

## **Empire Lakes Proposed Specific Plan**

Community Meetings - Recap:

### **December 10, 2015**

Location: Hilton Garden Inn, Rancho Cucamonga

Number of Community participants: 23

Number of City/Agency attendees: 11

Presentation Notes:

This was the initial Community Outreach presentation. Presentations by the planner, WHA and Bryan Goodman (Lewis), focused on the proposed Specific Plan, planning concepts and some environmental related issues.

Community comments included voiced concern over the closure of the course, EIR questions to the City and some questions regarding density and noticing of meetings. The presentation was interrupted several times by community comments to which both Lewis and the City provided responses.

Lewis and the City acknowledged all comments and noted that the notification process exceeded the requirements (1,000 feet radius vs required 600' radius property owners and also noted that this was a private developer meeting, not a formal City sponsored meeting.

### **January 14, 2016**

Location: Four Points Sheraton, Rancho Cucamonga

Number of Community Participants: 19

Number of City/Agency attendees: 3

Presentation Notes:

The presentation addressed several questions and comments received at the prior meeting. Information was included on Lewis's company history in the Inland Empire / Rancho Cucamonga area; Median Income data on Lewis's customer base including both Rental Housing and Home Purchase potentials; and details on schools and densities.

There were no interruptions to the presentation and community comments were limited to EIR comments (although Lewis reminded the audience that this was a Developer meeting and that the EIR was a City document and not a part of the meeting agenda), traffic concerns (that were addressed by Jason Pack, Fehr & Peers, the project's Traffic Consultant) density, and golf course closure.

**January 21, 2016**

Location: Four Points Sheraton, Rancho Cucamonga

Number of Community Participants: 12

Number of City/Agency attendees: 1

**Presentation Notes:**

The Presentation included data on T-24 energy efficiency improvements on new housing, notes on schools, and estimated water usage data for the project proposal.

One community participant interrupted the presentation commenting on his experience in Chicago and likened the proposed public spaces in the project proposal to “gang infested parks in Chicago full of undesirables, requiring constant police presence”. After his comments, he left the room and the meeting resumed. Comments were made favorable to the proposal with one participant making comments about the increased traffic she has experienced on Haven.

**January 28, 2016**

Location: Four Points Sheraton, Rancho Cucamonga

Number of Community Participants: 11

Number of City/Agency attendees: 2

**Presentation Notes:**

The Presentation mirrored January 21<sup>st</sup>'s as there were several new community participants, in addition to several returning members.

One new participating community member interrupted the presentation numerous times with heckling and was asked each time to hold her comments until the end of the presentation.

As with the previous meetings, at the completion of the presentation, community attendees took the opportunity to ask general questions on the proposal by the presenters and also ask specific questions on Traffic, Site Planning, Schools and other matters of their interest.

Attached: Sign-in Sheets from each meeting

# STAFF REPORT

PLANNING DEPARTMENT



DATE: June 10, 2015

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Mike Smith, Associate Planner

SUBJECT: PUBLIC SCOPING MEETING FOR ENVIRONMENTAL IMPACT REPORT (EIR) FOR GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, ZONING MAP AMENDMENT DRC2015-00115, AND DEVELOPMENT AGREEMENT DRC2015-00118 – LEWIS OPERATING CORP.: An opportunity for the Planning Commission to receive public testimony pertaining to the environmental issues to be addressed in an Environmental Impact Report (EIR) for a proposal to amend the IASP Subarea 18 (Empire Lakes) Specific Plan to establish a mixed use development at the Empire Lakes Golf Course property located north of 4<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the Metrolink rail line.

RECOMMENDATION: Staff recommends that the Planning Commission accept public testimony pertaining to the environmental issues to be addressed in the Environmental Impact Report that is being prepared for General Plan Amendment DRC2015-00114, Specific Plan Amendment DRC2015-00040, Zoning Map Amendment DRC2015-00115, and Development Agreement DRC2015-00118.

PURPOSE:

In accordance with the applicable requirements of the California Environmental Quality Act (CEQA), the City of Rancho Cucamonga is the Lead Agency for this project, and therefore responsible for the review and consideration of the proposed project as well as addressing potential environmental impacts that may be associated with the project. An Initial Study (Exhibit C) was prepared by the applicant's environmental consultant, BonTerra Psomas, as an initial step prior to the preparation of an Environmental Impact Report (EIR). The EIR is required in order to ensure that the potential environmental impacts of the project are fully evaluated and analyzed, and, if necessary, the applicable mitigations measures are implemented. In compliance with the EIR preparation process as outlined in CEQA, BonTerra Psomas, in consultation with staff from the Planning Department, prepared a Notice of Preparation (NOP) (Exhibit A). The NOP was circulated on April 27, 2015 to public agencies that have discretionary approval power over the project, i.e. "Responsible Agencies" and Native American Governments. Also, the NOP was made available for review at the Archibald and Biane Libraries and on the City's website.

The NOP serves as public notification that an EIR is being prepared and requests comment and input from responsible agencies and other interested parties regarding environmental issues to be addressed in the document. In addition to the NOP, CEQA recommends conducting a scoping meeting for the purpose of identifying the range of potential significant impacts that should be analyzed within the scope of the Draft EIR. All environmental documents are subject to a peer

review by PlaceWorks, an independent, environmental consultant. PlaceWorks was contracted by the City to do the peer review following an evaluation of potential consultants that was conducted earlier this year. The Professional Services Agreement (PSA) between the City and PlaceWorks was approved and executed by the City Council on May 20, 2015.

PROJECT AND SITE DESCRIPTION:

The proposed project is to amend the Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan (hereafter referred to as the "Empire Lakes Specific Plan") to establish a mixed use development (Exhibit D) on a property of 160 acres that is currently a golf course - the Empire Lakes Golf Course. The proposed project consists of a specific plan amendment that would allow for the "redevelopment" of the golf course into a mixed use development comprised of a combination of high density residential, commercial, and office uses within close proximity to transit services and local regional activity centers. The project site, identified as Planning Area 1 (PA1) in the proposal, is proposed to have between 2,500 dwelling units (minimum) to 4,000 dwelling units (maximum). Open space would be included in PA1. Vehicular and non-vehicular circulation and utility infrastructure would be constructed, as necessary, to serve the proposed uses.

The project site is being developed with the intent of maximizing the transit-oriented opportunities enabled by the existing east-west Metrolink rail line that parallels the north perimeter of the project site, and a Metrolink station located to the northeast of the project site. Similarly, the project will be designed to be compatible with the multi-family apartment complexes that border the project site to the east, and be complementary to the industrial office development located to the west, and, to the south, a large commercial development in the City of Ontario.

The project site is currently designated as "Planning Area 1A" and "Planning Area 1B" within the Empire Lakes Specific Plan, and "Open Space" in the City's General Plan. Based on available information, anticipated initial approvals that would be required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed Specific Plan Amendment; approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use" and revise the associated General Plan language, maps and tables resulting from the land use change from Open Space to Mixed Use, and approval of a Zoning Amendment to update text related to the mixed use zone.

A. Surrounding Land Use and Zoning (relative to the Empire Lakes Specific Plan):

- North - Industrial Logistics and Manufacturing Buildings; Minimum Impact/Heavy Industrial (MI/HI) District
- South - Commercial Center; Ontario Center Specific Plan (2254-SP) (in the City of Ontario)
- East - Industrial Offices/Logistics Buildings, a Commercial Center, and Hotels; General Industrial (GI) District, Industrial Park (IP) District, and Industrial Park (IP) District, (Industrial Commercial Overlay District (ICOD))
- West - Industrial Offices/Logistics Buildings and Vacant Land; General Industrial (GI) District and Industrial Park (IP) District

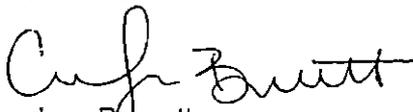
B. General Plan Designations:

- North - Heavy Industrial
- South - Mixed Use – Ontario Mills (in the City of Ontario)
- East - General Industrial and Industrial Park
- West - General Industrial and Industrial Park

ADVERTISING/CORRESPONDENCE: The notice for this scoping meeting appeared in the Inland Valley Daily Bulletin newspaper as a large, 1/8<sup>th</sup> page notice on May 26, 2015 and notices were mailed to the owners of all properties located within 1,000 feet of the Empire Lakes Specific Plan boundary. The Notice of Preparation and Initial Study Part 2 were circulated to the attached list of CEQA agencies (Exhibit E) for the required review and comment period. Attached is correspondence (Exhibit F) received in response to the Notice of Preparation that was submitted by several "Responsible Agencies" and two Native American Tribal Government entities. The correspondences discusses the various recommendations and methodologies for areas of study related to the formulation of the Environmental Impact Report.

PUBLIC CORRESPONDENCE: Staff has also received e-mails and written correspondence from several individuals expressing an interest in the proposed project. The correspondence (Exhibit G) discusses concern regarding potential environmental impacts relating to transportation/traffic and land use (specifically the loss of the golf course).

Respectfully submitted,



Candyce Burnett  
Planning Director

CB/MS/lis

- Attachments:
- Exhibit A – Notice of Preparation (NOP)
  - Exhibit B – Letter from the Governor's Office of Planning and Research (OPR) State Clearinghouse and Planning Unit (acknowledging receipt of the NOP)
  - Exhibit C – Initial Study (IS) Part 2 prepared by Bonterra Psomas (without Appendices)
  - Exhibit D – Conceptual Development Plan
  - Exhibit E – Distribution Lists for the Notice of Preparation
  - Exhibit F – Correspondence (received from Responsible Agencies and Native American Tribal Government entities)
  - Exhibit G – Correspondence (received from the public)



## Notice of Preparation and Scoping Meeting

---

April 27, 2015

To: **Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)**

From: **City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
Contact: Mr. Michael Smith, Associate Planner**

Pursuant to Section 21165 of the *California Public Resources Code* and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the **City of Rancho Cucamonga** will be the lead agency for an environmental impact report (EIR) that will be prepared to address potential impacts associated with the project identified below. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the Section 15082 of the State CEQA Guidelines, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to serve as a notice for the public scoping meeting.

We need to know your agency's views regarding the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and potential environmental effects are contained in the attached materials. An electronic copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date and should be received not later than 30 days after the date of this notice. However, a scoping meeting will be held on **June 10, 2015** and your response will be accepted until that date.

**Project Title:** Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project (also referred to as the Empire Lakes Specific Plan Project)

**Project Location – City:** Rancho Cucamonga

**Project Location – County:** San Bernardino

The project site is located north of 4<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the Metrolink rail line in the City of Rancho Cucamonga in San Bernardino County. The City of Rancho Cucamonga's southern boundary with the City of Ontario is formed by 4<sup>th</sup> Street. The project site is currently developed with the Empire Lakes Golf Course (11015 6<sup>th</sup> Street, Rancho Cucamonga). Refer to Exhibit 1 in the Initial Study for the local and regional vicinity.

**Project Description:** The proposed project involves an amendment to the IASP Sub-Area 18 (Empire Lakes) Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new Planning Area [PA] 1). The proposed Specific Plan Amendment would

allow for high density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units in PA 1 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 (sf) of non-residential uses would be allowed in PA 1. Vehicular and non-vehicular circulation and utility infrastructure would be installed, as necessary, to serve the proposed uses. Based on available information, anticipated initial approvals required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment; approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use"; and, approval of a Zoning Amendment to update text related to the Mixed Use zone. Approval of Parcel Maps(s) and a Development Agreement may also be considered.

**Potential Environmental Effects:** The attached Initial Study indicates that there may be significant adverse environmental impacts associated with this project, for the following topical areas: Aesthetics and Visual, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the proposed project.

**Responding to this Notice:** Pursuant to Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. Comments and suggestions should, at a minimum, (1) identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR; (2) whether the responding agency will be a responsible or trustee agency for the proposed project; and (3) any related issues raised by organizations and/or interested parties other than potential responsible or trustee agencies, including interested or affected members of the public. We will need the name for a contact person in your agency. The NOP and accompanying Initial Study are available for a 30-day public review period beginning **April 27, 2015 and ending May 26, 2015**, but the scoping meeting will occur on **June 10, 2015** and your response will be accepted up until that date.

Copies of the document are available for review at the following locations:

**Public Information and Services Counter**  
**City of Rancho Cucamonga Planning Department**  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
(909) 477-2700

**Archibald Library**  
7368 Archibald Avenue  
Rancho Cucamonga, CA 91730  
(909) 477-2720

**Biane Library**  
12505 Cultural Center Drive  
Rancho Cucamonga, CA 91739  
(909) 477-2720

And can be accessed online at:

[http://www.cityofrc.us/cityhall/planning/current\\_projects/default.asp](http://www.cityofrc.us/cityhall/planning/current_projects/default.asp)

in the folder titled "Empire Lakes Specific Plan Project".

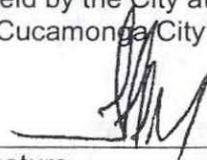
All comments and responses to this notice should be submitted in writing to Mr. Michael Smith, Associate Planner, at the address noted above. The City will also accept responses to this notice submitted via email received through the close of business on May 26, 2015. Email responses to this notice may be sent to Michael.Smith@cityofrc.us. For additional information or any questions regarding the proposed project, please contact Michael Smith at (909) 477-2750 ext. 4317 or at the aforementioned email.

**Notice of Scoping Meeting:** The proposed project is considered a project of statewide, regional, or area-wide significance. A scoping meeting will be held by the City at the Planning Commission meeting on **June 10, 2015 at 7:00 PM** at the Rancho Cucamonga City Council Chambers, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730.

Date

04/21/15

Signature





Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

CITY OF RANCHO CUCAMONGA

April 28, 2015

MAY 07 2015

RECEIVED - PLANNING

To: Reviewing Agencies

Re: Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment  
SCH# 2015041083

Attached for your review and comment is the Notice of Preparation (NOP) for the Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Michael Smith  
City of Rancho Cucamonga  
105000 Civic Center Drive  
Rancho Cucamonga, CA 91730

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015041083  
**Project Title** Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment  
**Lead Agency** Rancho Cucamonga, City of

---

**Type** NOP Notice of Preparation  
**Description** The proposed project involves an amendment to the IASP Sub-Area 18 Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new Planning Area 1), which is adjacent to the Rancho Cucamonga Metrolink Station. The amendment would allow residential development within the new PA1 to range from a minimum of 2,500 units to a maximum of up to 4,000 units, along with a maximum of 220,000 sf of non-residential uses. Multi-modal transportation, parking and recreational facilities and infrastructure to serve the proposed development would be provided.

---

**Lead Agency Contact**

**Name** Michael Smith  
**Agency** City of Rancho Cucamonga  
**Phone** (909) 477-2750 x4317 **Fax**  
**email**  
**Address** 105000 Civic Center Drive  
**City** Rancho Cucamonga **State** CA **Zip** 91730

---

**Project Location**

**County** San Bernardino  
**City** Rancho Cucamonga  
**Region**  
**Cross Streets** 4th Street and 6th Street with Cleveland Avenue  
**Lat / Long** 34° 5' 2.01" N / 117° 33' 51.8" W  
**Parcel No.** 209-272-20&210-082-41,-49, and -52  
**Township** 1S **Range** 7W **Section** 13 **Base** SBB&M

---

**Proximity to:**

**Highways** I-15, I-10  
**Airports** Ontario  
**Railways** Metrolink Rail Line  
**Waterways**  
**Schools** Ontario Center  
**Land Use** Golf Course/Empire Lakes Specific Plan/Open Space

---

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Landuse

---

**Reviewing Agencies** Resources Agency; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 6; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 8; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

---

**Date Received** 04/28/2015 **Start of Review** 04/28/2015 **End of Review** 05/27/2015



## **Initial Study**

### **Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Empire Lakes Specific Plan Amendment**

Lead Agency:

City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730

April 2015

**EXHIBIT C**

Item P –540

**TABLE OF CONTENTS**

<u>Section</u>		<u>Page</u>
<b>Section 1.0</b>	<b>Introduction .....</b>	<b>1-1</b>
1.1	Purpose and Scope .....	1-1
1.2	Findings of this Initial Study .....	1-1
1.3	Contact Person .....	1-2
<b>Section 2.0</b>	<b>Project Description .....</b>	<b>2-1</b>
2.1	Project Site Location and Setting .....	2-1
2.2	Project Background .....	2-1
2.3	Project Description.....	2-2
2.4	Anticipated Discretionary Approvals .....	2-3
2.5	Documents Incorporated by Reference .....	2-4
	<b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED .....</b>	<b>2-5</b>
	<b>DETERMINATION .....</b>	<b>2-5</b>
<b>Section 3.0</b>	<b>Initial Study .....</b>	<b>3-1</b>
3.1	Environmental Checklist Form .....	3-1
1.	Aesthetics .....	3-3
2.	Agriculture and Forestry Resources .....	3-4
3.	Air Quality .....	3-6
4.	Biological Resources .....	3-8
5.	Cultural Resources .....	3-11
6.	Geology and Soils.....	3-14
7.	Greenhouse Gas Emissions .....	3-17
8.	Hazards/Hazardous Materials .....	3-18
9.	Hydrology and Water Quality .....	3-21
10.	Land Use and Planning .....	3-24
11.	Mineral Resources .....	3-26
12.	Noise .....	3-27
13.	Population and Housing.....	3-29
14.	Public Services .....	3-30
15.	Recreation .....	3-31
16.	Transportation/Traffic.....	3-32
17.	Utilities and Service Systems .....	3-34
18.	Mandatory Findings of Significance.....	3-36
<b>Section 4.0</b>	<b>References .....</b>	<b>4-1</b>

**EXHIBITS**

<u>Exhibit</u>		<u>Follows Page</u>
1	Regional and Local Vicinity .....	2-1
2	Planning Area 1.....	2-1
3	Conceptual Development Plan by Placetype .....	2-2

**APPENDICES**

Appendix

- A Geotechnical Investigation
- B Phase I Environmental Site Assessment

## SECTION 1.0 INTRODUCTION

### 1.1 PURPOSE AND SCOPE

Pursuant to the California Environmental Quality Act (CEQA, *California Public Resources Code*, Sections 21000, et seq.) and the Guidelines for Implementation of CEQA (State CEQA Guidelines, *California Code of Regulations*, Title 14, Sections 15000 et seq.), this Initial Study (IS) has been prepared for the proposed project, which includes an amendment to the Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 (also referred to as Empire Lakes) Specific Plan (Specific Plan Amendment), and associated applications for a General Plan Amendment, Zoning Amendment, and parcel map(s), as further described in Section 2.4, Anticipated Discretionary Approvals, of this IS. Information in this IS has been used to determine whether implementation of the proposed project would result in potentially significant environmental impacts that would require the preparation of an Environmental Impact Report (EIR). This IS has evaluated each of the issue areas contained in the checklist provided in Section 3.0 of this document.

If an IS prepared for a proposed project determines that no significant effects on the environment would occur or that potentially significant impacts can be reduced to less than significant levels with implementation of specified mitigation measures, the Lead Agency can prepare a Negative Declaration (ND) or a Mitigated Negative Declaration (MND) pursuant to the State CEQA Guidelines (14 *California Code of Regulations*, Sections 15070–15075). An ND or MND is a statement by the Lead Agency attesting that a project would produce less than significant impacts or that potentially significant impacts can be reduced to less than significant levels with mitigation. If an IS prepared for a proposed project determines it may produce significant effects on the environment, an Environmental Impact Report (EIR) shall be prepared. This further environmental review is required to address the potentially significant environmental effects of the project and to provide mitigation where necessary and feasible. Based on the results of this IS, preparation of an EIR is required.

As further discussed in Section 2.2, Project Background, the proposed project site is within the IASP Sub-Area 18 Specific Plan area. The IASP Sub-Area 18 Specific Plan was adopted by the City of Rancho Cucamonga July 1994. The environmental impacts resulting from implementation of allowed development under the IASP Sub-Area 18 Specific Plan have been evaluated in the *Rancho Cucamonga IASP Sub-Area 18 Specific Plan Final Environmental Impact Report* (Specific Plan EIR) (State Clearinghouse No. 93102055) certified by the City of Rancho Cucamonga in July 1994. Two Addenda were subsequently prepared in February 2001 and July 2003 to address amendments to the IASP Sub-Area 18 Specific Plan to allow multi-family residential within the Specific Plan area. Further, the City of Rancho Cucamonga adopted the *Rancho Cucamonga General Plan* and certified the *Rancho Cucamonga 2010 General Plan Update Final Program Environmental Impact Report* (2010 General Plan Update EIR) on May 19, 2010. These documents are incorporated by reference (refer to Section 2.4 of this IS).

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Rancho Cucamonga is the Lead Agency for the project. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. The City of Rancho Cucamonga, as Lead Agency, has the authority for project approval and certification of the accompanying environmental documentation.

### 1.2 FINDINGS OF THIS INITIAL STUDY

This IS is based on an Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the State CEQA Guidelines. The Form is found in Section 3.1 of this Initial Study. It contains a

series of questions about the proposed project for each of the listed environmental topics. The Form is used to evaluate whether or not there are any potentially significant environmental effects associated with implementation of the proposed project. The explanation for each answer is included in Section 3.1.

The Form is used to review the potential environmental effects of the proposed project for each of the following areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

As identified through the analysis presented in this IS, the proposed project would have no impacts or less than significant impacts related to agriculture and forestry resources, and mineral resources.

Further analysis for the following environmental topics is required in the forthcoming Draft EIR due to the potential for significant impacts:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

### 1.3 **CONTACT PERSON**

The Lead Agency for the proposed project is the City of Rancho Cucamonga. Any questions about the preparation of the IS, its assumptions, or its conclusions should be referred to the following:

Mr. Michael Smith, Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730  
(909) 477-2750, ext. 4317  
Michael.Smith@cityofrc.us

## SECTION 2.0 PROJECT DESCRIPTION

### 2.1 PROJECT SITE LOCATION AND SETTING

The project site is located north of 4<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the Metrolink rail line in the City of Rancho Cucamonga, in San Bernardino County. The City of Rancho Cucamonga's southern boundary with the City of Ontario is formed by 4<sup>th</sup> Street. Exhibit 1 depicts the regional location and local vicinity of the project site.

The approximately 160.4-acre project site is located within the Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan area and consolidates IASP Sub-Area 18 Planning Areas 1A, 1B and a portion of Planning Area III and Planning Area IV in a single Planning Area 1 (PA1) (refer to Exhibit 2). The project site is zoned as IASP Sub-Area 18 Specific Plan (SP-EL). The project site is designated in the *Rancho Cucamonga General Plan* as Open Space and in the IASP Sub-Area 18 Specific Plan as Golf Course.

As shown on Exhibit 1, the project site is currently developed with the 18-hole Empire Lakes Golf Course, which is bisected by 6<sup>th</sup> Street. South of 6<sup>th</sup> Street, development on the project site includes a portion of the public golf course, a clubhouse, a driving range, and a parking lot. North of 6<sup>th</sup> Street, development includes a portion of the golf course and a maintenance facility that serves the golf course. Utility infrastructure consisting primarily of water lines is located throughout the project site, and an east-west trending Metropolitan Water District water transmission line traverses the north portion of the property.

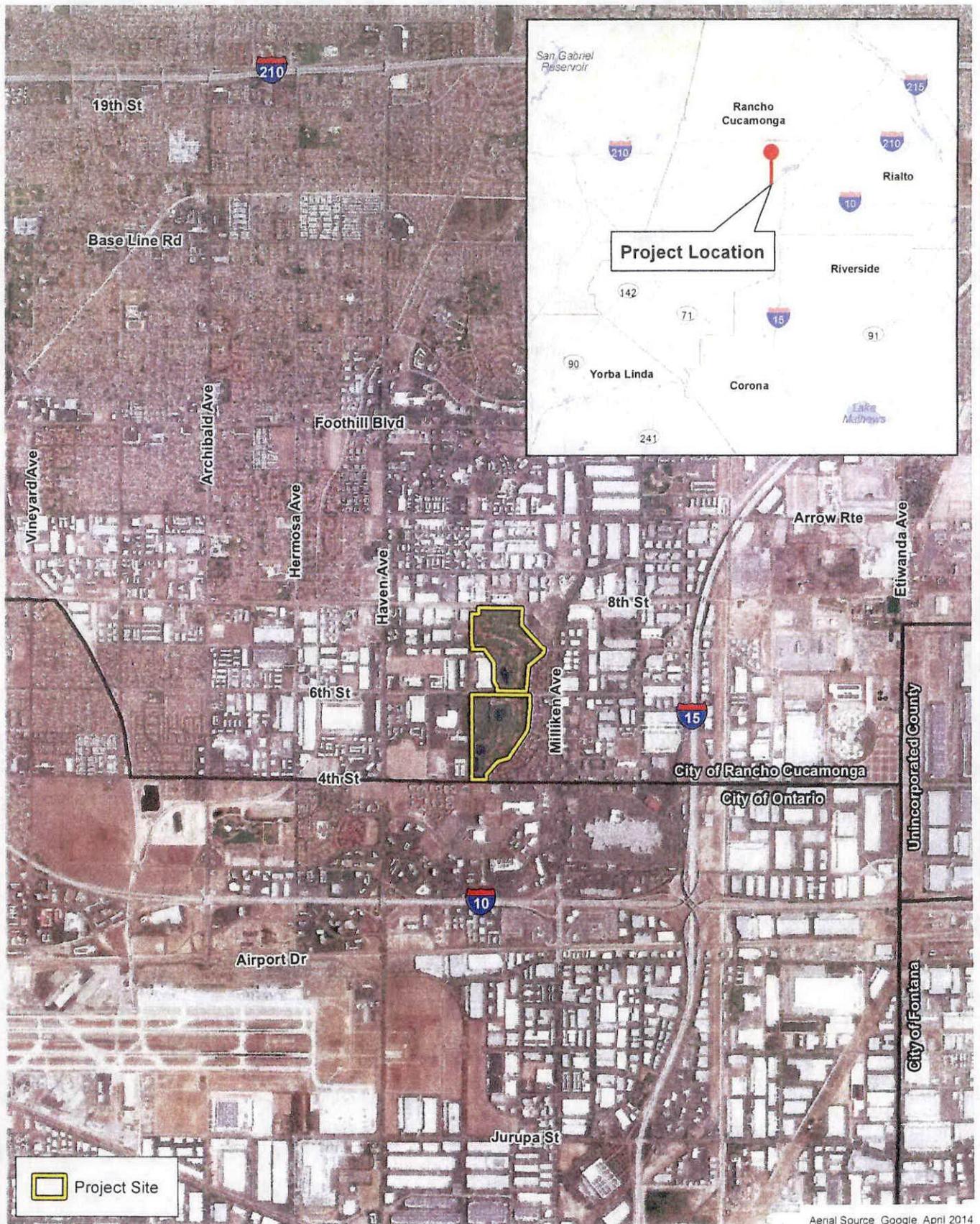
The elevations on site range from 1,030 above mean sea level (msl) to 1,120 feet above msl with local drainage directed to the south through the use of fairways with berms and/or flow paths along their margins. Soils on and adjacent to the project site consist of Tujunga Loamy Sand and Delhi Fine Sand. Non-structural fill soils up to eight feet in thickness cover the project site.

As further discussed in the Biological Resources section of this Initial Study, ornamental landscaping, ruderal/disturbed vegetation, and artificial ponds occur within the golf course. Wildlife adapted to a high degree of human presence and development is present on the project site and primarily includes avian species. No natural plant communities exist on or near the project site, and there is no suitable habitat to support the Delhi Sands flower-loving fly or any other special status plant or wildlife species. No drainage features or isolated wetland features were observed that would be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), or the Regional Water Quality Control Board (RWQCB).

The Rancho Cucamonga Metrolink Station is immediately adjacent to and east of the northern portion of the project site. Other surrounding development is characterized by residential apartment communities to the east; industrial and office uses to the west, north, and northeast; and vacant land and commercial/retail uses in the City of Ontario to the south (including the Ontario Mills shopping center to the southeast). It should also be noted that the project site is located within the LA/Ontario Airport Land Use Compatibility Plan (ALUCP) Area of Influence (refer to the discussion provided in Section 8, Hazards and Hazardous Materials, of this Initial Study).

### 2.2 PROJECT BACKGROUND

The City of Rancho Cucamonga adopted the IASP in August 1981. The IASP included approximately 5,000 acres and was divided into 3 zones and 19 subareas. Each subarea represented specific land use characteristics and development constraints. The IASP established specific standards and guidelines for future development of the City's industrial base.



