuant to the terms of the "Landscape and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act", said special maintenance district known and designated as Landscape Maintenance District No. 1 (General City) (the "District"); and

WHEREAS, the provisions of Article 2 of Chapter 2 of the Act authorize the annexation of additional territory to the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, and assessment engineer's report, notices of public hearing and the right of majority protest may be waived in writing with the written consent of all of the owners of property within the territory to be annexed; and

WHEREAS, notwithstanding that such provisions of the Act related to the annexation of territory to the District, Article XIII D of the Constitution of the State of California ("Article XIII D") establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District on the territory proposed to be annexed to such District; and

WHEREAS, the owners of certain property described in Exhibit A attached hereto, and incorporated herein by this reference, have requested that such property (collectively, the "Territory") be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of certain improvements described in Exhibit B hereto (the "Improvements"); and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "Consent And Waiver To Annexation Of Certain Real Property To A Maintenance District And Approval Of The Levy Of Assessments On Such Real Property" (the "Consent and Waiver"); and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in Exhibit B attached hereto and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in Exhibit C attached hereto; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly agreed for themselves, their heirs, successors and assigns that:

(1) The proportionate special benefit derived by each parcel in the Territory from the District Improvements has been determined in relationship to the entirety of the maintenance and operation expenses of the Improvements;

(2) The proposed annual assessment does not exceed the reasonable cost of the proportional special benefit from the Improvements conferred on each parcel in the Territory.

(3) Only the special benefits derived or to be derived by each parcel in the Territory from the Improvements have been included in the proposed annual assessment.

WHEREAS, at this time the City Council desires to order the annexation of the Territory to the District and to authorize the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA HEREBY RESOLVES AS FOLLOWS:

SECTION 1: That the above recitals are true and correct.

SECTION 2: The City Council hereby finds and determines that:

- a. The annual assessments proposed to be levied on each parcel in the Territory do not exceed the reasonable cost of the proportional special benefit conferred on each such parcel from the Improvements.
- b. The proportional special benefit derived by each parcel in the Territory from the Improvements has been determined in relationship to the entirety of the cost of the maintenance of the Improvement.
- c. Only special benefits will be assessed on the Territory by the levy of the proposed annual assessments.

SECTION 3: This legislative body hereby orders the annexation the Territory to the District, approves the financing of the maintenance of the Improvements from the proceeds of annual assessments to be levied against the Territory and approves and orders the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C.

SECTION 4: All future proceedings of the District, including the levy of all assessments, shall be applicable to the Territory.

Exhibit A

Identification of the Owner and Description of the Property to be Annexed

The Owner of the Property is:

Madrone & Arrow LLC

The legal description of the Property is:

See attached Exhibit A

Assessor's Parcels Numbers of the Property:

APN 207-262-01, 207-262-02 & 207-262-03

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TENTATIVE MAP NO. TTM 18976 IS A SUBDIVISION OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CUCAMONGA FRUIT LANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 118 FEET;

THENCE WEST 399.84 FEET;

THENCE SOUTH 118 FEET;

THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-01-0-000

PARCEL 2:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN CUCAMONGA LANDS, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF MAPS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 133 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 116 FEET; THENCE WEST 399.84 FEET TO A POINT IN THE CENTER OF MADRONA AVENUE (FORMERLY ARROW HIGHWAY) THENCE SOUTH 116 FEET; THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-02-0-000

PARCEL 3:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE CUCAMONGA LANDS, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 249 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 116 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DONALD W. SMITH AND WIFE, BY DEED DATED MARCH 21, 1946, AND RECORDED MAY 7, 1946, AS INSTRUMENT NO. 99, OFFICIAL RECORDS;

EXHIBIT A
(Continued)

THENCE WEST 399.84 FEET TO A POINT IN THE CENTER OF ARROW HIGHWAY;
THENCE SOUTH 116 FEET MORE OR LESS TO A POINT DUE WEST OF THE POINT OF BEGINNING;
THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-03-0-000

Exhibit B

Description of the District Improvements
Fiscal Year 2014/2015

Landscape Maintenance District No. 1 (General City):

Landscape Maintenance District No. 1 (General City) (the "Maintenance District") represents various landscaped areas, parks and community trails located at various sites throughout the City. These sites consist of several non-contiguous areas throughout the City. As such, the parcels within this District do not represent a distinct district area as do the other LMD's within the City. Typically new parcels within this District have been annexed upon development.

The various sites maintained by the District consist of parkways, median islands, paseos, street trees, entry monuments, community trails and parks. The parks consist of Bear Gulch Park, East and West Beryl Park, Old Town Park, Church Street Park, Golden Oaks Park, Heritage Community Park, Hermosa Park, Red Hill Community Park, Lions Park, Napa Park, Don Tiburcio Tapia Park and the Rancho Cucamonga Adult Sports Complex).

Proposed additions to the Improvements for Project Tract 18976:

Street Trees 7 each

Exhibit C

Proposed Annual Assessment
Fiscal Year 2014/2015

The following table summarizes the assessment rate for Landscape Maintenance District No. 1 (General City) for Tract 18976:

| Land Use | Basis | EDU Factor* | Rate per EDU* |
|--------------------------|--------|-------------|---------------|
| Single Family | Parcel | 1.00 | \$92.21 |
| Multi-Family | Unit | 0.50 | 92.21 |
| Non-Residential Improved | Acre | 2.00 | 92.21 |
| Vacant | Acre | 0.25 | 92.21 |

*EBU means Equivalent Benefit Unit.

The proposed annual assessment for the property described in Exhibit A is as follows:

$$31 \text{ Units} \times 0.5 \text{ EBU Factor} \times \$ 92.21 \text{ Rate per EBU} = \$ 1,429.26 \text{ Annual Assessment}$$

RESOLUTION NO.15-070

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 1 (ARTERIAL STREETS) FOR TRACT 18976

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has previously formed a special maintenance district pursuant to the terms of the "Landscape and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act", said special maintenance district known and designated as Street Light Maintenance District No. 1 (Arterial Streets) (the "District"); and

WHEREAS, the provisions of Article 2 of Chapter 2 of the Act authorize the annexation of additional territory to the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, and assessment engineer's report, notices of public hearing and the right of majority protest may be waived in writing with the written consent of all of the owners of property within the territory to be annexed; and

WHEREAS, notwithstanding that such provisions of the Act related to the annexation of territory to the District, Article XIII D of the Constitution of the State of California ("Article XIII D") establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District on the territory proposed to be annexed to such District; and

WHEREAS, the owners of certain property described in Exhibit A attached hereto, and incorporated herein by this reference, have requested that such property (collectively, the "Territory") be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of certain improvements described in Exhibit B hereto (the "Improvements"); and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "Consent And Waiver To Annexation Of Certain Real Property To A Maintenance District And Approval Of The Levy Of Assessments On Such Real Property" (the "Consent and Waiver"); and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in Exhibit B attached hereto and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in Exhibit C attached hereto; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly agreed for themselves, their heirs, successors and assigns that:

(1) The proportionate special benefit derived by each parcel in the Territory from the District Improvements has been determined in relationship to the entirety of the maintenance and operation expenses of the Improvements;

(2) The proposed annual assessment does not exceed the reasonable cost of the proportional special benefit from the Improvements conferred on each parcel in the Territory.

(3) Only the special benefits derived or to be derived by each parcel in the Territory from the Improvements have been included in the proposed annual assessment.

WHEREAS, at this time the City Council desires to order the annexation of the Territory to the District and to authorize the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA HEREBY RESOLVES AS FOLLOWS:

SECTION 1: That the above recitals are true and correct.

SECTION 2: The City Council hereby finds and determines that:

- a. The annual assessments proposed to be levied on each parcel in the Territory do not exceed the reasonable cost of the proportional special benefit conferred on each such parcel from the Improvements.
- b. The proportional special benefit derived by each parcel in the Territory from the Improvements has been determined in relationship to the entirety of the cost of the maintenance of the Improvement.
- c. Only special benefits will be assessed on the Territory by the levy of the proposed annual assessments.

SECTION 3: This legislative body hereby orders the annexation the Territory to the District, approves the financing of the maintenance of the Improvements from the proceeds of annual assessments to be levied against the Territory and approves and orders the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C.

SECTION 4: All future proceedings of the District, including the levy of all assessments, shall be applicable to the Territory.

Exhibit A

Identification of the Owner and Description of the Property to be Annexed

The Owner of the Property is:

Madrone & Arrow LLC

The legal description of the Property is:

See attached Exhibit A

Assessor's Parcels Numbers of the Property:

APN 207-262-01, 207-262-02 & 207-262-03

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TENTATIVE MAP NO. TTM 18976 IS A SUBDIVISION OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CUCAMONGA FRUIT LANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 118 FEET;

THENCE WEST 399.84 FEET;

THENCE SOUTH 118 FEET;

THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-01-0-000

PARCEL 2:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN CUCAMONGA LANDS, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF MAPS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 133 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 116 FEET; THENCE WEST 399.84 FEET TO A POINT IN THE CENTER OF MADRONA AVENUE (FORMERLY ARROW HIGHWAY) THENCE SOUTH 116 FEET; THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-02-0-000

PARCEL 3:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE CUCAMONGA LANDS, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 249 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 116 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DONALD W. SMITH AND WIFE, BY DEED DATED MARCH 21, 1946, AND RECORDED MAY 7, 1946, AS INSTRUMENT NO. 99, OFFICIAL RECORDS;

EXHIBIT A
(Continued)

THENCE WEST 399.84 FEET TO A POINT IN THE CENTER OF ARROW HIGHWAY;
THENCE SOUTH 116 FEET MORE OR LESS TO A POINT DUE WEST OF THE POINT OF BEGINNING;
THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-03-0-000

Exhibit B

Description of the District Improvements
Fiscal Year 2014/2015

Street Light Maintenance District No. 1 (Arterial Streets):

Street Light Maintenance District No. 1 (Arterial Streets) (the "Maintenance District") is used to fund the maintenance and/or installation of street lights and traffic signals located on arterial streets throughout the City. These sites consist of several non-contiguous areas throughout the City.

The sites maintained by the district consist of street lights on arterial streets and traffic signals on arterial streets within the rights-of-way or designated easements of streets dedicated to the City.

Proposed additions to the Improvements for Project Tract 18976:

Street Lights 2 each (Madrone Avenue)

Exhibit C

Proposed Annual Assessment
Fiscal Year 2014/2015

Street Light Maintenance District No.1 (Arterial Streets):

The following table summarizes the assessment rate for Street Light Maintenance District No.1 (Arterial Streets) for Tract 18976:

| Land Use | Basis | EBU Factor* | Rate per EBU* |
|---------------|--------|-------------|---------------|
| Single Family | Parcel | 1.00 | \$17.77 |
| Multi-Family | Parcel | 1.00 | 17.77 |
| Commercial | Acre | 2.00 | 17.77 |
| Vacant | Acre | 2.00 | 17.77 |

*EBU means Equivalent Benefit Unit.

The proposed annual assessment for the property described in Exhibit A is as follows:

31 units x 1 EBU Factor x \$17.77 Rate per EBU = \$ 550.87 Annual Assessment

RESOLUTION NO. 15-071

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 2 (LOCAL STREETS) FOR TRACT 18976

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has previously formed a special maintenance district pursuant to the terms of the "Landscape and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act", said special maintenance district known and designated as Street Light Maintenance District No. 2 (Local Streets) (the "District"); and

WHEREAS, the provisions of Article 2 of Chapter 2 of the Act authorize the annexation of additional territory to the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, and assessment engineer's report, notices of public hearing and the right of majority protest may be waived in writing with the written consent of all of the owners of property within the territory to be annexed; and

WHEREAS, notwithstanding that such provisions of the Act related to the annexation of territory to the District, Article XIII D of the Constitution of the State of California ("Article XIII D") establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District on the territory proposed to be annexed to such District; and

WHEREAS, the owners of certain property described in Exhibit A attached hereto, and incorporated herein by this reference, have requested that such property (collectively, the "Territory") be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of certain improvements described in Exhibit B hereto (the "Improvements"); and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "Consent And Waiver To Annexation Of Certain Real Property To A Maintenance District And Approval Of The Levy Of Assessments On Such Real Property" (the "Consent and Waiver"); and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in Exhibit B attached hereto and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in Exhibit C attached hereto; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly agreed for themselves, their heirs, successors and assigns that:

(1) The proportionate special benefit derived by each parcel in the Territory from the District Improvements has been determined in relationship to the entirety of the maintenance and operation expenses of the Improvements;

(2) The proposed annual assessment does not exceed the reasonable cost of the proportional special benefit from the Improvements conferred on each parcel in the Territory.

(3) Only the special benefits derived or to be derived by each parcel in the Territory from the Improvements have been included in the proposed annual assessment.

WHEREAS, at this time the City Council desires to order the annexation of the Territory to the District and to authorize the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA HEREBY RESOLVES AS FOLLOWS:

SECTION 1: That the above recitals are true and correct.

SECTION 2: The City Council hereby finds and determines that:

- a. The annual assessments proposed to be levied on each parcel in the Territory do not exceed the reasonable cost of the proportional special benefit conferred on each such parcel from the Improvements.
- b. The proportional special benefit derived by each parcel in the Territory from the Improvements has been determined in relationship to the entirety of the cost of the maintenance of the Improvement.
- c. Only special benefits will be assessed on the Territory by the levy of the proposed annual assessments.

SECTION 3: This legislative body hereby orders the annexation the Territory to the District, approves the financing of the maintenance of the Improvements from the proceeds of annual assessments to be levied against the Territory and approves and orders the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C.

SECTION 4: All future proceedings of the District, including the levy of all assessments, shall be applicable to the Territory.

Exhibit A

Identification of the Owner and Description of the Property to be Annexed

The Owner of the Property is:

Madrone & Arrow LLC

The legal description of the Property is:

See attached Exhibit A

Assessor's Parcels Numbers of the Property:

APN 207-262-01, 207-262-02 & 207-262-03

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TENTATIVE MAP NO. TTM 18976 IS A SUBDIVISION OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CUCAMONGA FRUIT LANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 118 FEET;

THENCE WEST 399.84 FEET;

THENCE SOUTH 118 FEET;

THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-01-0-000

PARCEL 2:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN CUCAMONGA LANDS, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF MAPS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 133 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 116 FEET; THENCE WEST 399.84 FEET TO A POINT IN THE CENTER OF MADRONA AVENUE (FORMERLY ARROW HIGHWAY) THENCE SOUTH 116 FEET; THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-02-0-000

PARCEL 3:

THAT PORTION OF LOT 18, SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE CUCAMONGA LANDS, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 256.41 FEET WEST AND 249 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT;

THENCE NORTH 116 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DONALD W. SMITH AND WIFE, BY DEED DATED MARCH 21, 1946, AND RECORDED MAY 7, 1946, AS INSTRUMENT NO. 99, OFFICIAL RECORDS;

EXHIBIT A
(Continued)

THENCE WEST 399.84 FEET TO A POINT IN THE CENTER OF ARROW HIGHWAY;

THENCE SOUTH 116 FEET MORE OR LESS TO A POINT DUE WEST OF THE POINT OF BEGINNING;

THENCE EAST 399.84 FEET TO THE POINT OF BEGINNING.

