AGENDA

CITY COUNCIL

SPECIAL MEETING

Wednesday, October 21, 2015 ✧ 3:30 p.m.

City Hall ✧ Tri-Communities Room
10500 Civic Center Drive ✧ Rancho Cucamonga, CA 91730

A. CALL TO ORDER:

A1. **Pledge of Allegiance**

A2. **Roll Call: Mayor Michael**
Mayor Pro Tem Spagnolo
Council Members Alexander, Kennedy and Williams

B. COMMUNICATION FROM THE PUBLIC:

This is the time and place for the general public to address the City Council on any item listed on the agenda. State law prohibits the City Council from addressing any issue not previously included on the Agenda. The 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 Mayor and 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.

C. ITEMS OF DISCUSSION:

C1. **City Council Workshop for North Eastern Sphere Annexation Project (General Plan Amendment DRC2015-00749, Etiwanda North Specific Plan Amendment DRC2015-00750; North Eastern Sphere Annexation Specific Plan DRC2015-00751, Zoning Map Amendment DRC2015-00752, and Programmatic Environmental Impact Report – City of Rancho Cucamonga) – A workshop on the initial planning concepts for the project.**

D. ADJOURNMENT

I, Linda A. Troyan, City Clerk Services Director, of the City of Rancho Cucamonga, hereby certify that a true, accurate copy of the foregoing agenda was posted on October 15, 2015, per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California, and on the City's website.

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

STAFF REPORT

RANCHO CUCAMONGA

PLANNING DEPARTMENT

Date: October 21, 2015

To: Mayor and Members of the City Council

From: Candyce Burnett, Planning Director

By: Karen Peterson, Planning Manager
Tom Grahn, Associate Planner

Subject: City Council Workshop for North Eastern Sphere Annexation Project (General Plan Amendment DRC2015-00749, Etiwanda North Specific Plan Amendment DRC2015-00750; North Eastern Sphere Annexation Specific Plan DRC2015-00751, Zoning Map Amendment DRC2015-00752, and Programmatic Environmental Impact Report – City of Rancho Cucamonga) – A workshop on the initial planning concepts for the project.

RECOMMENDATION: Following the presentation, staff recommends that the City Council discuss and provide comments on the initial planning concepts for the project.

BACKGROUND: In January 2015, the City Council reaffirmed the goal of pre-zoning and annexing a 4,100-acre portion of the City's northern sphere of influence. The area to be annexed is currently within the jurisdiction of the County of San Bernardino. Generally located north of the 210 Freeway and east of Haven Avenue to the City's easterly boundary the project area consists of 4,115 acres of mostly undeveloped lands and open space (Exhibit A – Annexation Area).

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.

In May 2015, the City Council executed a Professional Services Agreement with Sargent Town Planning to assist staff with the project. The pre-zoning phase is anticipated to be completed by mid-2016 and the annexation phase is anticipated to be completed by early 2017.

SITE DESCRIPTION:

Historically, very little development has occurred in the annexation area, which is characterized by mostly undeveloped and rural properties designated Flood Control/Utility Corridors, Open Space, and Hillside Residential. Existing development and uses within the annexation area include:

- Scattered single-family residences;
- Ling Yen Mountain Temple;
- Water wells;
- Southern California Edison transmission lines;
- Dirt trails that traverse the area and lead to the San Bernardino National Forest;
- Southern California Edison transmission lines;
- Storm water detention/retention facilities that channel and control drainage from three watersheds including Deer Canyon, Day Canyon and East Etiwanda Canyon;
- Day Creek and Etiwanda spreading grounds; and,
- Former aggregate mining/rock crushing operations in the westerly leg of the annexation area.

ANALYSIS:

A. Project Proposal: The proposed project would reimagine future development in the annexation area. A significant portion, approximately 2,915 acres, of the northerly portion of the annexation area would remain as open space area or allow for very limited development. However, approximately 1,200 acres in the southern portion of the annexation area is envisioned to be developed as a vibrant residential "village" with neighborhood services and a distinct sense of place. Specific land uses, types of development, and the amount of dwelling units and square footage will 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.

B. Site Constraints: A majority of the area is devoted to public facilities and uses, and includes resources or conditions that have constrained development, such as the following:

- There are a number of facilities that control storm runoff from the mountains, including the Deer Canyon Debris Basin, Day Creek Debris Basin, and a levee extending east to west within the central portion of the annexation area. With these improvements, a portion of upper annexation area is designated as a Special Flood Hazard Zone within the 100-year floodplain while areas to the east and west of this area are in the Minimum Hazard Area. The area to the south that is protected by the levee is designated as a Moderate Hazard Area within the 500-year floodplain;
- Extending east and west along the upper reaches of the annexation area is the Cucamonga Fault, which is an existing, designated Alquist-Priolo Earthquake Zone. The southernmost central leg of the annexation area is traversed by the Red Hill Fault, which is designated as a Low Ground Rupture Potential Zone;
- The annexation area contains significant aggregate resources, as designated by the California Geological Survey (CGS);
- All of the annexation area is within the Very High Fire Hazard Severity Zone as designated by the California Department of Forestry and Fire Protection (Cal Fire). A majority of the annexation area is within a State Responsibility Area (SRA). Cal Fire is financially responsible for the prevention and suppression of wildfires in SRAs; and,