D:\Projects\LEW\3\LEW00300\GIS\Stor\_LV\_RL.mxd

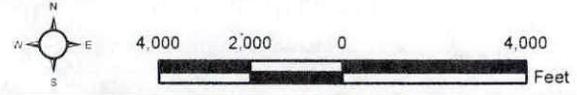
 Project Site

Aerial Source Google April 2014

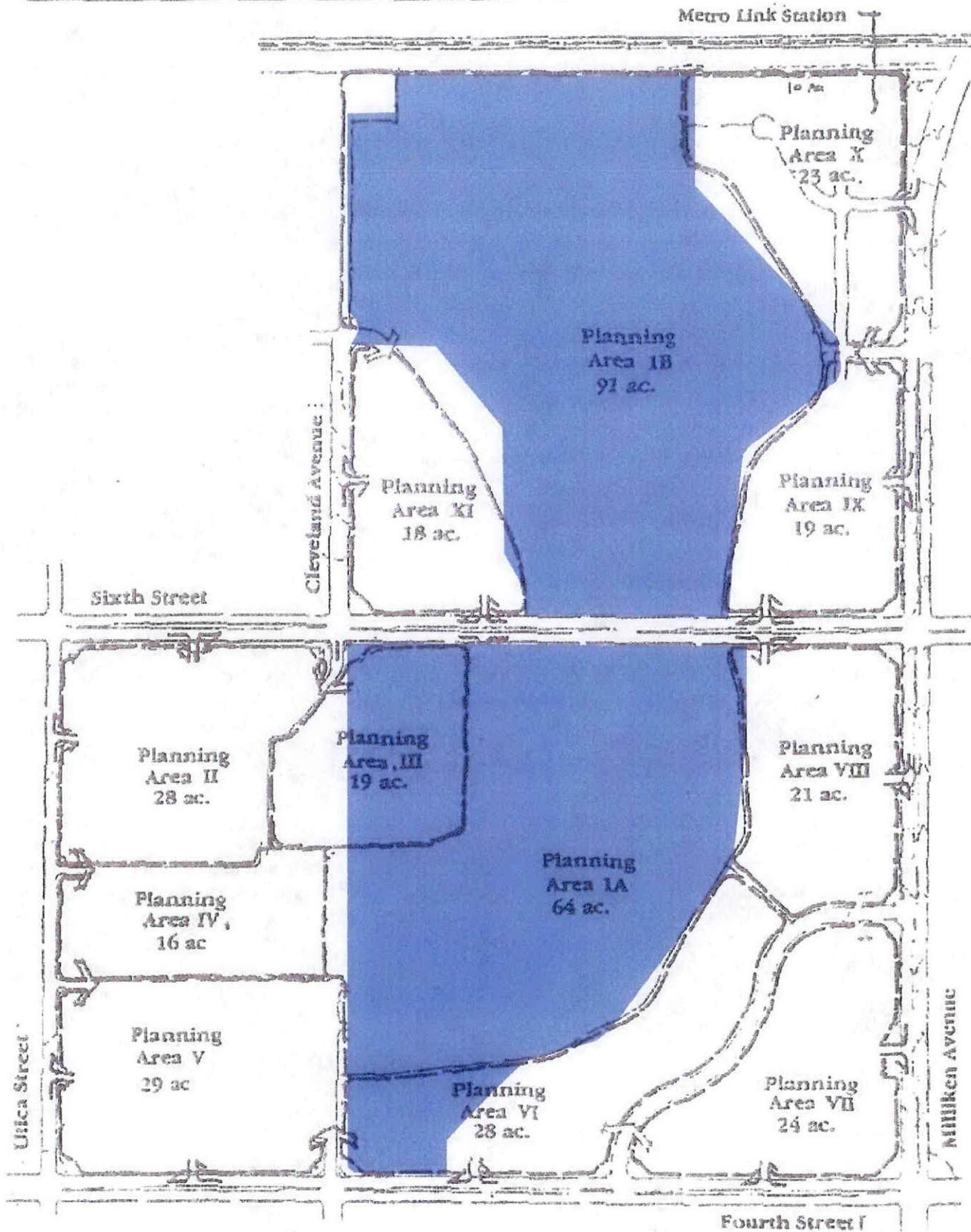
### Regional and Local Vicinity

### Exhibit 1

IASP Sub-Area 18 Specific Plan Amendment



(Rev 11-21-2014 JAZ) R:\Projects\LEW\3\LEW00300\Graphics\IS\ex1\_LV\_RL.pdf



Source: William Hezmalhalch Architects, Inc. 2014

## Planning Area 1

## Exhibit 2

IASP Sub-Area 18 Specific Plan Amendment



**Bonterra**  
PSOMAS

(11.21.14 JAZ) R: Projects LEW\3LEW\000300 Graphics IS\ex2\_PlanningArea1.pdf

In June 1994, the City Council adopted the IASP Sub-Area 18 Specific Plan. This Specific Plan amended the IASP to create a new planning Sub-Area, referred to as Sub-Area 18. The purpose of the IASP Sub-Area 18 Specific Plan is to provide for a broader mix of land uses than was originally permitted within the 1981 IASP. The Specific Plan was expanded to include such uses as recreational, hotel/conference center, retail, restaurant, and entertainment, as well as office, research and development, and light industrial uses. These uses were intended to surround and complement the then proposed 18-hole Empire Lakes Golf Course, which ultimately was constructed in 1995-1996.

Subsequent to 1994, the IASP Sub-Area 18 Specific Plan has been amended. In November 2000, the City approved an amendment to the IASP Sub-Area 18 Specific Plan to permit multi-family residential uses as an additionally permitted use in the mixed use Planning Area IX. In May 2001, the Council approved an amendment to permit multi-family residential uses as an additionally permitted use in Planning Area VI. In September 2002, the Council approved an amendment to permit market rate senior housing in Planning Area VII as an additionally permitted use. In June 2003, the Council approved an amendment to the IASP Sub-Area 18 Specific Plan to also permit multi-family residential uses as an additionally permitted use in Mixed-Use Planning Area VII. In 2012, Section 5.3.2 of the IASP Sub-Area 18 Specific Plan was amended by Ordinance No. 854. This amendment added language to the Specific Plan to address and require consistency with the LA/Ontario International Land Use Compatibility Plan (LUCP). Building height limits consistent with the LUCP were required for future development, as added into Section 5.3.2 of the Specific Plan.

### **2.3 PROJECT DESCRIPTION**

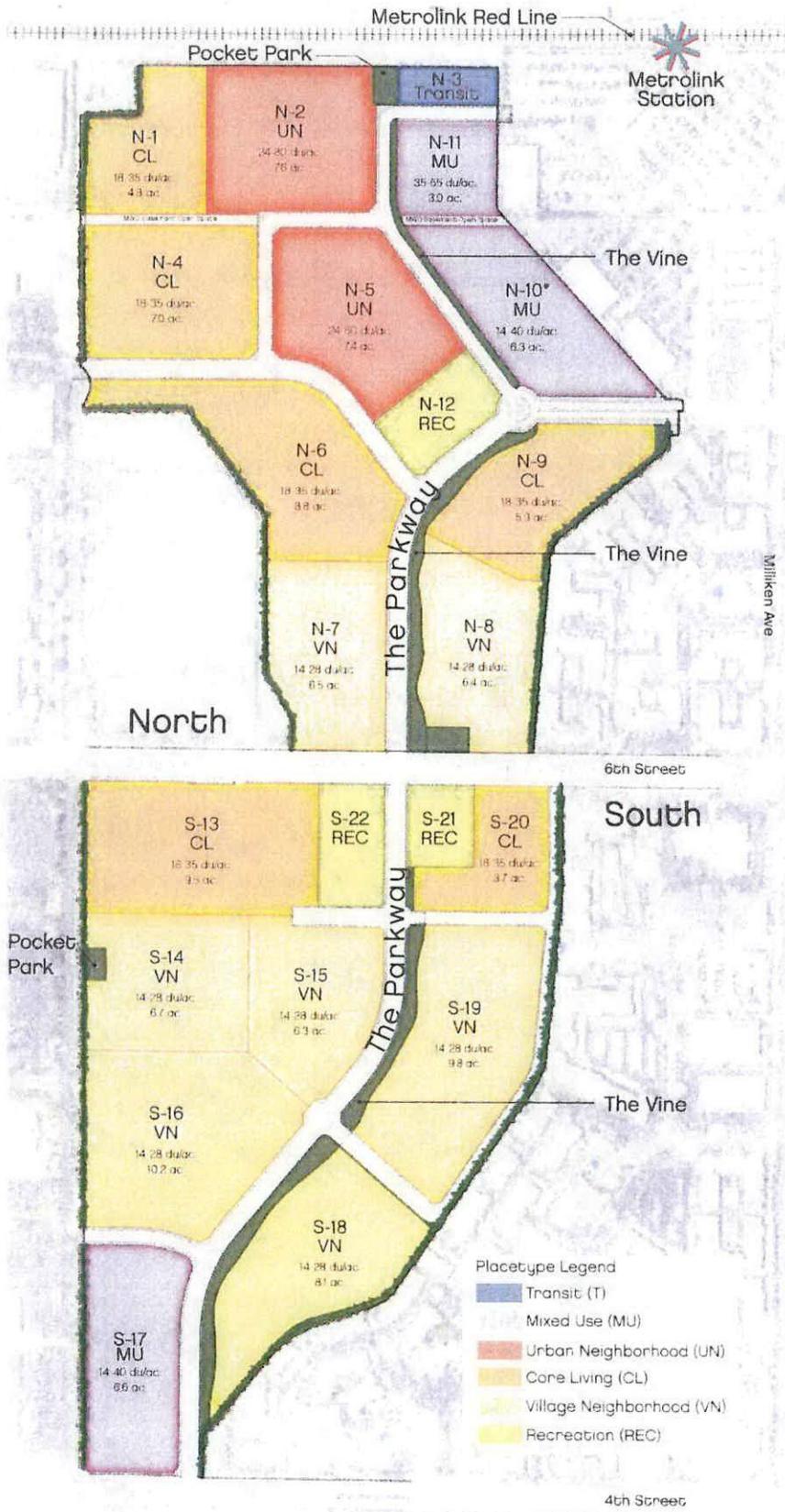
The proposed project involves an amendment to the IASP Sub-Area 18 Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new PA1). All maps, development standards, and guidelines related to PA1 are provided in a proposed new section of the IASP Sub-Area 18 Specific Plan (Section 7). The proposed Specific Plan Amendment sets forth the Community Vision, Urban Design Standards, Architectural Guidelines, and Landscape Design for PA1.

The proposed Specific Plan Amendment establishes the comprehensive development plan for PA1 to ensure cohesive development with adequate infrastructure, open space, parks, and public facilities. It also serves as a tool for implementing the preferred development strategies within PA1 including high-density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The conceptual development plan for PA1 is provided in Exhibit 3. The conceptual development plan strategically locates a range of Placetypes<sup>1</sup> to encourage variety within the built environment.

Six proposed Placetype designations have been established within PA1 consistent with the guiding principles to create a vibrant built environment that integrates residential and destination services in a mixed use community. The Placetype designations are: Transit, Mixed Use, Urban Neighborhood, Core Living, Village Neighborhood, and Recreation. The proposed residential density range that would be allowed within PA1 for each Placetype is identified on Exhibit 3. The actual number of dwelling units to be developed in each area would be determined during future entitlements processes; however, it is expected that the number of residential dwelling units within PA1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. The proposed Specific Plan Amendment would also allow for a maximum of 220,000 square feet (sf) of non-

---

<sup>1</sup> Placetypes integrate development principles, built form guidelines, and design criteria to create holistic people-centric places instead of using traditional land use-centric regulations.



D:\Projects\LewisOp\0003\Graphics\IS\ex\_ConceptDevelopPlanByPlacetype.at

Source: William Hezmalhaich Architects, Inc. 2015

Conceptual Development Plan by Placetype

Exhibit 3

IASP Sub-Area 18 Specific Plan Amendment



residential uses. Recreation/open space areas and infrastructure to serve the proposed uses would also be provided. Development within PA1 would comply with all Federal Aviation Administration Guidelines. The maximum building height in the northern portion of PA1 (north of 6<sup>th</sup> Street) would be 70-feet and the maximum building height in the southern portion of PA1 would be 60-feet.

Within the Placetypes, transitional spaces and pathways would connect enclaves and promote pedestrian circulation. A Mixed Use Overlay designation would allow for flexible development at key locations. The Mixed Use Overlay represents locations where commercial or mixed use, horizontal or vertical, development could be located, based on market conditions, to converge with primarily residential neighborhoods in unique configurations. To maintain flexibility for responding to changing community needs and market conditions over the build-out, parcels may be converted from one Placetype to another (density transfer). Where density transfers between parcels and Placetype conversions occur, in no case would development exceed the maximum development potential established in the Specific Plan.

The proposed circulation concept emphasizes connectivity (vehicular, pedestrian and bicycle) emanating from the Metrolink station and major circulation corridors. Primary vehicular access to PA1 is provided from 7<sup>th</sup> Street, 6<sup>th</sup> Street, and 4<sup>th</sup> Street. Internal circulation would be provided via a network of public and/or private residential collector roadways and local streets designed with on-street parking, street frontages and shaded pedestrian links and open spaces. A continuous connection from 4<sup>th</sup> Street to the Metrolink Station, via the proposed "Parkway", the undercrossing at 6<sup>th</sup> Street, and the open space feature along the Parkway (referred to as the "Vine") allows seamless pedestrian and bicycle connections without crossing a major road.

Sustainability is an integral design feature of PA1 with intensification of urban infill development adjacent to a transit station, resulting in reduced vehicle miles traveled. Other sustainable features which would be implemented as part of the project include, but are not limited to, use of recycled water for landscaping, storm water management, and energy efficiency. The proposed project would also include the installation of on-site storm drain, water quality, water, sewer, electricity, natural gas, and telecommunications infrastructure systems to serve the proposed land uses. The on-site utility infrastructure would connect to existing utilities in the vicinity of the project site or new utility lines that would be installed in the roadways adjacent to the project site.

It is expected that construction of the proposed project would be initiated in 2016. The project would be phased based on market demands, but it is expected that development would be complete by 2024. Construction activities would be initiated in the area south of 6<sup>th</sup> Street followed by the area north of 6<sup>th</sup> Street. The northern and southern areas would be graded separately; however, there may be overlap in the timing of building construction.

## **2.4 ANTICIPATED DISCRETIONARY APPROVALS**

The City of Rancho Cucamonga, as the Lead Agency, is responsible for preparing the EIR and will review and consider the EIR in its decision-making process. The EIR will serve as the primary environmental document for all future entitlements associated with implementing the proposed project, including all discretionary approvals requested or required to implement the project. Initial actions to be considered by the City of Rancho Cucamonga for the proposed project may include, but not be limited to:

- Certification of the EIR with the determination that the EIR has been prepared in compliance with the requirements of CEQA.
- Adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment.

- Approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use".
- Approval of a Zoning Amendment to update text related to the Mixed Use zone; includes text revisions to Section 17.36.020, Table 17.36.020-1 and Section 17.114.020.

It should be noted that approval of Parcel Maps(s), and a Development Agreement executed between the City of Rancho Cucamonga and the project applicant may also be considered. Subsequent approvals (which would require separate processing through the City of Rancho Cucamonga) would include, but may not be limited to demolition permits, grading permits, building permits, street and storm drain improvement plans, and encroachment permits.

Approvals and permits that may be required by other agencies include:

- **Cucamonga Valley Water District.** Approval of water and sewer improvement plans.
- **Metropolitan Water District.** Encroachment and right-of-way permits for the transmission main that traverses east-west through the northern portion of the project site.
- **City of Ontario.** Master Plan of Storm Drains, Fourth Street Storm Drain Hydraulics Study, and Street Improvement Plans for 4<sup>th</sup> Street.

## 2.5 DOCUMENTS INCORPORATED BY REFERENCE

The following reports and/or studies are applicable to development of the project site and are hereby incorporated by reference.

- *Rancho Cucamonga 2010 General Plan Update Final Program Environmental Impact Report* (SCH No. 2000061027) certified May 2010.
- *Rancho Cucamonga General Plan* adopted May 19, 2010 (Housing Chapter adopted November 3, 2010)
- *IASP Sub-Area 18 Specific Plan* approved in 1994 (revised through 2012).
- *Rancho Cucamonga IASP Sub-Area 18 Specific Plan Final Environmental Impact Report* (State Clearinghouse No. 93102055) approved in July 1994.

These reports/studies are available for review at:

Public Information and Services Counter  
City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
(909) 477-2700

Hours: Monday–Thursday: 7:00 AM to 6:00 PM.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Agricultural Resources                   | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources            | <input checked="" type="checkbox"/> Geology/Soils                      |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            |
| <input checked="" type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              |
| <input checked="" type="checkbox"/> Population/Housing       | <input checked="" type="checkbox"/> Public Services               | <input checked="" type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Transportation/Traffic   | <input checked="" type="checkbox"/> Utilities/Service Systems     | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature of Lead Agency Representative

*Mike Smith*  
MIKE SMITH

Printed name

Date

*04/21/15*

*CITY OF RANCHO CUCAMONGA*

Agency

*This page intentionally left blank*

**SECTION 3.0 INITIAL STUDY**

**3.1 ENVIRONMENTAL CHECKLIST FORM**

This section contains the Environmental Checklist Form (Form) for the proposed project. The Form is marked with findings as to the environmental effects of the project. An "X" in column 1 requires preparation of additional environmental analysis in the form of an EIR.

This analysis has been undertaken, pursuant to the provisions of CEQA, to provide the City of Rancho Cucamonga with the factual basis for determining, based on the information available, the form of environmental documentation the project warrants. The basis for each of the findings listed in the attached Form is explained in the Explanation of Checklist Responses following the checklist.

**ENVIRONMENTAL CHECKLIST FORM**

Project Title	Rancho Cucamonga IASP Sub-Area 18 Specific Plan Amendment
Lead Agency Name and Address	City of Rancho Cucamonga, Planning Department, 10500 Civic Center Drive Rancho Cucamonga, California, 91730
Contact Person and Phone Number	Mr. Michael Smith (909) 477-2750, ext. 4317
Project Location	The project site is currently occupied by the Empire Lakes Golf Course and is located between 4 <sup>th</sup> Street and 8 <sup>th</sup> Street, west of Milliken Avenue and east of Cleveland Avenue in the City of Rancho Cucamonga in San Bernardino County.
Project Sponsor's Name and Address	SC Rancho Development Corp., 1156 North Mountain Avenue, Upland, California, 91786
General Plan Designation	Open Space
Zoning	IASP Sub-Area 18 Specific Plan (SP-EL)
Description of Project	The proposed project involves an amendment to the IASP Sub-Area 18 Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new PA1). The proposed Specific Plan Amendment would allow for high density, and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units within 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 (sf) of non-residential uses would be allowed within the Specific Plan area. Vehicular and non-vehicular circulation would be provided within PA1. Utility infrastructure would be installed, as necessary to serve the proposed uses.

Surrounding Land Uses and Setting	<b>Boundary</b>	<b>General Plan/Zoning Designation</b>	<b>Existing Land Use</b>
	Northern	Heavy Industrial/Minimum Impact Heavy Industrial (MIHI)	Railroad and Industrial
	Eastern	Mixed Use/IASP Sub-Area 18 Specific Plan (SP-EL)	Residential, Office, and Transit
	Western	Mixed Use, General Industrial/IASP Sub-Area 18 Specific Plan (SP-EL)	Office and Industrial
	Southern	City of Ontario Mixed Use (Ontario Center)/SP (Specific Plan)	Undeveloped
Other public agencies whose approval is required	<ul style="list-style-type: none"> <li>• <b>Cucamonga Valley Water District.</b> Approval of water and sewer improvement plans.</li> <li>• <b>Metropolitan Water District.</b> Encroachment and right-of-way permits for the transmission main that traverses east-west through the northern portion of the project site.</li> <li>• <b>City of Ontario.</b> Approval of Master Plan of Storm Drains, Fourth Street Storm Drain Hydraulics Study, and street improvement plans for 4<sup>th</sup> Street.</li> </ul>		

1. <u>AESTHETICS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

- 1a. **Less Than Significant Impact.** As identified in the 2010 General Plan Update EIR, The City sits at the southern base of the San Gabriel Mountains at the eastern end of the range. The San Bernardino Mountains are just east of the San Gabriel Mountains, divided by the Cajon Pass. Views of the San Gabriel and San Bernardino Mountains are visible from the project site and provide a scenic backdrop for the area. According to Figure LU-6 of the Managing Land Use, Community Design, and Historic Resources Element of the *Rancho Cucamonga General Plan*, a portion of 6<sup>th</sup> Street is designated as a view corridor intended to preserve views of the San Gabriel Mountains. The City recognizes other scenic resources, including remaining stands of eucalyptus windrows, scattered vineyards and orchards, and natural vegetation in flood-control channels and utility corridors; however, none of these resources occur on the project site. The Draft EIR will evaluate the project to determine if it would have an adverse effect on a scenic vista.
- 1b. **No Impact.** According to the California Scenic Highway Mapping System, there are no State scenic highways or highways eligible for Scenic highway designation in or near the City (Caltrans 2011). Further, the project site is not visible from any designated scenic highways. Thus, no impacts on State scenic highways would occur. No further analysis of this threshold will be provided in the forthcoming Draft EIR.
- 1c. **Potentially Significant Impact.** The proposed IASP Sub-Area 18 Specific Plan Amendment would allow for redevelopment of the project site as a mixed-use development. The visual character of the project site, which currently exists as an 18-hole golf course with related amenities, would be altered. The Draft EIR will evaluate the project to determine if the proposed mixed-use development would substantially degrade the existing visual character or quality of the project site and its surroundings and result in significant environmental impacts.
- 1d. **Potentially Significant Impact.** The project site is currently subject to nighttime lighting associated with security lighting from the existing golf course development as well as surrounding residential, office, and industrial uses; light standards along surrounding roadways; and light from motor vehicles traveling along these roadways. The proposed project would introduce additional new lighting sources associated with the proposed development. The potential for the project to result in light and glare impacts will be further analyzed in the forthcoming Draft EIR.

2. <u>AGRICULTURE AND FORESTRY RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

- 2a. No Impact.** Based on review of the 2010 Department of Conservation Farmland Mapping and Monitoring Program (FMMP 2010), the project site is designated as Urban and Built-Up Land. Adjacent areas are designated Urban and Built-Up Land or Other Land. These categories are not considered "Farmland" under CEQA. Further, there are no on-going farmland or agricultural operations on the project site or immediately adjacent areas. Therefore, the project would not result in the conversion of agricultural land to non-agricultural uses, either directly and indirectly. No impact would occur related to this issue and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.
- 2b. No Impact.** As identified in the City's General Plan, there are no agricultural zones identified by the City for the project site or any of the surrounding properties. The project site's zoning designation is Empire Lakes Specific Plan (SP-EL), which implements the IASP Sub-Area 18 Specific Plan, with an underlying General Plan land use designation of "Open Space". Neither the General Plan nor the IASP Sub-Area 18 Specific Plan envision future use of the project site as agricultural lands. Because the project site and surrounding areas are not zoned for agricultural uses, implementation of the proposed project would not conflict with existing zoning for agricultural uses. Also, the project site is not covered under a Williamson Act Contract; therefore, implementation of the project would not conflict with any Williamson Act Contract. No impacts related to this issue would occur with implementation of the proposed project and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

**2c-2d. No Impact.** As identified in the 2010 General Plan Update EIR, there are no existing forest lands, nor is there zoning for forest lands or timberland in the City, including the project site. Therefore, the proposed project would not conflict with existing forest zoning; cause rezoning of forest land; or result in the loss or conversion of forest lands to non-forest uses. Therefore, no impacts associated with this issue would occur and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

**2e. No Impact.** Due to the lack of existing farmland, forest lands, or areas zoned for agriculture, or timberlands on the project site or in the immediately surrounding areas, development of the project site would not involve changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

The nearest designated farmland and active agricultural operations is located approximately 0.25 mile west of the project site. Components of the project, including construction and operation, would be limited to the project site and would not impact existing off-site agricultural operations. No impact would occur and no further analysis of this threshold will be provided in the forthcoming Draft EIR.

3. <u>AIR QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**3a. Potentially Significant Impact.** The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (SoCAB) in which the project site is located. The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). The SCAQMD's current AQMP (adopted in December 2012) is based on the Southern California Association of Government's (SCAG's) population projections that are based on City and County General Plan land use designations.

The two principal criteria for conformance to an AQMP are (1) whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of air quality standards and (2) whether the project would exceed the assumptions in the AQMP. The project was not assumed in the *Rancho Cucamonga General Plan*; therefore the project has the potential to obstruct implementation of the AQMP. This issue will be analyzed in the forthcoming Draft EIR.

**3b. Potentially Significant Impact.** A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. During the construction period, air pollutants would be emitted by off-road and on-road construction equipment and worker vehicles, and fugitive dust would be generated during earth moving and grading on site. During operation, air pollutants would be emitted by area and mobile sources. The potential for the proposed project to violate any air quality standards or contribute substantially

to an existing or projected air quality violation will be analyzed in the forthcoming Draft EIR.

- 3c. **Potentially Significant Impact.** The SoCAB is currently a nonattainment area for ozone (O<sub>3</sub>), respirable particulate matter with a diameter of 10 microns or less (PM<sub>10</sub>), and fine particulate matter with a diameter of 2.5 microns or less (PM<sub>2.5</sub>). The proposed project and cumulative development, including development associated with buildout of the Rancho Cucamonga General Plan, may result in a potential cumulatively significant increase in O<sub>3</sub> precursor, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions during construction and/or operation. This issue will be analyzed in the forthcoming Draft EIR.
- 3d. **Potentially Significant Impact.** As previously discussed in Section 2.1, Project Location, the project site is located adjacent to residential land uses, which are considered to be sensitive receptors. Therefore, construction and operation of the proposed project have the potential to emit pollutants in concentrations that are potentially significant to sensitive receptors. Additionally, proposed residential uses would be located in proximity to industrial uses to the north and west of the project site. The type of industrial use and distance from the project site may pose a potential health risk to sensitive receptors from exposure to diesel exhaust emissions or other pollutants. This issue will be analyzed in the forthcoming Draft EIR.
- 3e. **Less Than Significant Impact.** Odors would be emitted during construction and operation of the proposed project. Construction activities associated with the proposed project would have the potential to use equipment and perform activities that would generate odors. Potential construction odors include diesel equipment exhaust, roofing, painting, and paving. These odors would be temporary and would dissipate rapidly from the source with an increase in distance. Therefore, the impacts would be short-term, would not affect a substantial number of people, and would be less than significant.

During operation of the proposed project, some odors associated with residential uses would be expected to occur, such as from cooking and gardening. Similarly, common odors associated with mixed-use and commercial land uses would be expected to occur, such as from restaurants. However, these types of odors are not generally considered objectionable. Potential odors from the project site would be no different than in surroundings development and would not be considered significant.

Furthermore, according to the SCAQMD's *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). The proposed Specific Plan Amendment does not allow any such SCAQMD-identified uses; therefore, it would not produce objectionable odors.

The proposed project is not anticipated to result in the generation of objectionable odors affecting a substantial number of people, and there would be a less than significant impact. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

4. <u>BIOLOGICAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

The information presented in this section is based on the *Draft Habitat Assessment for the Empire Lakes Golf Course Project Located in the City of Rancho Cucamonga, San Bernardino County, California* (Habitat Assessment) prepared by RBF Consulting in September 2014 (RBF 2014).

The following vegetation types and other areas occur in the survey area: landscaped, ruderal/disturbed, artificial ponds, and developed. Landscaped areas comprise a majority of the project site and include areas that are routinely maintained such as golf course fairways, greens, a driving range, and ornamental landscaping. Ruderal/disturbed areas occur along the margins between the fairways and greens. These areas are composed of compacted soils with early successional and non-native plant species. Four artificial ponds are located on the project site. The ponds were constructed in conjunction with the Empire Lakes Golf Course and are routinely maintained. The ponds do not contain any hydrophytic vegetation. Developed areas on the project site consist of parking lots, maintenance roads, golf cart paths, and structures associated with the Empire Lakes Golf Course (i.e., a clubhouse, restrooms, and maintenance buildings). Native plant communities no longer occur on the project site.