APN: 0207-262-03-0-000

Exhibit B

Description of the District Improvements
Fiscal Year 2014/2015

Street Light Maintenance District No. 2 (Local Streets):

Street Light Maintenance District No. 2 (Local Streets) (the "Maintenance District") is used to fund the maintenance and/or installation of street lights and traffic signals located on local streets throughout the City but excluding those areas already in another local maintenance district. Generally, this area encompasses the residential area of the City west of Haven Avenue.

The sites maintained by the District consist of street lights on local streets and traffic signals (or a portion thereof) on local streets generally west of Haven Avenue.

Proposed additions to the Improvements for Project TRACT 18976:

Street Lights 0 Each

Exhibit C

Proposed Annual Assessment
Fiscal Year 2014/2015

Street Light Maintenance District No. 2 (Local Streets):

The following table summarizes the assessment rate for Street Light Maintenance District No. 2 (Local Streets) for Tract 18976:

| Land Use | Basis | EBU Factor* | Rate per EBU* |
|---------------|--------|-------------|---------------|
| Single Family | Parcel | 1.00 | \$39.97 |
| Multi-Family | Unit | 1.00 | 39.97 |
| Commercial | Acre | 2.00 | 39.97 |
| Vacant | Acre | 2.00 | 39.97 |

*EBU means Equivalent Benefit Unit.

The proposed annual assessment for the property described in Exhibit A is as follows:

$$\underline{31} \text{ Units} \times \underline{1} \text{ EBU Factor} \times \$ 39.97 \text{ Rate per EBU} = \$ 1,239.07 \text{ Annual Assessment}$$

RESOLUTION NO. 15-072

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RELEASING REAL PROPERTY LIENS FOR ASSESSOR PARCEL NUMBERS 207-262-01, 207-262-02 AND 207-262-03 FROM HC VINEYARD, LLC (PARCEL MAP 16141)

WHEREAS, the City Council of the City of Rancho Cucamonga adopted Resolution No. 07-284 approving a Reimbursement Agreement (DRC-37) from HC Vineyard, LLC; and

WHEREAS, said Reimbursement Agreement was recorded in Official Records of San Bernardino County, California, on December 18, 2007, as Document No. 2007-070203; and

WHEREAS, said real property liens for Assessor Parcel Numbers 207-262-01, 207-262-02 and 207-262-03 are no longer required.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cucamonga does hereby release said real property liens for Assessor Parcel Numbers 207-262-01, 207-262-02 and 207-262-03 from HC Vineyard, LLC (Parcel Map 16141) and that the City Clerk shall cause Release of Lien to be recorded in the office of the County Recorder of San Bernardino County, California.



STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Mark A. Steuer, Director of Engineering Services/City Engineer

By: Willie Valbuena, Assistant Engineer

Subject: CONSIDERATION OF APPROVAL OF MAP, IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITIES, MONUMENTATION CASH DEPOSIT AND ORDERING THE ANNEXATION TO LANDSCAPE MAINTENANCE DISTRICT NO. 7 AND STREET LIGHT MAINTENANCE DISTRICT NOS. 1 AND 7 FOR PARCEL MAP 19528, LOCATED ON THE SOUTH SIDE OF BANYAN STREET, EAST OF EAST AVENUE, SUBMITTED BY DIAR LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

RECOMMENDATION

It is recommended that the City Council adopt the attached resolutions approving the Final Parcel Map, Improvement Agreement, Improvement Securities, Monumentation Cash Deposit and ordering the annexation to Landscape Maintenance District No. 7 and Street Light Maintenance District Nos. 1 and 7 for Parcel Map 19528 and authorizing the Mayor to sign said agreements and authorizing the City Clerk to cause said map to record.

BACKGROUND/ANALYSIS

Tentative Parcel Map 19528, located on the south side of Banyan Street, east of East Avenue, within the Very Low (VL) Development District of the Etiwanda North Specific Plan, was approved by the Planning Commission on November 12, 2014. This project is for a residential subdivision of 2 single family lots on 1.35 acres of land.

The Developer, Diar LLC, a California Limited Liability Company, is submitting an Improvement Agreement, Improvement Securities and Monumentation Cash Deposit to guarantee the construction of the public improvements in the following amounts:

| | |
|----------------------------|--------------|
| Faithful Performance Bond | \$ 59,500.00 |
| Labor and Material Bond | \$ 59,500.00 |
| Monumentation Cash Deposit | \$ 2,673.00 |

Copies of the agreement and securities are available in the City Clerk's Office.

The Consent and Waiver to Annexation forms signed by the Developer are on file in the City Clerk's Office.

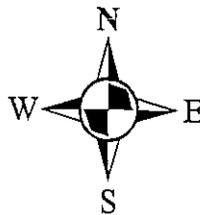
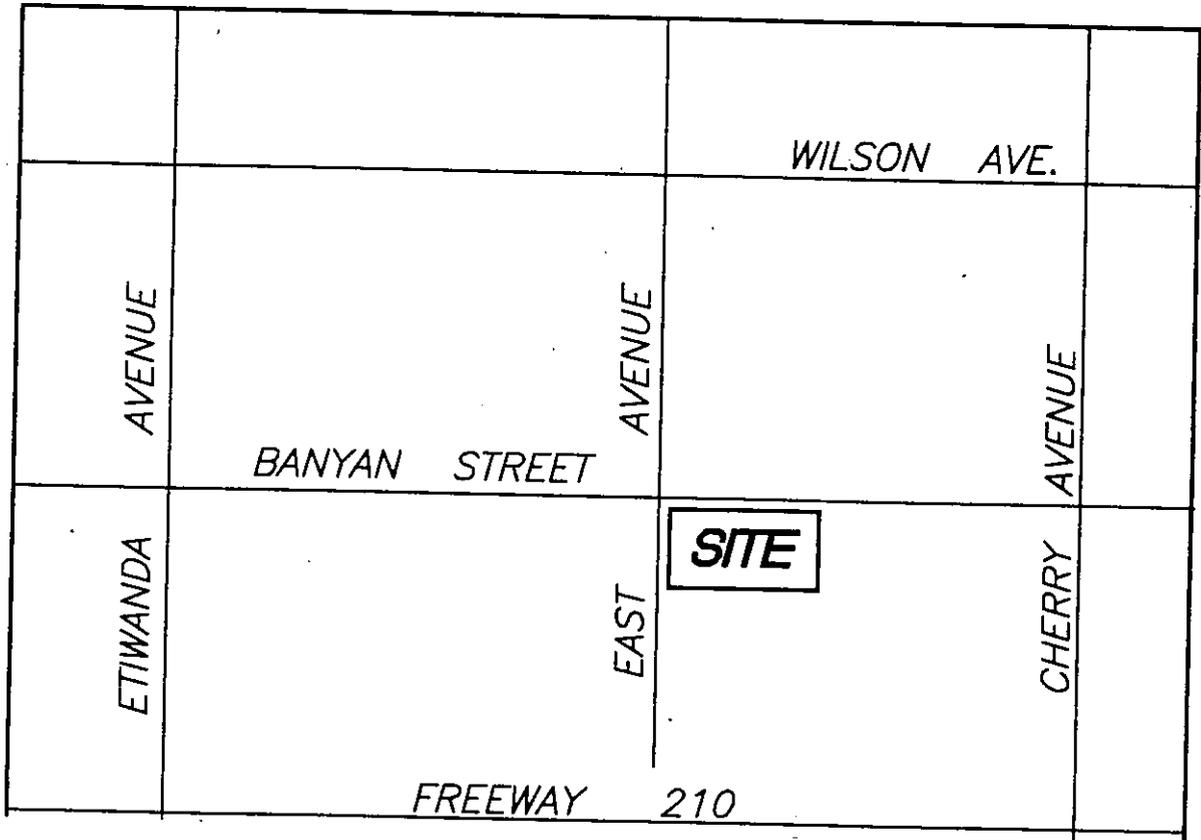
Respectfully submitted,

Mark A. Steuer
Director of Engineering Services/City Engineer

MAS:WAV/rif

Attachment

City of Rancho Cucamonga
Engineering Division
Vicinity Map



Item: PARCEL MAP 19528

Title: VICINITY MAP

RESOLUTION NO. 15- 073

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING THE FINAL MAP, IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITIES AND MONUMENTATION CASH DEPOSIT FOR PARCEL MAP 19528

WHEREAS, Tentative Parcel Map 19528, submitted by Diar LLC, a California Limited Liability Company and consisting of a subdivision of 1.35 acres of land into 2 single family lots, located on the south side of Banyan Street, east of East Avenue, was approved by the Planning Commission on November 12, 2014; and

WHEREAS, Parcel Map 19528 is the final map of the division of land approved as shown on the Tentative Tract Map; and

WHEREAS, all the requirements established as prerequisite to approval of the installation of public street improvements by the City Council of said City have now been met by posting the Improvement Securities and Monumentation Cash Deposit by Diar LLC, a California Limited Liability Company, as developer; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, HEREBY RESOLVES, that said Improvement Agreement, Improvement Securities and Monumentation Cash Deposit submitted by said developer be and the same are hereby approved and the Mayor is hereby authorized to sign said Improvement Agreement on behalf of the City of Rancho Cucamonga and that said Parcel Map 19528 be and the same is hereby approved and the City Engineer is authorized to present same to the County Recorder to be filed for record.

RESOLUTION NO. 15-074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO LANDSCAPE MAINTENANCE DISTRICT NO. 7 (NORTH ETIWANDA) FOR PARCEL MAP 19528

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has previously formed a special maintenance district pursuant to the terms of the "Landscape and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act", said special maintenance district known and designated as Landscape Maintenance District No. 7 (North Etiwanda) (the "District"); and

WHEREAS, the provisions of Article 2 of Chapter 2 of the Act authorize the annexation of additional territory to the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, and assessment engineer's report, notices of public hearing and the right of majority protest may be waived in writing with the written consent of all of the owners of property within the territory to be annexed; and

WHEREAS, notwithstanding that such provisions of the Act related to the annexation of territory to the District, Article XIII D of the Constitution of the State of California ("Article XIII D") establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District on the territory proposed to be annexed to such District; and

WHEREAS, the owners of certain property described in Exhibit A attached hereto, and incorporated herein by this reference, have requested that such property (collectively, the "Territory") be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of certain improvements described in Exhibit B hereto (the "Improvements"); and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "Consent And Waiver To Annexation Of Certain Real Property To A Maintenance District And Approval Of The Levy Of Assessments On Such Real Property" (the "Consent and Waiver"); and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in Exhibit B attached hereto and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in Exhibit C attached hereto; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly agreed for themselves, their heirs, successors and assigns that:

(1) The proportionate special benefit derived by each parcel in the Territory from the District Improvements has been determined in relationship to the entirety of the maintenance and operation expenses of the Improvements;

(2) The proposed annual assessment does not exceed the reasonable cost of the proportional special benefit from the Improvements conferred on each parcel in the Territory.

(3) Only the special benefits derived or to be derived by each parcel in the Territory from the Improvements have been included in the proposed annual assessment.

WHEREAS, at this time the City Council desires to order the annexation of the Territory to the District and to authorize the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA HEREBY RESOLVES AS FOLLOWS:

SECTION 1: That the above recitals are true and correct.

SECTION 2: The City Council hereby finds and determines that:

a. The annual assessments proposed to be levied on each parcel in the Territory do not exceed the reasonable cost of the proportional special benefit conferred on each such parcel from the Improvements.

b. The proportional special benefit derived by each parcel in the Territory from the Improvements has been determined in relationship to the entirety of the cost of the maintenance of the Improvement.

c. Only special benefits will be assessed on the Territory by the levy of the proposed annual assessments.

SECTION 3: This legislative body hereby orders the annexation the Territory to the District, approves the financing of the maintenance of the Improvements from the proceeds of annual assessments to be levied against the Territory and approves and orders the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C.

SECTION 4: All future proceedings of the District, including the levy of all assessments, shall be applicable to the Territory.

Exhibit A

Identification of the Owner and Description of the Property to be Annexed

The Owner of the Property is:

Diar, LLC, a California Limited Liability Company

The legal description of the Property is:

BEING A SUBDIVISION OF PARCEL 2 AND PORTION OF PARCEL 4, PARCEL MAP 5441, RECORDED IN PARCEL MAP BOOK 62, PAGES 21 AND 22, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

Assessor's Parcels Numbers of the Property:

225-191-37

Exhibit B

Description of the District Improvements
Fiscal Year 2014/2015

Landscape Maintenance District No. 7 (North Etiwanda):

Landscape Maintenance District No. 7 (North Etiwanda) (the "Maintenance District") represents landscape sites throughout the Etiwanda North Area.

The various sites maintained by the district consist of parkways, median islands, paseos, street trees, community trails and Etiwanda Creek Park.

Proposed additions to the Improvements for Project Parcel Map 19528:

| | |
|--------------------|--------|
| Street trees | 6 each |
| Decomposed Granite | 30 CY |
| PVC Fence | 321 LF |

Exhibit C

Proposed Annual Assessment
Fiscal Year 2014/2015

Landscape Maintenance District No. 7 (North Etiwanda):

The following table summarizes the assessment rate for Landscape Maintenance District No. 7 (North Etiwanda) for Parcel Map 19528:

| Land Use | Basis | EBU Factor* | Rate per EBU* |
|------------------------|--------|-------------|---------------|
| Single Family | Parcel | 1.00 | \$307.05 |
| Multi-Family | Parcel | 1.00 | 307.05 |
| Commercial/ Industrial | Acre | 2.00 | 307.05 |
| Vacant | Acre | 0.25 | 307.05 |

*EBU means Equivalent Benefit Unit.

The proposed annual assessment for the property described in Exhibit A is as follows:

2 Parcels x 1 EBU Factor x \$307.05 Rate Per EBU = \$ 614.10 Annual Assessment

RESOLUTION NO. 15-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 1 (ARTERIAL STREETS) FOR PARCEL MAP 19528

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has previously formed a special maintenance district pursuant to the terms of the "Landscape and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act", said special maintenance district known and designated as Street Light Maintenance District No. 1 (Arterial Streets) (the "District"); and

WHEREAS, the provisions of Article 2 of Chapter 2 of the Act authorize the annexation of additional territory to the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, and assessment engineer's report, notices of public hearing and the right of majority protest may be waived in writing with the written consent of all of the owners of property within the territory to be annexed; and

WHEREAS, notwithstanding that such provisions of the Act related to the annexation of territory to the District, Article XIII D of the Constitution of the State of California ("Article XIII D") establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District on the territory proposed to be annexed to such District; and

WHEREAS, the owners of certain property described in Exhibit A attached hereto, and incorporated herein by this reference, have requested that such property (collectively, the "Territory") be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of certain improvements described in Exhibit B hereto (the "Improvements"); and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "Consent And Waiver To Annexation Of Certain Real Property To A Maintenance District And Approval Of The Levy Of Assessments On Such Real Property" (the "Consent and Waiver"); and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in Exhibit B attached hereto and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in Exhibit C attached hereto; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly agreed for themselves, their heirs, successors and assigns that:

(1) The proportionate special benefit derived by each parcel in the Territory from the District Improvements has been determined in relationship to the entirety of the maintenance and operation expenses of the Improvements;

(2) The proposed annual assessment does not exceed the reasonable cost of the proportional special benefit from the Improvements conferred on each parcel in the Territory.