- A majority of the annexation area is within County Service Area (CSA) 120 boundary. The purpose of the CSA 120 is to provide for the management, protection and biological monitoring of open space habitat accepted by the special district as mitigation land required for the development of projects both public and private. The CSA 120 overlay boundary extends into Upland, Fontana and generally overlays the City's Sphere of Influence. Formed in July 2009, with the dissolution of CSA 70 Zones OS-1 and OS-3, the CSA 120 is governed by the San Bernardino County Board of Supervisors and has an advisory commission. Located within the CSA boundary, the North Etiwanda Preserve was established as a habitat preservation area on February 10, 1998, when the San Bernardino County Board of Supervisors accepted mitigation land from San Bernardino Associated Governments (SANBAG) for impacts related to construction of the 210 Freeway. The San Bernardino Associated Governments purchased the initial 762 acres, forming the North Etiwanda Preserve to be preserved as a natural habitat for impacts to the Coastal California Gnatcatcher and similar habitat consumed by the development of the 210 Freeway. This area consisted primarily of a unique Riversidean Alluvial Fan Sage Scrub plant community.

A significant portion of the annexation area is owned by public entities, including:

- Cucamonga Valley Water District;
- San Bernardino County Flood Control District;
- County of San Bernardino;
- County Service Area 120;
- Metropolitan Water District of Southern California;
- Southern California Edison;
- City of Los Angeles; and,
- United States of America (USDA).

It is important to note that the southernmost 1,200 acres is comprised of several parcels that are owned by the San Bernardino County Flood Control District, which is in support of the City's effort to pre-zone this area for future development. In addition, there are approximately thirty (30) private property owners in the area, including the Ling Yen Mountain Temple, which own a significant amount of land in the eastern portion of the annexation area.

Surrounding the annexation area to the south and east are single-family residential developments. To the north and west is generally undeveloped area, including the San Bernardino National Forest, and rurally developed properties.

C. Project Entitlements

The City's General Plan currently designates the project area as being within the City's sphere of influence. The area is currently under the jurisdiction of the County of San Bernardino. General Plan land use designations within the project area include Hillside Residential, Conservation, Open Space, and Flood Control/Utility Corridor, as depicted on the Land Use

Plan (Exhibit B – Land Use Plan Figure LU-2). Approximately 3,450 acres of the easterly portion of the area was pre-zoned by the City in 1992 as part of the Etiwanda North Specific Plan (Exhibit C – Etiwanda North Specific Plan Land Use Plan). The remaining 685 acres is outside of the ENSP (Exhibit D – Zoning Map).

Planning entitlements will include:

- General Plan Amendment: An amendment to the General Plan will be necessary to support land use and other policy changes needed to support the project and create consistency between the proposed Specific Pan and Development Code Amendment. Amendments to each of the elements, including, but not limited to, Land Use, Community Design, and Historic Resources Element, Community Mobility Element, Resource Conservation Element, Public Facilities and Infrastructure Element, and Public Health and Safety Element will be necessary.

- Pre-Zone/Specific Plan/Etiwanda North Specific Plan Amendment: An amendment to the ENSP to remove the annexation area from the ENSP as well as the creation of a new Specific Plan to address the goals and objectives for the entire annexation area will be necessary. At a minimum, the new Specific Plan will need to include a land use plan and regulations, design guidelines for all project components, infrastructure master plans, a phasing plan and implementation measures, including anticipated financing measures. It is expected that the Specific Plan will be based upon sufficient conceptual engineering to establish the feasibility of the land use and infrastructure plans. The Plan will also include a number of graphics to successfully convey the expected character of the community, development concepts, and design guidelines.

- Development Code Amendment/Zoning Map Amendment: Changes to the Development Code and Zoning Map will be necessary to support the anticipated land use changes and establish any associated regulatory provisions.

- Program Environmental Impact Report: Environmental documentation, including all necessary technical studies, to comply with the California Environmental Quality Act for all project components will be prepared.

D. Purpose of Workshop: The purpose of the workshop is to solicit the City Council's input on the initial planning concepts for the project. In the past few months, the project team has met with City staff, key community stakeholders, and service providers. Based on this input, the project team has prepared an initial concept plan that will be presented at the workshop.

In general, the overall plan is based upon maintaining open space and conservation on 2,915 acres in the northern portion of the annexation area and allowing for a "residential village" on approximately 1,200 acres in the southern portion of the annexation area. The majority of the workshop will focus on the planning concepts for the "residential village." Early concepts for this area include a mix of residential product types, a central "town center" with neighborhood retail and restaurants, and public uses and amenities arranged in a compact and walkable land use pattern that would encourage active living.