The majority of the wildlife observed during the habitat assessment consisted of avian species. Mammalian sign and species observed during the survey. Based on the habitats present, the project site is not expected to support an extensive variety of reptilian species. No fish or amphibians were observed during the habitat assessment; however, non-native/exotic fish species could occur within the artificial ponds as introduced species. The artificial ponds have the potential to support a limited number of amphibian species. Sensitive amphibian species are not expected to occur within the artificial ponds due to the lack of native vegetation; continual on-site disturbances and surrounding development; and isolation from a natural waterways that support native amphibian populations.

As further discussed under Threshold 4a below, the project site does not include habitat to support sensitive plant or wildlife species.

- 4a. Potentially Significant Impact.** According to the draft Habitat Assessment, 8 sensitive plant species and 11 sensitive wildlife species are known to occur in the project area. Under existing conditions, the project site and surrounding properties do not support native plant communities, nor do they provide suitable habitat for sensitive plant or wildlife species. The majority of the project site has been developed and/or has been heavily disturbed by existing development and no longer supports native soils or naturally occurring habitats. No California Department of Fish and Wildlife (CDFW) sensitive habitats were identified as occurring within the project area. Based on habitat requirements for specific species and availability and quality of habitats needed by each sensitive plant or wildlife species, the project site does not provide suitable habitat that would support any of these special status plant or wildlife species.

While it not expected that the project would result in significant to special status plant or wildlife species, this issue will be further analyzed in the forthcoming Draft EIR.

- 4b-4c. Potentially Significant Impact.** During the habitat assessment, no drainage features or isolated wetland features were observed within the project site that would be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), or CDFW. As discussed previously, four artificial ponds are located on the project site. The ponds do not occur in a natural drainage course and have no upstream or downstream connectivity to jurisdictional waters. Therefore, it is not expected that the proposed project would result in impacts to USACE, RWQCB, or CDFW jurisdictional areas, or impact riparian habitat or wetlands. Further, no sensitive plant communities were identified as having the potential to occur in the project area, and the project site and surrounding areas are not located within federally designated Critical Habitat. While it not expected that the project would result in a significant impact to riparian habitat or other sensitive natural community, this issue will be further analyzed in the forthcoming Draft EIR.

- 4d. Potentially Significant Impact.** The project site does not provide any connectivity between natural open space areas. Additionally, and as noted in the 2010 General Plan Update EIR, the City of Rancho Cucamonga, including the project site, does not contain known native wildlife nursery sites. On-site development and surrounding land uses have removed the natural plant communities that once occurred on and in the vicinity of the project site. As a result, the project site does not possess or provide a corridor that would facilitate the moment of wildlife throughout the area. Therefore, it is not expected that the proposed project would disrupt or have any adverse effects to migratory corridors or linkages that may occur in the general vicinity of the project site. However, this issue will be further analyzed in the forthcoming Draft EIR.

- 4e. **Potentially Significant Impact.** Chapter 17.80, Tree Preservation, of the City of Rancho Cucamonga Municipal Code, provides for the protection and expansion of eucalyptus windrows in the City of Rancho Cucamonga. Section 17.16.080, Tree Removal Permit, of the Rancho Cucamonga Development Code outlines the review process and requirements for the removal of heritage trees that are considered to be a community resource. There are heritage trees, as defined in the City's Development Code, on the project site. Although impacts associated with tree removal are expected to be less than significant with adherence to City's requirements, potential impacts will be further analyzed in the forthcoming Draft EIR.
- 4f. **No Impact.** The City of Rancho Cucamonga, and specifically the project site, is not located within an adopted Habitat Conservation Plan; Natural Communities Conservation Plan; or other approved local, regional, or State habitat conservation plan area. Therefore, implementation of the proposed project would not conflict with the provisions of an adopted plan. No impact would occur. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

5. <u>CULTURAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

5a. **No Impact.** On February 11, 2015, BonTerra Psomas staff conducted a records search/literature review at the Archaeological Information Center (AIC) at the San Bernardino County Museum in San Bernardino County, California. The AIC maintains a large collection of U.S. Geological Survey (USGS) 7.5-minute quadrangle maps, site records, and technical studies pertaining to cultural resources in San Bernardino County. The AIC is the designated branch of the California Historical Resources Information System (CHRIS), which is the primary source for obtaining and reviewing records and literature regarding cultural resources for a specific project.

Additional resources available at the AIC include Archaeological Determinations of Eligibility, USGS 15-minute historic plat maps, and the Historic Property Data File (HPDF) maintained by the California Office of Historic Preservation. The HPDF contains listings for the California Register of Historic Resources (CRHR) and/or National Register of Historic Places (NRHP), California Historical Landmarks, and California Points of Historical Interest. For projects located on federal lands, various federal agencies maintain records in addition to those at the CHRIS locations.

The AIC provided a USGS Guasti 7.5-minute quadrangle with accompanying overlays that depict the locations of recorded historic properties and recorded historic and prehistoric archaeological sites. Another set of overlays depict the location and boundaries for cultural resource technical studies. Following a review of the AIC topographic maps and overlays, it was determined that there are no historic properties recorded on the project site and that only four are within its one-mile radius. The first is the Burlington Northern and Santa Fee (BNSF) Railway, now a part of the Atchison, Topeka, and Santa Fe Railway (ATSF) that runs east-west along the north side of 8<sup>th</sup> Avenue. Three historic residences are recorded at the intersection of 8<sup>th</sup> Street and Haven Avenue. None of these resources are in the project site.

Also, the review indicates that there have been 17 cultural resource studies conducted within a 1-mile radius of the project area, but only 2 included some portion of the project site; a third project was immediately adjacent to the project site within or next to paved roads abutting the site. Those three projects consisted of an architectural survey report (White 1994) for a Metrolink project in Rancho Cucamonga. That project appears to

have included a very small portion of the proposed project site. The second was a very small survey for a communications project (Wlodarski 2010), not located in the project site. The third project, which may have included a portion of the Empire Lakes project site, was an archaeological survey conducted in 2004 by Hogan and Tang. The focus of the survey was at least two sections of water pipe: one along Milliken Avenue on the southeast corner of Section 13 and the other along Cleveland Avenue on the northwest boundary of the project. None of these projects resulted in the recordation of any historic properties on or adjacent to the project site.

According to the *Rancho Cucamonga IASP Sub-Area 18 Specific Plan*, the project site has historically been used as a vineyard prior to development of the Empire Lakes Golf Course. The project site is currently fully developed with uses related to the golf course. The south portion of the Empire Lakes Golf Course consists of seven golf holes with three ponds, practice facilities, and clubhouse/restaurant/cart barn building. The north portion of the Empire Lakes Golf Course consists of eleven golf holes a pond and the maintenance facility. The maintenance facility consists of three buildings. The golf course and associated uses were constructed in 1995-1996. The California Office of Historic Preservation recommends recording resources that are at least 45 years old and formally evaluating those that have reached 50 years of age; therefore, the on-site structures, which are 20 years old or less, would not warrant recordation or evaluation.

Figure LU-8, Historic Resources, of the *Rancho Cucamonga General Plan's* does not identify historic resources on the project site; however, consistent with the literature search, the BNSF railway is identified as a Historic Transportation Route north of the project site. No historical resources are present or would be impacted by project implementation. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

- 5b. **Potentially Significant Impact.** As discussed previously, the project site and surrounding area have historically been used as a vineyard; however, the project site and surrounding areas were previously disturbed during grading and construction activities associated with development of the Empire Lakes Golf Course and adjacent uses. Construction activities for the proposed project would involve grading and excavation activities in soils that would have the potential to encounter previously undiscovered historic or archaeological resources. Potential impacts to historic and archaeological resources will be further analyzed in the forthcoming Draft EIR.
- 5c. **Potentially Significant Impact.** According to the *Rancho Cucamonga General Plan's* Resource Conservation Element, soils and geologic formations within the City, including the project site, have a low potential to contain significant paleontological resources. However, similar to archaeological resources, there is a potential that ground-disturbing activities associated with construction would encounter previously undiscovered paleontological resources. Potential impacts to paleontological resources will be further analyzed in the forthcoming Draft EIR.
- 5d. **Potentially Significant Impact.** As discussed previously, the project site has been historically used as a vineyard prior to development of the Empire Lakes Golf Course. Therefore, the project site is not expected to contain human remains, including those interred outside formal cemeteries. However, there is a potential that ground-disturbing activities associated with construction would encounter previously undiscovered human remains. Should this occur, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately

pursuant to Section 7050.5 of the *California Health and Safety Code* and Section 5097.98 of the *California Public Resources Code*. Although impacts associated with this issue are expected to be less than significant with adherence to applicable State requirements, potential impacts related to disturbing human remains will be further analyzed in the forthcoming Draft EIR.

6. <u>GEOLOGY AND SOILS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

Information presented in this section is derived primarily from the *Geotechnical Feasibility Study Proposed Mixed-Use Commercial and Residential Development Empire Lakes Golf Course Property Rancho Cucamonga, California* (Geotechnical Investigation) prepared for the proposed project by LOR Geotechnical Group, Inc. and dated March 23, 2015 (LOR 2015). The Geotechnical Investigation is provided in its entirety in Appendix A of this Initial Study. The Geotechnical Investigation includes an aerial photograph analysis; a review of previous reports; geologic field reconnaissance; development of geotechnical recommendations; and preparation of the geotechnical report.

**6a(i). No Impact.** No active or potentially active faults are known to exist at the project site. Additionally, the project site is not within a current State of California Earthquake Fault Zone. As shown on Figure PS-2, Fault Hazards, of the *Rancho Cucamonga General*

*Plan's* Public Health and Safety Element, the project site is located outside both existing and proposed Alquist-Priolo Earthquake Zones. Several known faults are located in the vicinity; the Red Hill Fault, located approximately four miles north of the project site, is the closest known active fault. Additionally, the Cucamonga Fault is located approximately 5.5 miles north at the base of the San Gabriel Mountains; the San Jacinto Fault is located approximately 12 miles to the northeast; and the San Bernardino segment of the San Andreas fault zone is located approximately 15 miles to the northeast. Based on historical seismicity of the project site and surrounding region, the site would be subject to moderate to large seismic events; however, the lack of active faults on the project site would preclude impacts related to surface fault rupture, and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

**6a(ii). Potentially Significant Impact.** According to the Geotechnical Investigation and as discussed above under Threshold 6a(i), the project site is located in proximity to the Cucamonga and San Jacinto faults and the San Bernardino segment of the San Andreas fault zone. The historic seismicity of the site entails numerous small to medium magnitude earthquake events occurring around the project site, primarily associated with the presence of the San Jacinto Fault. Therefore, proposed uses at the project site may be subject to moderate to large seismic events, resulting in strong seismic ground shaking. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and/or State requirements, potential impacts related to this issue will be further analyzed in the forthcoming Draft EIR.

**6a(iii). Less Than Significant.** Liquefaction may occur during strong ground shaking events in areas with loose, geologically young, granular sediments where the groundwater depth is less than 50 feet. In the project area, groundwater depths are 350 feet or more below the ground surface; therefore, the potential for liquefaction is low. Additionally, according to Figure PS-3 of the *Rancho Cucamonga General Plan*, the project site is located in an area that is not subject to liquefaction.

Figure PS-3 also identifies other geotechnical hazards and identifies that the project site, along with the majority of the City, has the potential for regional seismic settlement. According to the site specific Geotechnical Investigation, settlement generally occurs within areas of loose, granular soils with relatively low density. The project site is underlain by relatively dense, alluvial materials; therefore, the potential for settlement is considered low (LOR 2015). There would be less than significant impacts related to liquefaction and other ground failure. No further analysis of this threshold will be provided in the Draft EIR.

**6a(iv). No Impact.** The Geotechnical Investigation concludes that there would be no impacts related to landslides due to the low relief of the site and surrounding region (LOR 2015). No large, exposed, loose or unrooted boulders are present above the site. Additionally, Figure PS-3 of the *Rancho Cucamonga General Plan* indicates that the project area is not located in an area that is susceptible to seismically induced landslides. There would be no impacts related to landslides. No further analysis of this threshold will be provided in the Draft EIR.

**6b. Potentially Significant Impact.** According to Exhibit 4.7-4 of the 2010 General Plan Update EIR, the project site is located within a soil erosion hazard area, where underlying soils have a moderate to high erosion hazard and soil blowing hazard. Grading and excavation activities for construction may lead to localized erosion, as

wind and water carry loose soils off site. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and State requirements, this issue will be further analyzed in the forthcoming Draft EIR.

- 6c. **Potentially Significant Impact.** As noted previously, the project site is relatively flat and the potential for mass movement failures such as landslides, rockfalls, or debris flows is low. Additionally, ground settlement generally occurs within areas of loose, granular soils with relatively low density. Because the site is underlain by relatively dense, alluvial materials, the potential for settlement is also considered low. However, this issue will be further analyzed in the forthcoming Draft EIR.
- 6d. **Potentially Significant Impact.** According to the Geotechnical Investigation prepared pursuant to SC 4.7-9 of the 2010 General Plan Update EIR, the project site is underlain by materials with very low expansion potential, as determined in accordance with Uniform Building Code (Standard 18-2). No specific remediation or construction recommendations are anticipated; however, the Geotechnical Investigation identifies the need for additional evaluation of on-site soils and imported soils. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and State requirements, potential impacts will be analyzed in the forthcoming Draft EIR.
- 6e. **No Impact.** The proposed project shall connect to existing sewer facilities; therefore, septic tanks or an alternative wastewater disposal system would not be permitted or utilized. The proposed project would also connect to existing sewer lines and treatment facilities, and there would be no impact. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

7. <u>GREENHOUSE GAS EMISSIONS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

7a-7b. **Potentially Significant Impact.** During construction of the proposed project, equipment and vehicles would be used that would generate greenhouse gas (GHG) emissions. Operation of the proposed project would have the potential to increase GHG emissions with an increase in traffic; increased demand for water and energy; and the generation of solid waste and wastewater. The potential for the proposed project to generate GHG emissions during construction and operation, either directly or indirectly, that may have a significant impact on the environment will be analyzed in the forthcoming Draft EIR. Furthermore, the EIR will include an evaluation of the proposed project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

8. <u>HAZARDS/HAZARDOUS MATERIALS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**8a. Potentially Significant Impact.** Construction activities associated with the proposed project would involve the use of chemical substances (e.g., solvents, paints, fuel for equipment) and other potentially hazardous materials. These materials are common with typical construction activities and do not pose a significant hazard to the public or the environment.

As discussed previously, the project proposes development of residential uses with some mixed-use office and commercial development and limited transit uses. The nature of the proposed land uses is not expected to involve the use, handling, or storage of hazardous wastes. Standard household and cleaning products common to all urban development that are labeled hazardous (e.g., solvents and commercial cleansers, petroleum products), pesticides, fertilizers, and other landscape

maintenance materials may be used on site. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and/or State requirements, potential impacts related to the routine transport, use, or disposal of hazardous materials will be analyzed in the forthcoming Draft EIR.

- 8b. Potentially Significant Impact.** As discussed previously, the project site is currently developed as the 18-hole Empire Lakes Golf Course. Prior to development as a golf course in 1995, the project site existed as a vineyard with associated structures, including a small residence and barn. The potential for past and current uses to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment will be analyzed in the forthcoming Draft EIR.
- 8c. No Impact.** Several schools are located in the vicinity of the project site, including University of Redlands located approximately 0.50 mile west of the project site; Brandman University located 0.51 mile to the south; Cambridge College located 0.60 mile to the northwest; Ontario Center School located 0.83 mile to the southwest; and Rancho Cucamonga Middle School located 1.04 miles northwest of the project site. None of these schools are located within ¼ mile of the project site. Additionally, as noted above, the proposed land uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There would be no impact related to emissions of hazardous materials within ¼ mile of a school. No further analysis of this threshold will be provided in the forthcoming Draft EIR.
- 8d. No Impact.** A *Phase I Environmental Site Assessment and Limited Site Characterization Empire Lakes Golf Course 11015 Sixth St. and 9097 Cleveland Ave. Rancho Cucamonga San Bernardino County, California* (Phase I ESA) was prepared for the proposed project by LOR Geotechnical Group, Inc. (February 26, 2014) (LOR 2014), and is provided in Appendix B. Based on a review of regulatory agency records conducted as part of the Phase I ESA, several listings of hazardous materials sites were identified within a one-mile radius of the project site; however, none of the listings would pose an adverse environmental impact to the project site. The project site is not included on and, as a result, would not create a significant hazard to the public or the environment. No further analysis of this threshold will be provided in the forthcoming Draft EIR.
- 8e. Potentially Significant Impact.** There is no airport in the City of Rancho Cucamonga. The nearest airport to the City is the LA/Ontario International Airport, located approximately 1.2 miles south of the City's southern boundary. According to the *LA/Ontario International Airport Land Use Compatibility Plan* (ONT LUCP) (Ontario 2011), the southern section of the City of Rancho Cucamonga, including the project site, is located within the airport influence area of the LA/Ontario International Airport. The ONT LUCP identifies the Airport Influence Area as areas around the LA/Ontario International Airport where current or future airport-related safety, noise, airspace protection or overflight factors may affect land uses or impose restrictions on land uses.

The designated Safety Zones includes areas surrounding the runways where land use restrictions have been established to protect the safety of the public from potential aircraft accidents. The site is located outside these Safety Zones. The Noise Impact Zones are areas where future 2030 aircraft and airport operations are projected to lead to noise levels of 60 dB CNEL or higher. Noise criteria have been developed for these zones, identifying the acceptability of specific land uses and interior noise level

requirements within each noise impact zone. The project site is located outside the Noise Impact Zones.

The project's proposed heights are the following: northern portion of PA1 (north of 6th Street) is 70 feet and the southern portion (between 4th Street and 6th Street) of PA1 is 60 ft. The area between 4th Street and 6th Street (southern area of PA1) is within the High Terrain Zone of the ONT ALUCP (Map 2-4). Dedication of an aviation easement is required for development within PA1 that is within the High Terrain Zone in accordance with Airspace Protection Policy A2b and Special Compatibility Policy SP1a of the ONT ALUCP (pages 2-28; 2-33; Map 2-5). The entire area of PA1 is within the Airport Influence Area (AIA) and a Real Estate Transaction Disclosure is required in accordance with Overflight Policy O2 (page 2-32; Map 2-5).

Section 5.3.2 of the IASP Sub-Area 18 Specific Plan requires compliance with the ONT ALUCP. This issue will be further analyzed in the Draft EIR.

- 8f. No Impact.** The proposed project is not located in the vicinity of a private airstrip and would not expose people to excessive noise levels. The nearest private airport is the Cable Airport, located approximately 6.7 miles northwest of the project site in the City of Upland. The RPZ for this airport does not extend into the City. Aircraft operations at this airport and other activities at this airport would not be adversely affected by development associated with the proposed project. No further analysis of this threshold will be provided in the forthcoming Draft EIR.
- 8g. Less Than Significant Impact.** In 2009, the City of Rancho Cucamonga adopted the *Rancho Cucamonga Emergency Operations Plan*, which addresses the City's planned response to extraordinary emergency situations (Rancho Cucamonga 2009). This document incorporates principles of both the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and provides an overview of operational concepts; details components of the City's emergency management organization; and delegates responsibilities and authorities for plan implementation. This City is currently updating the Emergency Operations Plan; however, the proposed project does not include any uses that would impede or interfere with implementation of this plan. Additionally, in January 2013, the City released the *City of Rancho Cucamonga Local Hazard Mitigation Plan* to assess natural and manmade hazards with the potential to impact the City and its inhabitants and to establish measures to mitigate or reduce future losses associated with these hazards (Rancho Cucamonga 2013). The Local Hazard Mitigation Plan was adopted by the City in 2014. As discussed above, the project would not exacerbate existing hazardous conditions, nor would it expose people or structures to areas of known natural or manmade hazards. Therefore, the project would not interfere with implementation of the plan. No further analysis of this threshold will be provided in the Draft EIR.
- 8h. No Impact.** As shown on Figure PS-1 of the *Rancho Cucamonga General Plan*, the project site is located outside all designated fire hazard areas. The project site is largely surrounded by development, with no wildland areas in the immediate vicinity. The nearest designated fire hazard areas are located approximately three miles north of the project site. Therefore, the project would not expose people or structures to a significant risk associated with wildland fires. No impacts would result and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

9. <u>HYDROLOGY AND WATER QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**9a, 9f. Potentially Significant Impact.** In 2002, the Santa Ana Regional Water Quality Control Board (RWQCB) issued a National Pollutant Discharge Elimination Systems (NPDES) Storm Water Permit and Waste Discharge Requirements (WDRs) (Order No. R8-2002-0012) under the Clean Water Act (CWA) and the Porter-Cologne Act for discharges of storm water runoff, snowmelt runoff, surface runoff, and drainage within the Upper Santa Ana River Watershed in San Bernardino and Riverside Counties. This permit expired on April 27, 2007, and was administratively extended. On January

29, 2010, the RWQCB adopted Order No. R8-2010-0036 (NPDES No. CAS618036), which renewed the Municipal Separate Storm Sewer System (MS4) Permit for San Bernardino County (SWRCB 2014). This permit expired on January 29, 2015. On August 1, 2014, the San Bernardino County Flood Control District submitted a Report of Waste Discharge (ROWD) on behalf of San Bernardino County and 16 incorporated cities within San Bernardino County, which serves as the permit renewal for the MS4 permit.

The City of Rancho Cucamonga is within the jurisdiction of the Santa Ana RWQCB and is subject to the waste discharge requirements of the MS4 Permit for San Bernardino County (Order No. R8-2010-0036, NPDES No. CAS618036). The County and Cities in the County are co-permittees under the MS4 permit, and have legal authority to enforce the terms of the permit in their jurisdictions.

The Draft EIR will describe current water quality conditions and will provide an analysis of potential short-term and long-term water quality impacts associated with the proposed uses. The Draft EIR will also address compliance with existing water quality regulations and appropriate mitigation will be identified as necessary.

- 9b. Less Than Significant Impact.** Potable water service is provided to the City of Rancho Cucamonga by the Cucamonga Valley Water District (CVWD), with the largest amount of water supply coming from the Chino Groundwater Basin. According to Figure RC-3 of the *Rancho Cucamonga General Plan*, the project site is not in a recharge basin. Although implementation of the proposed project would reduce the pervious areas available for potential natural recharge (due to the construction of the residential and other mixed use buildings, parking areas, roadway improvements, and sidewalks), the area of the project site is relatively small (160.4 acres) in relation to the total size of the Chino Groundwater Basin, and the project site's only source of water is from direct precipitation, providing little opportunity to recharge under existing conditions.

The proposed project would not deplete groundwater supplies or interfere with groundwater recharge. This impact would be less than significant and no mitigation is required. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

- 9c–9e. Potentially Significant Impact.** Existing water bodies on the project site are limited to artificial ponds associated with the golf course. There are no drainage courses within the project site; therefore, the proposed project would not alter the course of a stream or river. However, as previously discussed, development of the proposed project would result in the conversion of on-site permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the project site. By increasing the amount of impervious surfaces on the site, more surface runoff would be generated and the rate and volume of runoff could increase. The project would include installation of a storm drain system that is of sufficient size to accommodate runoff from the project site. Although impacts associated with this issue are expected to be less than significant with adherence to applicable local, regional, and State requirements, potential impacts related to alterations in the site drainage patterns will be analyzed in the forthcoming Draft EIR.

- 9g–9h. **No Impact.** As shown on Figure PS-5 of the *Rancho Cucamonga General Plan*, the project site is located in a minimum flood hazard area, which is outside the 0.2 percent annual chance of flood hazard area. Additionally, the project site does not contain any drainages or large water bodies that would pose a flood hazard. Therefore, the project would not place housing or structures within a 100-year flood hazard area or in areas that would redirect flood flows. No impacts would result and no mitigation is required. No further analysis of these thresholds will be provided in the forthcoming Draft EIR.
- 9i. **No Impact.** As noted above, the project site is located outside the 0.2 percent annual change of flood hazard area. As shown on Figure PS-6 of the *Rancho Cucamonga General Plan*, the project site is located outside all identified dam inundation areas. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. No further analysis of this threshold will be provided in the forthcoming Draft EIR.
- 9j. **No Impact.** According to the Geotechnical Investigation prepared for the proposed project and included in Appendix A, there is no potential for the project site to be affected by a seiche or tsunami (earthquake generated wave) due to the absence of any large open bodies of water near the site. The small, on-site ponds could produce waves as a result of a large, nearby earthquake; however the impacts would be minor and would not represent a significant impact (LOR 2014). No further analysis of this threshold will be provided in the forthcoming Draft EIR.

10. <u>LAND USE AND PLANNING</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**10a. No Impact.** As discussed in Section 2, Project Description, of this Initial Study, the project site is currently developed as the Empire Lakes Golf Course. Adjacent areas are developed with land uses unrelated to the golf course, including residential communities to the east; office and transit-related uses to the northeast; transit and industrial uses to the north; a variety of industrial and office uses to the west; vacant, undeveloped parcels and office uses to the south; and commercial and retail uses, including Ontario Mills, to the southwest. As part of the proposed project, mixed use residential and retail uses and transit uses would be constructed at the project site. Because the surrounding developments exist independent of each other and independent of the existing golf course development, implementation of the proposed project would not physically divide an established community. No impact would occur and no further analysis of this issue will be provided in the forthcoming Draft EIR.

**10b. Potentially Significant Impact.** This section is divided into discussions of Local Planning Programs and Regional Planning Programs.

***Local Planning Programs***

All activities undertaken by a planning agency must be consistent with the goals and policies of the agency's general plan. The Rancho Cucamonga General Plan's Managing Land Use, Community Design and Historic Resources Element, as adopted in 2010, plays a central planning role in correlating all City land use issues, goals, and objectives into one set of development policies. The project site is located within the IASP Sub-Area 18 Specific Plan in the City of Rancho Cucamonga and is zoned as Empire Lakes Specific Plan (SP-EL). The proposed project involves the construction and operation of a residential development with some mixed-use residential and commercial areas and limited transit development. A requested action of the proposed project is an amendment to the IASP Sub-Area 18 Specific Plan, which currently identifies the site as Golf Course. Additionally, the project site is designated in the *Rancho Cucamonga General Plan* as Open Space and would require an amendment to the General Plan. The proposed project's consistency with General Plan goals and policies, the City's Development Code, and the provisions of the IASP Sub-Area 18 Specific Plan will be addressed in the forthcoming Draft EIR.

The project's consistency with the *LA/Ontario International Airport Land Use Compatibility Plan* is discussed in the Hazards and Hazardous Materials and Noise sections of this Initial Study.

### ***Regional Planning Programs***

With respect to regional planning, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization (MPO) for six counties: Riverside, Los Angeles, Orange, San Bernardino, Ventura, and Imperial. As the designated MPO, the federal government mandates SCAG to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additionally, SCAG reviews EIRs for projects of regional significance for consistency with regional plans (SCAG 2014). According to Section 15206(b) of the State CEQA Guidelines, a project of statewide, regional, or areawide significance may include 500 or more residential dwelling units. The proposed project is located on an approximate 160.4-acre site and includes development of up to 4,000 residential dwelling units and 220,000 sf of non-residential uses; therefore, it is regionally significant.

The policies and strategies of SCAG's regional planning programs, including the *2012 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS)* (adopted in April 2012), are applicable to the proposed project. An analysis of the proposed project's consistency with relevant SCAG and other regional planning programs will be provided in the forthcoming Draft EIR.

- 10c. No Impact.** As previously discussed in the Biological Resources section of this Initial Study, the project site is not within an HCP or NCCP; therefore, no further analysis of this threshold will be provided in the forthcoming Draft EIR.

11. <u>MINERAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**11a–11b. No Impact.** Figure 4.11-1, Mineral Land Classification, of the Rancho Cucamonga 2010 General Plan Update EIR shows that the proposed project site is located within Mineral Resource Zone 3 (MRZ-3), as classified by the State Mining and Geology Board (SMGB). MRZ-3 is classified as an area where the available geologic information indicates that mineral deposits exist or are likely to exist; however, the significance of the deposit is undetermined. However, Figure RC-2, Regionally Significant Aggregate Resources, of the *Rancho Cucamonga General Plan* shows that the project site is not located in an aggregate resource area. Accordingly, no impact to availability of a locally important mineral resource recovery site would occur. No impacts are anticipated. No further analysis of these thresholds will be provided in the forthcoming Draft EIR.