(3) Only the special benefits derived or to be derived by each parcel in the Territory from the Improvements have been included in the proposed annual assessment.

WHEREAS, at this time the City Council desires to order the annexation of the Territory to the District and to authorize the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA HEREBY RESOLVES AS FOLLOWS:

SECTION 1: That the above recitals are true and correct.

SECTION 2: The City Council hereby finds and determines that:

- a. The annual assessments proposed to be levied on each parcel in the Territory do not exceed the reasonable cost of the proportional special benefit conferred on each such parcel from the Improvements.
- b. The proportional special benefit derived by each parcel in the Territory from the Improvements has been determined in relationship to the entirety of the cost of the maintenance of the Improvement.
- c. Only special benefits will be assessed on the Territory by the levy of the proposed annual assessments.

SECTION 3: This legislative body hereby orders the annexation the Territory to the District, approves the financing of the maintenance of the Improvements from the proceeds of annual assessments to be levied against the Territory and approves and orders the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C.

SECTION 4: All future proceedings of the District, including the levy of all assessments, shall be applicable to the Territory.

Exhibit A

Identification of the Owner and Description of the Property to be Annexed

The Owner of the Property is:

Diar, LLC, a California Limited Liability Company

The legal description of the Property is:

BEING A SUBDIVISION OF PARCEL 2 AND PORTION OF PARCEL 4, PARCEL MAP 5441, RECORDED IN PARCEL MAP BOOK 62, PAGES 21 AND 22, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

Assessor's Parcels Numbers of the Property:

225-191-37

Exhibit B

Description of the District Improvements
Fiscal Year 2014/2015

Street Light Maintenance District No. 1 (Arterial Streets):

Street Light Maintenance District No. 1 (Arterial Streets) (the "Maintenance District") is used to fund the maintenance and/or installation of street lights and traffic signals located on arterial streets throughout the City. These sites consist of several non-contiguous areas throughout the City.

The sites maintained by the district consist of street lights on arterial streets and traffic signals on arterial streets within the rights-of-way or designated easements of streets dedicated to the City.

Proposed additions to the Improvements for Project Parcel Map 19528:

Street Light 1 each

Exhibit C

Proposed Annual Assessment
Fiscal Year 2014/2015

Street Light Maintenance District No.1 (Arterial Streets):

The following table summarizes the assessment rate for Street Light Maintenance District No.1 (Arterial Streets) for Parcel Map 19528:

| Land Use | Basis | EBU Factor* | Rate per EBU* |
|---------------|--------|-------------|---------------|
| Single Family | Parcel | 1.00 | \$17.77 |
| Multi-Family | Parcel | 1.00 | 17.77 |
| Commercial | Acre | 2.00 | 17.77 |
| Vacant | Acre | 2.00 | 17.77 |

*EBU means Equivalent Benefit Unit.

The proposed annual assessment for the property described in Exhibit A is as follows:

$$2 \text{ Parcels} \times 1 \text{ EBU Factor} \times \$17.77 \text{ Rate per EBU} = \$ \underline{35.54} \text{ Annual Assessment}$$

RESOLUTION NO. 15-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO STREET LIGHT MAINTENANCE DISTRICT NO. 7 (NORTH ETIWANDA) FOR PARCEL MAP 19528

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has previously formed a special maintenance district pursuant to the terms of the "Landscape and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act", said special maintenance district known and designated as Street Light Maintenance District No. 7 (North Etiwanda) (the "District"); and

WHEREAS, the provisions of Article 2 of Chapter 2 of the Act authorize the annexation of additional territory to the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, and assessment engineer's report, notices of public hearing and the right of majority protest may be waived in writing with the written consent of all of the owners of property within the territory to be annexed; and

WHEREAS, notwithstanding that such provisions of the Act related to the annexation of territory to the District, Article XIII D of the Constitution of the State of California ("Article XIII D") establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District on the territory proposed to be annexed to such District; and

WHEREAS, the owners of certain property described in Exhibit A attached hereto, and incorporated herein by this reference, have requested that such property (collectively, the "Territory") be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of certain improvements described in Exhibit B hereto (the "Improvements"); and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "Consent And Waiver To Annexation Of Certain Real Property To A Maintenance District And Approval Of The Levy Of Assessments On Such Real Property" (the "Consent and Waiver"); and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in Exhibit B attached hereto and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in Exhibit C attached hereto; and

WHEREAS, by such Consent and Waiver, all of the owners of the Territory have also expressly agreed for themselves, their heirs, successors and assigns that:

(1) The proportionate special benefit derived by each parcel in the Territory from the District Improvements has been determined in relationship to the entirety of the maintenance and operation expenses of the Improvements;

(2) The proposed annual assessment does not exceed the reasonable cost of the proportional special benefit from the Improvements conferred on each parcel in the Territory.

(3) Only the special benefits derived or to be derived by each parcel in the Territory from the Improvements have been included in the proposed annual assessment.

WHEREAS, at this time the City Council desires to order the annexation of the Territory to the District and to authorize the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C hereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA HEREBY RESOLVES AS FOLLOWS:

SECTION 1: That the above recitals are true and correct.

SECTION 2: The City Council hereby finds and determines that:

- a. The annual assessments proposed to be levied on each parcel in the Territory do not exceed the reasonable cost of the proportional special benefit conferred on each such parcel from the Improvements.
- b. The proportional special benefit derived by each parcel in the Territory from the Improvements has been determined in relationship to the entirety of the cost of the maintenance of the Improvement.
- c. Only special benefits will be assessed on the Territory by the levy of the proposed annual assessments.

SECTION 3: This legislative body hereby orders the annexation the Territory to the District, approves the financing of the maintenance of the Improvements from the proceeds of annual assessments to be levied against the Territory and approves and orders the levy of annual assessments against the Territory in amounts not to exceed the amounts set forth in Exhibit C.

SECTION 4: All future proceedings of the District, including the levy of all assessments, shall be applicable to the Territory.

Exhibit A

Identification of the Owner and Description of the Property to be Annexed

The Owner of the Property is:

Diar, LLC, a California Limited Liability Company

The legal description of the Property is:

BEING A SUBDIVISION OF PARCEL 2 AND PORTION OF PARCEL 4, PARCEL MAP 5441, RECORDED IN PARCEL MAP BOOK 62, PAGES 21 AND 22, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

Assessor's Parcels Numbers of the Property:

225-191-37

Exhibit B

Description of the District Improvements
Fiscal Year 2014/2015

Street Light Maintenance District No. 7 (North Etiwanda):

Street Light Maintenance District No. 7 (North Etiwanda) (the "Maintenance District") is used to fund the maintenance and/or installation of street lights and traffic signals located on local streets in what is termed the North Etiwanda area of the City. Generally, this area encompasses the area of the City east of Day Creek Channel and north of Highland Avenue within the incorporated area of the City.

The sites maintained by the district consist of street lights on local streets and traffic signals (or a portion thereof) on local streets within the North Etiwanda area.

Proposed additions to the Improvements for Project Parcel Map 19528:

Street Light 0 each

Exhibit C

Proposed Annual Assessment
Fiscal Year 2014/2015

Street Light Maintenance District No. 7 (North Etiwanda):

The following table summarizes the assessment rate for Street Light Maintenance District No. 7 (North Etiwanda) for Parcel Map:

| Land Use | Basis | EBU Factor* | Rate per EBU* |
|------------------------|-------|-------------|---------------|
| Single Family | Unit | 1.00 | \$33.32 |
| Multi-Family | Unit | 1.00 | 33.32 |
| Commercial/ Industrial | Acre | 2.00 | 33.32 |
| Vacant | Acre | 2.00 | 33.32 |

*EBU means Equivalent Benefit Unit.

The proposed annual assessment for the property described in Exhibit A is as follows:

$$2 \text{ Parcels} \times 1 \text{ EBU Factor} \times \$33.32 \text{ Rate per EBU} = \$ 66.64 \text{ Annual Assessment}$$



STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Mark A. Steuer, Director of Engineering Services/City Engineer

By: Carlo Cambare, Engineering Technician

Subject: CONSIDERATION OF APPROVAL OF IMPROVEMENT AGREEMENT EXTENSION FOR TRACT 18212, LOCATED NORTHWEST CORNER OF BASE LINE ROAD AND SAN CARMELA COURT, SUBMITTED BY DR HORTON LOS ANGELES HOLDING COMPANY, INC.

RECOMMENDATION

It is recommended that City Council adopt the attached resolution accepting the subject agreement extension and security and authorizing the Mayor and City Clerk to sign said agreement.

BACKGROUND/ANALYSIS

Improvement Agreement and Improvement Security to guarantee the construction of the public improvements for Tract 18212 were approved by the City Council on May 21, 2014, in the following amounts:

| | | |
|----------------------------|----|------------|
| Faithful Performance Bond: | \$ | 159,400.00 |
| Labor and Material Bond: | \$ | 159,400.00 |

Construction is still in progress. The developer, DR Horton a Los Angeles Holding Company, Inc., is requesting approval of a 12-month extension on said improvement agreement.

Residential development: TR 18212

No. of lots: 67

Estimated percentage of completed public improvements: 90%

No. of occupied lots: 32

No. of lots currently in construction: 17

Copies of the Improvement Agreement Extension are available in the City Clerk's office.

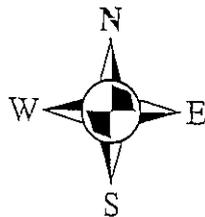
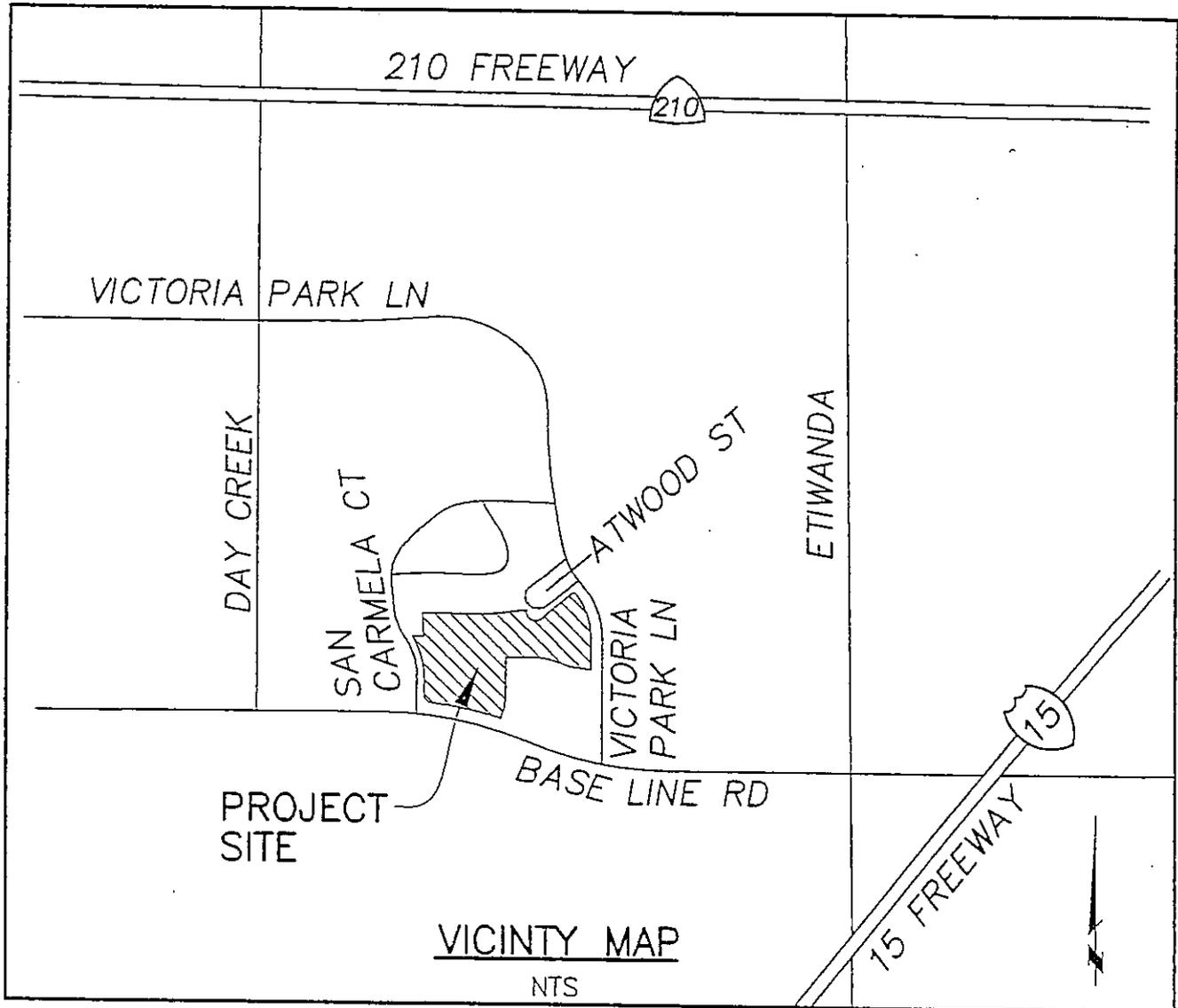
Respectfully submitted,

Mark A. Steuer
Director of Engineering Services/City Engineer

MAS:CC/rif

Attachment

City of Rancho Cucamonga Engineering Division Vicinity Map



Item: TRACT 18212
Title: VICINITY MAP

RESOLUTION NO. 15-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING IMPROVEMENT AGREEMENT EXTENSION AND IMPROVEMENT SECURITY FOR TRACT 18212

WHEREAS, the City Council of the City of Rancho Cucamonga, California, has for its consideration an Improvement Agreement Extension executed on May 20, 2015, by DR Horton Los Angeles Holding Company, Inc., as developer, for the improvement of public right-of-way adjacent to the real property specifically described therein, and generally located at the north east corner of Base Line Road and San Carmela Court; and

WHEREAS, the installation of such improvements, described in said Improvement Agreement and subject to the terms thereof, is to be done in conjunction with the development of said Tract 18212; and

WHEREAS, said Improvement Agreement Extension is secured and accompanied by good and sufficient Improvement Security, which is identified in said Improvement Agreement Extension.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, HEREBY RESOLVES that said Improvement Agreement Extension and said Improvement Security be and the same are hereby approved and the Mayor is hereby authorized to sign said Improvement Agreement Extension on behalf of the City of Rancho Cucamonga, and the City Clerk to attest thereto.