The Planning Commission held a workshop on August 12, 2015, to review the initial concept plan for the project. Overall, the Planning Commission was very supportive of the project. Minutes from the meeting are included in Exhibit E.

Respectfully submitted,

Candyce Burnett
Planning Director

CB:KP-TG/ls

Exhibit A: - Annexation Area
Exhibit B: - General Plan Land Use Plan Figure LU-2
Exhibit C: - Etiwanda North Specific Plan Land Use Plan
Exhibit D: - Zoning Map
Exhibit E: - Planning Commission Workshop Minutes dated August 12, 2015

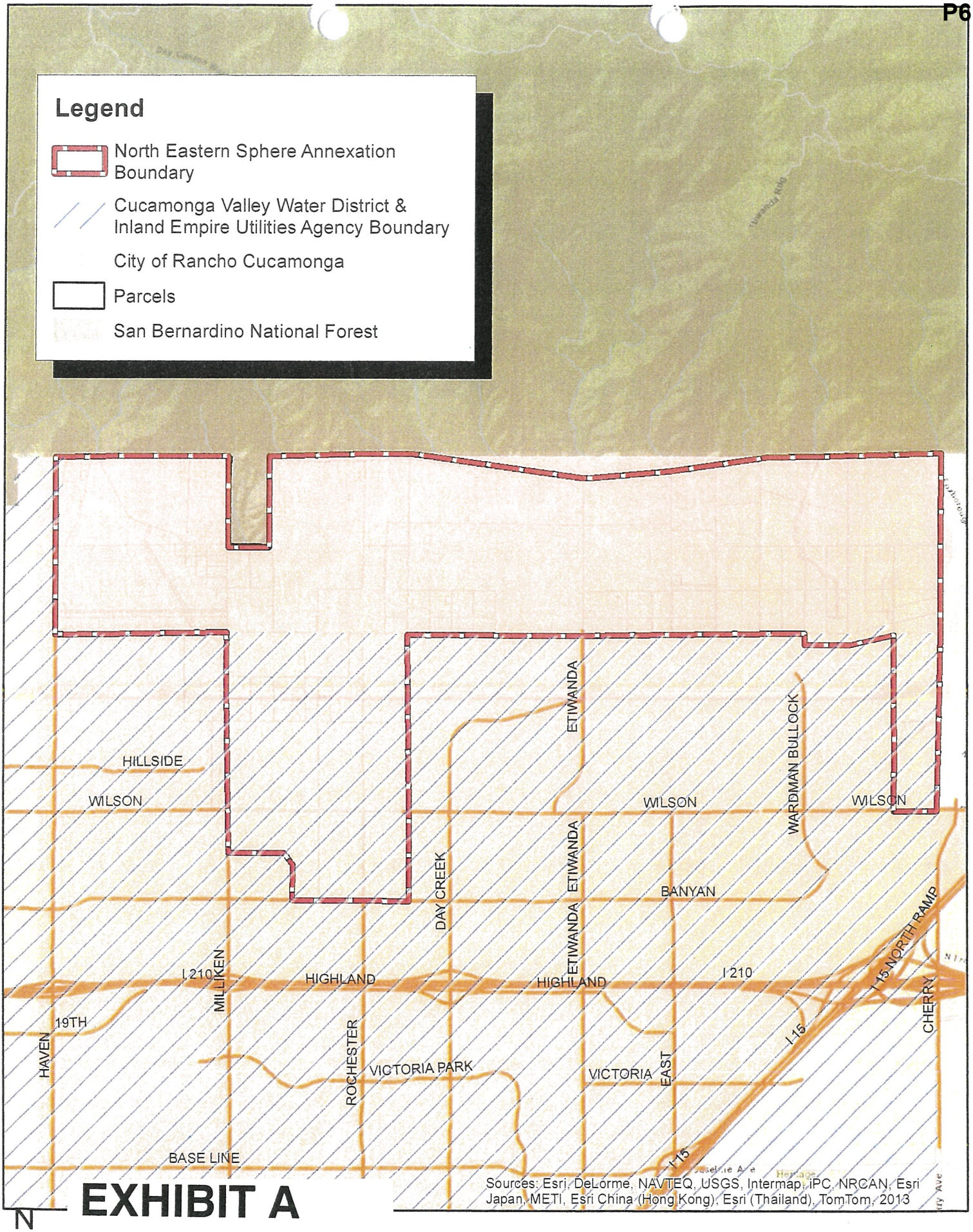


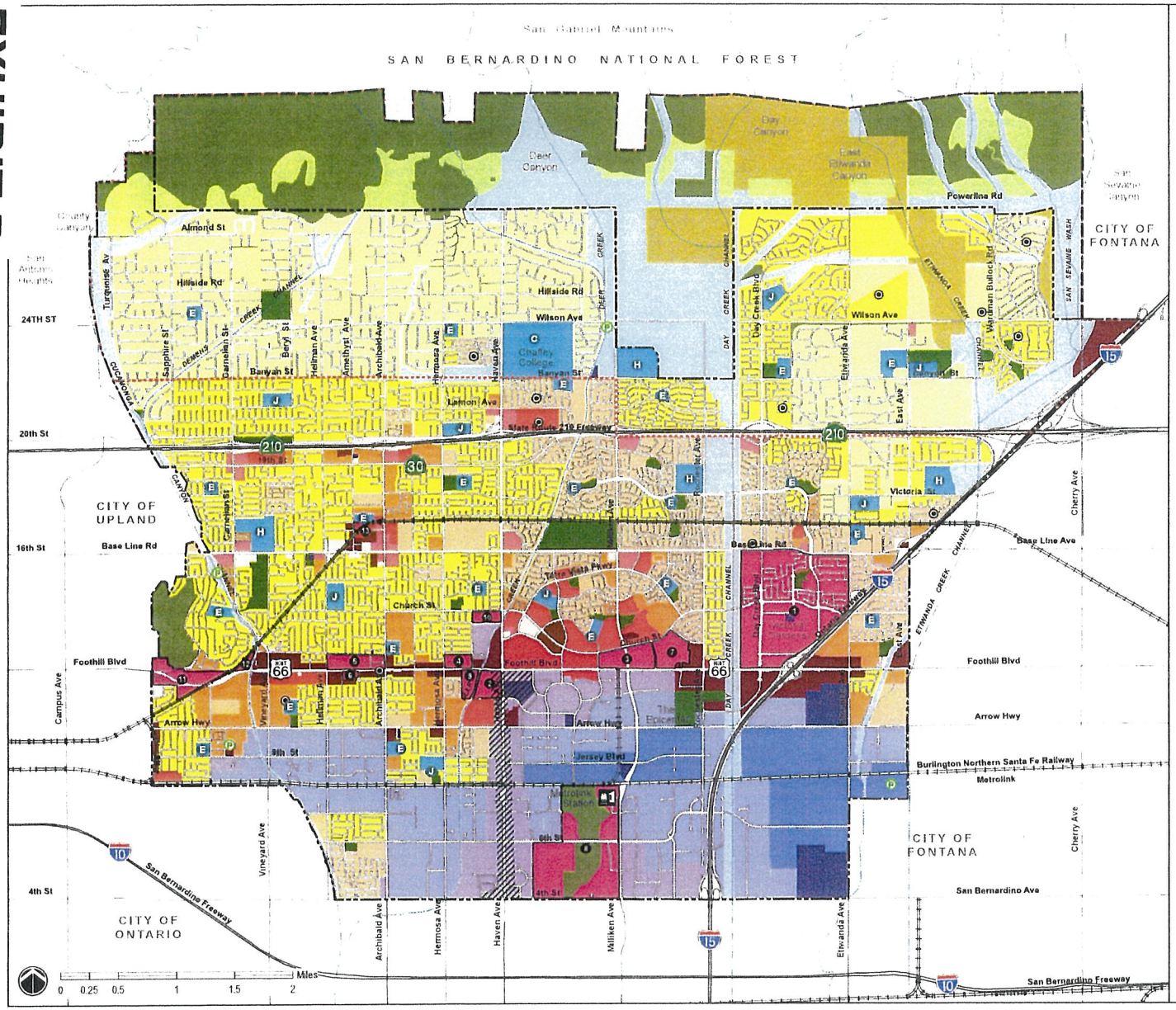
EXHIBIT A

N

0 1,200 2,400 4,800 7,200 9,600 Feet

Local Vicinity Map

EXHIBIT B



Land Use Designations

Residential
- Very Low (0.1 - 2.0 du/ac)
- Low (2.0 - 4.0 du/ac)
- Low Medium (4.0 - 8.0 du/ac)
- Medium (8.0 - 14.0 du/ac)
- Medium High (14.0 - 24.0 du/ac)
- High (24.0 - 30.0 du/ac)

Commercial
- Office (0.40 - 1.0 FAR)
- Neighborhood Commercial (0.25 - 0.35 FAR)
- Community Commercial (0.25 - 0.35 FAR)
- General Commercial (0.25 - 0.35 FAR)

Mixed Use
- Mixed Use (0.25 - 1.0 FAR)

Industrial
- Industrial Park (0.40 - 0.60 FAR)
- General Industrial ((0.50 - 0.60 FAR)
- Heavy Industrial (0.40 - 0.50 FAR)

Open Space
- Hillside Residential (0.1 - 2.0 du/ac)
- Conservation
- Open Space (0 - 0.1 du/ac)
- Flood Control/Utility Corridor

Public Facility
- Civic/Regional (0.40 - 1.0 FAR)
- Schools (0.10 - 0.20 FAR)
- Parks