12. <u>NOISE</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

- 12a. Potentially Significant Impact.** Established noise standards applicable to the proposed project are included in the following regulatory documents: the Public Health and Safety Element of the *Rancho Cucamonga General Plan* and Section 17.66.050 of the City of Rancho Cucamonga Municipal Code. Proposed land uses would be exposed to noise from adjacent roadways; the railroad lines along the northern boundary of the project site; and stationary sources associated with surrounding land uses. This threshold will be evaluated in the forthcoming Draft EIR.
- 12b. Potentially Significant Impact.** Construction activities can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures, and soil type. Groundbourne vibration generated by construction is usually highest during rock blasting, pile driving, soil compacting, and demolition-related activities. Vibration impacts are also dependent on the presence of sensitive receptors in the area. Residential uses are located immediately east of the project site and may be subject to vibration impacts during construction of the proposed project. This threshold will be analyzed in the forthcoming Draft EIR.
- 12c. Potentially Significant Impact.** The proposed project could result in a permanent increase in ambient noise levels from an increase in traffic on local roads and on-site uses. Therefore, this threshold will be analyzed in the forthcoming Draft EIR.
- 12d. Potentially Significant Impact.** Development of the proposed project may result in temporary or periodic increases in ambient noise levels in the project area due to

construction activities and may potentially result in significant short-term noise impacts during construction. Therefore, this threshold will be addressed in the forthcoming Draft EIR.

- 12e. Less than Significant Impact.** According to the *LA/Ontario International Airport Land Use Compatibility Plan (ONT LUCP)*, adopted in April 2011, the 60 decibel (dB) Community Noise Equivalent Level (CNEL) contour developed from forecasts of future operations in 2030 would not lie within the City of Rancho Cucamonga (Ontario 2011). The ONT ALUCP states that Rancho Cucamonga is not an affected jurisdiction for noise. Therefore, the proposed project is not anticipated to be exposed to excessive noise levels, and there would be a less than significant impact. No further analysis of this threshold will be provided in the forthcoming Draft EIR.
- 12f. No Impact.** The proposed project is not located in the vicinity of a private airstrip and would not expose people to excessive noise levels. The nearest private airport is the Cable Airport, located approximately 6.7 miles northwest of the project site in the City of Upland. No further analysis of this threshold will be provided in the forthcoming Draft EIR.

13. <u>POPULATION AND HOUSING</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**13a. Potentially Significant Impact.** The proposed project involves the development of a mix of residential and commercial uses and would directly increase the population and employment in the City of Rancho Cucamonga. Additionally, the project would create short-term (construction-related) jobs. This threshold will be addressed in the forthcoming Draft EIR.

**13b–13c. No Impact.** The proposed project site is currently developed as a golf course and does not include any residential uses. Therefore, implementation of the proposed project would not result in the removal of existing housing; would not require the construction of replacement housing; and would not displace any existing residents. No impact related to displacement of existing housing or substantial numbers of people would occur and no further analysis of this threshold will be provided in the forthcoming Draft EIR.

14. <u>PUBLIC SERVICES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**14a. Potentially Significant Impact.** Fire protection services for the project site are provided by the Rancho Cucamonga Fire Protection District; park and library services are provided by the City of Rancho Cucamonga; police protection services are provided by the County of San Bernardino Sheriff's Department; and school services are provided by the Cucamonga School District for elementary and middle schools and the Chaffey Joint Union High School District for secondary public education. Implementation of the proposed project would involve construction of new residential uses resulting in an increase in the City's population and an increase in the demand for these public services. The project's potential impacts to public services related to the need for new or physically altered governmental facilities and including impacts to service ratios, response times, or other performance objectives will be addressed in the forthcoming Draft EIR.

15. <u>RECREATION</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would/does the project:</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**15a–15b. Potentially Significant Impact.** As discussed in previously in Section 2, Project Description, the proposed project would include open space and recreation areas. Implementation of the proposed project would involve construction of new residential uses resulting in an increase in the City's population and increase in the demand for these recreational facilities. The proposed project's anticipated demand for new or expanded recreational facilities will be evaluated. These thresholds will be addressed in the forthcoming Draft EIR.

16. <u>TRANSPORTATION/TRAFFIC</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**16a. Potentially Significant Impact.** The proposed Specific Plan Amendment would allow for the development of a minimum of 2,500 and a maximum of up to 4,000 residential dwelling units as well as up to 220,000 sf of non-residential uses. These land uses would result in additional traffic generation beyond existing and forecasted conditions. The estimated trip generation, and potential project-specific short-term construction-related and long-term operational traffic-related impacts (including but not limited to intersections, streets, and freeways) will be analyzed in a project-specific Traffic Impact Assessment (TIA) and will be addressed in the forthcoming Draft EIR. The TIA will also identify feasible mitigation measures for significantly impacted facilities, and will identify impacts for which there are no feasible mitigation measures, as appropriate. The Draft EIR and TIA will be transmitted to agencies with jurisdiction over intersections, streets and freeways within the traffic study area, including the City of Ontario and the California Department of Transportation.

Non-vehicular modes of transportation—including pedestrian and bicycle paths and mass transit—are discussed under Threshold 16f, below.

- 16b. Potentially Significant Impact.** The San Bernardino County Congestion Management Program (CMP) is the applicable CMP for the proposed project and is developed and adopted by the San Bernardino Associated Governments (SANBAG). The CMP includes level of service (LOS) standards for freeway segments in the project study area. The potential for proposed project traffic to exceed the established standards in the CMP will be addressed in the forthcoming Draft EIR.
- 16c. Less Than Significant Impact.** The anticipated increase in population and employment generated by the uses that would be allowed by the proposed Specific Plan Amendment would not be of a magnitude that would impact air traffic volumes. Further, the project would not include any uses that would change air traffic patterns. No substantial safety risks would result from the proposed project and no mitigation is required. No further analysis of this threshold will be provided in the Draft EIR.
- 16d. Potentially Significant Impact.** As discussed in Section 2, Project Description, and shown on Exhibit 3, an internal circulation system of public and/or private facilities would be constructed as part of the project within the boundaries of the project site. The design of roadways must provide adequate sight distance and traffic-control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Public roadway improvements in and around the project site would be designed and constructed to satisfy applicable City requirements for street widths, corner radii, and intersection control. This threshold will be addressed in the forthcoming Draft EIR.
- 16e. Potentially Significant Impact.** As discussed in the 2010 General Plan Update EIR, the City of Rancho Cucamonga has a developed roadway network that provides emergency access and evacuation routes to existing development. Interstate (I) 210 Freeway runs east-west through the City and I-15 runs along its eastern edge. I-10 is located south of the City and runs in an east-west direction through the region. I-15 is located approximately 0.85 mile east of the project site, and I-10 is located approximately 0.65 mile south of the project site. These freeways provide areawide evacuation routes, with major north-south and east-west roadways in the City connecting to the freeways and adjacent cities. The project site is located along two major divided arterial roadways: 4<sup>th</sup> Street and 6<sup>th</sup> Street. Direct access to I-15 and I-10 is provided by 4<sup>th</sup> Street. The potential for the project to impact these regional emergency access routes will be addressed in the forthcoming Draft EIR.

Construction activities on public rights-of-way may temporarily block traffic and access near the construction zone. Therefore, there is a potential to create an impact related to emergency response and access in the vicinity of the project site during construction. This threshold will be addressed in the forthcoming Draft EIR.

- 16f. Potentially Significant Impact.** The proposed project would promote a variety of alternate modes of transportation, including access to bus systems, the Metrolink, bicycle paths, and pedestrian walkways. The Draft EIR will provide an evaluation of the project's impacts to public transit, bicycle, and pedestrian facilities, and will describe proposed project features which address the convergence of at-grade vehicular and non-vehicular facilities.

<b>17. UTILITIES AND SERVICE SYSTEMS</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**17a. Less Than Significant Impact.** The Cucamonga Valley Water District (CVWD) would provide sanitary sewer service to the proposed project. The Santa Ana RWQCB is the applicable Regional Quality Control Board for the City of Rancho Cucamonga and administers the City's MS4/NPDES permit. Waste Discharge Requirements are issued by the Santa Ana RWQCB under the provisions of the *California Water Code* (Division 7 Water Quality, Article 4 Waste Discharge Requirements). These requirements regulate the discharge of wastes that are not made to surface waters but which may impact the region's water quality by affecting underlying groundwater basins. New development within the City would be required to comply with all applicable wastewater discharge requirements of the NPDES program, as enforced by the Santa Ana RWQCB (Santa Ana RWQCB 2014, 2010). Therefore, implementation of the project would not result in an exceedance of wastewater treatment requirements and would be less than significant. This threshold will not be analyzed further in the forthcoming Draft EIR.

**17b. Potentially Significant Impact.** The CVWD would provide water and wastewater treatment service for the proposed project. The proposed project would involve the installation of on-site water and sewer lines to connect to existing utility infrastructure. The water and sewer lines required to serve the proposed project and the ability of the

planned facilities to accommodate the proposed project will be addressed in forthcoming Draft EIR. Potential construction-related environmental impacts from installation of the infrastructure will also be addressed in the respective sections of the forthcoming Draft EIR (e.g., air quality and noise).

- 17c. **Potentially Significant Impact.** The amount and rate of storm water runoff from the currently undeveloped project site would be altered with the implementation of proposed uses. The proposed project would require construction of a new on-site storm water drainage system to accommodate the additional runoff associated with the increase of impervious surfaces within the project site. This threshold will be addressed in the forthcoming Draft EIR.
- 17d. **Potentially Significant Impact.** The project site is located within the CVWD service area, which would supply water to the proposed project. In compliance with Sections 10910–10915 of the *California Water Code* (commonly referred to as “Senate Bill [SB] 610” according to the enacting legislation), a Water Supply Assessment (WSA) will be prepared for the proposed project to assess the impact of proposed development on existing and projected water supplies. This threshold will be addressed in the forthcoming Draft EIR.
- 17e. **Potentially Significant Impact.** Wastewater generated by the proposed project would be treated at one of four wastewater treatment facilities owned and operated by the Inland Empire Utilities Agency (IEUA). The Draft EIR will determine the proposed project’s anticipated wastewater flow and will evaluate potential impacts to the existing wastewater treatment facilities. This threshold will be addressed in the forthcoming Draft EIR.
- 17f. **Potentially Significant Impact.** The City of Rancho Cucamonga contracts with Burrtec Waste Industries for commercial and residential waste collection. Solid waste is then disposed of at one of five regional landfills owned and operated by the County of San Bernardino Solid Waste Management Division (SWMD). The Draft EIR will calculate the proposed project’s anticipated solid waste stream and will evaluate impacts related to landfill capacity. This threshold will be addressed in the Draft EIR.
- 17g. **Less Than Significant Impact.** Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The proposed project would be required to coordinate with Burrtec Waste Industries to develop a collection program for recyclables (e.g., paper, plastics, glass and aluminum) in accordance with local and State programs, including the California Solid Waste Reuse and Recycling Act of 1991. Additionally, the proposed project would be required to comply with applicable practices enacted by the City under the California Integrated Waste Management Act of 1989 (AB 939) and any other applicable local, State, and federal solid waste management regulations. AB 939 requires all counties to prepare a County Integrated Waste Management Plan. In summary, the proposed project would comply with all regulatory requirements regarding solid waste. No further analysis of this threshold will be provided in the Draft EIR.

18. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Does the project:</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

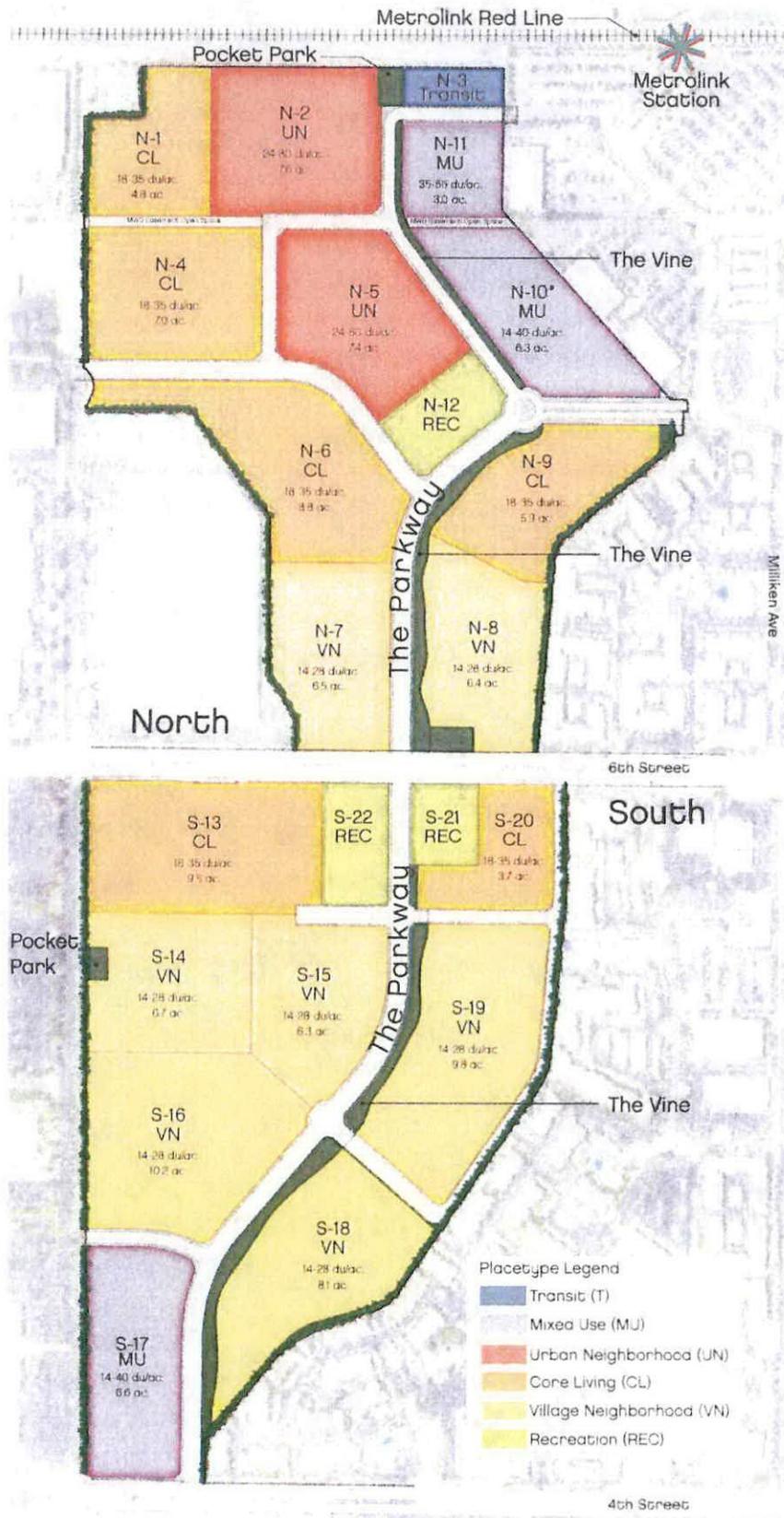
**Explanation of Checklist Answers**

- 18a. **Potentially Significant Impact.** The project site does not provide suitable habitat that would support any of special status plant or wildlife species and no sensitive natural communities occur in the survey area. Additionally, compliance with the requirements set forth in the MBTA and the *California Fish and Game Code* would ensure that impacts related to nesting birds would be less than significant. There is the potential that ground-disturbing activities associated with construction would encounter previously undiscovered cultural resources. Potential impacts to biological resources and cultural resources will be addressed in the forthcoming Draft EIR and mitigation measures will be identified, as necessary.
- 18b. **Potentially Significant Impact.** The proposed project would involve the redevelopment of the project site with a mix of residential, commercial, and transit uses. The project site is surrounded by development, which consists of residential, commercial, industrial, office, and transit uses. Implementation of the proposed project would contribute to existing traffic, noise, and air quality impacts. These impacts are potentially significant and will be analyzed in the Draft EIR. In addition, the Draft EIR will examine cumulative impacts of concurrent development projects occurring in the project area.
- 18c. **Potentially Significant Impact.** Construction and operation of the proposed project could have the potential to generate significant adverse impacts on human beings, either directly or indirectly. The Draft EIR will provide analysis of the potential impacts with respect to aesthetics, air quality, cultural resources, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and circulation, and utilities and service systems.

## SECTION 4.0 REFERENCES

- BonTerra Consulting. 2000a (August). *Addendum to Rancho Cucamonga IASP Sub-Area 18 Specific Plan Final EIR (SCH No. 9310255)*. Costa Mdsa, CA: BonTerra Consulting.
- . 2000b (September). *Rancho Cucamonga IASP Sub-Area 18 Planning Area IX Specific Plan Amendment*. Costa Mesa, CA: BonTerra Consulting.
- California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). 2010. San Bernardino County Important Farmland 2010. Sacramento, CA: FMMP.
- California Department of Transportation (Caltrans). 2011 (Septemeber 7, last udated). California Scenic Highway System (San Bernardino County). Sacramento, CA: Caltrans. [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm)
- Hogan, Michael and Bai Tang. 2004. Addendum to Historical/Archaeological Resources Survey: Fourth St. Recycled Water Pipeline in and Near the Cities of Ontario & Rancho Cucamonga, San Bernardino County. Manuscript No. SB-04139 on file at the San Bernardino Archaeological Information Center.
- LOR Geotechnical Group, Inc. 2015 (March). *Geotechnical Feasibility Study Proposed Mixed Use Commercial and Residential Development Empire Lakes Golf Course Property Rancho Cucamonga, California*. Riverside, CA: LOR.
- . 2014 (February). *Phase I Environmental Site Assessment and Limited Site Characterization Empire Lakes Golf Course 11015 Sixth St. and 9097 Cleveland Ave. Rancho Cucamonga San Bernardino County, California*. Riverside, CA: LOR.
- Ontario, City of. 2011 (April, adopted). *LA/Ontario International Airport Land Use Compatibility Plan*. Ontario, CA: the City.
- Rancho Cucamonga, City of. 2013 (January). *City of Rancho Cucamonga Local Hazard Mitigation Plan*. City of Rancho Cucamonga, CA. <http://www.cityofrc.us/documents/CityofRanchoCucamongaHMPFINALDRAFT2013.pdf>
- . 2010a (February). *Rancho Cucamonga 2010 General Plan Update Draft Program Environmental Impact Report*. Rancho Cucamonga, CA: the City.
- . 2010b (May). *Rancho Cucamonga General Plan*. Rancho Cucamonga, CA: the City.
- . 2009. *Rancho Cucamonga Emergency Operations Plan*. Rancho Cucamonga, CA: the City. <http://www.cityofrc.us/civica/filebank/blobdload.asp?BlobID=7824>
- . 1994a (July, as revised through 2003). *IASP Sub-Area 18 Specific Plan*. Rancho Cucamonga, CA: the City.
- . 1994b (July). *Rancho Cucamonga IASP Sub-Area 18 Specific Plan Final Environmental Impact Report (State Clearinghouse No. 93102055)*. Rancho Cucamonga, CA: the City.
- . 2012. *Rancho Cucamonga Municipal Code*. Tallahassee, FL: Municipal Code Corporation for the City. <https://library.municode.com/index.aspx?clientId=16570&stateId=5&stateName=California>.

- RBF Consulting. 2014 (February). *Draft Habitat Assessment for the Empire Lakes Golf Course Project Located in the City of Rancho Cucamonga, San Bernardino County, California*. Ontario, CA: RBF.
- Santa Ana Regional Water Quality Control Board (RWQCB). 2014 (September, access date). San Bernardino County Municipal NPDES Storm Water Permit. Riverside, CA: Santa Ana RWQCB. [www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/san\\_bernardino\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml)
- . 2010 (February). Waste Water Discharge Requirements for the County of San Bernardino and Unincorporated Cities of San Bernardino and Unincorporated Cities of San Bernardino County, Order No. R8-2010-0036. NPDES No. CAS618036. Areawide Urban Storm Water Runoff. Riverside, CA: RWQCB. [http://www.waterboards.ca.gov/santaana/board\\_decisions/adopted\\_orders/orders/2010\\_10\\_036\\_SBC\\_MS4\\_Permit\\_01\\_29\\_10.pdf](http://www.waterboards.ca.gov/santaana/board_decisions/adopted_orders/orders/2010_10_036_SBC_MS4_Permit_01_29_10.pdf)
- San Bernardino, County of. 2007 (March). San Bernardino County Land Use Plan General Plan Open Space Element Map. San Bernardino, CA: the County. <http://cms.sbcounty.gov/portals/5/Planning/zoningoverlaymaps/openspacecountywide.pdf>
- Southern California Association of Governments (SCAG). 2014 (September, access date). *About SCAG*. Los Angeles, CA: SCAG.
- State Water Resources Control Board (SWRCB). 2014. San Bernardino County Municipal NPDES Storm Water Permit. Sacramento, CA: SWRCB. [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/san\\_bernardino\\_permit\\_supporting\\_documents.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit_supporting_documents.shtml)
- White, Laura S. 1994. Historic Architectural Survey Report for the Proposed Metrolink Project, City of Rancho Cucamonga, San Bernardino County. Manuscript No. SB-02918 on file at the San Bernardino Archaeological Information Center.
- Wlodarski, Robert J. 2010. Cultural Resources Record Search and Archaeological Survey Results for the Proposed Royal Street Communications, California, LLC. Site LA2242B (Cucamonga Water District) Located at 9111 Cleveland Avenue, Rancho Cucamonga, San Bernardino County, California 91730. Manuscript No. SB-06910 on file at the San Bernardino Archaeological Information Center.



D:\Projects\LewisOp\J0003\Graphics\IS\ex\_ConceptDevelopPlanByPlacetype.ai

Source: William Hezmalhaich Architects, Inc. 2015

Conceptual Development Plan by Placetype

Exhibit 3

IASP Sub-Area 18 Specific Plan Amendment



EXHIBIT D

(11.21.14 JAZ) R:\Projects\LEW\3LEW000300\Graphics\IS\ex3\_ConceptDevelopPlanByPlacetype.pdf

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471



March 10, 2015

**CITY OF RANCHO CUCAMONGA****MAR 16 2015****RECEIVED - PLANNING**

Michael Smith  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

RE: Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan  
Amendment, San Bernardino County.

Dear Mr. Smith,

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above project.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A *Sacred Lands File* search was completed and no sites were found. Local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address:  
[Katy.Sanchez@nahc.ca.gov](mailto:Katy.Sanchez@nahc.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Katy Sanchez".

Katy Sanchez  
Associate Government Program Analyst

cc: State Clearinghouse

**Native American Tribal Government Consultation List  
San Bernardino County  
March 6, 2015**

San Manuel Band of Mission Indians  
Lynn Valbuena, Chairwoman  
26569 Community Center Serrano  
Highland, CA 92346  
(909) 864-8933

Gabrieleno Band of Mission Indians - Kizi Nation  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA 91723  
gabrielenoindians@yahoo.com Gabrielino  
(626) 926-4131

San Fernando Band of Mission Indians  
John Valenzuela, Chairperson  
P.O. Box 221838 Fernandefio  
Newhall, CA 91322 Tataviam  
tsen2u@hotmail.com Serrano  
(661) 753-9833 Office Vanyume  
(760) 885-0955 Cell Kitanemuk

Gabrielino /Tongva Nation  
Sam Dunlap, Cultural Resources Director  
P.O. Box 86908 Gabrielino Tongva  
Los Angeles, CA 90086  
samdunlap@earthlink.net  
(909) 262-9351

Gabrieleno/Tongva San Gabriel Band of Mission Indians  
Anthony Morales, Chairperson  
P.O. Box 693 Gabrielino Tongva  
San Gabriel, CA 91778  
GTTribalcouncil@aol.com  
(626) 483-3564 Cell

Morongo Band of Mission Indians  
Robert Martin, Chairperson  
12700 Pumarra Road Cahuilla  
Banning, CA 92220 Serrano  
(951) 849-8807  
(951) 755-5200

Serrano Nation of Mission Indians  
Goldie Walker, Chairwoman  
P.O. Box 343 Serrano  
Patton, CA 92369  
(909) 528-9027  
(909) 528-9032

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3 and 65362.4, et seq.



RANCHO  
CUCAMONGA

March 23, 2015

*See attached  
mailing list*

107 L. DENNIS MICHAEL • Mayor Pro Tem SAM SPAGNOLO  
J. ALEXANDER, LYNNE B. KENNEDY, DIANE WILLIAMS  
City Manager JOHN R. GILLISON

THE CITY OF RANCHO CUCAMONGA

CERTIFIED MAIL RECEIPT #: 9214 8101 06615400 0052 8544 57

Morongo Band of Mission Indians  
Robert Martin, Chairperson  
12700 Pumarra Road  
Banning, CA 92220

Dear Chairman Martin:

SUBJECT: TRIBAL CONSULTATION REQUEST FOR GENERAL PLAN AMENDMENT DRC2015-00114

The City of Rancho Cucamonga is processing an application for a General Plan Amendment as described below. The purpose of this notice is to determine whether your tribe desires consultation regarding the proposed amendments. Native Americans are important to the planning process.

PROJECT:

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2015-00114 - LEWIS OPERATING CORP.: A request to amend the General Plan to change the land use designation (from Open Space to Mixed Use) of a property of about 160 acres located north of 4th Street, south of the Burlington Northern Santa Fe railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues that is currently developed with the Empire Lakes Golf Course in conjunction with a proposed redevelopment of the property for a mixed use, high density residential/commercial project; APN: 0209-272-20 and 0210-082-41, -49, and -52.

RELATED PROJECTS/APPLICATIONS:

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT DRC2015-00040 - LEWIS OPERATING CORP.: A request to amend the Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan to delete the Empire Golf Course and insert text that will describe the design and technical standards/guidelines for a proposed mixed use, high density residential/commercial development on a property of about 160 acres located north of 4th Street, south of the Burlington Northern Santa Fe railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues.; APN: 0209-272-20 and 0210-082-41, -49, and -52.

ENVIRONMENTAL ASSESSMENT AND ZONING MAP AMENDMENT DRC2015-00115 - LEWIS OPERATING CORP.: A request to amend the Zoning Map to change the zoning designation (from Open Space to Mixed Use) of a property of about 160 acres located north of 4th Street, south of the Burlington Northern Santa Fe railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues that is currently developed with the Empire Lakes Golf Course in conjunction with a proposed redevelopment of the property for a mixed use, high density residential/commercial project; APN: 0209-272-20 and 0210-082-41, -49, and -52.

[THE SUBMITTAL OF ADDITIONAL APPLICATIONS IS PENDING]

PROJECT APPLICANT CONTACT PERSON:

Lewis Operating Corp.  
Attn: Bryan Goodman  
1156 N. Mountain Avenue  
PO Box 670  
Upland, CA 91786

PROJECT DESCRIPTION:

The proposed project, as submitted by the applicant (and subject to change as the project description is finalized), involves an amendment to the City's General Plan in order to establish a mixed use, high density residential/commercial development on a property of 160 acres that is currently developed with the Empire Lakes Golf Course. The proposed amendments would allow for about 225,000 square feet of non-residential uses and about 4,000 dwelling units within the project area.

It is expected by the applicant that construction of the proposed project would be initiated in 2016. The project would be phased based on market demands, but it is expected that development would be complete by 2023. Construction activities would be initiated in the area south of 6th Street followed by the area north of 6th Street. The northern and southern areas would be graded separately; however, there may be overlap in the timing of building construction.

The City is interested in receiving input from your community regarding any concerns related to the proposed Amendment. Please inform us of any areas of cultural significance in the project area that we should take into account. This letter may be followed shortly by a telephone call to discuss any issues/comments that you may have. The City requests to receive your comments by June 23, 2015.

If you have any questions or comments, please contact me at (909) 477-2750 x4317 or in writing at the address below.