STAFF REPORT

ADMINISTRATIVE SERVICES GROUP

Date: May 20, 2015

To: Mayor and Members of City Council
John R. Gillison, City Manager

From: Lori E. Sassoon, Deputy City Manager/Administrative Services *LS*

By: Ingrid Y. Bruce, GIS/Special Districts Manager *IB*

Subject: **CONSIDERATION OF APPROVAL OF A RESOLUTION DECLARING INTENTION TO ESTABLISH WEST-SIDE NEIGHBORHOOD PARKS AND STREET LIGHTING COMMUNITY FACILITIES DISTRICT NO. 1 OF THE CITY OF RANCHO CUCAMONGA AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEIRIN TO FINANCE CERTAIN FACILITIES AND SERVICES.**

RECOMMENDATION

It is recommended that the City Council approve a resolution declaring its intention to establish West-Side Neighborhood Parks and Street Lighting Community Facilities District (CFD) No.1 and to authorize the levy of a special tax in the CFD to finance certain facilities and services. This action is recommended in accordance and pursuant to the City policy.

BACKGROUND

The proposed CFD would replace the existing Park District PD-85, Landscape Maintenance Districts 1, 3A, 3B, and 5, and Street Lighting Districts 2 and 6. These districts would be completely dissolved and their assessment eliminated beginning in Fiscal Year 2016-17 upon the formation of the proposed CFD and approval of the levy of special taxes within such CFD by the qualified electors of such CFD. At the City Council meeting of April 1, 2015, the City Council approved a Resolution adopting a boundary map of the proposed CFD.

In order to form the CFD, several preliminary actions are required by the City Council. One of those actions is the adoption of a Resolution of Intention to establish the CFD and to authorize the levy of a special tax to finance certain facilities and services. The Rate and Method of Apportionment of the special tax describing the proposed levy of special taxes within the CFD is attached as Exhibit A to the Resolution.

The adoption of this Resolution not only declares the City's intention to establish the CFD and authorize, subject to the approval of the registered voters of the CFD, and the levy of special taxes within the CFD but also sets a time and place of a public hearing on these matters. The public hearing is scheduled for July 1, 2015. At the public hearing the City Council will take testimony and make a final determination as to whether or not to form the district. If the City Council decides to form the CFD then an election is held of the registered voters within the boundaries of the CFD. The adoption of this Resolution does not obligate the City Council to form the CFD.

CONSIDERATION OF APPROVAL OF A RESOLUTION DECLARING INTENTION TO ESTABLISH WEST-SIDE NEIGHBORHOOD PARKS AND STREET LIGHTING COMMUNITY FACILITIES DISTRICT NO. 1 OF THE CITY OF RANCHO CUCAMONGA AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE CERTAIN FACILITIES AND SERVICES.

MAY 20, 2015

This action meets the statutory requirements for forming a CFD. This action is also consistent with established City CFD goals and policy. For these reasons, it is recommended that the City Council approve this Resolution.

Attachments:
Resolution
Exhibit "A"

RESOLUTION NO. 15-079**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, DECLARING ITS INTENTION TO ESTABLISH WEST-SIDE NEIGHBORHOOD PARKS AND STREET LIGHTING COMMUNITY FACILITIES DISTRICT NO. 1 OF THE CITY OF RANCHO CUCAMONGA AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE CERTAIN FACILITIES AND SERVICES**

WHEREAS, the City Council of the City of Rancho Cucamonga, California (the "City Council") at this time desires to initiate proceedings to create a community facilities district pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act") for the purpose of financing the facilities and services described herein below necessary to serve the properties within such community facilities district; and

WHEREAS, this community facilities district shall hereinafter be referred to as West-Side Neighborhood Parks and Street Lighting Community Facilities District No. 1 of the City of Rancho Cucamonga (the "District"); and

WHEREAS, the Act provides that the City Council may initiate proceedings to establish a community facilities district only if it has first considered and adopted local goals and policies concerning the use of the Act; and

WHEREAS, this City Council has adopted local goals and policies as required pursuant to the Act; and

WHEREAS, this City Council is now desires to proceed to adopt its Resolution of Intention to initiate proceedings for the establishment of such District, to set forth the boundaries for such District, to indicate the type of facilities and services proposed to be

financed by such District, to indicate the rate and apportionment of special taxes sufficient to finance such facilities and services, and to set a time and place for a public hearing relating to the establishment of such District; and

WHEREAS, a map of such District (the "Boundary Map") has been submitted to the City Council showing the boundaries of the territory proposed for inclusion in the District upon the initial establishment thereof including properties and parcels of land proposed to be subject to the levy of special taxes by the District and such map has been adopted by resolution of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rancho Cucamonga, California, as follows:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Initiation of Proceedings. These proceedings are initiated by this City Council pursuant to the authorization of Section 53318 of the Government Code of the State of California.

Section 3. Boundaries of District. It is the intention of this City Council to establish the District pursuant to the provisions of the Act, and to determine the boundaries and parcels on which special taxes may be levied to finance certain facilities and services. A description of the boundaries of the territory proposed for inclusion in the District including properties and parcels of land proposed to be subject to the levy of special taxes by the District is as follows:

All that property as shown on the Boundary Map as previously approved by this City Council, such map designated as "Proposed Boundary Map of West-Side Neighborhood Parks

and Street Lighting Community Facilities District No. 1 of the City of Rancho Cucamonga, County of San Bernardino, State of California” a copy of which is on file in the Office of the City Clerk of the City Council and shall remain open for public inspection.

Section 4. Name of the Community Facilities District. The name of the Community Facilities District proposed to be established shall be known and designated as “West-Side Neighborhood Parks and Street Lighting Community Facilities District No. 1 of the City of Rancho Cucamonga.”

Section 5. Description of Public Facilities and Services. The types of public facilities and services proposed to be provided for and financed by the proposed community facilities district are:

- (a) Parks, trails, landscaped areas, medians, and park and recreation improvements, including but not limited to playground equipment, restrooms, sports field, lighting and water features, acquisition and/or installation of street lighting and other improvements placed in parks, trails, medians, or landscaped areas (the “Facilities”); and
- (b) the services which are proposed to be funded with the revenues from special taxes which are to be levied on parcels of taxable property within the District are the maintenance of public parks, trails, park and recreation improvements throughout the District and public parkways and open space areas, including but not limited to, street trees, graffiti removal, replacement, repair or rehabilitation of playground equipment, restrooms, sports field, lighting and water features, street lighting and other improvements placed in parks, trails, medians, or landscaped areas, public safety services provided

within the park and recreation areas, public parkways and open spaces, landscape and street lighting, including but not limited to furnishing of electric current or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements within the District (the "Services"); and

(c) The incidental expenses which will be incurred are: (i) the cost of planning and designing the Facilities and the cost of environmental evaluations thereof, (ii) all costs associated with the formation of the proposed community facilities district, the determination of the amount of and collection of special taxes, the payment of special taxes, and costs otherwise incurred in order to carry out the authorized purposes of the community facilities district, and (iii) any other expenses incidental to the construction, completion, and inspection of the Facilities and the provision of the Services.

Section 6. Special Tax. It is hereby further proposed that, except where funds are otherwise available, a special tax sufficient to finance the Facilities and Services and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all non-exempt real property in the District, will be levied annually within the boundaries of the District. For further particulars as to the rate and method of apportionment of the proposed special tax, reference is made to the attached and incorporated Exhibit A (the "Rate and Method"), which sets forth in sufficient detail the rate and method of apportionment of the special tax to allow each landowner or resident within the proposed District to clearly estimate the maximum amount of that such person will have to pay for the Facilities and Services.

In addition, pursuant to Government Code Section 53321, the maximum amounts of special taxes which may be levied in any fiscal year on parcels within the proposed

community facilities district which are used for private residential purposes ("Residential Parcels") are specified in dollar amounts in Exhibit "A" hereto. Special taxes shall not be used on any Residential Parcels to finance the acquisition and construction of Facilities after June 30, 2036, or earlier upon a determination by the City Council as set forth in the Rate and Method of Apportionment, attached hereto as Exhibit "A." Special taxes shall be levied on Residential Parcels to pay the annual costs of the Services which are to be funded thereby, as described in subsection (b) of Section 5 hereof, as long as the City provides the Services. Under no circumstances shall the special tax levied in any fiscal year on any parcel used for private residential purposes be increased as a consequence of delinquency or default in the payment of special taxes by the owner or owners of any other parcel or parcels by more than ten percent (10%) above the amount of the special tax that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

The special tax herein proposed, to the extent possible, shall be collected in the same manner as ad valorem property taxes or in such other manner as this City Council or its designee shall determine, including direct billing of the affected property owners. Such special tax shall be subject to the same penalties, procedure, sale and lien priority in any case of delinquency as applicable for ad valorem taxes. Any special taxes that may not be collected on the County tax roll shall be collected through a direct billing procedure by the Treasurer of the City, acting for and on behalf of the District.

Pursuant to Government Code Section 53340 and except as provided in Government Code Section 53317.3, properties of entities of the state, federal, and local governments shall be exempt from the levy of the special tax.

Section 7. Public Hearing. NOTICE IS GIVEN THAT ON THE 1ST DAY OF JULY, 2015, AT THE HOUR OF 7 PM, IN THE REGULAR MEETING PLACE OF THE CITY COUNCIL BEING THE COUNCIL CHAMBERS, CITY HALL, LOCATED AT 10500 CIVIC CENTER DRIVE, RANCHO CUCAMONGA, CALIFORNIA, A PUBLIC HEARING WILL BE HELD WHERE THIS CITY COUNCIL WILL CONSIDER THE ESTABLISHMENT OF THE PROPOSED COMMUNITY FACILITIES DISTRICT, THE PROPOSED METHOD AND APPORTIONMENT OF THE SPECIAL TAX, AND ALL OTHER MATTERS AS SET FORTH IN THIS RESOLUTION OF INTENTION. AT THE ABOVE-MENTIONED TIME AND PLACE FOR PUBLIC HEARING ANY INTERESTED PERSONS, INCLUDING TAXPAYERS AND PROPERTY OWNERS MAY APPEAR AND BE HEARD. THE TESTIMONY OF ALL INTERESTED PERSONS FOR OR AGAINST THE ESTABLISHMENT OF THE COMMUNITY FACILITIES DISTRICT, THE EXTENT OF THE COMMUNITY FACILITIES DISTRICT, OR THE FINANCING OF THE PUBLIC FACILITIES AND SERVICES, WILL BE HEARD AND CONSIDERED. ANY PROTESTS MAY BE MADE ORALLY OR IN WRITING. HOWEVER, ANY PROTESTS PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS SHALL BE IN WRITING AND CLEARLY SET FORTH THE IRREGULARITIES AND DEFECTS TO WHICH THE OBJECTION IS MADE. ALL WRITTEN PROTESTS SHALL BE FILED WITH THE CITY CLERK OF THE CITY COUNCIL ON OR BEFORE THE TIME FIXED FOR THE PUBLIC HEARING. WRITTEN PROTESTS MAY BE WITHDRAWN IN WRITING AT ANY TIME BEFORE THE CONCLUSION OF THE PUBLIC HEARING.

IF A WRITTEN MAJORITY PROTEST AGAINST THE ESTABLISHMENT OF THE COMMUNITY FACILITIES DISTRICT IS FILED, THE PROCEEDINGS SHALL BE

ABANDONED. IF SUCH MAJORITY PROTEST IS LIMITED TO CERTAIN PUBLIC FACILITIES OR SERVICES OR PORTIONS OF THE SPECIAL TAX, THOSE PUBLIC FACILITIES OR SERVICES OR THAT PORTION OF SPECIAL TAX SHALL BE ELIMINATED BY THE CITY COUNCIL.

Section 8. Election. If, following the public hearing described in the Section above, the City Council determines to establish the District and proposes to levy a special tax within the District, the City Council shall then submit the levy of the special tax to the qualified electors of the District. If at least twelve (12) persons, who need not necessarily be the same 12 persons, have been registered to vote within the District for each of the ninety (90) days preceding the close of the public hearing, the vote shall be by registered voters of the District, with each voter having one (1) vote. Otherwise, the vote shall be by the landowners of the District who were the owners of record at the close of the subject hearing, with each landowner or the authorized representative thereof, having one (1) vote for each acre or portion of an acre of land owned within the District.

A successful election relating to the special tax authorization shall, as applicable, establish and/or change the appropriations limit as authorized by Article XIII B of the California Constitution as it is applicable to the District.

Section 9. Notice of Public Hearing. Notice of the time and place of the public hearing shall be given by the City Clerk of the City Council by causing the publication of a Notice of Public Hearing in the legally designated newspaper of general circulation, such publication pursuant to Section 6061 of the Government Code, with such publication to be completed at least seven (7) days prior to the date set for the public hearing and shall also give notice by first-class mail to each landowner and to each registered voter

within the proposed District describing the majority protest and voting procedure, such mailing pursuant to Section 53322.4 of the Government Code, with such publication to be completed at least fifteen (15) days prior to the date set for the public hearing.

Section 10. Report. The officers of the City who will be responsible for providing the public services to be provided within and financed by the District, if established, shall study the District, and, at or before the time of the public hearing as described in Section 7, file a report with the City Council containing a brief description of the public services by type which will in his opinion be required to adequately meet the needs of the District, and his estimate of the fair and reasonable cost of providing such services, and the incidental expenses to be incurred in connection therewith. Such report shall be made a part of the record of the hearing to be held pursuant to Section 7 hereof.

Section 11. Advances of Funds or Work In-Kind. At any time either before or after the formation of the District, the City Council may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities and may provide, by resolution, for the use of those funds or that work-in-kind for any authorized purpose, including, but not limited to, paying any cost incurred by the City in creating the District. The City may enter into an agreement, by resolution, with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds so advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council. No such agreement shall constitute a debt or liability of the City.

[Remainder of this page intentionally left blank.]

Section 12. Effective Date. This resolution shall become effective upon its adoption.

PASSED, APPROVED, And ADOPTED this 20th day of May, 2015.

AYES:

NOES:

ABSENT:

L. Dennis Michael, Mayor

ATTEST:

Janice C. Reynolds, City Clerk

EXHIBIT "A"

**RATE AND METHOD OF APPORTIONMENT
FOR THE WEST-SIDE NEIGHBORHOOD PARKS AND STREET LIGHTING
COMMUNITY FACILITIES DISTRICT NO. 1 OF THE CITY OF RANCHO CUCAMONGA**

A Special Tax as hereinafter defined shall be levied on each Assessor's Parcel of Taxable Property within the West-Side Neighborhood Parks and Street Lighting Community Facilities District No. 1 of the City of Rancho Cucamonga ("West-Side CFD") and collected each Fiscal Year commencing with Fiscal Year 2016-2017 in an amount determined by the City Council through the application of this Rate and Method of Apportionment as described below. All of the real property in West-Side CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes of, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acreage" or "Acre" means that acreage shown on the Assessor's Parcel Map or in the Assessor's Data for each Assessor's Parcel. In the event that the Assessor's Parcel Map or Assessor's Data shows no acreage, the Acreage for any Assessor's Parcel shall be determined by the CFD Administrator based upon the applicable condominium plan, final map, parcel map or GIS records.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or reasonably estimated costs directly related to the administration of West-Side CFD including, but not limited to, the following: the costs of computing the Special Tax and preparing the annual Special Tax collection schedules (whether by the City, the CFD Administrator, or both); the costs of collecting the Special Taxes (whether by the County, the City, or otherwise); the costs to the City, West-Side CFD, or any designee thereof of complying with disclosure requirements; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; and the costs of the City, West-Side CFD, or any designee thereof related to any appeal of the levy or application of the Special Tax. Administrative Expenses shall also include amounts estimated or advanced by the City or West-Side CFD for any other administrative purposes, including, but not limited to, attorney's fees.