Mixed Use Areas

1. Victoria Gardens
2. Town Center (Foothill Blvd & Haven Ave)
3. Terra Vista
4. Foothill Blvd (Hermosa Ave & Center Ave)
5. Foothill Blvd (Archibald Ave & Hellman Ave)
6. Foothill Blvd (Helms Ave and Hampshire St)
7. Foothill Blvd & Mayten Ave
8. Industrial Area Specific Plan (Sub-Area 18)
9. Foothill Blvd & Deer Creek Channel
10. Haven Ave & Church St Site
11. Western Gateway (Bear Gulch Area)
12. Foothill Blvd-Cucamonga Channel Site
13. Historic Alta Loma (Amethyst Site)

Overlays
- Haven Avenue Office
- Equestrian/Rural Area
- Master Plan

Schools and Parks
- Elementary School
- Junior High School
- High School
- College
- Proposed Park (1)

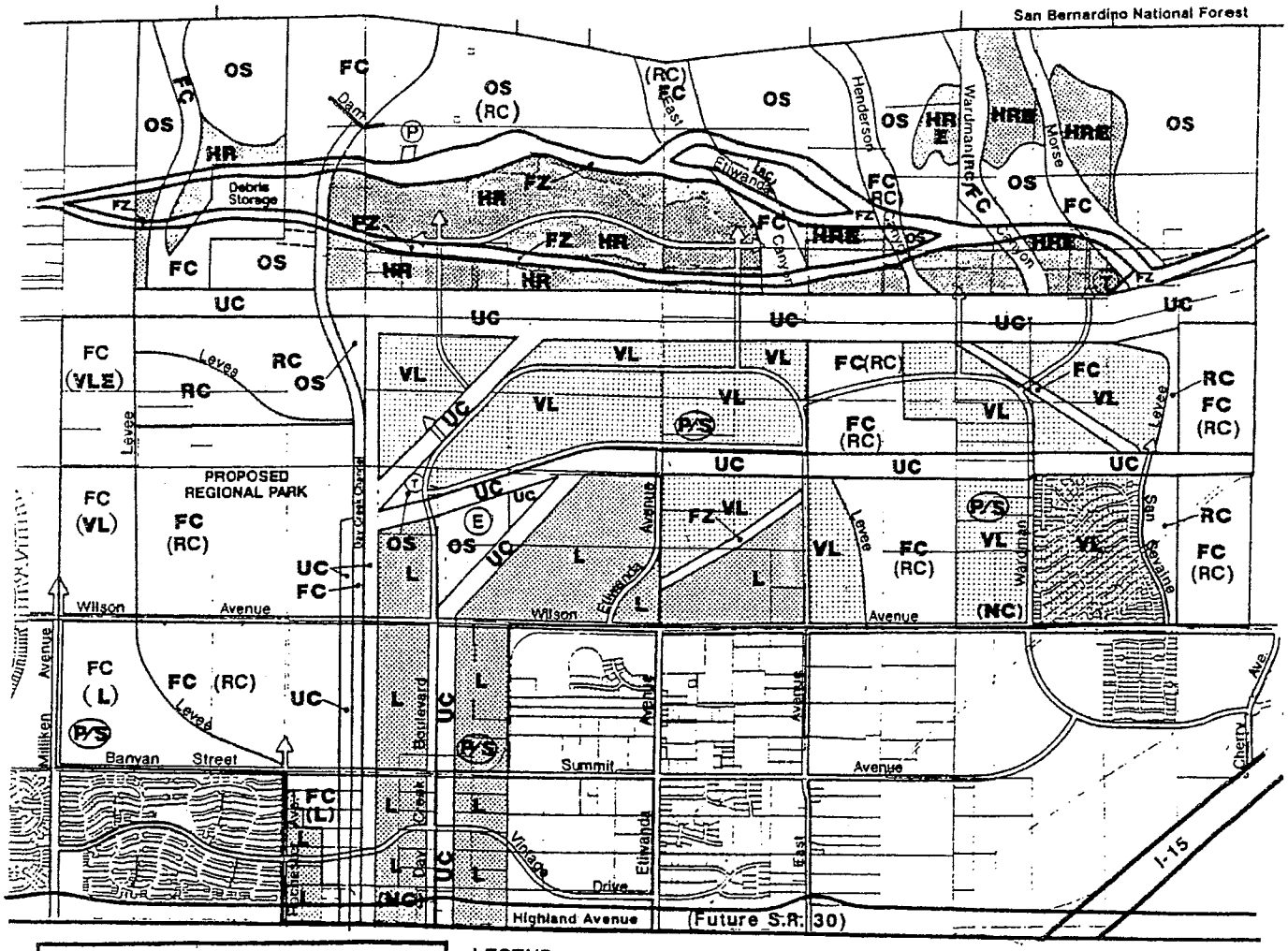
Base Layers
- City Boundary
- Sphere of Influence
- Waterways
- Freeway
- Roads
- Railroads

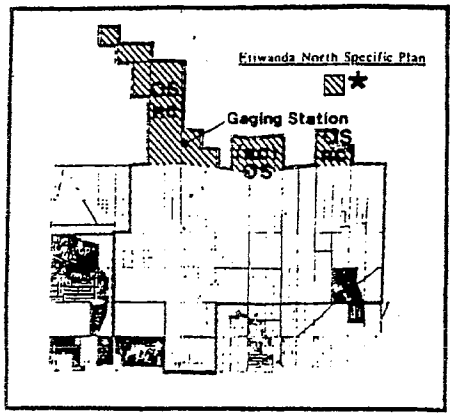
Note (1) Location of proposed parks are not fixed, and may be adjusted to accommodate future planning needs.