Sincerely,

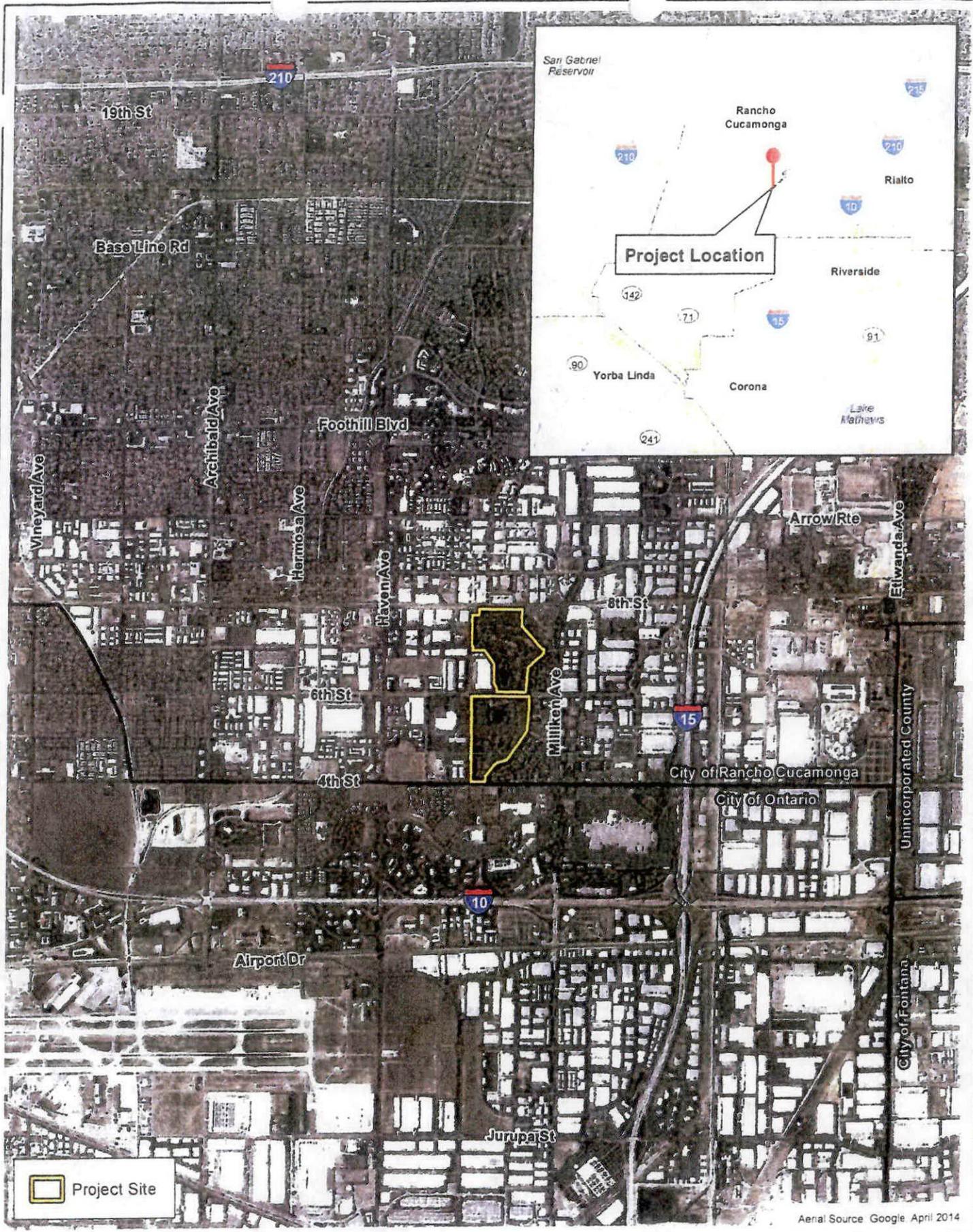
PLANNING DEPARTMENT



Mike Smith  
Associate Planner

MS/ls

Attachments: Vicinity Map/Aerial Photo of the Project Site  
Conceptual Land Use Plan



I:\Projects\Levins\Opp\00031MXD\GIS\sex\_LV\_RL.mxd

 Project Site

Aerial Source Google April 2014

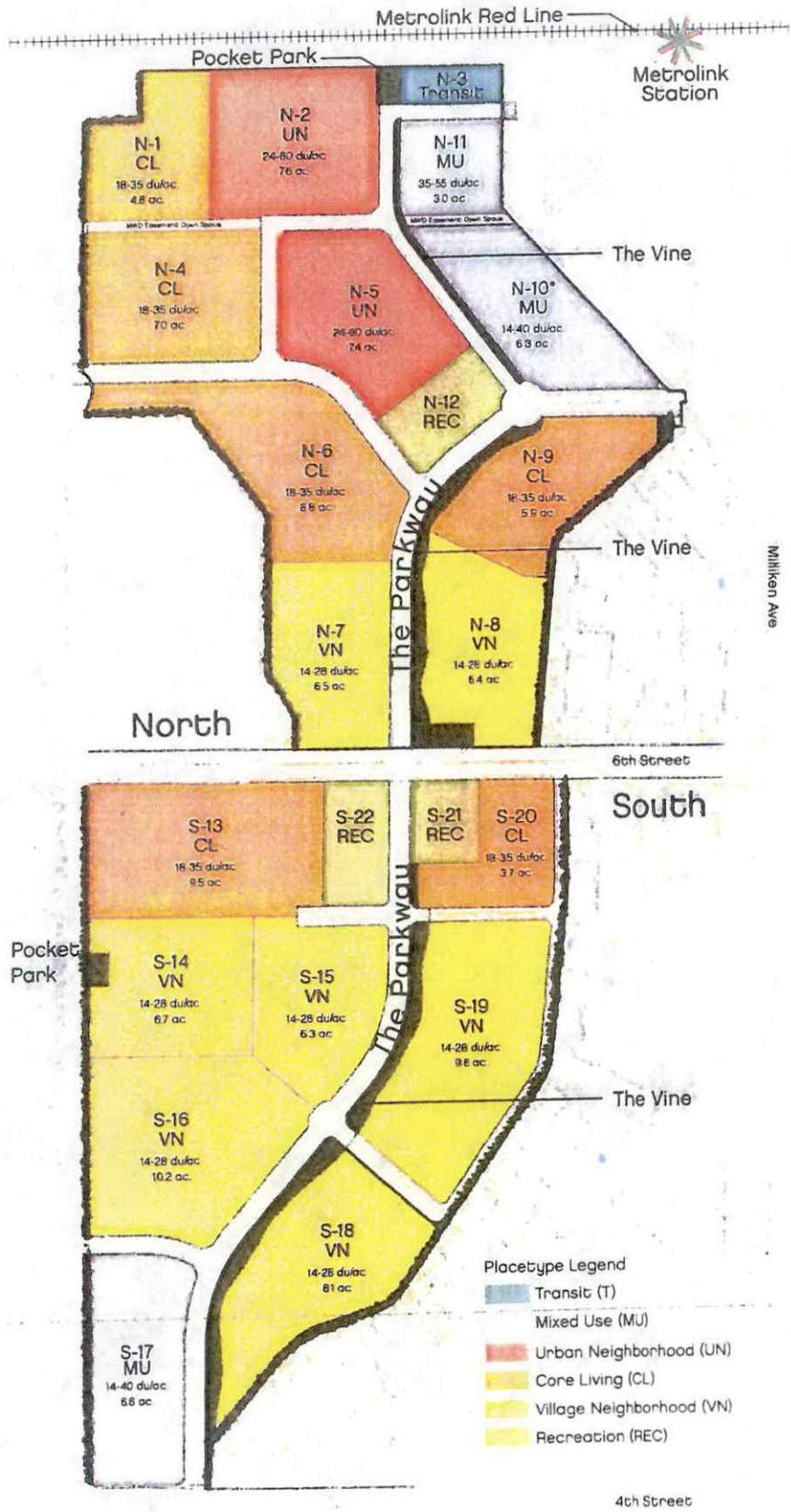
**Regional and Local Vicinity**  
IASP Sub-Area 18 Specific Plan Amendment

**Exhibit 1**



Item P - 597

**Bonterra**  
PSOMAS



D:\Projects\LeasOp\0003\Graphics\WSA\lex\_ConceptLandUsePlan.at

Source: William Hezmalhalch Architects, Inc. 2015

# Conceptual Land Use Plan

IASP Sub-Area 18 Specific Plan Amendment

Exhibit 2



/15 JAZ) R:\Projects\LEW\3LEW000300\Graphics\WSA\lex2\_ConceptLandUsePlan.pdf

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40 <sup>th</sup> Floor		Los Angeles	CA	90071-3101
		Clerk of the Board of Supervisors	County of San Bernardino	385 North Arrowhead, 2nd Floor		San Bernardino	CA	92415
			Cucamonga Valley Water District	10440 Ashford Street		Rancho Cucamonga	CA	91730-3057
<b>EMAIL ONLY:</b>	SANTAANA@WATERBOARDS.CA.GOV		California Reg. Water Quality Control Board #8	Santa Ana Region	3737 Main Street, Suite 500	Riverside	CA	92501
		Planning Supervisor	Southern California Gas Co.	1981 Lugonia Avenue	(SC8031)	Redlands	CA	92374
		Local Government - CEQA Program Supervisor	South Coast Air Quality Management District	21865 East Copley Drive		Diamond Bar	CA	91765-4182
Jennifer	Shaw	Region Manager	Edison Local Public Affairs	7951 Redwood Avenue		Fontana	CA	92336
Item P-599 en	Cadavona		Southern California Edison Company Third Party Environmental Review	2244 Walnut Grove Ave, Quad 4C 472A		Rosemead	CA	91770
Ryan	Shaw		Inland Empire Utilities Agency	P.O. Box 9020		Chino Hills	CA	91709
Kim	Bray		Verizon	P.O. Box 725		Chino	CA	91708
			Department of Transportation	Development Review, MS 722	464 W. Fourth Street	San Bernardino	CA	92401-1400
Daniel	Kopulsky, Office Chief		Forecasting/IGR-CEQA Review	Department of Transportation	464 West Fourth Street, 6th Floor; MS 722	San Bernardino	CA	92401-1400
Karin	Cleary-Rose		U.S. Fish & Wildlife Service	777 E. Tahquitz Canyon Way, Suite 208		Palm Springs	CA	92262
Jeff	Brandt		California Department of Fish and Wildlife	3602 Inland Empire Boulevard, Suite C-220		Ontario	CA	91764
Chief Mike	Costello		Rancho Cucamonga Fire Protection District	10500 Civic Center Drive		Rancho Cucamonga	CA	91730

Revised on: 4/7/15

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40 <sup>th</sup> Floor		Los Angeles	CA	90071-3101
Captain Danielle	Boldt	San Bernardino County Sheriff	Rancho Cucamonga Substation	10510 Civic Center Drive		Rancho Cucamonga	CA	91730
			Native American Heritage Commission	915 Capitol Mall, Room 288		Sacramento	CA	95814
			Department of Forestry	1416 Ninth Street	P.O. Box 944246	Sacramento	CA	94244-2460
			California Energy Commission	1516 Ninth Street, MS-15		Sacramento	CA	95814
			Division of Environmental Health	P.O. Box 942732		Sacramento	CA	94234-7320
			Caltrans - Planning	P.O. Box 942874		Sacramento	CA	94274-0001
			Caltrans - Division of Aeronautics	P.O. Box 942874		Sacramento	CA	94274-0001
			Department of Health Services	Public Water Supply Branch	714 P Street	Sacramento	CA	95814
			Division of Water Quality	P.O. Box 100		Sacramento	CA	95814
			Division of Water Rights	901 P Street		Sacramento	CA	95814
			Division of Clean Water Programs	P.O. Box 944212		Sacramento	CA	94244-2120
			State Water Resources Control Board	P.O. Box 100		Sacramento	CA	95812-0100
		California Highway Patrol	Long Range Planning Section	Planning and Analysis Division	2555 First Avenue	Sacramento	CA	95818
			Department of General Services	400 P Street, Suite 5100		Sacramento	CA	95814
			Office of Environmental Health Hazard Assess.	1001 I Street		Sacramento	CA	95814
			Department of Pesticide Regulation	1220 N. Street		Sacramento	CA	95814
			Department of Water Resources	1416 Ninth Street, Room 449		Sacramento	CA	95814
			Department of Toxic Substances Control	P.O. Box 806		Sacramento	CA	95812-0806
			California Integrated	1001 I Street	P.O. Box 4025	Sacramento	CA	95812-4025

Item P-600

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40 <sup>th</sup> Floor		Los Angeles	CA	90071-3101
Captain Danielle	Boldt	San Bernardino County Sheriff	Rancho Cucamonga Substation	10510 Civic Center Drive		Rancho Cucamonga	CA	91730
			Native American Heritage Commission	915 Capitol Mall, Room 288		Sacramento	CA	95814
			Department of Forestry	1416 Ninth Street	P.O. Box 944246	Sacramento	CA	94244-2460
			California Energy Commission	1516 Ninth Street, MS-15		Sacramento	CA	95814
			Division of Environmental Health	P.O. Box 942732		Sacramento	CA	94234-7320
			Caltrans - Planning	P.O. Box 942874		Sacramento	CA	94274-0001
			Caltrans - Division of Aeronautics	P.O. Box 942874		Sacramento	CA	94274-0001
			Department of Health Services	Public Water Supply Branch	714 P Street	Sacramento	CA	95814
			Division of Water Quality	P.O. Box 100		Sacramento	CA	95814
			Division of Water Rights	901 P Street		Sacramento	CA	95814
			Division of Clean Water Programs	P.O. Box 944212		Sacramento	CA	94244-2120
			State Water Resources Control Board	P.O. Box 100		Sacramento	CA	95812-0100
		California Highway Patrol	Long Range Planning Section	Planning and Analysis Division	2555 First Avenue	Sacramento	CA	95818
			Department of General Services	400 P Street, Suite 5100		Sacramento	CA	95814
			Office of Environmental Health Hazard Assess.	1001 I Street		Sacramento	CA	95814
			Department of Pesticide Regulation	1220 N. Street		Sacramento	CA	95814
			Department of Water Resources	1416 Ninth Street, Room 449		Sacramento	CA	95814
			Department of Toxic Substances Control	P.O. Box 806		Sacramento	CA	95812-0806
			California Integrated	1001 I Street	P.O. Box 4025	Sacramento	CA	95812-4025

Item P - 601

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40 <sup>th</sup> Floor		Los Angeles	CA	90071-3101
			Waste Management Board					
			Air Resources Board	1001 I Street		Sacramento	CA	95814
			Registration of Environmental Assessors & Arbitration Panel	555 Capitol Mall, Suite 235		Sacramento	CA	95814
			Office of Environmental Information	555 Capitol Mall, Suite 235		Sacramento	CA	95814
			California Environmental Protection Agency	1001 I Street	P.O. Box 2815	Sacramento	CA	95812-2815
			State Lands Commission	100 Howe Avenue, Suite 100-S		Sacramento	CA	95825
			Reclamation Board	1416 Ninth Street, Room 706		Sacramento	CA	95814
			Public Utilities Commission	505 Van Ness Avenue		San Francisco	CA	94102
			Department of Parks & Recreation	P.O. Box 942896		Sacramento	CA	94296-0001
			Office of Historic Preservation	P.O. Box 942896		Sacramento	CA	94296-0001
Mr. Jeff	Zwack	Community Development Director	City of Upland	460 North Euclid Avenue		Upland	CA	91786
			Department of Conservation	Division of Mines & Geology	801 K Street	Sacramento	CA	95814
Mr. Marshall	Davis	Water Quality Lab Manager	Metropolitan Water District	700 North Moreno Avenue		La Verne	CA	91750
			State Clearinghouse	1400 10th Street, Room 121		Sacramento	CA	95814
Mr. Don	Williams	Director of Community Development	City of Fontana	8353 Sierra Avenue		Fontana	CA	92335
		City Planner	City of Ontario	303 East B Street		Ontario	CA	91764
		Director of	San Bernardino County	385 North		San	CA	92415-0182

Item P - 602

FirstName	LastName	JobTitle	Company	Address1	Address2	City	State	PostalCode
Steven L.	Flower		Richards, Watson & Gershon	355 South Grand Avenue, 40 <sup>th</sup> Floor		Los Angeles	CA	90071-3101
		Planning	Planning Department	Arrowhead Avenue		Bernardino		
Eric	Roth		Southern California Assoc. of Governments	818 West 7th Street, 12th Floor		Los Angeles	CA	90017
Steven	Smith	Director of Comprehensive Planning	San Bernardino Co. Associated Governments	1170 West 3rd Street, 2nd Floor		San Bernardino	CA	92410-1715
Kimberly			Metrolink	One Gateway Plaza 12 <sup>th</sup> Fl.		Los Angeles	CA	90012
		Director of Business Services	Chaffey Joint Union High School District	211 West 5th Street		Ontario	CA	91761
Shawn	Judson	Superintendent	Etiwanda School District	6061 East Avenue		Etiwanda	CA	91739
		Superintendent	Cucamonga School District	8776 Archibald Avenue		Rancho Cucamonga	CA	91730
		Superintendent	Alta Loma School District	9390 Base Line Road,		Rancho Cucamonga	CA	91701
		Superintendent	Central School District	10601 Church Street, Suite 112		Rancho Cucamonga	CA	91730
Shawn D.	Shannon, Ph. D.	Superintendent, President	Chaffey Community College District	5885 Haven Avenue		Rancho Cucamonga	CA	91737
Ken	Miller		San Bernardino County Flood Control District	825 East 3rd Street		San Bernardino	CA	92415-0835
			California Geological Survey	801 K Street	Mail Stop 12-30	Sacramento	CA	95814
			Burrtec	9890 Cherry Avenue		Fontana	CA	92335
			Charter	10768 Foothill Blvd., #170		Rancho Cucamonga	CA	91730

Item P-603



South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

CITY OF RANCHO CUCAMONGA

MAY 04 2015

RECEIVED - PLAN  
April 30, 2015

Michael Smith  
City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

**Notice of Preparation of a CEQA Document for the  
Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan  
Amendment Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can

**EXHIBIT F**

Item P - 604

be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

#### Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

#### Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [Jwong1@aqmd.gov](mailto:Jwong1@aqmd.gov) or call me at (909) 396-3176.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.  
Program Supervisor  
Planning, Rule Development & Area Sources

SBC150428-07  
Control Number

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought  
Help save water!*

CITY OF RANCHO CUCAMONGA

MAY 07 2015

RECEIVED - PLANNING

May 4, 2015

Michael Smith  
City of Rancho Cucamonga  
Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730

**Initial Study for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)**

Dear Mr. Smith:

The California Department of Transportation (Caltrans) has received an Initial Study for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project). The project site is located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street in the City of Rancho Cucamonga in San Bernardino County. The project proposes Specific Plan Amendment to construct high density and medium-high density residential, mixed use, open space, and transit oriented land uses, which will include 2,500 units to a maximum of up to 4,000 units in addition to 220,000 square feet of non-residential uses.

Our areas of concern, pertaining to State facilities, include transportation/traffic issues in which the initial study identifies as having potentially significant impacts. Due to these potentially significant impacts on Interstate 10 (I-10) and Interstate 15 (I-15), we recommend the following to be analyzed in the preceding DEIR:

- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards. Although the project is under the jurisdiction of the City of Rancho Cucamonga due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS. To accurately evaluate the extent of potential impacts to the operational characteristics of the existing highway, a Traffic Impact Study (TIS) should be prepared for review.
- The TIS is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*, which is located at the following website: [http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf). Minimum contents of the TIS are listed in Appendix "A" of the TIS guide.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

- All state facilities, including intersections, impacted by the Project area, which include I-10 and I-15, should be analyzed in the TIS. Where applicable, such as signalized intersections and ramp interchanges, a synchro analysis, merge/diverge analysis, and a queuing analysis is recommended. Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + ambient growth, and existing + project + ambient growth + cumulative. The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the TIS should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the TIS for projects that add 50 to 100 peak hour trips.
- Mitigation measures to State facilities should be included in the TIS. Mitigation identified in the TIS, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.
- The lead agency should monitor impacts to ensure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented. Clearly indicate LOS with and without improvements. Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit two hard copies of all TIS, three CDS of the TIS including the appendices, and an electronic Synchro Analysis file (if applicable).
- This shall be based on the SCAG 2012 RTP Model.

Thank you for providing us this opportunity to review the Initial Study for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project) and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If you have any questions regarding this letter, please contact Adrineh Melkonian (909) 806-3928.

Sincerely,



MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning

CITY OF RANCHO CUCAMONGA

May 21, 2015

MAY 21 2015

Michael Smith  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

RECEIVED - PLANNING

Subject: Notice of Preparation of Environmental Impact Report (EIR) - Empire Lakes Specific Plan Project

Dear Mr. Smith,

Thank you for the making available the Notice of Preparation of EIR and Scoping Meeting for the Empire Lakes Specific Plan Project. As a resident of Rancho Cucamonga and frequent golfer at Empire Lakes, I have heard discussions at the course since summer 2014 regarding a change to the land use at Empire Lakes. It was very helpful to review the information in the Notice and Initial Study.

Empire Lakes course is an exceptional, well-maintained facility used by golfers and families from the local community, surrounding southern California areas, and visitors from out-of-state. It would seem that keeping an existing high-quality golf course in a prime southern California location and city like Rancho Cucamonga would be a high priority. In any event, please refer to my May 20<sup>th</sup> letter to the Southern California Golf Association, attached here as copy to the city. The purpose of the SCGA letter is to inform the golf community of the Notice of Preparation posted on the city's web site, and to encourage them to participate in the public review and comment process.

Comment on the Notice of Preparation

Initial Study item No. 15. a) - Is removal of the golf course considered an impact? If so, could a discussion of the type of impact and mitigation be included in the EIR?

I appreciate the opportunity to review and comment on the Notice of Preparation and Initial Study, and look forward to next steps in the process. And, thanks again to you and all the city staff for your time and effort to make Rancho a great place to live.

Respectfully yours,



Tom Rheiner  
11030 De Anza Drive  
Rancho Cucamonga, CA 91730

Attachment

Copy to: Mr. Kevin Heaney, SCGA



**Department of Public Works**  
Environmental & Construction • Flood Control  
Operations • Solid Waste Management  
Surveyor • Transportation

Gerry Newcombe  
Director

May 26, 2015

CITY OF RANCHO CUCAMONGA

MAY 26 2015

File: 10(ENV)-4.01

Michael Smith, Associate Planner  
City of Ranch Cucamonga  
[Michael.Smith@cityofrc.us](mailto:Michael.Smith@cityofrc.us)

RECEIVED - PLANNING

RE: CEQA – NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN SUB-AREA 18 SPECIFIC PLAN AMENDMENT FOR THE CITY OF RANCHO CUCAMONGA

Mr. Smith:

Thank you for giving the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. We received this request on April 27, 2015 and pursuant to our review, the following comments are provided:

Traffic Division (Eloy Ruvalcaba, PWE III, 909-387-1869):

1. When the Traffic Impact Analysis becomes available, please submit it to the traffic Division for review and comment.

Environmental Management Division (Brandy Wood, Ecological Resource Specialist, 909-387-7931)

1. The draining of Red Hill Park lake, also within the City of Rancho Cucamonga, has revealed artificial lakes can provide habitat for a variety of species. In particular, the Red Hill Park Lake produced over 500 individuals of turtles, fish, frogs and other aquatic invertebrates. As the proposed project has not only one lake, but several, it would be prudent to conduct biological surveys and include the loss of this habitat within the biological assessment. While the document indicates a habitat assessment was conducted, it did not involve a focused survey of the lake population.
2. We have several concerns regarding the Initial Study, section 4d. "The project site does not provide any connecting between natural open space areas. Additionally, and as noted in the 2010 General Plan Update EIR, the City of Rancho Cucamonga, including the project site, does not contain known wildlife nursery sites. Therefore, it is not expected that the proposed project would disrupt or have any adverse effects to migratory corridors or linkages that may occur in the general vicinity of the project site."

We respectfully disagree with the statement above. The State of California is experiencing a severe drought, waterfowl and other migratory bird species use these lakes as resting stops as

BOARD OF SUPERVISORS

ROBERT A. LOVINGOOD  
Vice Chairman, First District

JANICE RUTHERFORD  
Second District

JAMES RAMOS  
Chairman, Third District

CURT HAGMAN  
Fourth District

JOSIE GONZALES  
Fifth District

GREGORY C. DEVEREAUX  
Chief Executive Officer

they continue along their migratory corridor. These lakes could provide an important stop over site for migrating birds and the elimination of these resources is not analyzed in this document.

Additionally, the document denies in Section 4d that the area contains known wildlife nursery sites, however this is very doubtful when considering nesting ducks and other waterfowl. Furthermore, golf courses are known favorite nesting sites for western bluebirds, American robins, coots and killdeer. This document does not address impact to these nesting birds and other wildlife nursery sites.

**Environmental Management Division (Erma Hurse, Senior Planner, 909-387-1864):**

1. The Draft EIR should identify future drainage and flood control facilities in reference to the City's Master Drainage Plan (MDP) to allow for development within the area.
2. It is assumed that the Draft EIR will address adequate provisions for intercepting and conducting accumulated drainage flows around and through future development sites in a manner that will not adversely affect adjacent or downstream properties.
3. In meeting state mandated source reduction, recycling, and composting requirements, the Draft EIR should state specific programs that are in place to help reduce, recycle or divert waste from being landfilled.

If you have any questions, please contact the individuals who provided the specific comment, as listed above.

Sincerely,



**NIDHAM ARAM ALRAYES, MSCE, PE, QSD/P**  
Public Works Engineer III  
Environmental Management

# CITY OF



# ONTARIO

303 EAST "B" STREET, CIVIC CENTER

ONTARIO

CALIFORNIA 91764-4105

(909) 395-2000  
FAX (909) 395-2070

PAUL S. LEON  
MAYOR

ALAN D. WAPNER  
MAYOR PRO TEM

JIM W. BOWMAN  
DEBRA DORST-PORADA  
PAUL VINCENT AVILA  
COUNCIL MEMBERS

AI C. BOLING  
CITY MANAGER

MARY E. WIRTFES, MMC  
CITY CLERK

JAMES R. MILHISER  
TREASURER

May 27, 2015

City of Rancho Cucamonga  
Mr. Michael Smith, Associate Planner  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730

CITY OF RANCHO CUCAMONGA  
MAY 27 2015  
RECEIVED - PLANNING

**RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN SUB-AREA 18 SPECIFIC PLAN AMENDMENT PROJECT (EMPIRE LAKES SPECIFIC PLAN PROJECT)**

Mr. Smith,

Thank you for allowing the City of Ontario an opportunity to review and comment on the above referenced project. After reviewing the Notice of Preparation, the City requests that the following comment be addressed:

- The EIR should complete a traffic impact analysis (TIA) in accordance with the San Bernardino County Congestion Management Program. All City of Ontario intersections anticipated to add at least 50 two-way peak hour trips over existing volumes should be analyzed.
- The project proposes a new traffic signal controlled street connection on 4<sup>th</sup> street approximately 300 feet east of Cleveland Avenue. An analysis was prepared by Fehr and Peers in June, 2014 demonstrated that the intersection would work without any traffic impacts. The Fehr & Peers study should be updated to reflect anticipated traffic volumes from the proposed land uses and the results of the study should be documented in the TIA to validate the earlier findings.
- The EIR should complete a Hydrology and Hydraulic analysis to identify potential impacts from the proposed development. The EIR should discuss the corresponding mitigation measures and identify the fair share of improvements.

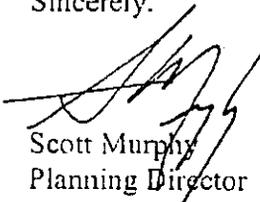
[www.ci.ontario.ca.us](http://www.ci.ontario.ca.us)

♻️ Printed on recycled paper.

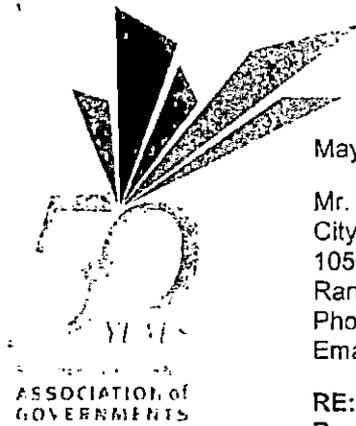
Mr. Smith  
May 27, 2015  
Page 2

We appreciate being involved in the environmental review of the project and look forward to continued communications regarding this project. If you have any questions regarding our comments, please contact me at (909) 395-2419, or Richard Ayala, Senior Planner, at (909) 395-2421.