"Assessor's Data" means Acreage or other Assessor's Parcel information contained in the records of the County Assessor.

"Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating parcels by an Assessor's Parcel number.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"City" means the City of Rancho Cucamonga.

“City Council” means the City Council of the City, acting as the legislative body of West-Side CFD.

“County” means the County of San Bernardino.

“Developed Property” means for each Fiscal Year, all Taxable Property, for which a building permit was issued prior to the March 1 preceding the Fiscal Year for which the Special Tax is being levied.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section E.

“Facilities” means parks, trails, landscaped areas, medians and park recreation improvements, including but not limited to playground equipment, restrooms, sports field, lighting and water features, acquisition and or/installation of street lighting, and other improvements placed in parks, trails, medians, or landscaped areas.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Eligible Senior” means a Senior Citizen who is a property owner of any Residential Property, excluding Senior Housing Property, and who has been determined by the City to qualify under procedures to be established by the City, as may later be amended, to determine whether Residential Property may be classified as Eligible Senior Residential Property or Eligible Senior Residential Property – After Sale.

“Eligible Senior Residential Property” means all Assessor’s Parcels of Residential Property, excluding Senior Housing Property or Senior Housing Property – After Sale, owned by an Eligible Senior. For properties containing more than one Residential Unit, only a maximum of one Residential Unit may be classified as an Eligible Senior Unit. All remaining Residential Units shall be classified and taxed as Residential Property.

“Eligible Senior Residential Property – After Sale” means all Assessor’s Parcels of Residential Property – After Sale, excluding Senior Housing Property and Senior Housing Property – After Sale, owned by an Eligible Senior. For properties containing more than one Residential Unit, only a maximum of one Residential Unit may be classified as an Eligible Senior Unit. All remaining Residential Units shall be classified and taxed as Residential Property – After sale.

“Eligible Senior Unit” means for any Residential Unit that can be classified as Eligible Senior Residential Property or Eligible Senior Residential Property – After Sale and is owned and occupied by an Eligible Senior.

“Maximum Annual Special Tax” means the maximum annual Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property that cannot be classified as Residential Property, Residential Property – After Sale, Eligible Senior Residential Property, Eligible Senior Residential Property – After Sale, Senior Housing Property, or Senior Housing Property – After Sale.

“Property Owner Association Property” means any property which is owned or irrevocably offered for dedication by a homeowners’ or property owners’ association, including any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Special Tax levy to the Maximum Annual Special Tax is equal for all Assessors’ Parcels of Taxable Property within West-Side CFD.

“Public Property” means any property which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is designated with specific boundaries and acreage on a final subdivision map as property which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Property” means all Assessor’s Parcels of Developed Property for purposes of constructing one or more Residential Units.

“Residential Property – After Sale” means Residential Property that was sold or transferred ownership after January 1, 2017. Transferred ownership excludes Residential Property where the property owners transferred the property to a trust after January 1, 2017, and where the property owners are the trustees and owned the property prior to January 1, 2017. Beginning Fiscal Year 2017/2018, Residential Property – After Sale also includes all Assessor’s Parcels of Developed Property for the purposes of constructing one or more Residential Units that was previously classified as Undeveloped Property and for which the property has not sold or transferred ownership.

“Residential Unit” means for Residential Property, an individual single family Residential Unit, each individual Residential Unit within a duplex, triplex, fourplex, townhome or condominium structure, or each individual apartment Residential Unit.

“Senior Citizen” means a person 65 years of age or older, or 55 years of age or older in a Senior Housing Property.

“Senior Housing Property” means a residential development developed, substantially rehabilitated, or substantially renovated for occupancy by Senior Citizens that has at least 35 Residential Units.

“Senior Housing Property – After Sale” means Senior Housing Property that was sold or transferred ownership after January 1, 2017.

“Services” means labor, material, administration, personnel, equipment and utilities necessary to maintain the public parks, trails, park and recreation improvements throughout the West-Side CFD and public parkways and open space areas, including but not limited to, street trees, graffiti removal, replacement, repair or rehabilitation of playground equipment, restrooms, sports field, lighting and water features, street lighting and other improvements placed in parks, trails, medians, or landscaped areas, public safety services provided within the park and recreation areas, public parkways and open spaces, landscape and street lighting, including but not limited to furnishing of electric current or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements within the West-Side CFD.

“Special Tax” means the annual special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax Requirement.

“Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for West-Side CFD to: (i) pay for the costs of construction, operation, maintenance and servicing of the Facilities and Services; (ii) pay Administrative Expenses; (iii) repay any amounts advanced by the City as authorized by City Council; (iv) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds for West-Side CFD; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; and (vi) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of West-Side CFD that are not exempt from the Special Tax pursuant to law or Section E below.

“Undeveloped Property” means all Assessor’s Parcels of Taxable Property that cannot be classified as Residential Property, Residential Property – After Sale, Eligible Senior Residential Property, Eligible Senior Residential Property – After Sale, Senior Housing Property, Senior Housing Property – After Sale, or Non-Residential Property.

“West-Side CFD” means the West-Side Neighborhood Parks and Street Lighting Community Facilities District No. 1 of the City of Rancho Cucamonga.

B. ASSIGNMENT TO LAND USE CATEGORIES

On, or around, July 1 of each Fiscal Year, the CFD Administrator shall:

1. Determine the valid Assessor’s Parcels for the current Fiscal Year for all Taxable Property within the West-Side CFD. If any Assessor’s Parcels are no longer valid from the previous Fiscal Year, the CFD Administrator shall determine the new Assessor’s Parcels that are in effect for the current Fiscal Year. To the extent an Assessor’s Parcel or Assessor’s Parcels are subdivided, consolidated, or otherwise reconfigured, the Special Tax shall be assigned to the new Assessor’s Parcels pursuant to Section C.
2. Each Assessor’s Parcel of Taxable Property shall further be classified as Residential Property, Residential Property – After Sale, Eligible Senior Residential Property, Eligible Senior Residential Property – After Sale, Senior Housing Property, Senior Housing Property – After Sale, Non Residential Property, or Undeveloped Property. Taxable Property shall be subject to the levy of annual Special Taxes determined pursuant to Sections C and D below.

C. MAXIMUM ANNUAL SPECIAL TAX RATE

The Maximum Annual Special Tax for each Assessor's Parcel of Taxable Property shall be assigned according to the table below:

| Taxable Property Land Use | 2016-2017 Maximum Annual Special Tax Amount |
|---|--|
| Residential Property | \$89.00 per Residential Unit |
| Residential Property – After Sale | \$178.00 per Residential Unit |
| Eligible Senior Residential Property | \$44.50 per Eligible Senior Unit |
| Eligible Senior Residential Property – After Sale | \$89.00 per Eligible Senior Unit |
| Senior Housing Property | \$44.50 per Residential Unit |
| Senior Housing Property – After Sale | \$89.00 per Residential Unit |
| Non-Residential Property | \$712.00 per Acre or portion thereof |
| Undeveloped Property | \$40.00 per Acre or portion thereof |

On July 1 of each Fiscal Year, commencing on July 1, 2017, the Maximum Annual Special Tax rates set forth in the table above shall be increased by an amount equal to two percent (2%) of the Maximum Annual Special Tax amount in effect for the previous Fiscal Year until the earlier of a) the date that the City Council determines the special taxes will no longer be used to finance the acquisition and/or construction of Facilities, or b) June 30, 2036; at which point the then Maximum Annual Special Tax amount shall be increased by an amount equal to three percent (3%) beginning the following fiscal year. The annual Special Tax levied may be less than the Maximum Annual Special Tax, based on the current year Special Tax Requirement and approved by City Council.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2016-2017 and for each subsequent Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement and shall levy the Special Tax on each Assessor's Parcel of Taxable Property until the total amount of Special Taxes equals the Special Tax Requirement.

The Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Property at a rate up to 100% of the applicable Maximum Annual Special Tax to satisfy the Special Tax Requirement.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property, Residential Property – After Sale, Eligible Senior Residential Property, Eligible Senior Residential Property – After Sale, Senior Housing Property, or Senior Housing Property – After Sale be increased by more than ten percent (10%) above what the Assessor's Parcel of Residential Property, Residential Property – After Sale, Eligible Senior Residential Property, Eligible Senior Residential Property – After Sale, Senior Housing Property, or Senior Housing Property – After Sale would have been levied had there been no delinquencies.

E. EXEMPTIONS

The CFD Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement, and any other parcel that is normally exempt from the levy of general ad valorem property taxes under California law, including, but not limited to, streets, schools, parks, churches, drainage ways, landscaping, green belts, and open space.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

F. REVIEW/APPEAL COMMITTEE

Any landowner or resident who feels that the amount of the Special Tax levied on their Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error. If following such consultation, the CFD Administrator determines that an error has occurred, the CFD Administrator may amend the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action (if any by the CFD Administrator), the landowner or resident believes such error still exists, such person may file a written notice with the City appealing the amount of the Special Tax levied on such Assessor's Parcel. The City may establish such procedures, as it deems necessary to undertake the review of any such appeal. The City shall interpret this Rate and Method of Apportionment and make determinations relative to the annual administration of the Special Tax and any landowner or resident appeals, as herein specified. The decision of the City shall be final and binding as to all persons.

G. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that West-Side CFD, may directly bill the Special Tax, and may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations.

H. PREPAYMENT OF SPECIAL TAX

The Special Tax may not be prepaid.

I. TERM OF SPECIAL TAX

The Special Tax shall be levied, commencing in Fiscal Year 2016-2017, as long as necessary to satisfy the Special Tax Requirement provided, however Special Taxes will not be used to finance the acquisition of facilities after Fiscal Year 2035/36.

J. APPROPRIATIONS LIMIT

Upon approval of the voters of the West-Side CFD, the West-Side CFD shall be subject to an appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution in the amount of \$14,500,000 in accordance with Section 8 of Article XIII B of the California Constitution.

STAFF REPORT



PLANNING DEPARTMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Candyce Burnett, Planning Director

By: Mike Smith, Associate Planner

Subject: GENERAL PLAN AMENDMENT DRC2015-00455 AND ADDENDUM TO GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FPEIR) (SCH #2000061027) – CITY OF RANCHO CUCAMONGA - A proposed amendment to the General Plan for various minor technical and conforming amendments to correct inconsistencies in the text and General Plan Land Use Map; amending the Park (P) designation to Low Medium (LM) Residential for a parcel located on the northwest corner of Kenyon Way and Lark Drive; and an amendment to the Floor Area Ratio (FAR) for hotels and motels in the Industrial Park (IP) Land Use designation to make the hotel and motel FAR consistent with similar Land Use classifications.

RECOMMENDATION: Staff recommends that the City Council approve General Plan Amendment DRC2015-00455 and adopt Resolution 15-080.

ANALYSIS: During a regular review of the General Plan, Staff determined that there are inconsistencies that affect pending development. The proposed General Plan Amendment is comprised of three (3) parts (of which two are closely related as they apply to parcels located immediately adjacent to each other). The first two parts of the amendment are summarized as follows:

- Change the land use designation of APN: 1089-011-04 from “Park” to “Low Medium” (Residential);
- Change the land use designation of APN: 1089-011-05 from “Low Medium” (Residential) to “Park”

Staff determined that the land use designation for a vacant parcel (APN: 1089-011-04) – the “eastern parcel” - that is located generally between Autumn Glen Court and Lark Drive, at the south side of Kenyon Way is currently designated in Figure LU-2 – Land Use Plan of the General Plan as “Park.” The land use designation for Kenyon Park (APN: 1089-011-05) located at 11481 Kenyon Way, and immediately adjacent to the above-noted vacant parcel, is currently designated as “Low Medium” (Residential). The eastern parcel was originally intended as the future site of a City park. It was later determined that the adjacent parcel to the west was a superior park site. The City Council approved the construction of Kenyon Park on October 7, 1987. However, the underlying land use designation (Low Medium) was not changed to reflect the approved use. In order to correct this inconsistency, Figure LU-2 of the General Plan will be amended so that the respective land use designations for the subject parcels a) correctly reflect the actual land use on APN: 1089-011-05, which is a park instead of single-family residences, and b) is consistent with the logical development of APN: 1089-011-04, which would be a single-family residential subdivision compatible with other residential development in the vicinity.

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The third part of the amendment is summarized as follows:

- Increase the floor area ratio (FAR) that applies to hotels/motels within the Industrial Park land use designation from 0.60 (60 percent) to 1.0 (100 percent).

Floor area ratio (FAR) is defined in Section 17.126.020 of the Development Code as *the ratio between gross floor area of the primary structure(s) on a site and gross site area [and] includes all floors [that could be occupied] of a building, making it a three-dimensional unit of measure*. The FAR is determined by dividing the combined floor area of the building by the gross area of the parcel. The FAR functions as the principal means to prevent a property from being “over-built” and result in excessive building size and/or incompatibility with adjacent structures, land uses, and associated improvements.

Hotels and motels are permitted (or conditionally permitted) in several Zoning Districts in the City. However, Staff determined that the maximum FAR for the land use designations that correspond to these Zoning Districts varies between 0.35 (35 percent) to 1.0 (100 percent) - in some districts there is no maximum. The maximum permitted FAR within the Haven Avenue Overlay District, which governs development along Haven Avenue, is 1.0 (100 percent). Per page LU-17 of the General Plan, the maximum FAR on parcels within the Industrial Park land use designation is 0.60 (60 percent). Staff believes that this FAR limit is impractical for hotels and motels, and is otherwise inconsistent with the economic development goals and policies described in the General Plan. Also, there are several existing hotels within the Industrial Park land use designation that have a FAR that exceed the limit resulting in a discrepancy between the required FAR and the actual FAR.

In order to ensure that opportunities for the development of hotels and motels are maximized and make the FAR requirements that apply to hotel and motel uses consistent with other land use designations, page LU-17 of the General Plan will be amended so that hotels and motels within the Industrial Park land use designation will be subject to a maximum floor area ratio of 1.0 (100 percent). This amendment will apply to hotels and motels only, and only within the Industrial Park land use designation. The increase in the maximum permitted FAR also will address any discrepancies. Hotels and motels are still subject to all other Development Code Standards and requirements such as minimum parking requirements, building setbacks and design requirements.