Source Rancho Cucamonga and San Bernardino County Assessor, 2009.

RANCHO CUCAMONGA

Figure LU-2:
Land Use Plan





LEGEND

- L — Low Density Residential (2-4 DU/AC)
- VL — Very Low Density Residential (<2 DU/AC)
- VLE — Very Low Residential Estate (1 DU/AC)
- HR — Hillside Residential (<2 DU/Net Buildable Acre)
- HRE — Hillside Residential Estate (<1 DU/Net Buildable Acre)
- FC — Flood Control/Riparian
- UC — Utility Corridor
- OS — Open Space
- IN — Institutional
- FZ — Fault Zone
- RC — Resource Conservation Area
- (NC) — Neighborhood Commercial *
- (L,VL,VLE,RC) — POTENTIAL FUTURE LAND USE DESIGNATION

- (T) Proposed Trail Head *
- (E) Proposed Equestrian Facility *
- (S) Proposed School Site *
- (P) Proposed Park Site *
- P — Existing Park Site
- * NOTE: The sites shown may not be currently owned nor is the location site specific. The depiction of a site is an indication of a projected future need that may be adjusted over time as the City and the School District develop.

* Proposed Sphere Area

LAND USE PLAN

0 1000' 2000' 4000'

EXHIBIT 10

Etiwanda North Specific Plan

City of Rancho Cucamonga

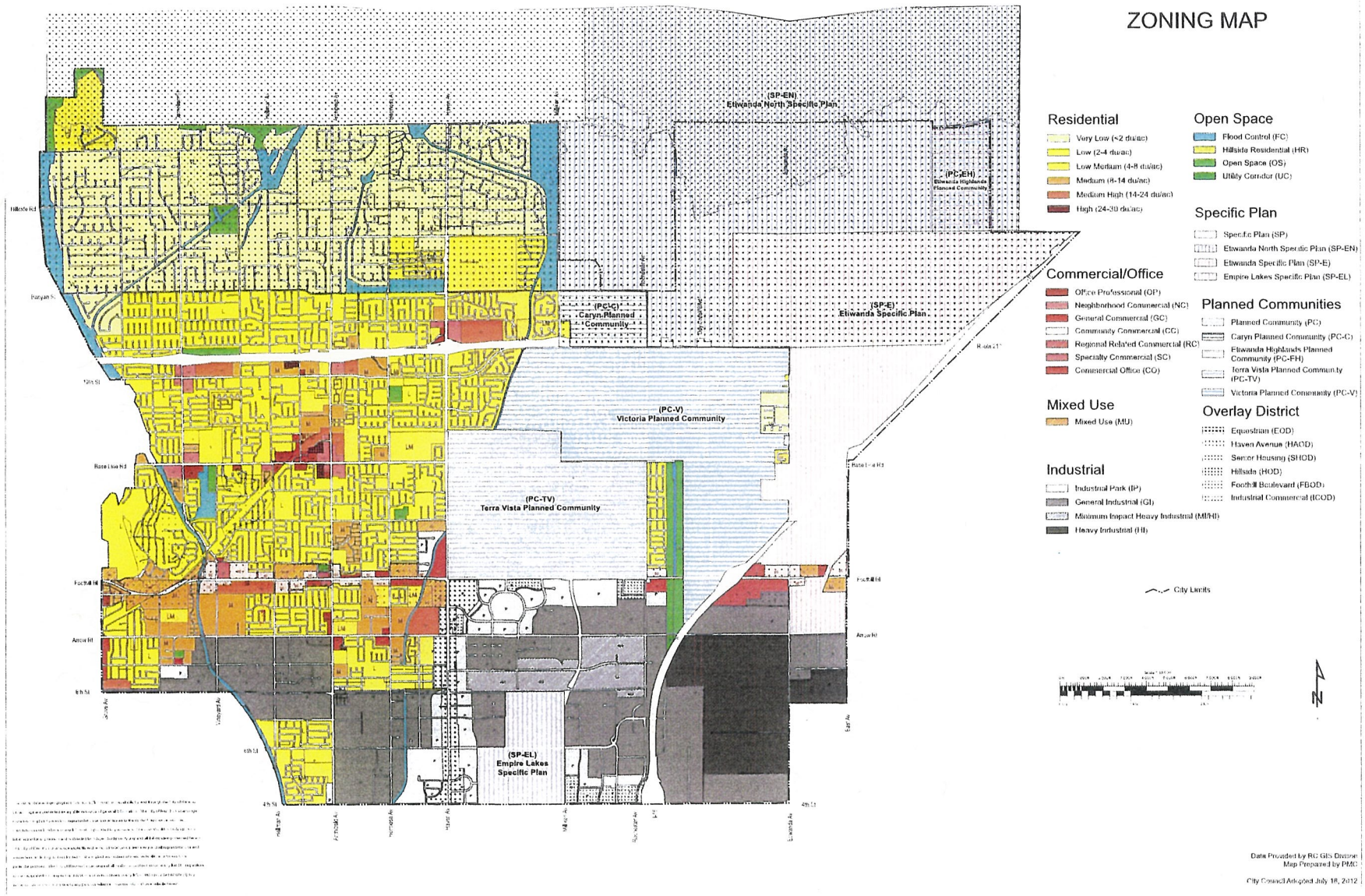
EXHIBIT C

ADOPTED 4/1/92

EXHIBIT D

CITY OF RANCHO CUCAMONGA

ZONING MAP



THE CITY OF RANCHO CUCAMONGA

WORKSHOP *MINUTES* OF

THE PLANNING COMMISSION

AUGUST 12, 2015 - 3:30 PM

Rancho Cucamonga Civic Center
TRI-COMMUNITIES ROOM
10500 Civic Center Drive
Rancho Cucamonga, California

I. CALL TO ORDER

Pledge of Allegiance *3:33 PM*

Roll Call

Chairman Wimberly _X_ Vice Chairman Oaxaca _X_

Munoz _X_ Macias _X_ Fletcher _X_

Additional Staff Present: John Gillison, City Manager; Linda Daniels, Assistant City Manager; Nettie Nielsen, Community Services Director; Candyce Burnett, Planning Director; Jeff Bloom, Deputy City Manager/Economic and Community Development; Karen Peterson, Planning Manager; Christen Mitchell, Mgmt Analyst II; Erika Lewis-Huntley, Mgmt Analyst II; Francie Palmer, Communication Manager; Rebecca Fuller, Administrative Secretary; Jennifer Palacios, Office Specialist II; Jason Wellday, Traffic Engineer; Tabe van der Zwaag, Associate Planner; Tom Grahn, Associate Planner; Dominic Perez, Assistant Planner; Trang Hyunh, Building Official; Mayuko Nakajima, Assistant Planner; Rob Ball, Fire Marshall; Van Rojer, Deputy Fire Chief; Don Cloughesy, Deputy Fire Chief; Eric Noreen, Battalion Fire Chief; Rob Seymour, Battalion Chief; Mike Costello, Fire Chief; Lois Schrader, Planning Commission Secretary; Valerie Victorino, Planning Secretary

II. PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the Historic Preservation Commission or the Planning Commission on any item listed or not listed on the agenda. State law prohibits the Historic Preservation Commission or the Planning Commission from addressing any issue not previously included on the Agenda. The Historic Preservation Commission or the Planning Commission may receive testimony and set the matter for a subsequent meeting.