Sincerely,



Scott Murphy  
Planning Director



May 26, 2015

CITY OF RANCHO CUCAMONGA

MAY 27 2015

Mr. Michael Smith, Associate Planner  
City of Rancho Cucamonga, Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
Phone: (909) 477-2750 x4317  
Email: Michael.smith@cityofrc.us

RECEIVED - PLANNING

RE: SCAG Comment on the Notice of Preparation of a Draft Environmental Impact Report for the Empire Lakes Specific Plan Project [SCAG NO. IGR8456]

Dear Mr. Smith,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Empire Lakes Specific Plan Project ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including its Sustainable Communities Strategy (SCS) component pursuant to SB 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Empire Lakes Specific Plan Project. The proposed project involves Specific Plan Amendment which would allow for high density and medium-high density residential, mixed-use, open space, and transit-oriented land uses in the area. The number of residential dwelling units would range from a minimum of 2,500 units to a maximum of 4,000 units and a maximum of 220,000 square feet of non-residential uses.

When available, please send environmental documentation to SCAG's office in Los Angeles or by email to [sunl@scag.ca.gov](mailto:sunl@scag.ca.gov) providing, at a minimum, the full public comment period for review. If you have any questions regarding the attached comments, please contact Lijin Sun, Esq., Senior Regional Planner, at (213) 236-1882 or [sunl@scag.ca.gov](mailto:sunl@scag.ca.gov). Thank you.

Sincerely,

Ping Chang,  
Program Manager II, Land Use and Environmental Planning

<sup>1</sup> SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for certain CEQA streamlining for projects consistent with the RTP/SCS. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining "consistency" of any future project with the SCS. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a finding of consistency under SB 375 for purposes of CEQA streamlining.

**COMMENTS ON THE NOTICE OF PREPARATION OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
THE EMPIRE LAKES SPECIFIC PLAN PROJECT [SCAG NO. IGR8456]**

**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS.

**2012 RTP/SCS Goals**

The SCAG Regional Council adopted the 2012 RTP/SCS in April 2012. The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations (see <http://rtpscs.scag.ca.gov>). The goals included in the 2012 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2012 RTP/SCS are the following:

<b>SCAG 2012 RTP/SCS GOALS</b>	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and non-motorized transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies</i>

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format. Suggested format is as follows:

SCAG 2012 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

**RTP/SCS Strategies**

To achieve the goals of the 2012 RTP/SCS, a wide range of strategies are included in SCS Chapter (starting on page 152) of the RTP/SCS focusing on four key areas: 1) Land Use Actions and Strategies; 2) Transportation Network Actions and Strategies; 3) Transportation Demand Management (TDM) Actions and Strategies and; 4) Transportation System Management (TSM) Actions and Strategies. If applicable to the proposed project, please refer to these strategies as guidance for considering the proposed project within the context of regional goals and policies. To access a listing of the strategies, please visit <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf> (Tables 4.3 – 4.7, beginning on page 152).

**Regional Growth Forecasts**

At the time of this letter, the most recently adopted SCAG forecasts consists of the 2020 and 2035 RTP/SCS population, household and employment forecasts. To view them, please visit <http://scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>. The forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts		Adopted City of Rosemead Forecasts	
	Year 2020	Year 2035	Year 2020	Year 2035
Population	19,663,000	22,091,000	167,100	167,100
Households	6,458,000	7,325,000	56,300	57,600
Employment	8,414,000	9,441,000	63,900	68,300

**MITIGATION**

SCAG staff recommends that you review the SCAG 2012 RTP/SCS Final Program EIR Mitigation Measures for guidance, as appropriate. See Chapter 6 (beginning on page 143) at: <http://rtpscs.scag.ca.gov/Documents/peir/2012/final/Final2012PEIR.pdf>

As referenced in Chapter 6, a comprehensive list of example mitigation measures that may be considered as appropriate is included in Appendix G: *Examples of Measures that Could Reduce Impacts from Planning, Development and Transportation Projects*. Appendix G can be accessed at: [http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR\\_AppendixG\\_ExampleMeasures.pdf](http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR_AppendixG_ExampleMeasures.pdf)



## Morongo Band of Mission Indians

Cultural Heritage Program

12700 Pumarra Road, Banning, CA 92220

Phone (951)755-5025

Fax (951)572-6004

Date: March 30, 2015

Re: GENERAL PLAN AMENDMENT DRC2015-00114

Dear,  
Mike Smith

CITY OF RANCHO CUCAMONGA

APR 01 2015

RECEIVED - PLANNING

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project(s). The tribe greatly appreciates the opportunity to comment on the project. After reviewing our records and consulting with our tribal elders and cultural experts, we would like to respectfully offer the following comments and/or recommendations:

- The project is outside of the Tribe's current reservation boundaries and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). We recommend contacting the appropriate tribes who have cultural affiliation to the project area. We have no further comments at this time.
- The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time, we are not aware of any cultural resources on the property; however, that is not to say there is nothing present. At this time, we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment).
- The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment). Furthermore, we would like to formally request the following:
  1. A thorough records search be conducted by contacting one of the CHRIS (California Historical Resources Information System) Archaeological Information Centers and have a copy of the search results be provided to the tribe.
  2. A comprehensive cultural survey be conducted of the proposed project property and any APE's (Areas of Potential Effect) within the property. We would also like to request that a tribal monitor be present during the cultural survey and that a copy of the results be provided to the tribe as soon as it can be made available.

3. Morongo would like to request that our tribal monitors be present during any test excavations or subsequent ground disturbing activities during the construction phase of the project.

— The project is located within the current boundaries of the Morongo Band of Mission Indians Reservation. Please contact the Morongo Band of Mission Indians planning department for further details.

Once again, the Morongo Band of Mission Indians appreciates the opportunity to comment on this project. Please be aware that receipt of this letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. This letter is merely intended to initiate consultation between the tribe and lead agency, which may be followed up with additional emails, phone calls or face-to-face consultation if deemed necessary. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

Raymond Huaute  
Cultural Resource Specialist  
Morongo Band of Mission Indians  
Email: [rhuaute@morongo-nsn.gov](mailto:rhuaute@morongo-nsn.gov)  
Phone: (951) 755-5025

MORONGO  
BAND OF  
MISSION  
INDIANS



A SOVEREIGN NATION

### Standard Development Conditions

The Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

1. If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
2. In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
  - a. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians.
  - b. If requested by the Tribe<sup>1</sup>, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

---

<sup>1</sup> The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

**Smith, Michael**

---

**From:** Andy <gabrielenoindians@yahoo.com>  
**Sent:** Sunday, May 10, 2015 8:49 PM  
**To:** Smith, Michael  
**Cc:** Christina Swindall Martinez. Kizh Gabrieleno; Tim Miguel.Kizh Gabrieleno; Matt Teutimez.Kizh Gabrieleno  
**Subject:** Notice of preparation of a draft environmental impact report and public scoping meeting for the Rancho Cucamonga industrial area ( Empire lakes specific plan project)

**CITY OF RANCHO CUCAMONGA**

Dear Michael Smith

*This email is in regards to your letter Dated April 27,2015*

**MAY 10 2015**

**RECEIVED - PLANNING**

*"The project locale "Cucamonga "lies in an area where the traditional territories of the **Gabrieleño** villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the **Gabrieleños** , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the **Los Angeles Basin**, and reached as far east as the **San Bernardino-Riverside - Channel Islands and the inland costal areas**. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. **Therefore in order to protect our Cultural resources we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances.***

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT " the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes. Please contact our office regarding this project to coordinate a Native American Monitor to be present.

Sincerely,

Andy Salas Chairman Of Gabrieleño Band Of Mission Indians/Kizh (Kit'c) Nation  
Of the Los Angeles Basin, Orange county and the Channel islands.

**NOTICE: PLEASE FILE OUR CONTACT INFORMATION FOR CONSULTATION ON ALL FUTURE PROJECTS WITHIN OUR TRIBAL TERRITORY.....**

May 25, 2015

To: Mr. Michael Smith, Associate Planner  
City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
[michael.smith@cityofrc.us](mailto:michael.smith@cityofrc.us)

CITY OF RANCHO CUCAMONGA

MAY 05 2015

From: Leatha Elsdon  
6035 Falling Tree Lane  
Rancho Cucamonga, CA 91737  
[jlwcelesdon@msn.com](mailto:jlwcelesdon@msn.com)

RECEIVED - PLANNING

Subject: **Comments Submission regarding NOP Draft EIR, Initial Study, Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)**

In response to the City of Rancho Cucamonga's request for community comments regarding the EIR Scoping Process for the Empire Lakes Specific Plan Project, as a community member for over twenty years, and the parents of two current high school students I would like to submit the following comments.

The city and/or Lewis Land Developers may not be aware that currently three of the four high schools within the city, Los Osos, Rancho Cucamonga, and Alta Loma use Empire Lakes for golf team practice. The Los Osos golf team also uses Empire Lakes for course practice and league tournaments. Chaffey High school uses the golf course for both team/course practice and league tournaments. The complete demolition of the Empire Lakes Golf Course would significantly impact the local high school teams, as well as all of the high school golf teams in the area, as there is very limited access to golf courses within the Inland Empire. The complete demolition of Empire Lakes would cause the high school golf teams to travel extensive distances to other courses; again if other courses are even available. The additional travel, which may not have been considered in the Initial Study, will cause financial hardship on the school districts, players and parents.

Since Empire Lakes is a world class venue and an Arnold Palmer designed course, the Southern California Professional Golf Association Junior Tour (SCPGAJT) uses the golf course several times a year for junior tournaments. Most recently these tournaments have been qualifiers for the Toyota Tour Cup SCPGAJT series, with fields of one hundred juniors from the Inland Empire and surrounding communities. Empire Lakes is a challenging course that prepares local junior golfers for the Toyota Tour Cup series. Demolition of the course would negatively impact local junior golfers, residents and businesses since the challenge of Empire Lakes cannot be replaced; as well as the fact that there are limited golf courses within the area; again forcing additional travel and expense to local residents.

The proposed project also impacts the community as a whole; the golf course provides much needed teaching/learning facilities, recreation and Open Space. The golf course offers numerous golf learning/teaching options, including very low cost junior clinics with free use of golf clubs. Complete demolition of the course would negatively impact everyone in the Rancho Cucamonga community by eliminating the ability to learn and practice a sport that teaches honesty, integrity and can be played for a lifetime.

The demolition would also remove one of the last Open Spaces within the city and add a significant amount of residential units negatively impacting traffic, city services, education, recreation, utilities, etc., in an all already high density area of the city.

Page 1 of 2

**EXHIBIT G**

Item P - 620

A proposed project that would require such a major Amendment to the General Plan, changing the current land use designation from "Open Space" to "Mixed Use", the complete demolition of Empire Lakes Golf Course needs to be studied in great detail and all possible alternates assessed prior to issuance of any agency approvals. Therefore, in accordance with the NOP the following alternates are submitted:

**Executive Nine Hole Golf Course Alternates:**

1. Retain the driving range, putting/chipping area and the seven holes on the south side of Sixth Street. Manage the course so that existing holes 1 and 2 can be replayed as new holes 8 and 9, thus providing a nine hole executive course with minimal, if any changes to the current course layout. This alternate would complement the required access to the south side driving range facilities.
2. Retain the driving range, putting/chipping area and the seven holes on the south side of Sixth Street. Convert existing holes 5 and 8, (PAR 5 holes), into four PAR 3 or PAR 4 holes. This would provide a total of nine holes on the south side; two tee boxes and two greens would need to be installed.
3. Retain the driving range, putting/chipping area and the seven holes on the south side of Sixth Street. Convert a portion of the south side driving range/practice area, which includes a putting green and sand trap, into a PAR 3 hole. Convert holes 5 or 8 (PAR 5) into a PAR 4 and PAR 3 hole, thus adding two holes to the south side for a total of nine holes.
4. Retain the driving range, putting/chipping area and a combination of nine holes on the south and north side of Sixth Street in a manner that would benefit the community and the proposed Lewis Land Development project.

**Eighteen Hole Golf Course Alternates:**

- A. Retain the majority of the driving range, putting/chipping area on the south side of Sixth Street. Convert a portion of the south side driving range/practice area, which includes a putting green and sand trap, into a PAR 3 hole. Delete holes 4, 5 and 10, reconfigure holes 11 and 12, in a manner that would retain a PAR 70 course. This alternate could be coordinated with the proposed "The Parkway" east side project development.

I am confident given the City of Rancho Cucamonga Planning Commission's and Lewis Group of Companies commitment to the community's, health, recreation, education and business, an alternate solution to the complete removal of Empire Lakes Golf Course can be achieved.

Sincerely,



Leatha Eison, Date

5.25.15

**Smith, Michael**

---

**From:** Donald Autrey <donaud.autrey@gmail.com>  
**Sent:** Wednesday, May 20, 2015 7:41 PM  
**To:** Smith, Michael  
**Subject:** Empire Lakes Specific Plan Project

**CITY OF RANCHO CUCAMONGA**

**MAY 20 2015**

**RECEIVED - PLANNING**

Dear Mike Smith -

I just stumbled upon the proposed changes to the Empire Lakes zone and saw that you checked off that there would be significant effects on the environment from the project. It would be a shame to see one more open area swallowed up.

I was astounded first that the change would even be proposed. Then I was amazed at the idea of an additional 4,000 residential units in the area. Milliken is already a headache. I hope that the City gives this a great deal of thought. Once open space is gone, well, it is gone.

Sincerely

Donald Autrey

May 21, 2015

CITY OF RANCHO CUCAMONGA

MAY 21 2015

Michael Smith  
Associate Planner  
City of Rancho Cucamonga  
10500 Civic Center Drive  
Rancho Cucamonga, CA 91730

RECEIVED - PLANNING

Subject: Notice of Preparation of Environmental Impact Report (EIR) - Empire Lakes Specific Plan Project

Dear Mr. Smith,

Thank you for the making available the Notice of Preparation of EIR and Scoping Meeting for the Empire Lakes Specific Plan Project. As a resident of Rancho Cucamonga and frequent golfer at Empire Lakes, I have heard discussions at the course since summer 2014 regarding a change to the land use at Empire Lakes. It was very helpful to review the information in the Notice and Initial Study.

Empire Lakes course is an exceptional, well-maintained facility used by golfers and families from the local community, surrounding southern California areas, and visitors from out-of-state. It would seem that keeping an existing high-quality golf course in a prime southern California location and city like Rancho Cucamonga would be a high priority. In any event, please refer to my May 20<sup>th</sup> letter to the Southern California Golf Association, attached here as copy to the city. The purpose of the SCGA letter is to inform the golf community of the Notice of Preparation posted on the city's web site, and to encourage them to participate in the public review and comment process.

Comment on the Notice of Preparation

Initial Study item No. 15. a) - Is removal of the golf course considered an impact? If so, could a discussion of the type of impact and mitigation be included in the EIR?

I appreciate the opportunity to review and comment on the Notice of Preparation and Initial Study, and look forward to next steps in the process. And, thanks again to you and all the city staff for your time and effort to make Rancho a great place to live.

Respectfully yours,



Tom Rheiner  
11030 De Anza Drive  
Rancho Cucamonga, CA 91730

Attachment  
Copy to: Mr. Kevin Heaney, SCGA

May 20, 2015

Kevin Heaney  
Executive Director  
Southern California Golf Association  
3740 Cahuenga Blvd.  
Studio City, CA 91604

Dear Mr. Heaney,

As an avid golfer and resident of Rancho Cucamonga, I wanted to inform you and the SCGA membership of the enclosed Notice of Preparation of an Environmental Impact Report associated with a change the land use at Empire Lakes Golf Course, specifically to remove the golf course and replace it with mixed use development. The full document is at:

[http://www.cityofrc.us/cityhall/planning/current\\_projects/empire\\_lakes\\_specific\\_plan\\_project/default.asp](http://www.cityofrc.us/cityhall/planning/current_projects/empire_lakes_specific_plan_project/default.asp)

This 30-day public comment period (April 27-May 26, comments accepted until June 10<sup>th</sup>) is intended to solicit comments on potential environmental impacts related to the project. Other steps in the process and anticipated approvals are indicated on page two of the notice at the web site above.

I have golfed regularly at Empire Lakes since 2002, and am a member of SCGA. Empire Lakes is a first-class facility built by General Dynamics in the mid-1990s with an Arnold Palmer design. The course has hosted the Nationwide (now web.com) tour for several years until 2007. The course currently hosts many local high school, college, and amateur and professional (Pepsi tour) events, as well as lessons and clinics conducted by PGA professional instructors.

While it is within the owner's discretion to transfer ownership of the property to a development company rather than continue as a golf course, I believe (along with many others) there is a valid case that the course has the potential to remain a going concern, given its high quality design and location. The course is well-maintained, has a unique 18-hole Palmer layout, and is situated at the I-15/I-10 freeway interchange in the Inland Empire approximately three miles from Ontario airport. In addition to patronage by players from the local community, Empire Lakes is a frequent destination for golfers from other southern California areas and travelers arriving from out-of-state. I have frequently joined groups visiting from Orange County, Los Angeles, and beyond who make the trip for a quality golf round at reasonable cost and less crowded conditions.

I have reviewed the documents on the city's web site and plan to submit a brief letter to communicate the value and significance of the golf course to the community and to the sport. Judging from the extensive site assessments and exhibits in the Specific Plan land use change documents on the city's web site at the link above, the next steps appear to be in the direction of redevelopment.

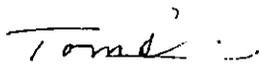
As a private citizen with no ownership interest in the golf course property, I realize I am merely a member of the public who uses a facility open to the public, and that my options are limited to communicating with others in the golf community and to city of Rancho Cucamonga decision makers at the appropriate time and within context of the public process. I also acknowledge that there are greater issues involved among the owners, the development company, and the city with regard to future development and land use goals, finances, and overall municipal planning considerations. The city of Rancho Cucamonga is an exemplary community in all aspects, and I feel very fortunate to be a resident here. The well-directed planning by city staff is reflected in the balanced, safe, and comfortable community we have here today. I trust their staff will continue to exercise solid judgement for the best interests of the citizens.

I would like to suggest to SCGA staff to encourage, whenever possible, that golf course managers act responsibly and put forth a sincere effort to operate their courses in a competent and creative manner to keep their investments intact. I believe that Empire Lakes has all the qualities to be a successful golf course operation, and should not have to be redeveloped and lost.

Specifically, during the public comment periods offered by the city of Rancho Cucamonga, prominent members of the golf community should express their interest to the city to consider the value and potential of Empire Lakes golf course in light of the proposed Specific Plan Amendment. Development plans such as those now being proposed are certainly desirable in a community at the right place and time, however they should be in balance with other land uses and interests.

Empire Lakes has been a success in the past, notably hosting the Nationwide professional tour events while attracting major spectator groups and supporting charities such as Loma Linda Children's Hospital, and others, and has tremendous potential for golf, dining services, and entertainment. Maintaining the course in operation would preserve a valuable golf venue in the local community, and protect a 162-acre open space asset in the city of Rancho Cucamonga. With a capable management team, this situation is entirely feasible.

Respectfully yours,



Tom Rheiner

Enclosure: Empire Lakes Golf Course, Notice of Preparation and Scoping Meeting to change land use (excerpts)

Copy to: PGA of America, 100 Avenue of the Champions, Palm Beach Gardens, Florida 33418  
(Mr. Derek Sprague)  
Arnold Palmer Design Company, 9000 Bay Hill Boulevard, Suite 300, Orlando, Florida 32819 (Mr. Thad Layton)  
City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, California 91730 (Mr. Mike Smith, Associate Planner)



## **Notice of Preparation and Scoping Meeting**

---

April 27, 2015

**To:** Reviewing Agencies, Organizations, and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment Project (Empire Lakes Specific Plan Project)

**From:** City of Rancho Cucamonga Planning Department  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
Contact: Mr. Michael Smith, Associate Planner

Pursuant to Section 21165 of the *California Public Resources Code* and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the **City of Rancho Cucamonga** will be the lead agency for an environmental impact report (EIR) that will be prepared to address potential impacts associated with the project identified below. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the Section 15082 of the State CEQA Guidelines, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to serve as a notice for the public scoping meeting.

We need to know your agency's views regarding the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and potential environmental effects are contained in the attached materials. An electronic copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date and should be received not later than 30 days after the date of this notice. However, a scoping meeting will be held on **June 10, 2015** and your response will be accepted until that date.

**Project Title:** Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project (also referred to as the Empire Lakes Specific Plan Project)

**Project Location – City:** Rancho Cucamonga

**Project Location – County:** San Bernardino

The project site is located north of 4<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the Metrolink rail line in the City of Rancho Cucamonga in San Bernardino County. The City of Rancho Cucamonga's southern boundary with the City of Ontario is formed by 4<sup>th</sup> Street. The project site is currently developed with the Empire Lakes Golf Course (11015 6<sup>th</sup> Street, Rancho Cucamonga). Refer to Exhibit 1 in the Initial Study for the local and regional vicinity.

**Project Description:** The proposed project involves an amendment to the IASP Sub-Area 18 (Empire Lakes) Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new Planning Area [PA] 1). The proposed Specific Plan Amendment would

allow for high density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units in PA 1 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 (sf) of non-residential uses would be allowed in PA 1. Vehicular and non-vehicular circulation and utility infrastructure would be installed, as necessary, to serve the proposed uses. Based on available information, anticipated initial approvals required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment; approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use"; and, approval of a Zoning Amendment to update text related to the Mixed Use zone. Approval of Parcel Maps(s) and a Development Agreement may also be considered.

**Potential Environmental Effects:** The attached Initial Study indicates that there may be significant adverse environmental impacts associated with this project, for the following topical areas: Aesthetics and Visual, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the proposed project.

**Responding to this Notice:** Pursuant to Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. Comments and suggestions should, at a minimum, (1) identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR; (2) whether the responding agency will be a responsible or trustee agency for the proposed project; and (3) any related issues raised by organizations and/or interested parties other than potential responsible or trustee agencies, including interested or affected members of the public. We will need the name for a contact person in your agency. The NOP and accompanying Initial Study are available for a 30-day public review period beginning **April 27, 2015 and ending May 26, 2015**, but the scoping meeting will occur on **June 10, 2015** and your response will be accepted up until that date.

Copies of the document are available for review at the following locations:

**Public Information and Services Counter**  
**City of Rancho Cucamonga Planning Department**  
10500 Civic Center Drive  
Rancho Cucamonga, California 91730  
(909) 477-2700

**Archibald Library**  
7368 Archibald Avenue  
Rancho Cucamonga, CA 91730  
(909) 477-2720

**Biane Library**  
12505 Cultural Center Drive  
Rancho Cucamonga, CA 91739  
(909) 477-2720

And can be accessed online at:

[http://www.cityofrc.us/cityhall/planning/current\\_projects/default.asp](http://www.cityofrc.us/cityhall/planning/current_projects/default.asp)

in the folder titled "Empire Lakes Specific Plan Project".

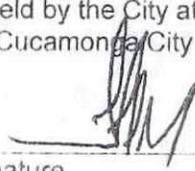
All comments and responses to this notice should be submitted in writing to Mr. Michael Smith, Associate Planner, at the address noted above. The City will also accept responses to this notice submitted via email received through the close of business on May 26, 2015. Email responses to this notice may be sent to Michael.Smith@cityofrc.us. For additional information or any questions regarding the proposed project, please contact Michael Smith at (909) 477-2750 ext. 4317 or at the aforementioned email.

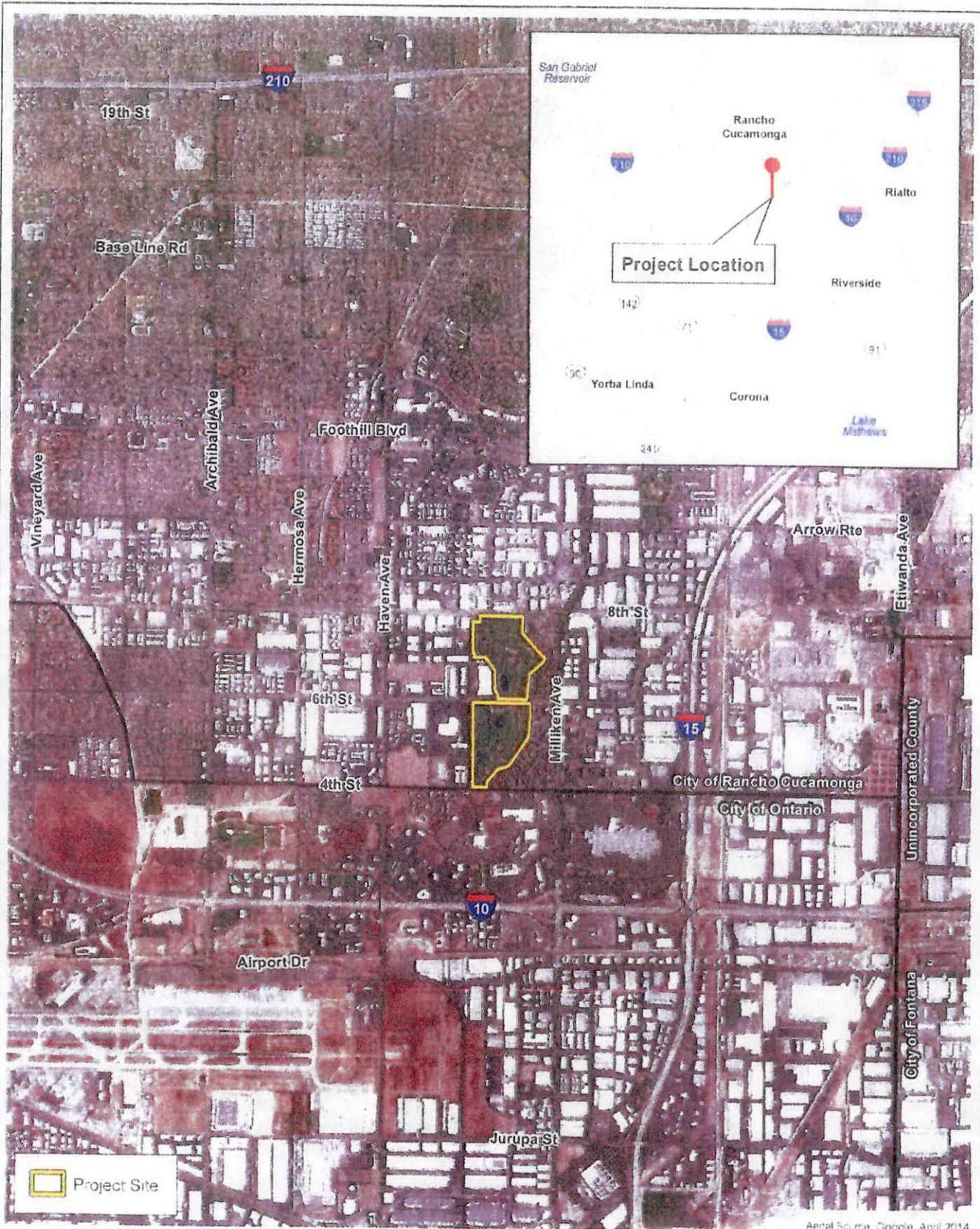
**Notice of Scoping Meeting:** The proposed project is considered a project of statewide, regional, or area-wide significance. A scoping meeting will be held by the City at the Planning Commission meeting on **June 10, 2015 at 7:00 PM** at the Rancho Cucamonga City Council Chambers, 10500 Civic Center Drive, Rancho Cucamonga, CA 91730.

Date

04/21/15

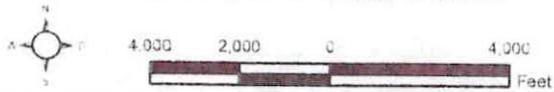
Signature





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

**Exhibit 1**



**Bonterra**  
**PSOMAS**

(Rev. 11/21/2014) \A\2\Projects\Sub-Area 18\W0002014\Map\Map\Map1\_11\_21\_14.pdf



**Smith, Michael**

---

**From:** Gregory Walker <gregory\_walker2726@yahoo.com>  
**Sent:** Monday, May 25, 2015 2:00 PM  
**To:** Smith, Michael  
**Subject:** Empire Lakes Development

CITY OF RANCHO CUCAMONGA  
MAY 25 2015  
RECEIVED - PLANNING

Greg Walker  
6001 Milliken Avenue  
Rancho Cucamonga, CA

May 24, 2015

Dear members of the Rancho Cucamonga City Council and Planning Department,

I am writing you this letter in regards to the proposed project currently under review on the land where Empire Lakes Golf Course is built. I am currently the Varsity Golf Coach at Los Osos High School. I am unable to attend the council meeting that is scheduled for June 10 to discuss the impact the development will have on the community. I am hoping you will take into consideration the following when forming the final development plans.