ENVIRONMENTAL ASSESSMENT: On May 19, 2010, the City Council adopted the 2010 General Plan Update and certified the EIR (SCH#2000061027). The updated plan serves as the foundation for many of the City's regulatory documents, including the Development Code, specific plans, community plans, master plans, and design guidelines. An addendum (Attachment E) to the EIR has been prepared for the proposed General Plan Amendment because none of the conditions specified in Section 15162 of the CEQA Guidelines requiring the preparation of a subsequent EIR or Negative Declaration are met. The proposed amendment does not include substantial changes to the City's Land Use Map or development regulations that were not analyzed in the EIR or that require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There have been no substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows (a) the amendment will have any significant effects not discussed in the EIR; (b) the significant effects examined in the EIR will be substantially more severe than previously shown; (c) mitigation measures or alternatives previously found to be infeasible would now be feasible and would substantially reduce one or more significant effects of the project; or (d) considerably different mitigation

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measures or alternatives than those analyzed in the EIR would substantially reduce one or more significant effects on the environment are now available.

The subject amendment revises the land use designations for two (2) adjacent parcels of similar acreage and changes the maximum floor area ratio (FAR) for hotels and motels on parcels within the Industrial Park land use designation. These changes will be of no consequence with respect to cumulative impacts to air, greenhouse gas, traffic, climate change, agricultural resources and aesthetics. When future development proposals that result from this amendment are submitted to the City for review, an evaluation will be conducted to determine and analyze the environmental impacts. If necessary, mitigation measures, including those from the General Plan EIR, will be implemented.

CORRESPONDENCE: This item was advertised with a 1/8th page ad as a public hearing in the Inland Valley Daily Bulletin newspaper. No correspondence has been received in response to these notices.

Respectfully submitted,



Candyce Burnett
Planning Director

CB:MS/ljs

Attachment A – Existing Land Use Designation of the General Plan
Attachment B – Proposed Land Use Designation of the General Plan
Attachment C – Page LU-17 of the General Plan
Attachment D – Page LU-17 of the General Plan with Amended Text
Attachment E - Addendum to the EIR for the General Plan Update
Draft Resolution for General Plan Amendment DRC2015-00455

General Plan Land Use Map

Existing Designations

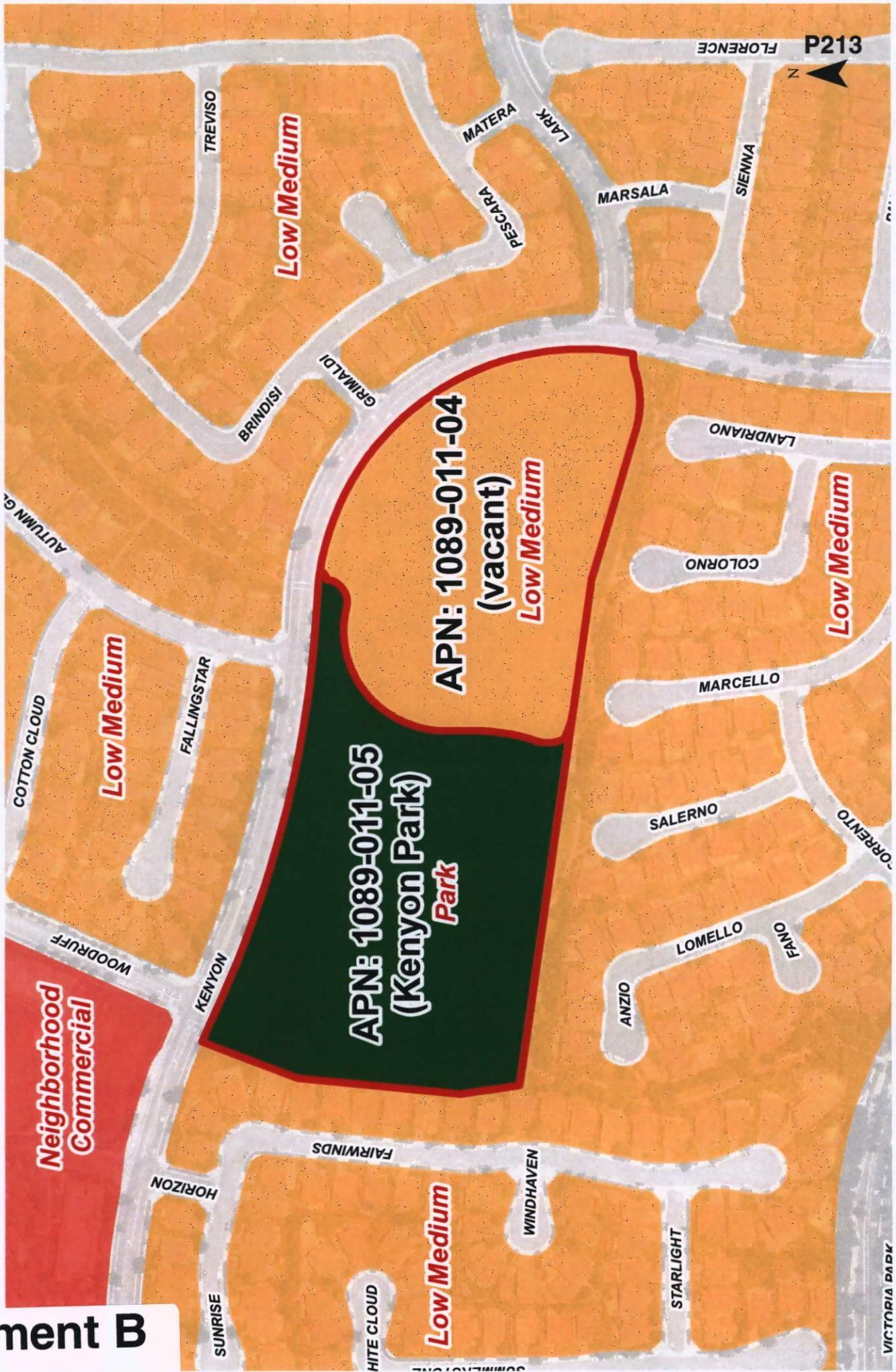
APNs: 1089-011-04 and -05

Attachment A



General Plan Land Use Map Proposed Designations APNs: 1089-011-04 and -05

Attachment B



1. Victoria Gardens/Victoria Arbors
2. Town Center (Foothill Boulevard and Haven Avenue)
3. Terra Vista
4. Foothill Boulevard between Hermosa Avenue and Center Avenue
5. Foothill Boulevard between Archibald Avenue and Hellman Avenue
6. Foothill Boulevard at Helms Avenue and Hampshire Street
7. Foothill Boulevard and Mayten Avenue
8. Industrial Area Specific Plan (Sub-Area 18)
9. Foothill Boulevard and Deer Creek Channel
10. Haven Avenue and Church Street Site
11. Western Gateway (Bear Gulch Area)
12. Foothill Boulevard and Cucamonga Channel Site
13. Historic Alta Loma (Amethyst Site)

Industrial Designations

Industrial areas in Rancho Cucamonga benefit from their strategic location near the I-15 and I-10 freeways, the Metrolink station, and railway lines. A variety of light industrial, business park, office, manufacturing, heavy industrial, and similar business and industrial uses have been established, providing diverse employment opportunities for residents throughout the Inland Empire. Three industrial designations are established that continue to provide many industrial development opportunities.

Industrial Park (Probable FAR of 0.40 and Maximum FAR of 0.60)

The Industrial Park designation accommodates master-planned concentrations of light industrial, research and development businesses, green technology, and general and medical office uses. The designation also allows for limited convenience goods and services for employees and visitors. Industrial Park uses are typically labor intensive, meaning that the number of employees per acre is higher than uses involving mostly manufacturing or warehousing. The Industrial Park designation applies to major traffic corridors in the City, including 4th Street, Haven Avenue, Arrow Highway, and Foothill Boulevard, near the largest concentrations of civic and commercial activity.



Industrial Park

General Industrial (Probable FAR of 0.50 and Maximum FAR of 0.60)

The General Industrial designation permits a wide range of industrial activities that include manufacturing, assembling, fabrication, wholesale supply, heavy commercial, green technology, and office uses. Where adjacent to residential uses, properties designated General Industrial should be designed for office uses, or site planning should incorporate buffering techniques to minimize noise and traffic impacts associated with the industrial activity.

Heavy Industrial (Probable FAR of 0.40 and Maximum FAR of 0.50)

The Heavy Industrial designation permits heavy manufacturing, compounding, processing or fabrication, warehousing, storage, freight handling, and truck services and terminals, as well as supportive service commercial uses. Heavy Industrial areas

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Victoria Gardens/Victoria Arbors 2. Town Center (Foothill Boulevard and Haven Avenue) 3. Terra Vista 4. Foothill Boulevard between Hermosa Avenue and Center Avenue 5. Foothill Boulevard between Archibald Avenue and Hellman Avenue 6. Foothill Boulevard at Helms Avenue and Hampshire Street 7. Foothill Boulevard and Mayten Avenue | <ol style="list-style-type: none"> 8. Industrial Area Specific Plan (Sub-Area 18) 9. Foothill Boulevard and Deer Creek Channel 10. Haven Avenue and Church Street Site 11. Western Gateway (Bear Gulch Area) 12. Foothill Boulevard and Cucamonga Channel Site 13. Historic Alta Loma (Amethyst Site) |
|---|---|

Industrial Designations

Industrial areas in Rancho Cucamonga benefit from their strategic location near the I-15 and I-10 freeways, the Metrolink station, and railway lines. A variety of light industrial, business park, office, manufacturing, heavy industrial, and similar business and industrial uses have been established, providing diverse employment opportunities for residents throughout the Inland Empire. Three industrial designations are established that continue to provide many industrial development opportunities.

Revise to read as follows:
 "(Probable FAR of 0.40 and Maximum FAR of 0.60, except Hotels/Motels - maximum FAR of 1.0)"

Industrial Park ~~(Probable FAR of 0.40 and Maximum FAR of 0.60)~~

The Industrial Park designation accommodates master-planned concentrations of light industrial, research and development businesses, green technology, and general and medical office uses. The designation also allows for limited convenience goods and services for employees and visitors. Industrial Park uses are typically labor intensive, meaning that the number of employees per acre is higher than uses involving mostly manufacturing or warehousing. The Industrial Park designation applies to major traffic corridors in the City, including 4th Street, Haven Avenue, Arrow Highway, and Foothill Boulevard, near the largest concentrations of civic and commercial activity.



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The Heavy Industrial designation permits heavy manufacturing, compounding, processing or fabrication, warehousing, storage, freight handling, and truck services and terminals, as well as supportive service commercial uses. Heavy Industrial areas

ADDENDUM

This Addendum to the *City of Rancho Cucamonga General Plan Environmental Impact Report* (SCH#2000061027) (the "EIR") has been prepared in connection with the City's supplemental amendment to the General Plan (the "Project"). The Addendum confirms that the environmental impacts stemming from the Project were adequately addressed in the EIR and that a subsequent EIR or Negative Declaration is not required for the Project.

Proposed General Plan Amendments

The Project is for a proposed amendment to the General Plan to correct inconsistencies in the text and in the General Plan Land Use Map. The Amendment will change the land use designation of a parcel of land located on the northwest corner of Kenyon Way and Lark Drive from Park (P) to Low Medium (LM) Residential, change the land use designation of Kenyon Park from Low Medium (LM) Residential to Park (P) and increase the maximum permitted Floor Area Ratio (FAR) for hotels and motels in the Industrial Park (IP) land use district from .60 to 1.0 percent. The environmental impacts related to the proposed General Plan Amendment will be reviewed on a case-by-case basis when individual projects are submitted to the City for review, which in turn will be required to implement mitigation measures outlined in the General Plan EIR.

The 2010 General Plan Update and Environmental Impact Report

On May 19, 2010, the City Council adopted the 2010 General Plan Update and certified the EIR. The updated plan serves as the foundation for many of the City's regulatory documents, including the Development Code, specific plans, community plans, master plans, and design guidelines. With the 2010 General Plan Update, the City's focus shifted to infill development (development of remaining vacant properties within developed business districts and residential neighborhoods).

The EIR evaluated potential for the 2010 General Plan Update to result in environmental impacts, as summarized in the following table:

| No Mitigation | Mitigation Measures | Significant and Unavoidable |
|---|--|--|
| Agricultural Resources Biological Resources Geology and Soils Population, Housing and Employment Public Services Parks and Recreation Transportation and Traffic Utilities and Service Systems | Cultural Resources Hazards and Hazardous Materials Hydrology and Water Quality Land Use and Planning Noise | Aesthetics Agricultural Resources Air Quality Climate Change Mineral Resources |

The City made findings regarding the environmental impacts of adopting the General Plan as well as overriding considerations for significant and unavoidable impacts, both individually and cumulatively, for the following issues: Aesthetics, Agricultural Resources, Air Quality, Climate Change, and Mineral Resources.

The findings made by the City necessary to certify the EIR and adopt the General Plan also included a mitigation monitoring and reporting program. For impacts to Land Use and Planning, the City determined that changes or alterations have been incorporated into the General Plan that avoid or substantially lessen the significant environmental effects identified in the EIR resulting in a less than significant impact. More specifically, the City's findings stated there would be no conflict between the General Plan and the Development Code because updates to the Development Code, as well as adherence to standard conditions related to consistency of future development with the proposed 2010 General Plan Update and the City's Development Code, will reduce the potential impacts related to plan consistency to a less than significant level.

CEQA Review Requirements

The California Environmental Quality Act ("CEQA") generally requires agencies to analyze the possible environmental impacts of a project prior to approval. Depending on the nature and extent of the potential impacts, the agency may be required to adopt a Negative Declaration or Environmental Impact Report (EIR).

Under Section 15162 of the CEQA Guidelines, when an EIR has been certified or a Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant

effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the none of these conditions calling for the preparation of a subsequent EIR or Negative Declaration are met, but minor technical changes or additions are necessary to a previously adopted environmental document are needed, Section 15164 of the CEQA Guidelines allow the lead agency to prepare an addendum to the prior environmental document.

A brief explanation of the decision not to prepare a subsequent EIR pursuant should be included in the addendum, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration, and must be considered by the decision-making body prior to making a decision on the project.

Analysis

This addendum to the EIR has been prepared for the Project because none of the conditions specified in Section 15162 of the CEQA Guidelines requiring the preparation of a subsequent EIR or Negative Declaration are met.