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EXHIBIT E

which might be disruptive to the decorum of the meeting.

None

III. ITEMS FOR DISCUSSION

A. **PRESENTATION AND DISCUSSION REGARDING THE INITIAL PLANNING CONCEPT FOR THE NORTH EASTERN SPHERE ANNEXATION PROJECT OF 4,115 ACRES, GENERALLY LOCATED NORTH OF THE 210 FREEWAY AND EAST OF HAVEN AVENUE TO THE CITY'S EASTERLY BOUNDARY.**

Candyce Burnett, Planning Director introduced the project and provided a broad overview of the history of the project. She noted that although the project was put on hold in 2006, the City Council reaffirmed their desire to pursue the project in their Council Goals. The goal includes the development of a specific plan to redesign and what to look at for conservation efforts. She said the purpose of the workshop is to show where we are, the existing site conditions, the original proposal within the General Plan incorporating new concepts such as the CMP and Healthy RC initiatives, the future planning of the sphere area, conservation, existing and future trails.

David Sargent, Principal of Sargent Town Planning, gave a PowerPoint presentation that discussed the initial planning concepts for the project and presented an initial concept plan and imagery for the character of the project.

Commissioner Fletcher asked about respecting existing property rights in conservation areas.

Mr. Sargent said that if the Planning Commission is comfortable with the overall concept for the project, the next step will be to evaluate the feasibility of transferring development rights to areas where development is preferred.

Ms. Burnett noted that the area north of the 1200 acres is being considered for conservation. She noted that she does not see much more of the development that is already there and explained that homes to the west are in a high fire area. The idea is to look at the highest and best use of developable land to the south and conservation to the north and make sure that the project is a balanced blend of uses that are feasible, buildable and self-sustaining and will be phased appropriately.

Commissioner Fletcher said it is an exciting-opportunity to build this as it is nice and unique and conceptually agrees with all of it if it can happen as presented. He asked that the team make sure nothing is lost in translation. He asked if there are any objections from the controlling jurisdictions.

Ms. Burnett said they have been included and involved. They have indicated they feel

comfortable with what is proposed.