For the past 13 years, I have had the privilege of coaching and hosting hundreds of high school golfers at Empire Lakes. Currently we play 12 home matches and conduct over 30 home practices at the course. Chaffey High School uses the course on alternate days that we do not, so this development will effect them as well. The Claremont Colleges use the course so development will effect them negatively also.

To lose the golf course completely, will have an extremely negative impact on the community. In a day and age where personal electronic devices and video games seem to dominate the lives of so many, especially young people, recreational opportunities should not be taken away. When a course is completely leveled and developed with condos or apartment buildings recreational opportunities are taken. Golf is a sport that requires a course, you cannot go to the local park to play as that is illegal.

Over the past 13 seasons I have enjoyed seeing the personal development of so many young students. When the golfers are playing in a match, they have to evaluate situations, make sensible and correct rulings, and make decisions that effect the outcome of a match. As a high school teacher, I know based on conversations I have with community members that they want to see young members of the community become self sufficient problem solvers. I have witnessed many players use their golf experience as a contributing factor to solid personal development. The course should not be taken from them.

Currently we have a few golfers who stand a solid chance of receiving a college golf scholarship. How will they be able to continue their development and pursuit of their goals without a golf course in their home town? Again opportunities will be taken from them.

You might be thinking that our school should just go to another course outside the community. Easier said than done. We have very limited transportation funds which we currently exhaust each year. There is not additional funding for us to travel to another course. Other surrounding courses are currently at capacity with regards to the number of teams they host. Again, without a course it will be the death of a program that has had a positive impact on so many young students.

With all of that in mind, I would hope that the city would require the future developer to keep and manage the golf course as is. While I am under the impression that keeping the golf course as is, is probably not a possibility, I am asking that it be required of the developer to keep nine holes. A golf course architect will surely be able to reconfigure the south side of the course into a nine hole venue. Or, better yet, the North side already has 11 holes, 2 of which could be converted to a clubhouse and practice facility. This needs to be required of the developer. Our community desperately needs this to be done. The negative impact will be irreversible. Our community needs to have a golf course.

I appreciate your time. I ask that you thoughtfully consider the students and the negative impact this development could have on the future of our great community. If I can be of further help in this matter, please contact me at (909)373-7640.

Sincerely,

Greg Walker  
Los Osos High School Golf Coach

Sent from Yahoo Mail on Android



# THE CITY OF RANCHO CUCAMONGA

THE *MINUTES* OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

JUNE 10, 2015 - 7:00 PM

Rancho Cucamonga Civic Center  
COUNCIL CHAMBERS  
10500 Civic Center Drive  
Rancho Cucamonga, California

## I. CALL TO ORDER

Pledge of Allegiance 7:00 PM

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Howdyshell X Fletcher X

*Additional Staff Present: Candyce Burnett, Planning Director; Steven Flower, Assistant City Attorney; Betty Miller, Associate Engineer; Lois Schrader, Planning Commission Secretary; Mike Smith, Associate Planner*

## 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.*

*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. All communications are to be addressed directly to the Historic Preservation Commission or Planning Commission, 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.*

*None*



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION *MINUTES*

JUNE 10, 2015

Page 2

### III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration to adopt minutes dated May 27, 2015

*Moved by Munoz, seconded by Howdyshell, carried 5-0 to adopt the minutes of May 27, 2015*

### IV. SCHEDULED MATTERS/PLANNING COMMISSION

*The following items have been advertised and/or posted as public hearings as required by law. The Chairman will open the public hearing to receive testimony. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.*

- B. PUBLIC SCOPING MEETING FOR ENVIRONMENTAL IMPACT REPORT (EIR) FOR GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, ZONING MAP AMENDMENT DRC2015-00115, AND DEVELOPMENT AGREEMENT DRC2015-00118 – LEWIS OPERATING CORP: An opportunity for the Planning Commission to receive public testimony pertaining to the environmental issues to be addressed in an Environmental Impact Report (EIR) for a proposal to amend the IASP Subarea 18 (Empire Lakes) Specific Plan to establish a mixed use development at the Empire Lakes Golf Course property located north of 4<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the Metrolink rail line.

*Mike Smith, Associate Planner, gave the staff report and the PowerPoint Presentation (copy on file).*

*Tom Reiner, said he submitted two letters. He said his concern is the impact to recreation – He asked-what is the impact with the removal of the golf course; what type and to what groups is the impact; Students? Families? He asked what the mitigations might be. He said many instructional clinics occur regularly there with 5-10 students at a time.*

*Gary Price, a longtime resident said he plays the course once a week. He said interscholastic tournaments are held there as well as practices. He said the City is becoming over built with high density housing, bringing an increase in crime and traffic. He said apartments bring impacts and costs for local infrastructure, services, water usage, utilities, sewers, police, fire and schools. He said the golf course could be revamped to be more water wise and open space preserved. He added that it is a timeless sport whereby they teach young 6-year olds and 85-year olds are still playing. It adds value to the community because not everyone can play soccer or tennis.*



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION *MINUTES*

JUNE 10, 2015

Page 3

*Leatha Elsdon sent a letter to Mr. Smith which is included with the staff report. She said all 4 high schools use the facility for practice and tournaments; it is one of the last courses in the area; golf is a game that can be played into throughout one's lifetime.*

*Frank Franiv said he is a volunteer at the golf course. He said they have 100 golfers per day, 36,000 per year using it for recreation.*

*Jeffrey Anderson, a resident of 39 years, a business owner, and former golf professional said Empire lakes is a jewel. He helps the high school golf team. He said the facility has been chosen for its status and quality; it is an opportunity for recreation.*

*Seeing and hearing no further public comment, Chairman Wimberly closed the public hearing.*

*Steven Flower, Assistant City Attorney, said this is step 2, the Initial study was step 1. He said the EIR will be drafted, revised and put out for public comment, then public hearings will occur here and with the City Council. He said there will be ample time and opportunity to respond as it moves forward.*

*Chairman Wimberly then asked the Commissioners for their comments.*

*Commissioner Fletcher said he would like the EIR to comment on how the golf course serves our community within the master plan and with respect to Healthy RC; analyze the loss of the course and talk about how the new development of high density residential is a better use than the existing use. He said he wants to be confident that the new use is the higher use for our community. He said it should evaluate both positive and negative economic effects on the City in terms of supporting the new development. He said he wants to see a master plan of what will be built and a schedule for each segment. He said the retail portion is often not built for a long time. He asked if the initial developer plans on building the entire property. He asked for analysis on how the development would negatively affect our residents and serve our existing residents (traffic, pollution, services). He asked for analysis regarding the City's existing open space and the types and percent of reduction from the loss of the golf course. He said they should look at the existing open space with respect to the General Plan. He said the golf course has a different use than the other parks and we should have a balance in the community. He said it needs to be compelling that the change in the land use will be better than what we have now.*

*Commissioner Howdyshell referred to Healthy RC with respect to recreation. She asked how and what recreation is the option if the course is lost. She said golf provides a sport and noted it is not a private (club) course. She said she does not want to see it lost and she sees it as a lifetime sport for many. She said she wants to see the highest and best use of the land.*



# HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION *MINUTES*

JUNE 10, 2015

Page 4

*Commissioner Munoz concurred with Commissioners Howdyshell and Fletcher; He said the study should talk about alternatives and see if we can keep some of the course. He reiterated that this is just step 2 and there is a long way to go.*

*Vice Chairman Oaxaca agreed with Commissioner Munoz as the document is light on alternatives. He said he would expect more analysis for alternatives-what needs could those alternatives fulfill. He said 4000 units could have significant impacts to the City's infrastructure. He said he would like more opportunities for more community input such as a workshop with larger, detailed renderings.*

*Chairman Wimberly agreed with all the other Commissioners and asked for the alternatives and the analysis should explain what we are trying to solve. He said he is hoping for more expansive analysis.*

*The Secretary received and filed the comments to be incorporated into the development of the EIR.*

## V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

### C. INTER-AGENCY UPDATES

*None*

### D. COMMISSION ANNOUNCEMENTS

*None*

## VI. ADJOURNMENT

*7:48 PM*

*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 June 4, 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.



# HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION *MINUTES*

JUNE 10, 2015

Page 5

## 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." There is opportunity to speak under this section prior to the end of the agenda.

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 \$2,533 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](http://www.CityofRC.us).**

# STAFF REPORT

PLANNING DEPARTMENT

DATE: November 10, 2015  
TO: Chairman and Members of the Planning Commission  
FROM: Candyce Burnett, Planning Director  
BY: Mike Smith, Senior Planner



SUBJECT: PLANNING COMMISSION WORKSHOP FOR SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.) – A workshop to discuss a proposal to amend the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan in order to allow a mixed use project on a property currently developed with the Empire Lakes Golf Course, a private facility located north of 4<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the BNSF/Metrolink rail line. Related files: General Plan Amendment DRC2015-00114, Development Code Amendment DRC2015-00115, and Development Agreement DRC2015-00118.

PURPOSE: The purpose of this workshop is to give the Planning Commission and interested public an introduction and overview of the proposed amendment to the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan to allow the reuse of the Empire Lakes Golf Course site as a mixed use project. The proposed project will be set for public hearing at a future date at which time public testimony will be taken and consideration of the proposed project will occur. At this workshop, the only action taken will be to receive and file the report presented. In that future public hearings will be required, the Commission is requested to refrain from commentary for or against the project but to ask for any clarification of the elements of the proposed project.

ACTION: The Secretary will receive and file the report.

GENERAL:

- A. Site Description: The project site is the Empire Lakes Golf Course, currently a privately owned and operated 18-hole golf course with an area of 160 acres located in the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan (hereafter referred to as the "Empire Lakes Specific Plan" or "Specific Plan"). The physical limits of the "planning area" of the Specific Plan are 4<sup>th</sup> Street to the south, Milliken Avenue to the east, Cleveland Avenue and Utica Avenue to the west, and 8<sup>th</sup> Street and the BNSF/Metrolink rail line to the north (Exhibit A). The golf course is generally located at the center of this planning area. Both the golf course and the planning area are bisected into north and south halves by 6<sup>th</sup> Street. To the east of the golf course are multi-family residences comprising four (4) apartment complexes (Village at the Green, Reserve at Empire Lakes, Ironwood at Empire Lakes, and AMLI at Empire Lakes). Adjacent to the northeast corner of the golf course are office buildings and a Metrolink station. To the west of the south and north halves of the golf course are office buildings and logistics/manufacturing buildings, respectively. To the north of the golf course are additional logistics/manufacturing buildings. To the south, on the opposite side of 4<sup>th</sup> Street, is vacant land within the City of Ontario. The Specific Plan is comprised of eleven (11) Planning Areas (IA/IB – X). The golf course is within "Planning Area IA", "Planning Area IB", and (partly) "Planning Area

## EXHIBIT R

III" of the Specific Plan (Exhibit B). The land use designation of the golf course is "Open Space" in the City's General Plan.

**B. Surrounding Land Use and Zoning (relative to the Empire Lakes Specific Plan):**

- North - Industrial Logistics and Manufacturing Buildings; Minimum Impact/Heavy Industrial (MI/HI) District
- South - Commercial Center; Ontario Center Specific Plan (2254-SP) (in the City of Ontario)
- East - Industrial Offices/Logistics Buildings, a Commercial Center, and Hotels; General Industrial (GI) District, Industrial Park (IP) District, and Industrial Park (IP) District, (Industrial Commercial Overlay District (ICOD))
- West - Industrial Offices/Logistics Buildings and Vacant Land; General Industrial (GI) District and Industrial Park (IP) District

**C. General Plan Designations:**

- North - Heavy Industrial
- South - Mixed Use – Ontario Mills (in the City of Ontario)
- East - General Industrial and Industrial Park
- West - General Industrial and Industrial Park

**D. Project Description:** The applicant, SC Rancho Development Corp., an entity of Lewis Operating Corp., is in the process of purchasing the privately owned land occupied by Empire Lakes Golf Course. The applicant proposes to amend the "Empire Lakes Specific Plan" in order allow the "redevelopment" of the golf course with a mixed use project ("Planning Area 1" or "Empire Lakes"). The amendment will 1) revise/delete existing text and graphics in the Specific Plan that are associated with the Empire Lakes Golf Course; 2) re-designate Planning Area IA, Planning Area IB, and part of Planning Area III as Planning Area 1 (PA1); and 3) incorporate design and technical standards/guidelines into the Specific Plan that will be used to govern the development of Empire Lakes. At this time, applications facilitating development (construction) within the project site, such as tentative tract/parcel maps and/or conceptual site and building plans, have not been submitted for review by the City – these applications will be submitted by the applicant, or other developers, at a future date.

The applicant proposes a project currently titled Empire Lakes, that will be comprised of a combination of high density residential, commercial, and office uses in an "urban" setting. The physical arrangement of the project is intended to reduce reliance on automobiles, and encourage walking, bicycling, and use of mass transit including the Metrolink Station immediately north of the project site.

Empire Lakes will be comprised of six (6) "Placetypes" – Transit (T), Mixed Use (MU), Urban Neighborhood (UN), Core Living (CL), Village Neighborhood (VN), and Recreation (REC) – that will function similarly to zoning districts (Exhibit B). There will be a range in the permitted density of residential units per acre for each Placetype. Generally, Placetypes with the highest allowable density range will be located north of 6<sup>th</sup> Street near the Metrolink station. Those Placetypes with the lowest allowable density range will be located south of 6<sup>th</sup> Street. The land uses regulations that will apply within each Placetype are flexible to allow for residential and non-residential uses in close proximity to each other. Other land uses that will be allowed within

Empire Lakes include live/work units, "start-ups", and small-scale businesses. Automobile-related land uses such as gas stations, drive-thru facilities, car washes, etc. will not be permitted anywhere within Empire Lakes. There is intended to be both for rent and for sale housing types within the development.

A defining characteristic of Empire Lakes will be a street called "The Vine" (Exhibit C). This public street will be aligned approximately along the north-south axis of Empire Lakes and will be continuous between 4<sup>th</sup> Street and the Metrolink station. The Vine will be two (2) lanes in width (one lane per direction) with a bicycle lane on both sides of the street. At various locations along The Vine there will be roundabouts, enhanced pedestrian crosswalks, and pedestrian-oriented, small-scale parks. To facilitate access and circulation for both pedestrians, bicycles, and automobiles throughout Empire Lakes, and to maximize the efficient use of land, all streets will be designed to follow a "grid-iron" pattern (as practically possible). To further these objectives, curvilinear streets will not be permitted while cul-de-sacs will be permitted only in limited circumstances. Also, fences and gates that restrict access will not be permitted anywhere within Empire Lakes except where necessary to secure, some private spaces and private amenities, or features such as pools where safety fencing is required by the Building Code. A goal of the project is to create an open, walkable, and inviting urban environment.

There will be between 2,650 – 3,450 dwelling units of various types within Empire Lakes including apartments, condominiums, and single-family residences. The net density range of Empire Lakes will be between 19.7 – 25.7 du/acre. Empire Lakes will have up to 220,000 square feet of non-residential, i.e. office, commercial, etc., uses (Exhibit D). These types of uses will be generally concentrated within the Mixed Use (MU) Placetypes. Non-residential uses also will be permitted anywhere along the entire length of The Vine within the Mixed Use Overlay ("the Overlay"). The actual amount of floor area devoted to non-residential uses within the Overlay will vary due to market demand. The applicant proposes a maximum of 85,000 square feet - with no minimum requirement. In order to fulfill the intent of the project, Staff recommends a minimum requirement of 75,000 square feet.

The amended Specific Plan includes design and technical guidelines/standards to encourage aesthetic variety and flexibility in design solutions that will minimize architectural monotony and large blocks of buildings with the same architecture (Exhibit E). The guidelines/standards will describe methods for scale, massing, and articulation to ensure that the the buildings "frame" the street with an emphasis on creating an interesting pedestrian experience and to provide opportunities for "active" spaces such as small-scale "pocket parks" and "parklets", plazas, outdoor dining areas, etc. To further emphasize the "urban" nature of Empire Lakes, all buildings within the Mixed Use Overlay will be required to have a massing that is predominately three-story. Varying heights would be permitted in order to create articulation and points of visual interest. Single-story elements would be limited to, for example, pedestrian-level spaces and small-scale architectural elements such as porches. There will be no minimum building setback requirement along The Vine. Similarly, the minimum building setback requirements along the other streets (public and private) within Empire Lakes will be significantly less than what is required for similar streets in other areas of the City. These reduced street setbacks are consistent with the intent of the new standards for Mixed Use development that were adopted by the City Council on November 4, 2015.

Although the project is a mixed use development, it is recognized that automobile usage will continue to be the primary mode of transportation for many of the residents of, and visitors to, Empire Lakes. Thus, the parking calculations for all non-residential, and residential development that is comprised of 30 units (or less) per acre, will be based on the requirements established in the City's Development Code. For residential development that is comprised of 30 units (or more) per acre, and which most likely will be within the Placetypes located near the Metrolink station, the parking calculations will be based on the requirements in the Specific Plan (Exhibit F). These requirements are not as high as they are in the Development Code and have been created with the expectation that the residents within these Placetypes will use modes of transportation other than automobiles and, therefore, the demand for parking spaces for them will be reduced. For all proposals that are 1) within the Mixed Use Placetypes, 2) within the Mixed Use Overlay (that are mixed use, i.e. have a combination of residential and non-residential uses), and 3) are residential and have a density of 30 units (or more) per acre, a parking study will be required to verify that the parking that is proposed will fulfill the parking demand.

Respectfully submitted,



Candyce Burnett  
Planning Director

CB:MS/lis

- Exhibit A: - Vicinity Map
- Exhibit B: - Conceptual Development Plan for Planning Area 1/Empire Lakes
- Exhibit C: - Conceptual Design for The Vine (Plan View and Section)
- Exhibit C: - Draft Development Program
- Exhibit C: - Draft Architecture Standards
- Exhibit C: - Draft Parking Requirements for Residential Development of 30+ du/acre



# THE CITY OF RANCHO CUCAMONGA

## SPECIAL MEETING/WORKSHOP **MINUTES** OF

### THE PLANNING COMMISSION

NOVEMBER 10, 2015 – 4:30 PM

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

## I. CALL TO ORDER

Pledge of Allegiance

Roll Call **4:30 PM**

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias A Fletcher X

*Additional Staff Present: Candyce Burnett, Planning Director; Jeff Bloom, Deputy City Manager/Economic and Community Development; Steven Flower, Assistant City Attorney; Tom Grahn, Associate Planner; Donald Granger, Senior Planner, Dan James, Senior Civil Engineer; Jennifer Nakamura, Associate Planner; Flavio Nunez, Management Analyst II; Dominick Perez, Assistant Planner; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Mike Smith, Senior Planner; Valerie Victorino, Planning Secretary; Tabe van der Zwaag, Associate Planner; Nikki Cavazos, Assistant Planner*

*Chairman Wimberly announced at approximately 4:35 p.m. that to more easily accommodate the number of guests in attendance, the meeting would be moved to the Council Chambers. The Commission reconvened at 4:45 p.m. in the Chambers. The roll call remained the same.*

## 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.*

*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. All communications are to be addressed directly to the Historic Preservation Commission or Planning Commission, not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please*



# PLANNING COMMISSION WORKSHOP MINUTES

NOVEMBER 10, 2015

Page 2

*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.*

*All public comment followed the presentation of the discussion item.*

## III. ITEMS FOR DISCUSSION

- A. PLANNING COMMISSION WORKSHOP FOR SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.) – A workshop to discuss a proposal to amend the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan in order to allow a mixed use project on a property currently developed with the Empire Lakes Golf Course, a private facility located north of 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th Street and the BNSF/Metrolink rail line. Related files: General Plan Amendment DRC2015-00114, Development Code Amendment DRC2015-00115, and Development Agreement DRC2015-00118.

*Mike Smith, Senior Planner, gave a PowerPoint Presentation (copy on file)*

*Bryan Goodman, VP Regional Planned Communities (for Lewis) gave a PowerPoint presentation (copy on file)*

*Todd Lerner with William Hezmalhach Architects continued with the presentation.*

*Michael Schroct with Urban Arena continued regarding the landscaping and how it should feel safe and yet is all different to create energy offering new things and spaces.*

*Todd Lerner continued regarding the different land uses and circulation.*

*Commissioner Fletcher asked where the reduced building setbacks would occur and where the parking is provided.*

*Mike Smith, Senior Planner responded that it could occur in some places from the edge of the right-of-way; a range could be provided. Along The Vine it could be as low as 0 feet. He said it could occur at the Parklets provided the other streets are higher but not higher than 20 feet. He said the smallest curb to right-of-way may be 8-10 feet-he said the sidewalk becomes a place unto itself. With respect to parking, he said that if there are 30 dwelling units or less per acre they would have to follow the Code. For 30 or more per acre, there will be special parking provisions in the draft specific plan; and the applicant will be required to prepare a 3rd party parking study. Parking could be provided in wrap structures, garages or underground, it depends.*

*Chairman Wimberly opened the floor for public comment.*

*Brandon Brooke Said he is a business owner at Cleveland and 6<sup>th</sup> Street. His concerns*



## PLANNING COMMISSION WORKSHOP MINUTES

NOVEMBER 10, 2015

Page 3

*included the loss of a beautiful course, young people and the disabled use it, and lessons for the blind occur there, there will be a loss of walking opportunities, and he believes the project would use more water than the golf course. He did not believe this project caters to the Millennials. He said businesses will suffer from crime and traffic. He said the EIR should consider the future impacts of the future hotel, apartments, and the two new industrial buildings.*

*Stuart Schwarz said we are in a rush to get it done. He said it is a game-changing project with many unknowns – "the great experiment". He said the noticing provided minimal communication with the public; it needs greater public review. He said we are losing a great recreation area. He said the Draft EIR is 6,000 pages-too much to review in the allotted time period.*

*Tessy Capps said it has too many people crammed in and the public needs more time to review. She said 3-story units must have elevators. She thought the Commissioners should have more questions. He said Millennials have cars and it is a pie in the sky idea to think people will bike that extensively.*

*Craig Olsen said the golf course is a big draw. He did not believe young people will buy into this. He noted the course used to be vineyards. He said very few people use the Metrolink-you must have a car in Southern California.*

*Jack Adams expressed concerns about parking for 4,000 cars. He did not see a reason to lose the golf course. He had concerns about who maintains the development. He said people will not want to live there in the industrial area and people should have more say in the decision. He said it is terrible to introduce this just prior to the holidays; people are being bypassed. He said public services and schools and infrastructure need to be considered—slow down the process.*

*Dr. John Hull, a sports performance psychologist, said he submitted a letter dated June 11. He said there is a large group of young girls and boys becoming golfers—a big surge. Every great city has a great public golf course; Sierra Lakes is a joke. He said the new owner of Empire Lakes is a poor manager.*

*Mario Turran said the high school teams practice at Empire Lakes. He said to destroy the golf course would destroy a landmark. He said the teams would have to go to other cities to practice and play. He said there are other areas to develop this in Rancho Cucamonga.*

*Chairman Wimberly suggested the Commissioners could comment after the recess. He then called a 6:00pm recess.*



## PLANNING COMMISSION WORKSHOP MINUTES

NOVEMBER 10, 2015

Page 4

*The Commission reconvened at 7:00 p.m. All Commissioners were present except Commissioner Macias.*

*Chairman Wimberly confirmed with a show of hands that no new members of the public were in attendance with the expectation of hearing the workshop presentation at 7:00 pm. He then invited the public to continue their comment period that began before the recess.*

*Tom Reiner, a golfer, complimented the City and staff for balanced development in the community. He said he spoke on June 10th at the Scoping meeting. He said he had asked staff to examine the impact of the loss of the golf course. His letter states his appreciation of the unpaved area of a golf course. He said the statistics presented by the developer are nationwide and general. He said they should consider that Empire Lakes hosts professional tournaments; it is a quality course. He noted his petition on line: [saveempirelakes.com](http://saveempirelakes.com). He said they have over 600 names. He stated he is a civil engineer and is familiar with CEQA.*

*Dean Madison objected because there are some vacancies in the existing apartment complexes. He said regarding Millennials - home ownership is better than apartments financially. He said he does not want this to turn into another LA - high density means more crime, traffic and road rage. He said we need balance. He cited the current water shortage and said we would need more police and resources.*

*Lidia Dollet said Millennials are slammed with student loans-they can't afford golf or to buy homes-it sounds like a resort. She said there are no back yards for kids to safely play in. She said she is not interested in all these shared spaces as she has no time to participate in them. She feared this would be funded by a Mello Roos. She did not see that this would add anything to Rancho Cucamonga.*

*Tammy Tapia said the traffic will be compounded. She said it is not pleasant anymore to live here and this is not what we want Rancho Cucamonga to be.*

*Kim Earl said it looks beautiful but it is not good for Rancho as it does not fit the lifestyle. She was concerned about traffic, who will pay for schools, crime, an increase for police and fire and Mello Roos taxes. She said Upland did terrible job with The Colonies. She said she thinks open space is wise and she does not want 'stack n pack.'*

*Fred Knifer said he employs 89 people in a business in Rancho. He said we now export our kids instead of fruit. He said we should pursue big businesses so our kids can stay and have jobs. He said we will lose out because they will have to make accommodation for this development. Lewis has been great but can we bring in other businesses for balance. He asked where all these people are going to work.*



## PLANNING COMMISSION WORKSHOP MINUTES

NOVEMBER 10, 2015

Page 5

*Rebecca Reynolds stated she is in the target age group; she said the housing resembles a college dorm-like Peter Pan-he never grows up. She said all she can afford is an apartment with roommates. She said this new development will be expensive and would encourage her to be more in debt. She said you need a car to get anywhere; we need jobs, people want houses and space.*

*Chairman Wimberly ended the public comment period at 7:35 p.m. and asked for Commission comments.*

*Commissioner Munoz noted we are at the beginning of the project and that the Commission may not have the questions yet, just a vision. He suggested we give the developer time to put something together. He said this is part of the process and new to the Commission as well. He said we know this project will change over time and the public will have opportunities to give more feedback. Our city is concerned about what the public thinks, we hear you and the developer appreciate the comments from the public.*

*Commissioner Fletcher thanked the residents for their comments and also noted they are in the early stages. He said this is a developer driven application and not the City. He said he could see how it could be done and it could be beneficial. He said there is the land use issue – he said he asked staff and the applicant to demonstrate why open space was originally included in the Gen Plan and why this would be better than what exists in terms of allowed land use and how it would affect balance in the City. He asked why changing to Mixed Use is a better use for the city. He said open space is a quality of life issue for our residents. He asked how this affects our goals and if we checked into the costs of services; is it a positive, negative or neutral for City's budget. He asked what the balance would be of the new uses. He said this would be the 3<sup>rd</sup> high density, mixed use project proposed without a commercial portion. He said if approved he wants the components built at the same time (commercial and residential).*

*Vice Chairman Oaxaca agreed that this is the first part of an extensive process. He thanked the public for their participation. He encouraged everyone to look at the Draft EIR. He said CEQA is designed to benefit all parties including the public. He suggested they read, question, comment and look at the fundamentals re: land use. He noted he is a regular train user and this type of proposal is becoming more commonplace around the country. He said they are looking at new ways to use properties in different way.*

*Chairman Wimberly thanked everyone for taking part in the process.*

*Candyce Burnett, Planning Director said we heard the public comments and this is part of the public review. She said the DEIR was released today and is available for 45 days-the public is free to contact us and/or comment. She said there will be more Public*



# PLANNING COMMISSION WORKSHOP MINUTES

NOVEMBER 10, 2015

Page 6

*hearings after the circulation period and more workshops to help provide information to you and the Planning Commission.*

## IV. ADJOURNMENT

*The workshop adjourned at 7:50 p.m. The Commission recessed for 10 minutes and reconvened at 8:00 p.m. for their regular agenda items.*

*I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on November 5, 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



# PLANNING COMMISSION WORKSHOP MINUTES

NOVEMBER 10, 2015

Page 7

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](http://www.CityofRC.us)**

# STAFF REPORT

PLANNING DEPARTMENT



**Date:** February 17, 2016

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

**From:** Candyce Burnett, Planning Director

**By:** Mike Smith, Senior Planner

**Subject:** Empire Lakes Specific Plan Amendment DRC2015-00040: Update on the timeline of the process and notification of meetings for the Empire Lakes Project.