First, the Project does not propose substantial changes to the City's Land Use Map or development regulations that were not analyzed in the EIR or that require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The Project updates the land use designation for a parcel of land from Park (P) to Low Medium (LM) Residential, changes an adjacent parcel of land from Low Medium (LM) to Park (P) and changes the maximum Floor Area Ratio (FAR) for Hotels and Motels in the Industrial Park (IP) land use district. The land use designation changes are comprised of two adjacent 6.5 acre and 7.8 acre parcels of land located on the south side of Kenyon Way and east of Milliken Avenue. The eastern 6.5 acre parcel of land was originally intended as the site of a future City park, but it was later determined that the adjacent 7.8 acre parcel to the west would make a better park site. The City Council approved the current location of Kenyon Park on the 7.8 acre parcel of land on October 7, 1987, though the underlying land use designation (Low-Medium) was not changed to reflect the approved use. The Project will rectify this inconsistency by changing the land use designation of the existing 7.8 acre park site from Low Medium (LM) to Park (P) and the undeveloped 6.5 acre site to the east from Park (P) to Low Medium (LM) Residential, which is the same zoning designation as the parcels of land to the north, south and east. The delta in acreage between the land use designation change is a 1.3 acre decrease in the Low Medium Residential designation and a 1.3 acre increase in the Park designation. This 1.3 acre decrease in the Low Medium Residential designation and 1.3 acre decrease in the Park designation will be of no consequence with respect to cumulative impacts to air, greenhouse gas, traffic, climate change, agricultural resources and aesthetics. Mitigation measures from the General Plan EIR will be required to be implemented on the 6.5 acre Low Medium Residential parcel when development is proposed, and the 6.5 acre Low Medium Residential parcel will be required to have a separate analysis conducted in compliance with CEQA when a development application is filed.

The Project also increases the maximum permitted Floor Area Ratio (FAR) in the Industrial Park (IP) land use district from .60 to 1.0 to reflect the existing conditions in which multiple hotels have been developed within the Industrial Park (IP) land use district that exceed the current maximum permitted FAR of .60. The increase in the maximum permitted FAR in the Industrial Park (IP) land use district will also bring the entire Industrial Park (IP) land use district into conformance with maximum permitted FAR of the Haven Overlay District (1.0), which is an overlay district within the Industrial Park (IP) land use district. Future hotels will be subject to an environmental assessment under CEQA to assess project specific impacts.

Second, there have been no substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The EIR, which addressed the impacts of adopting the City's General Plan, was adopted on May 10, 2010. Since adoption of the General Plan in 2010, the City has only processed minor amendments to the plan. As a result, there are no substantial changes to the environment which would require a modification of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Third, there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows (a) the Project will have any significant effects not discussed in the EIR; (b) the significant effects examined in the EIR will be substantially more severe than previously shown; (c) mitigation measures or alternatives previously found to be infeasible would now be feasible and would substantially reduce one or more significant effects of the project; or (d) considerably different mitigation measures or alternatives than those analyzed in the EIR would substantially reduce one or more significant effects on the environment are now available.

Summary

In summary, the Project proposes only minor changes consisting of correcting inconsistencies that involve land use designations of two adjacent parcels that results in a 1.3 acre decrease in Low Medium Residential designation and a 1.3 acre increase in Park designation. The 2010 General Plan EIR analyzed the development of two similarly sized (6.5 acre Park and 7.8 acre Low Medium Residential) parcels of land that effectively comprise the Project, the only change being exchanging the land use designation of each parcel. This 1.3 acre decrease in the Low Medium Residential designation and 1.3 acre increase in the Park designation will be of no consequence with respect to cumulative impacts to air, greenhouse gas, traffic, climate change, agricultural resources and aesthetics.

The Project also increases the maximum permitted Floor Area Ratio (FAR) in the Industrial Park (IP) land use district from .60 to 1.0 percent to reflect the existing conditions in which multiple hotels have been developed within the Industrial Park (IP) land use district in order to be consistent with the permitted FAR Ratio of 1.0 within the Haven Avenue Overlay District. The General Plan EIR also analyzed the prospect for the development of hotels/motels in the Industrial Park (IP) Development District. Future projects related to the General Plan Amendments will be reviewed on a case-by-case basis for consistency with the General Plan EIR and the California Environmental Quality Act (CEQA).

RESOLUTION NO. 15-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT DRC2015-00455, A PROPOSED AMENDMENT TO THE GENERAL PLAN FOR VARIOUS MINOR TECHNICAL AND CONFORMING AMENDMENTS TO CORRECT INCONSISTENCIES IN THE TEXT AND GENERAL PLAN LAND USE MAP; AMENDING THE PARK (P) DESIGNATION TO LOW MEDIUM (LM) RESIDENTIAL FOR A PARCEL LOCATED ON THE NORTHWEST CORNER OF KENYON WAY AND LARK DRIVE; AND AN AMENDMENT TO THE FLOOR AREA RATIO (FAR) FOR HOTELS AND MOTELS IN THE INDUSTRIAL PARK (IP) LAND USE DESIGNATION TO MAKE THE HOTEL AND MOTEL FAR CONSISTENT WITH SIMILAR LAND USE CLASSIFICATIONS, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

1. The City of Rancho Cucamonga filed an application for General Plan Amendment No. DRC2015-00455 as described in the title of this Resolution. Hereinafter in this Resolution, the subject General Plan Amendment is referred to as "the application."

2. On May 20, 2015, the City Council of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the City Council of the City of Rancho Cucamonga as follows:

1. This Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Council during the above-referenced public hearing on May 20, 2015, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:

a. Parcel 1089-011-04 is located at the northwest corner of Kenyon Way and Lark Drive and has a General Plan land use designation of Park (P) (General Plan Figure LU-2). The parcel is undeveloped and surrounded by existing single-family residential development within the Low Medium (LM) Residential land use district to the north, south and east and by Kenyon Park to the west; and

b. Parcel 1089-011-05 is located at the on the south side of Kenyon Way, west of Parcel 1089-011-04, and has a General Plan land use designation of Low Medium (LM) Residential (General Plan Figure LU-2). The parcel is developed with a City park (Kenyon Park) and is surrounded by single-family development within the Low Medium (LM) Residential land use district to the north, south and west and by a vacant parcel of land within the Park (P) land use district to the east; and

c. Parcel 1089-011-04 was originally intended as the future site of a City park. It was later determined that the adjacent parcel to the west (1089-011-05) was a superior park site. The City Council approved the construction of Kenyon Park on October 7, 1987. However, the underlying land use designation (Low Medium) was not changed to reflect the approved use; and

d. In order to correct this inconsistency, Figure LU-2 of the General Plan will be amended so that the respective land use designations for the subject parcels a) correctly reflect the actual land use on APN: 1089-011-05, which is a park instead of single-family residences, and b) is consistent with the logical development of APN: 1089-011-04, which would be a single-family residential subdivision compatible with other residential development in the vicinity; and

e. The Amendment will change the land use designation of APN: 1089-011-04 from Park (P) to Low Medium (LM) Residential; and

f. The Amendment will change the land use designation of APN: 1089-011-05 from Low Medium (LM) Residential to Park (P); and

g. The Amendment also increases the maximum permitted Floor Area Ratio (FAR) in the Industrial Park (IP) land use district from .60 to 1.0 for hotels/motels to reflect the existing conditions in which multiple hotels have been developed within the Industrial Park (IP) land use district that exceed the current maximum permitted FAR of .60. The increase in the maximum permitted FAR in the Industrial Park (IP) land use district for hotels/motels will also bring the entire Industrial Park (IP) land use district into conformance with maximum permitted FAR of the Haven Overlay District (1.0), which is an overlay district within the Industrial Park (IP) land use district. Future hotels will be subject to an environmental assessment under CEQA to assess project specific impacts.

h. The Amendment will increase the floor area ratio (FAR) that applies to hotels/motels within the Industrial Park (IP) land use designation from 0.60 (60 percent) to 1.0 (100 percent).

3. Based upon the substantial evidence presented to the City Council during the above-referenced public hearing and upon the specific findings of facts set forth in paragraphs 1 and 2 above, the City Council hereby finds and concludes as follows:

a. That the proposed Amendment is in the conformance with the goals and policies of the General Plan and in the public interest. The Amendment will increase the permitted Floor Area Ratio (FAR) in the Industrial Park (IP) land use district for hotels/motels which will further the economic goals and policies of the General Plan by increasing the opportunity to develop hotels/motels within the City. The Amendment will make the FAR for hotels/motels in the Industrial Park (IP) land use district into conformance with maximum permitted FAR of the Haven Overlay District (1.0), which is an overlay district within the Industrial Park (IP).

The Amendment will also change the land use designation of two adjacent parcels 1089-011-04 and 1089-011-05 so that the respective land use designations for the subject parcels correctly reflect the existing land use on APN: 1089-011-05 (Kenyon Park), and is consistent with the logical development of APN: 1089-011-04 (vacant parcel), which is bordered by single-family residential development of similar density to the north south and east. The proposed land use changes are in the public interest in that they will further the goals and policies of the City to preserve the character of existing residential neighborhoods and foster healthy community through appropriate pattern and scale of development.

b. The proposed Amendment would not have a significant impacts on the environment nor on the surrounding land uses. The Project proposes only minor changes consisting of correcting inconsistencies that involve land use designations of two adjacent parcels that results in a 1.3 acre decrease in Low Medium Residential designation and a 1.3 acre increase in Park designation. The 2010 General Plan EIR analyzed the development of two similarly sized (6.5 acre Park and 7.8 acre Low Medium Residential) parcels of land that effectively comprise the Project, the only change being exchanging the land use designation of each parcel. This 1.3 acre decrease in the Low Medium Residential designation and 1.3 acre increase in the Park designation will be of no consequence with respect to cumulative impacts to air, greenhouse gas, traffic, climate change, agricultural resources and aesthetics.

The Project also increases the maximum permitted Floor Area Ratio (FAR) in the Industrial Park (IP) land use district from .60 to 1.0 percent for hotels/motels to reflect the existing conditions in which multiple hotels have been developed within the Industrial Park (IP) land use district in order to be consistent with the permitted FAR Ratio of 1.0 within the Haven Avenue Overlay District. The General Plan EIR also analyzed the prospect for the development of hotels/motels in the Industrial Park (IP) Development District. Future projects related to the General Plan Amendments will be reviewed on a case-by-case basis for consistency with the General Plan EIR and the California Environmental Quality Act (CEQA).

4. On May 19, 2010, the City Council adopted the 2010 General Plan Update and certified the EIR (SCH#2000061027). The updated plan serves as the foundation for many of the City's regulatory documents, including the Development Code, specific plans, community plans, master plans, and design guidelines. An addendum to the EIR has been prepared for the proposed General Plan Amendment because none of the conditions specified in Section 15162 of the CEQA Guidelines requiring the preparation of a subsequent EIR or Negative Declaration are met. The proposed amendment does not include substantial changes to the City's Land Use Map or development regulations that were not analyzed in the EIR or that require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There have been no substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows (a) the amendment will have any significant effects not discussed in the EIR; (b) the significant effects examined in the EIR will be substantially more severe than previously shown; (c) mitigation measures or alternatives previously found to be infeasible would now be feasible and would substantially reduce one or more significant effects of the project; or (d) considerably different mitigation measures or alternatives than those analyzed in the EIR would substantially reduce one or more significant effects on the environment are now available.

The subject amendment revises the land use designations for two (2) adjacent parcels of similar acreage and changes the maximum floor area ratio (FAR) for hotels and motels on parcels within the Industrial Park land use designation. These changes will be of no consequence with respect to cumulative impacts to air, greenhouse gas, traffic, climate change, agricultural resources and aesthetics. When future development proposals that result from this amendment are submitted to the City for review, an evaluation will be conducted to determine and analyze the environmental impacts. If necessary, mitigation measures, including those from the General Plan EIR, will be implemented.

CITY COUNCIL RESOLUTION NO. 15-080
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5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this City Council hereby approves General Plan Amendment No. DRC2015-00455 as shown in Attachments A and B and adopt the Addendum to the General Plan Update EIR (SCH2000061027) as Attachment C and incorporated herein.

6. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 20TH DAY OF MAY 2015.

CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA

BY: _____
L. Dennis Michael, Mayor

I, Janice C. Reynolds, City Clerk of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Rancho Cucamonga, at a regular meeting of the City Council held on the 20th day of May 2015, by the following vote-to-wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ATTEST: _____
City Clerk of the City of Rancho Cucamonga

General Plan Land Use Map Proposed Designations APNs: 1089-0111-04 and -05

Attachment A



1. Victoria Gardens/Victoria Arbors
2. Town Center (Foothill Boulevard and Haven Avenue)
3. Terra Vista
4. Foothill Boulevard between Hermosa Avenue and Center Avenue
5. Foothill Boulevard between Archibald Avenue and Hellman Avenue
6. Foothill Boulevard at Helms Avenue and Hampshire Street
7. Foothill Boulevard and Mayten Avenue
8. Industrial Area Specific Plan (Sub-Area 18)
9. Foothill Boulevard and Deer Creek Channel
10. Haven Avenue and Church Street Site
11. Western Gateway (Bear Gulch Area)
12. Foothill Boulevard and Cucamonga Channel Site
13. Historic Alta Loma (Amethyst Site)

Industrial Designations

Industrial areas in Rancho Cucamonga benefit from their strategic location near the I-15 and I-10 freeways, the Metrolink station, and railway lines. A variety of light industrial, business park, office, manufacturing, heavy industrial, and similar business and industrial uses have been established, providing diverse employment opportunities for residents throughout the Inland Empire. Three Industrial designations are established that continue to provide many industrial development opportunities.

Revise to read as follows:
 "(Probable FAR of 0.40 and Maximum FAR of 0.60, except Hotels/Motels - maximum FAR of 1.0)"

Industrial Park (~~Probable FAR of 0.40 and Maximum FAR of 0.60~~)

The Industrial Park designation accommodates master-planned concentrations of light industrial, research and development businesses, green technology, and general and medical office uses. The designation also allows for limited convenience goods and services for employees and visitors. Industrial Park uses are typically labor intensive, meaning that the number of employees per acre is higher than uses involving mostly manufacturing or warehousing. The Industrial Park designation applies to major traffic corridors in the City, including 4th Street, Haven Avenue, Arrow Highway, and Foothill Boulevard, near the largest concentrations of civic and commercial activity.



Industrial Park

General Industrial (Probable FAR of 0.50 and Maximum FAR of 0.60)

The General Industrial designation permits a wide range of industrial activities that include manufacturing, assembling, fabrication, wholesale supply, heavy commercial, green technology, and office uses. Where adjacent to residential uses, properties designated General Industrial should be designed for office uses, or site planning should incorporate buffering techniques to minimize noise and traffic impacts associated with the industrial activity.

Heavy Industrial (Probable FAR of 0.40 and Maximum FAR of 0.50)

The Heavy Industrial designation permits heavy manufacturing, compounding, processing or fabrication, warehousing, storage, freight handling, and truck services and terminals, as well as supportive service commercial uses. Heavy Industrial areas

ADDENDUM

This Addendum to the *City of Rancho Cucamonga General Plan Environmental Impact Report* (SCH#2000061027) (the "EIR") has been prepared in connection with the City's supplemental amendment to the General Plan (the "Project"). The Addendum confirms that the environmental impacts stemming from the Project were adequately addressed in the EIR and that a subsequent EIR or Negative Declaration is not required for the Project.