John Gillison, City Manager, said he had made a strong commitment to the County CEO and he is keeping personally in touch to see that they are comfortable with the designs and concepts.

Terry Thompson, the Director of Real Estate for the County of San Bernardino, said he is very supportive of the concepts and he reports directly to Mr. Deveraux, CEO.

Commissioner Fletcher said the mountain vistas are very important. He asked if the trails are still closed to horses.

Ms. Burnett said this is still an issue, but we are working to reroute them and this proposal provides an opportunity to make connections.

Commissioner Fletcher said he likes the different mixes and densities of housing types and lot sizes. He asked if there are any estate sized lots and asked the team to evaluate one acre lots. He said he likes the amphitheater idea. He asked about the fire conditions and safety.

Mr. Sargent said some blocks will lend themselves for large lots. He said there will be a significant fire break between the open space area to the north and the development to the south; he also noted there will need to be effective ways to deal with the open space "fingers" that extend into the development area.

Commissioner Oaxaca noted the report mentioned existing constraints. He asked if they will continue to constrain development.

Mr. Sargent noted that the quality and quantity of the environment has been considered in the initial concept plan. He said resources are present, such as plants and wildlife, and strategies will need to be developed to offset them. He said the slopes are not significant at 6 to 8 percent. He noted the edges have the constraints of utility lines and flood control and they hope to enhance them. He noted there is a fault zone on the SCE corridor.

Commissioner Oaxaca said he liked the edges and how they work with the adjacent existing development. He suggested they be careful with the openness to folks that live beyond these boundaries.

Mr. Sargent said the amenities will attract outsiders and they will seek a balance.

Ms. Burnett said staff has visited places like this and we do not want the harsh edges.

Commissioner Oaxaca asked about the balance between residential and small retail and

a smaller employment balance.

Mr. Sargent said this development is not high on the employment scale. He said if it is made alluring, small companies may want to be there. It will be more about creating a place rather than location with respect to trade.

Commissioner Macias said it was an excellent presentation and offered congratulations to the team. He said he had no problems with the concepts and concurred with everything presented, however, there are lots of players and as time goes on it will get more complex. He said he would want to see how this will be financially sustainable and how the phasing works, and what the strategies are for phasing. He said he wants it to be multi-modal and hopes to see an emphasis on active transportation, recreation, and public health. He noted that his family uses the trails every day and they add value and character to the community.

Mr. Baucke of Sargent Town Planning said this is a long-term project and the team still needs to evaluate the infrastructure component in terms of phasing and costs. The team has market data but they need to find the correct balance of uses to make the project feasible. He said there are choices on financing mechanisms that will also need to be evaluated.

Commissioner Munoz said this is exciting, he likes the new concept, and he likes the central village and mixed-use idea and the safety of the defensible space. He asked that the team makes sure there is integration with the community and that sufficient outreach is conducted.

Chairman Wimberly said this reflects remarkable vision. He appreciates the connectivity with other neighborhoods and the balance of the center with the rest of Rancho. He noted that we are considering active transportation and multi-modal circulation in the rest of the City and the team needs to make sure this project connects with other transportation corridors in the area.

Mr. Sargent said the project site is close to Chaffey College and offers that opportunity. It is an accessible distance and there may also be an opportunity to create transit connections between the college and the project.

Commissioner Fletcher noted that entertainment, restaurants, and hangouts are a good idea, but there is not much retail up the hill. He stated it would be very important to have retail neighborhood services in the project. He suggested the team look at the Winery Estates center as a good example of a project that turned out nice.

PLANNING COMMISSION WORKSHOP

MINUTES

AUGUST 12, 2015

IV. ADJOURNMENT

5:05PM

I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on August 6, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.

If you need special assistance or accommodations to participate in this meeting, please contact the Planning Department at (909) 477-2750. 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.

INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

The Planning Commission encourages 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 Planning Commission on any agenda item. To address the Planning Commission, please come forward to the podium located at the center of the staff table. State your name for the record and speak into the microphone. After speaking, please sign in on the clipboard located next to the speaker's podium. It is important to list your name, address and the agenda item letter your comments refer to. Comments are generally limited to 5 minutes per individual.

If you wish to speak concerning an item *not* on the agenda, you may do so under "Public Comments." .

Any handouts for the Planning Commission should be given to the Planning Commission Secretary for distribution to the Commissioners. A copy of any such materials should also be provided to the Secretary to be used for the official public record.

All requests for items to be placed on a Planning Commission agenda must be in writing. Requests for scheduling agenda items will be at the discretion of the Commission and the Planning Director.

AVAILABILITY OF STAFF REPORTS

Copies of the staff reports or other documentation to each agenda item are on file in the offices of the Planning Department, City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:00 a.m. to 6:00 p.m., except for legal City holidays.

APPEALS

Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of $2,486 for all decisions of the Commission. (Fees are established and governed by the City Council).

Please turn off all cellular phones and pagers while the meeting is in session.
Copies of the Planning Commission agendas, staff reports and minutes can be found at www.CityofRC.us