Proposed General Plan Amendments

The Project is for a proposed amendment to the General Plan to correct inconsistencies in the text and in the General Plan Land Use Map. The Amendment will change the land use designation of a parcel of land located on the northwest corner of Kenyon Way and Lark Drive from Park (P) to Low Medium (LM) Residential, change the land use designation of Kenyon Park from Low Medium (LM) Residential to Park (P) and increase the maximum permitted Floor Area Ratio (FAR) for hotels and motels in the Industrial Park (IP) land use district from .60 to 1.0 percent. The environmental impacts related to the proposed General Plan Amendment will be reviewed on a case-by-case basis when individual projects are submitted to the City for review, which in turn will be required to implement mitigation measures outlined in the General Plan EIR.

The 2010 General Plan Update and Environmental Impact Report

On May 19, 2010, the City Council adopted the 2010 General Plan Update and certified the EIR. The updated plan serves as the foundation for many of the City's regulatory documents, including the Development Code, specific plans, community plans, master plans, and design guidelines. With the 2010 General Plan Update, the City's focus shifted to infill development (development of remaining vacant properties within developed business districts and residential neighborhoods).

The EIR evaluated potential for the 2010 General Plan Update to result in environmental impacts, as summarized in the following table:

| No Mitigation | Mitigation Measures | Significant and Unavoidable |
|---|--|--|
| Agricultural Resources Biological Resources Geology and Soils Population, Housing and Employment Public Services Parks and Recreation Transportation and Traffic Utilities and Service Systems | Cultural Resources Hazards and Hazardous Materials Hydrology and Water Quality Land Use and Planning Noise | Aesthetics Agricultural Resources Air Quality Climate Change Mineral Resources |

The City made findings regarding the environmental impacts of adopting the General Plan as well as overriding considerations for significant and unavoidable impacts, both individually and cumulatively, for the following issues: Aesthetics, Agricultural Resources, Air Quality, Climate Change, and Mineral Resources.

The findings made by the City necessary to certify the EIR and adopt the General Plan also included a mitigation monitoring and reporting program. For impacts to Land Use and Planning, the City determined that changes or alterations have been incorporated into the General Plan that avoid or substantially lessen the significant environmental effects identified in the EIR resulting in a less than significant impact. More specifically, the City's findings stated there would be no conflict between the General Plan and the Development Code because updates to the Development Code, as well as adherence to standard conditions related to consistency of future development with the proposed 2010 General Plan Update and the City's Development Code, will reduce the potential impacts related to plan consistency to a less than significant level.

CEQA Review Requirements

The California Environmental Quality Act ("CEQA") generally requires agencies to analyze the possible environmental impacts of a project prior to approval. Depending on the nature and extent of the potential impacts, the agency may be required to adopt a Negative Declaration or Environmental Impact Report (EIR).

Under Section 15162 of the CEQA Guidelines, when an EIR has been certified or a Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant

effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the none of these conditions calling for the preparation of a subsequent EIR or Negative Declaration are met, but minor technical changes or additions are necessary to a previously adopted environmental document are needed, Section 15164 of the CEQA Guidelines allow the lead agency to prepare an addendum to the prior environmental document.

A brief explanation of the decision not to prepare a subsequent EIR pursuant should be included in the addendum, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration, and must be considered by the decision-making body prior to making a decision on the project.

Analysis

This addendum to the EIR has been prepared for the Project because none of the conditions specified in Section 15162 of the CEQA Guidelines requiring the preparation of a subsequent EIR or Negative Declaration are met.

First, the Project does not propose substantial changes to the City's Land Use Map or development regulations that were not analyzed in the EIR or that require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The Project updates the land use designation for a parcel of land from Park (P) to Low Medium (LM) Residential, changes an adjacent parcel of land from Low Medium (LM) to Park (P) and changes the maximum Floor Area Ratio (FAR) for Hotels and Motels in the Industrial Park (IP) land use district. The land use designation changes are comprised of two adjacent 6.5 acre and 7.8 acre parcels of land located on the south side of Kenyon Way and east of Milliken Avenue. The eastern 6.5 acre parcel of land was originally intended as the site of a future City park, but it was later determined that the adjacent 7.8 acre parcel to the west would make a better park site. The City Council approved the current location of Kenyon Park on the 7.8 acre parcel of land on October 7, 1987, though the underlying land use designation (Low-Medium) was not changed to reflect the approved use. The Project will rectify this inconsistency by changing the land use designation of the existing 7.8 acre park site from Low Medium (LM) to Park (P) and the undeveloped 6.5 acre site to the east from Park (P) to Low Medium (LM) Residential, which is the same zoning designation as the parcels of land to the north, south and east. The delta in acreage between the land use designation change is a 1.3 acre decrease in the Low Medium Residential designation and a 1.3 acre increase in the Park designation. This 1.3 acre decrease in the Low Medium Residential designation and 1.3 acre decrease in the Park designation will be of no consequence with respect to cumulative impacts to air, greenhouse gas, traffic, climate change, agricultural resources and aesthetics. Mitigation measures from the General Plan EIR will be required to be implemented on the 6.5 acre Low Medium Residential parcel when development is proposed, and the 6.5 acre Low Medium Residential parcel will be required to have a separate analysis conducted in compliance with CEQA when a development application is filed.

The Project also increases the maximum permitted Floor Area Ratio (FAR) in the Industrial Park (IP) land use district from .60 to 1.0 to reflect the existing conditions in which multiple hotels have been developed within the Industrial Park (IP) land use district that exceed the current maximum permitted FAR of .60. The increase in the maximum permitted FAR in the Industrial Park (IP) land use district will also bring the entire Industrial Park (IP) land use district into conformance with maximum permitted FAR of the Haven Overlay District (1.0), which is an overlay district within the Industrial Park (IP) land use district. Future hotels will be subject to an environmental assessment under CEQA to assess project specific impacts.

Second, there have been no substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The EIR, which addressed the impacts of adopting the City's General Plan, was adopted on May 10, 2010. Since adoption of the General Plan in 2010, the City has only processed minor amendments to the plan. As a result, there are no substantial changes to the environment which would require a modification of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Third, there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows (a) the Project will have any significant effects not discussed in the EIR; (b) the significant effects examined in the EIR will be substantially more severe than previously shown; (c) mitigation measures or alternatives previously found to be infeasible would now be feasible and would substantially reduce one or more significant effects of the project; or (d) considerably different mitigation measures or alternatives than those analyzed in the EIR would substantially reduce one or more significant effects on the environment are now available.

Summary

In summary, the Project proposes only minor changes consisting of correcting inconsistencies that involve land use designations of two adjacent parcels that results in a 1.3 acre decrease in Low Medium Residential designation and a 1.3 acre increase in Park designation. The 2010 General Plan EIR analyzed the development of two similarly sized (6.5 acre Park and 7.8 acre Low Medium Residential) parcels of land that effectively comprise the Project, the only change being exchanging the land use designation of each parcel. This 1.3 acre decrease in the Low Medium Residential designation and 1.3 acre increase in the Park designation will be of no consequence with respect to cumulative impacts to air, greenhouse gas, traffic, climate change, agricultural resources and aesthetics.

The Project also increases the maximum permitted Floor Area Ratio (FAR) in the Industrial Park (IP) land use district from .60 to 1.0 percent to reflect the existing conditions in which multiple hotels have been developed within the Industrial Park (IP) land use district in order to be consistent with the permitted FAR Ratio of 1.0 within the Haven Avenue Overlay District. The General Plan EIR also analyzed the prospect for the development of hotels/motels in the Industrial Park (IP) Development District. Future projects related to the General Plan Amendments will be reviewed on a case-by-case basis for consistency with the General Plan EIR and the California Environmental Quality Act (CEQA).



STAFF REPORT

COMMUNITY SERVICES DEPARTMENT

Date: May 20, 2015
To: Mayor and Members of the City Council
 John R. Gillison, City Manager
From: Nettie Nielsen, Community Services Director
By: JoAnn Gwynn, Community Services Manager *JAG*
Subject: UPDATE ON THE CITY'S NEW PARK RANGER PROGRAM

RECOMMENDATION

This report is for informational purposes only and does not require any action.

BACKGROUND/ANALYSIS

In 2013/14 a multidepartment team that included Community Services, Police and the Fire department explored the feasibility of a Park Ranger Program. Staff researched Park Ranger programs in other Southern California cities. In the 2014/15 Budget, a pilot program consisting of two part time rangers with planned future expansion was approved. The purpose of the Park Ranger program is to enhance Rancho Cucamonga's public safety initiatives by protecting and preserving parklands and open space, enforce regulations, provide community education and promote parks and open spaces as a vital amenity.

The team identified current issues within the parks, trails and open spaces, determined the priorities of the pilot program and established a comprehensive training program. After many months of planning our City's first Park Ranger program is getting ready to launch. The Park Rangers will be clearly identified through uniforms, vehicles and bikes and will be highly visible in key parks, trails and open spaces. They will be utilizing new technology for CSD, portable tablets and printers with citation enforcement capabilities, reporting, mapping and other features. We are aware that the impact of only 2 part time rangers will be limited and a future expansion to a combination of both full and part time rangers is necessary to achieve the desire objectives.

Currently the Rangers are undergoing training with our Sheriff's Department, Animal Care Center, GIS, Fire, Public Works and CSD. The Rangers are expected to be patrolling the parks, trails and open spaces in June 2015.

Respectfully submitted,

Nettie Nielsen

Nettie Nielsen
 Community Services Director



STAFF REPORT

PLANNING DEPARTMENT

Date: May 20, 2015

To: Mayor and Members of the City Council
John R. Gillison, City Manager

From: Candyce Burnett, Planning Director

By: Mayuko Nakajima, Assistant Planner

Subject: Consideration of the Circulation Master Plan for Bicyclists and Pedestrians (CMP)

RECOMMENDED ACTION:

1. Receive staff and consultant's presentation; and,
2. Receive and File the Circulation Master Plan for Bicyclists and Pedestrians (CMP).

BACKGROUND: In 2008, the City Council established Healthy RC, which is a community-led effort committed to long-term community health improvement through the development of programs, policies and partnerships. Led by the City Manager's Office, the Healthy RC collaborative consists of City departments, local residents, and over 50 community stakeholders with diverse expertise to address complex community health issues and explore strategies and opportunities to improve health and wellness. In May 2010, the City Council adopted the 2010 General Plan. The new General Plan was amended to incorporate Healthy Mind, Body, and Earth principles throughout the document. Within the General Plan Update, many policies were created to support the Healthy RC initiative such as improving access to public transportation, community walkability, and bicycling opportunities. Additionally, several policies were added to encourage pedestrian/bike connectivity and easier access to transit facilities.

To assist in the implementation of healthy community principles, the City applied for and received a grant from the California Endowment to improve health through active transportation planning. A portion of this grant is funding the development of the CMP. This plan is intended to be a comprehensive update to the documents and data which already exist, such as the Trail Implementation Plan, the City's 2002 Bicycle Transportation Plan, and San Bernardino County's Non-Motorized Transportation Plan. In January 2015, Alta Planning + Design was selected as the City's consultant to prepare the CMP. Staff from the Planning Department, City Manager's Office, and the Engineering Department are part of the project team that worked with the consultant on this plan.

FINAL CMP: The link to the final CMP is referenced as Exhibit A. The CMP is a critical element of the City's overall multi-modal transportation strategy and shares the same health-minded vision as stated in the Healthy RC chapter of the Rancho Cucamonga General Plan:

Healthy RC inspires a lifestyle that embraces a Healthy Mind, Body and Earth, through lifelong learning and enrichment, active and healthy living, and environmental sustainability.

CITY COUNCIL STAFF REPORT - CMP

May 20, 2015

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This statement serves as the foundation for the Plan's goals, objectives and recommendations; it is what inspires the City's commitment to a healthy community. The benefits of bicycling and walking are not just healthy options, but also make for a livable and sustainable City.

Chapters 1 through 3 of the CMP outline the basic foundation of the document with an executive summary, introduction, and review of existing plans and policies. Chapter 4 analyzes existing conditions such as roadways, infrastructure, and existing programs. From analysis of these existing conditions, Chapter 5 includes a Needs Analysis based on types of users and community-identified needs. The last part of the CMP includes recommendations for infrastructure improvements, program recommendations and implementation and funding mechanisms. Finally, the CMP includes a customized project prioritization for Rancho Cucamonga to consider for future projects.

PUBLIC OUTREACH: Staff worked with community groups and the consultant to obtain community input on biking and walking in the City. A public survey was created using SurveyMonkey. Outreach events and in-person interviews using the survey at public parks and schools aimed to educate community members about the purpose of the CMP and to gather responses for the survey. The survey was well received and many community members were enthusiastic to take the survey and support the City's efforts to develop this Plan. A total of 848 survey responses were collected as a result of the outreach process. Community members expressed interest and support for biking and walking infrastructure in the City. It is interesting to note that Southwest Rancho Cucamonga (SWRC) survey respondents exhibited some notable differences in survey responses from the overall survey results such as poor walking conditions, they are more likely to take walking trips that traveled outside Rancho Cucamonga, and are more likely to be "nervous" or "not comfortable" while walking.

CITY COUNCIL/PLANNING COMMISSION JOINT WORKSHOP: On April 1, 2015, staff held a joint workshop to gather early input from the City Council and Planning Commission on the development of the CMP. The consultant presented principles of active transportation as well as preliminary findings regarding community needs and opportunities. The second part of the workshop gave an opportunity for the City Council and Planning Commission to ask questions and provide comments. Overall, there was general agreement that more could be done to encourage alternative transit uses as well as ensure safety within the City for the next generation of residents who want transit options and a healthy community. In general, there was support for realistic implementation of bicycle and pedestrian-related infrastructure, as funding permitted. The need for a safe and comfortable environment with amenities that encourage walking and biking was discussed, such as providing shade, marked facilities, and wayfinding signage. The need to make sure that facilities are visible to create awareness amongst the community to "share the road" was also discussed. A call for public education was prominent throughout the workshop. Council and Commission members saw public education as a way to encourage and increase active transportation. An investment in active transportation options and public education can help address equity issues and create a well-rounded and healthy Rancho Cucamonga. All of these ideas have been incorporated into the plan.

NEXT STEPS: Staff presented the report to the Planning Commission on May 13, 2015. Staff recommends that the City Council receive and file the plan. This document will help staff in the future to amend the General Plan, Trail Implementation Plan, the City's 2002 Bicycle Transportation Plan, Development Code, among other regulatory documents that assist City staff in implementing bicycle and pedestrian related infrastructure. This document will also be helpful when applying for

CITY COUNCIL STAFF REPORT - CMP

May 20, 2015

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grant funding, especially where prioritization ranks a high need for improvements. It should be noted and recognized that an amendment to the General Plan will necessitate environmental assessment for any potential impacts such as traffic.

Respectfully submitted,



Candyce Burnett
Planning Director

CB:MN/lis

Exhibit A: The website link for the Circulation Master Plan for Bicyclists and Pedestrians (CMP) is www.tinyurl.com/RCbikeped