---

**RECOMMENDATION:** Staff recommends that the City Council receive the update and file for reference.

**BACKGROUND:**

SC Rancho Development Corp., an entity of Lewis Operating Corp., submitted an application (and associated applications including a General Plan Amendment, and Development Code Amendment) for the "Empire Lakes Project" on January 8, 2015. The project is to amend the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan (hereafter referred to as the "Specific Plan") in order to allow a mixed use redevelopment of the Empire Lakes Golf Course, a private property of approximately 160 acres located generally north of 6<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the BNSF/Metrolink rail line. In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared.

**GENERAL:**

A. Required Legal Noticing - California Environmental Quality Act (CEQA): The legal noticing requirements for the environmental review of the project are described in the California Environmental Quality Act (CEQA) Guidelines Handbook. The sections of the Guidelines that apply include, but are not limited to:

- Section 15082 – "Notice of Preparation and Determination of Scope of EIR"
- Section 15084 – "Preparing the Draft EIR"
- Section 15087 – "Public Review of Draft EIR"
- Section 15088 – "Evaluation of and Response to Comments"

These various sections describe the process that the City must follow during the preparation of the environmental documents including obtaining public input preparing the documents, the circulation and review period of the documents, and how the City responds to comments.

## EXHIBIT T

CITY COUNCIL STAFF REPORT  
 SPECIFIC PLAN AMENDMENT DRG2015-00040 – SC RANCHO DEVELOPMENT  
 CORP. (LEWIS OPERATING CORP.)  
 FEBRUARY 17, 2016  
 Page 2

B. Required Legal Noticing - Development Code: The legal noticing requirements for the public hearings and meetings for the project are described in the City's Development Code. The sections of the Code that apply include, but are not limited to:

- Section 17.14.050 – "Public Hearing and Public Notice." This section of the Code describes the minimum requirements for notifying the public of hearings conducted by the Planning Commission and City Council, including posting of a property, posting in the local newspaper, and mailing of notices to property owners. It also describes the process for notifying those who've made requests to be on mailing lists for notices.
- Section 17.14.060 – "Approving Authority." This section of the Code specifies who is authorized to review, provide recommendations, and render a decision on various applications for projects.

**Process and Notification Timeline:** The following is a timeline of the process and notifications that have been completed (to date) for the required steps in the environmental review of the project, public meetings conducted by the City, and the Community Meetings conducted by the applicant for the Empire Lakes Project.

A. Environmental Review

1. April 27, 2015 - Notice of Preparation (NOP) and Initial Study (IS) for the Environmental Impact Report (EIR),:

Per Section 15082 of the CEQA Guidelines, the Notice of Preparation (NOP), and the associated Initial Study (IS), were available for a 30-day public review period beginning on April 27, 2015 and ending on May 26, 2015. As the Public Scoping meeting required by Section 15082 was scheduled to occur on June 10, 2015, responses were accepted up until that date. The NOP included a statement that identified this 'revised' due date.

- a. Notices were mailed to all owners of property within 1,000 feet of the boundary of the Specific Plan planning area, and all owners of property within the Specific Plan planning area itself.

State law (Government Code 65090) and the City's Development Code (Section 17.14.050) require notices to be mailed to owners of property within a minimum radius of 300 feet and 660 feet, respectively, of the project boundary (the Empire Lakes Golf Course). Due to the scope and size of the project, Staff expanded the minimum radius to include owners of property within 1,000 feet of the Specific Plan planning area.

This minimum radius was applied to all mailed notifications for this project including the notifications for the Community Meetings that were conducted by the applicant. This radius will continue to be applied to future notifications including those for the public hearings by the Planning Commission and City Council.

CITY COUNCIL STAFF REPORT  
SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT  
CORP. (LEWIS OPERATING CORP.)  
FEBRUARY 17, 2016  
Page 3

- b. Notice was provided in the *Inland Valley Daily Bulletin* as a large, 1/8th page ad;
- c. Staff created a project-specific webpage on the City's website to ensure all documents related to the Empire Lakes Project were readily accessible. This webpage contained links to the Notice of Preparation and the Initial Study. All documents posted could be downloaded for review.
- d. Notice was given via email to all recipients who had previously contacted Staff and requested to be informed about the project and/or anyone who emailed general comments about the project. A link to the City's webpage with links to the Notice of Preparation and the Initial Study was included in the email.

2. June 10, 2015 - Public Scoping Meeting for the Environmental Impact Report:

Per Section 15082 of the CEQA Guidelines, a Public Scoping meeting was conducted by the Planning Commission during which Commission, various public agencies, and interested members of the public could provide comments. These comments assisted in determining the scope and content of the Environmental Impact Report (EIR).

- a. Notices were mailed to all owners of property within 1,000 feet of the boundary of the Specific Plan planning area, and all owners of property within the Specific Plan planning area itself.
- b. Notice was provided in the *Inland Valley Daily Bulletin* as a large, 1/8th page ad;
- c. Notice was provided via email to anyone who had previously contacted Staff and requested to be informed of the project's status, and/or anyone who had emailed general comments about the project.

3. November 10, 2015 - Notice of Availability (NOA) for the Environmental Impact Report (EIR)

Per Section 15087 of the CEQA Guidelines, the Draft EIR was circulated for a minimum 45-day review period on November 10, 2015. Although the closing date for comments was December 24, 2015, due to the annual closure of City offices during the holiday period, the City accepted comments until the date the City reopened on January 4, 2016.

- a. Notices were mailed to all owners of property within 1,000 feet of the boundary of the Specific Plan planning area, and all owners of property within the Specific Plan planning area itself.
- b. Notice was provided in the *Inland Valley Daily Bulletin* as a large, 1/8th page ad;
- c. The NOA and draft EIR were uploaded to the Empire Lakes Project webpage on the City's website and text within the webpage was updated accordingly. At around this time, an updated, enhanced webpage ("Empire Lakes Project" webpage) was

CITY COUNCIL STAFF REPORT  
SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT  
CORP. (LEWIS OPERATING CORP.)  
FEBRUARY 17, 2016  
Page 4

created that included information such as a detailed project description, maps, and a fact sheet to supplement the links to downloadable documents.

- d. Notice was provided via email to anyone who had previously contacted Staff and requested to be informed of the project's status, and/or anyone who had emailed general comments about the project. A link to the City's webpage, with links to the NOA and draft EIR, was included in the email.
- e. Notice of the NOA and draft EIR were posted on social media including the City's Facebook page.

B. November 10, 2015 - Planning Commission Workshop

Staff conducted a public workshop to provide the Planning Commission and the public an overview of the project and its progress. The workshop was also intended to familiarize the Commission and the public with the project prior to the release of the Draft Environmental Impact Report (DEIR). During the workshop, the Commission and the public provided comments and asked questions. Both Staff and the applicant prepared presentations for the workshop.

- a. Notices were mailed to all owners of property within 1,000 feet of the boundary of the Specific Plan planning area, and all owners of property within the Specific Plan planning area itself.
- b. The Agenda Packet (that included the Staff Report and associated exhibits) was uploaded to the Empire Lakes Project webpage on the City's website and text within the webpage was updated accordingly. After the Workshop, Staff also uploaded the applicant's presentation.
- c. Notice was provided via email to anyone who had previously contacted Staff and requested to be informed of the project's status, and/or anyone who had emailed general comments about the project. A link to the City's webpage, with links to the Agenda Packet, was included in the email.
- d. Notice of the Planning Commission Workshop was posted on social media including the City's Facebook page and Next Door.

C. December 2015/January 2016 - Community Meetings (conducted by the Applicant):

For projects that are in-fill, are of sufficient size and scope, and/or have the potential to have significant effects on the surrounding community, the City requires project applicants to conduct neighborhood/community meetings to gather input from the public. As the meeting is conducted by the applicant, the time, location, and duration of the meeting, and the issues/topics that are discussed are at the applicant's discretion. To ensure that the public has sufficient opportunities to attend, the City may require the

CITY COUNCIL STAFF REPORT  
SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT  
CORP. (LEWIS OPERATING CORP.)  
FEBRUARY 17, 2016  
Page 5

applicant to conduct multiple meetings. For this project, Staff directed the applicant to conduct four (4) meetings.

The Community Meetings were conducted on December 10, 2015 and January 14, 21, and 28, 2016. The first meeting was conducted at the Courtyard Marriot (see note below) while the other three meetings were conducted at the Four Points by Sheraton. Mike Smith, Senior Planner, attended all the meetings as an observer.

1. December 10, 2015 - Community Meeting #1:

- a. The Applicant mailed notices to all owners of property within 1,000 feet of the boundary of the Specific Plan planning area, and all owners of property within the Specific Plan planning area itself. The list of property owners was provided by the City.
- b. Staff uploaded the applicant's invitation for the Community Meeting to the Empire Lakes Project webpage on the City's website and updated text within the webpage accordingly. Staff uploaded a copy of the applicant's presentation shortly after the Community Meeting.
- c. Staff provided notice via email to anyone who had previously contacted the City and requested to be informed of the project's status, and/or anyone who had emailed general comments about the project. A link to the City's webpage and a link to the applicant's invitation for the Community Meeting was included in the email. A reminder for the meeting was also sent via email during the week of the meeting.
- d. Notice of the meeting was posted on social media including the City's Facebook page and Next Door.

NOTE: On December 9, 2015, the applicant informed Staff that this meeting was incorrectly scheduled to occur at a location that differed from that stated in the invitation. The applicant was directed to prepare an updated invitation for this new location. This updated invitation was subsequently emailed to the recipients identified above and uploaded it to the City's webpage and social media sites. As the error was discovered on the day before the Community Meeting, no updated mailings were sent.

2. January 14, 2015 - Community Meeting #2

The notification process was the same as that for the first Community Meeting.

3. January 21, 2015 - Community Meeting #3

CITY COUNCIL STAFF REPORT  
 SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT  
 CORP. (LEWIS OPERATING CORP.)  
 FEBRUARY 17, 2016  
 Page 6

The notification process was the same as that for the previous Community Meetings. For this meeting, the applicant expanded their notification to include the tenants of the apartment complexes located adjacent to the project site.

4. January 28, 2015 - Community Meeting #4

The notification process was the same as that for the third Community Meeting.

D. General Public Notification:

August/September 2015 – Installation of the Notice of Filing Signs

Staff directed the applicant to install fifteen (15) Notice of Filing signs along the perimeter of the Empire Lakes Golf Course. These signs are spaced about 300 feet as required by the Development Code. As no public hearings have been scheduled to date, no public notices were posted on to these signs. However, Staff has received periodic inquiries about the project because of the signs.

Ongoing – Webpage and Social Media

Staff has posted updates on the City's webpage and social media including the City's Facebook page and Next Door. To date, the City's webpage dedicated to the project had about 1,100 "views", and there are about 6,500 followers on the Facebook page and about 7,000 subscribers on Next Door. The social media postings have also been "shared" for others to view.

Next Steps

The City is preparing the Responses to Comments (RTC). The purpose of the RTC is to address the comments that were submitted to the City by public agencies and the public following the public review of the Draft EIR. The preparation of the Final EIR is pending. Public hearings by the Planning Commission and City Council have not been set but are anticipated to occur during the 2<sup>nd</sup> Quarter of 2016.

Respectfully submitted,



Candyce Burnett  
 Planning Director

CB:MS/lc

Attachment: Mailing List

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE
021020428	4240 FOURTH STREET LLC	11726 SAN VICENTE BLVD STE235	LOS ANGELES CA 90049
021020424	4TH STREET RETAIL LLC	515 S FIGUEROA ST 16TH FL	LOS ANGELES CA 90071
020914327	8885 WHITE OAK AVENUE LLC	5321 FRANKLIN AVE	LOS ANGELES CA 90027-1612
022934119	9625 MILLIKEN HOSPITALITY LLC	191 N TULLY RD	TURLOCK CA 95380
022911122	A T AND S F RAILROAD CO	740 E CARNEGIE DR	SAN BERNARDINO CA 92408
022926226	ABULAFIA, HAYIM & JULIE FAM PARTNERSH	315 S BEVERLY DR STE 301	BEVERLY HILLS CA 90212
020941117	ABUNDANT LIVING FAMILY CHURCH	10900 CIVIC CENTER DR	RANCHO CUCAMONGA CA 91730
020940106	ALTA INTERNATIONAL LLC	10888 7TH ST	RANCHO CUCAMONGA, CA
023801455	ARCP RL PORTFOLIO VIII LLC	2325 E CAMLEBACK RD STE 1100	PHOENIX AZ 85016
020914324	ATCHISON TOPEKA AND SANTA FE RR CO	740 E CARNEGIE DR	SAN BERNARDINO CA 92408
021008113	AVNISH LLC	42 CORPORATE PARK STE 200	IRVINE CA 92606
023801445	BARNES, JANE & FRANKLIN FAM TR 9/22	P O BOX 1570	JULIAN CA
020941134	BCI COCA-COLA BOTTLING CO	PO BOX 1734	ATLANTA GA
021020432	BMADDX2 LLC	PENTHOUSE 16 CTR TOWER S 4314 MARINA CITY DR	MARINA DEL REY CA
022926394	BROAD REALTY INVESTMENTS LP	2201 E CAMELBACK SUITE 650	PHOENIX AZ
021008269	BUTTERFIELD VILLAS LLC	24155 LODGE POLE RD	DIAMOND BAR CA 91765
022934126	C A H P CREDIT UNION	2843 MANLOVE RD	SACRAMENTO CA 95825
022926390	CALLA LILY REAL ESTATE INVESTMENT LL	11450 4TH ST #104	RANCHO CUCAMONGA CA 91730
021053103	CAMDEN LANDMARK LLC	PO BOX 27329	HOUSTON TX
020940123	CARSON ESTATE TRUST	18710 S WILMINGTON AVE STE 200	RANCHO DOMINGUEZ CA 90220-5912
021008268	CHUMO FAMILY 1992 LIVING TRUST 12-8-	14425 JOANBRIDGE ST	BALDWIN PARK CA 91706
021008267	CITY OF ONTARIO	303 E "B" ST	ONTARIO CA 91764
020927211	CITY OF RANCHO CUCAMONGA	PO BOX 807	RANCHO CUCAMONGA CA
022911151	CITY OF RANCHO CUCAMONGA	2201 DUPONT DR STE 100	IRVINE CA 92715
022911150	CLOVER RANCHO CUCAMONGA CORP	801 N BRAND BLVD STE 800	GLENDALE CA 91203
021008264	CLPF - VILLAGE ON THE GREEN LP	601 S FIGUEROA ST STE 3400	LOS ANGELES CA 90017
020927225	CPT/6TH & CLEVELAND LLC	601 S FIGUEROA ST SUITE 2150	LOS ANGELES CA
021008125	CPT/6TH & UTICA LLC	601 S FIGUEROA ST STE 2150	LOS ANGELES CA 90017-3405
021059113	CRA INVESTMENTS LLC	9327 FAIRWAY VIEW PL #306	RANCHO CUCAMONGA CA 91730
022934114	CUCAMONGA CHRISTIAN FELLOWSHIP CHURC	11376 5TH ST	RANCHO CUCAMONGA CA 91730
020927226	CUCAMONGA COUNTY WATER DISTRICT	10440 ASHFORD ST	RANCHO CUCAMONGA CA 91730-2799
022934115	DAHSCO PROPERTIES RANCHO COMMERCIAL	1655 PUDDINGSTONE DR	LAVERNE CA 91750
020914308	DEDEAUX PROPERTIES LLC	1430 S EASTMAN AVE	LOS ANGELES CA 90023

Item T - 655

020941124 DLR HOLDINGS 1 LLC  
020941119 ECOFF, STEVEN TR  
022934124 ELLEN CAPITAL GROUP LLC  
021008265 EQR-FANWELL 2007 LIMITED PARTNERSHIP  
021053117 EQR-VINTAGE I LP  
021008130 EXECUTIVE SUITE AT HAVEN LLC  
022934112 FAIRMONT HOSPITALITY INC  
020927224 FAIRWAY BUSINESS CENTER LP  
020927223 FAIRWAY BUSINESS CENTRE LLC  
020914326 FINLAY FAMILY TRUST "B"  
020940104 FLAM FAMILY PROPERTIES LLC  
021058106 FOURTH & MILLIKEN OWNERS ASSN  
021008276 FOURTH AND UTICA LP  
021008118 FREEWAY INDUSTRIAL PARK  
022934127 G AND C SWAN INC  
022926234 GARDNER, A J FAMILY TRUST 3/5/81 (T  
021059105 GAUCHAR, MOHAMMAD A  
023801456 GMRI INC  
021008135 GROSSLIGHT LIVING TRUST 1-2-68 AMD 6  
020941118 GT 94 LP  
022934116 GTE CALIFORNIA INC  
021005202 HAVEN BUILDING INCORPORATED  
021005215 HAVENS GATE PROPERTIES LLC  
021008250 INLAND EMPIRE HEALTH PLAN  
021059108 INLAND MEDICAL BUILDING PROPERTIES L  
021059109 INLAND MEDICAL BUILDING PROPERTIES L  
022934110 J & M PROPERTY ENTERPRISES LLC  
022926370 JDS PROPERTIES-INC  
020914334 JERSEY-KARUBIAN II  
022926217 JONATKIM ENTERPRISES  
020914333 KARUBIAN, RALPH  
020914311 KARUBIAN, RALPH TRUST (2005)  
020914313 KARUBIAN, RALPH TRUST 8-17-05  
021020431 KIM, MEE KYOUNG

1425 W FOOTHILL BLVD  
1357 MADRONE LN  
556 N DIAMOND BAR BLVD #200  
PO BOX 87407 (29121)  
PO BOX 87407  
9431 HAVEN AVE #100  
16912 GRIDLEY PL  
711 IMPERIAL HWY #200  
190 NEWPORT CENTER DR # 220  
13353 CHANDLER BLVD  
1 PALERMO WALK  
23 CORPORATE PLAZA STE 247  
515 S FIGUEROA ST STE 1600  
2032 LA COLINA DR  
9491 PITTSBURGH AVE  
432 S BENTLEY AVE  
4186 CROWN RANCH RD  
PO BOX 695019  
418 EL CAMINO  
9171 WILSHIRE BLVD #400  
19845 N U S 31  
5525 PINE AVE  
9471 HAVEN AVE  
10801 6TH ST  
31190 SUTHERLAND DR  
31190 SUTHERLAND DR  
9531 MILLIKEN AVE  
2641 MEADOWBROOK RD P O BOX 800  
1801 S MOUNTAIN AVE  
627 S MANCHESTER AVE  
5321 FRANKLIN AVE  
1304 SCHUYLER RD  
1304 SCHUYLER RD  
21028 E QUAIL RUN DR

UPLAND CA 91786  
SAN LUIS OBISPO CA 93401  
DIAMOND BAR CA  
CHICAGO IL  
CHICAGO IL  
RANCHO CUCAMONGA CA 91730  
CERRITOS CA 90703  
BREA CA 92821  
NEWPORT BEACH CA 92660  
SHERMAN OAKS CA 91401-5325  
LONG BEACH CA  
NEWPORT BEACH CA 92660  
LOS ANGELES CA 90071  
SANTA ANA CA 92705  
RANCHO CUCAMONGA CA 91739  
LOS ANGELES CA 90049  
CORONA CA 92881  
ORLANDO FL  
BEVERLY HILLS CA 90212  
BEVERLY HILLS CA 90210  
WESTFIELD IN 46074  
CHINO HILLS CA 91709  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA 91730-5977  
REDLANDS CA 92373  
REDLANDS CA 92373  
RANCHO CUCAMONGA CA 91730  
ROCKY MOUNT, NC  
MONROVIA CA 91016  
ANAHEIM CA 92802  
LOS ANGELES CA 90027  
BEVERLY HILLS CA 90210  
BEVERLY HILLS CA 90210  
WALNUT CA 91789

021020429 KOHL'S DEPARTMENT STORES INC  
022926233 LAMATRIX INDUSTRIES CORP  
022926218 LBA/PPF INDUSTRIAL - RCDC LLC  
021008127 LEDESMA & MEYER DEVELOPMENT INC  
021005209 LEE, JIA Y  
021059112 LEE, JOHNNY YOUNG  
021005217 MAR MEDICAL ENTERPRISE LLC  
021059107 MARICIC, GEORGE  
020940105 MARK LP  
022934121 MARKETPLACE COVINA L P  
020927227 MILLIKEN & GREYSTONE PROPERTIES, LLC  
021059114 MILLIKEN LLC  
021008261 MILLIKEN POINT LLC  
020914319 MOSCATEL, HARRY  
021008128 MPND HOLDINGS LLC  
021059102 MYERS, DAVID  
021059103 MYERS, DAVID  
023801454 N & D RESTAURANTS INC  
021059104 NAKAI ASSOCIATES LLC  
021008129 NATIONAL COMMUNITY RENAISSANCE OF CA  
022934129 NATVIN LLC  
022934130 NEIGHBORHOOD PARTNERSHIP HOUSING SVC  
020927220 OAK CREEK RANCH GOLF CLUB INC  
021008275 OMNINET EMPIRE LP  
021008273 OMNINET EMPIRE LP  
021008274 OMNINET EMPIRE LP  
023801442 ONTARIO MILLS LIMITED PARTNERSHIP  
022926395 OZEL DEVELOPING INC  
021059110 PARKER, MICHAEL D  
021058102 PASADENA WINTER GARDENS INC  
021020409 PIEMONTE BUSINESS PARK LLC  
022934133 PITTSBURGH OFFICE PARK COMM MAINT CO  
021008134 PITTSBURGH PROPERTY PARK LLC  
022934117 POMONA FIRST FEDERAL S/L ASSN

PO BOX 2148  
2313 E PHILADELPHIA ST # H  
P O BOX 847  
9441 HAVEN AVE STE #100  
13859 OAKLEAF WY  
9327 FAIRWAY VIEW PL #310  
9473 HAVEN AVE  
PO BOX 4815  
13901 CARMENITA RD  
1174 N GROVE ST  
190 NEWPORT CENTER DR STE 220  
3419 VIA LIDO #438  
PO BOX 2742  
1704 ALLISON WAY  
9411 HAVEN AVE STE 100  
9327 FAIRWAY VIEW PL #100&10  
9327 FAIRWAY VIEW PL #100&10  
P O BOX 695019  
8250 WHITE OAKS #102  
9421 HAVEN AVE  
3825 ELMIRA AVE  
9551 PITTSBURGH AVE  
11015 SIXTH ST  
9420 WILSHIRE BLVD STE 400  
9420 WILSHIRE BLVD STE 400  
9420 WILSHIRE BLVD STE 400  
PO BOX 6120  
12200 AMARGOSA RD  
7585 KENWOOD PL  
1754 GRAND AVE  
34 TESLA STE 200  
4 PARK PLAZA STE 840  
10387 SICILIAN DR  
2800 E LAKE ST

MILWAUKEE WI  
ONTARIO CA 91761  
CARLSBAD CA  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA 91739  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA  
SANTA FE SPRINGS CA 90670  
ANAHEIM CA 92806  
NEWPORT BEACH CA 92660  
NEWPORT BEACH CA 92660  
NEWPORT BEACH CA  
REDLANDS, CA  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA 91730  
ORLANDO FL  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA 91730-5886  
CLAREMONT CA 91711  
RANCHO CUCAMONGA CA 91730  
RANCHO CUCAMONGA CA 91730  
BEVERLY HILLS CA 90212  
BEVERLY HILLS CA 90212  
BEVERLY HILLS CA 90212  
INDIANAPOLIS IN  
VICTORVILLE CA 92392  
RANCHO CUCAMONGA CA 91739  
SANTA BARBARA CA 93103  
IRVINE CA 92618  
IRVINE CA 92614  
RANCHO CUCAMONGA CA 91730  
MINNEAPOLIS MN 55406

020927217 PPF MF 9200 MILLIKEN AVENUE LP  
020914328 PRECISION AEROSPACE CORP  
021020417 PRII PIEMONTE ONTARIO CA LLC  
020914305 PROLOGIS CALIFORNIA I LLC  
021008121 PROPERTY RESERVE INC  
022926336 PROULX, RAYMOND E & LORRAINE M TRS  
021008138 PV ROCK HAVEN LLC  
022911134 RANCHO CUCAMONGA FIRE PROTECTION DIS  
021059111 REDEMPTION RELIANCE LLC  
021008137 REDGATE PARTNERS LLC  
021020426 REDUS PIEMONTE LLC  
021020430 RICHARDS, DANIEL W & JUDY FAM TR 2-2  
020941129 RIF III - EMPIRE LAKES LLC  
022934123 RMA LAND LLC  
022926224 ROBERT WELLS FAMILY PARTNERSHIP  
021008139 ROCK-HAVEN LLC  
023801449 ROSHAN LLC  
020914321 SAN BERNARDINO ASSOCIATED GOVERNMENT  
022911120 SAN BERNARDINO ASSOCIATED GOVERNMENT  
021058104 SCP RANCHO I LLC  
022934120 SHARON INVESTMENTS LLC  
022934103 SIX HUNDRED PITTSBURGH LLC  
022934101 SIXTH AND PITTSBURGH LLC  
020914323 SMITS FAMILY TRUST (6-1-94)  
020927215 SOUTHERN CALIFORNIA EDISON CO  
021008136 SPINE SURGICAL IMPLANTS INC  
022934109 STATE OF CALIFORNIA  
021005219 STONE HAVEN EXECUTIVE PARK MAINT ASS  
022926374 TAA ENTERPRISES LLC  
021020427 TARGET CORPORATION  
021005214 UMANSKY FAMILY TRUST 9-28-03  
021008251 UTAH STATE RETIREMENT INVESTMENT FUN  
021008133 VCB INVESTMENTS CORPORATION  
021020434 VILLAGE AT ONTARIO CENTER LLC

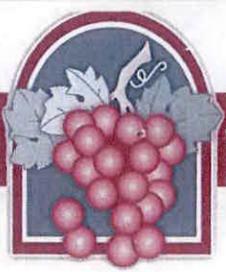
200 W MONROE STE 2200  
11155 JERSEY BLVD  
1800 E IMPERIAL HIGHWAY STE 100  
4545 AIRPORT WY  
PO BOX 511196  
11433 6TH ST  
4350 LA JOLLA VILLAGE DR #110  
10500 CIVIC CENTER DR  
P O BOX 1159  
2429 PECK RD  
1 INDEPENDENT DR STE#615 MAC Z3094-065  
3595-1 INLAND EMPIRE BLVD STE 1200  
11620 WILSHIRE BLVD STE 1000  
1139 E OCEAN BLVD #302  
506 VIA LIDO NORD STE 120  
1221 AVENUE OF THE AMERICAS  
402 19TH ST  
1170 W THIRD ST 2ND FLOOR  
472 N ARROWHEAD STE 101  
23 CORPORATE PLAZA STE 247  
28492 CHAT DR  
190 NEWPORT CENTER DR STE#100  
190 NEWPORT CENTER DR STE 220  
10478 VIVIENDA ST  
P O BOX 800  
3400 INLAND EMPIRE BLVD #101  
400 R ST STE 5000  
19762 MACARTHUR BLVD STE 300  
7495 HENBANE ST  
P O BOX 9456  
3296 E GUASTI RD STE 110  
1389 CENTER DR STE 360  
10803 FOOTHILL BLVD STE 109  
P O BOX 670

CHICAGO IL 60606  
RANCHO CUCAMONGA CA 91730  
BREA CA 92821  
DENVER CO 80239  
SALT LAKE CITY UT  
RANCHO CUCAMONGA CA 91730  
SAN DIEGO CA 92122  
RANCHO CUCAMONGA CA 91730  
FOLSOM, CA  
WHITTIER CA 90601  
JACKSONVILLE FL  
ONTARIO CA  
LOS ANGELES CA 90025  
LONG BEACH CA 90802  
NEWPORT BEACH CA 92663  
NEW YORK, NY  
SANTA MONICA CA  
SAN BERNARDINO CA  
SAN BERNARDINO CA 92401  
NEWPORT BEACH CA 92660  
LAGUNA NIGUEL CA 92677  
NEWPORT BEACH CA 92660  
NEWPORT BEACH CA 92660-6906  
ALTA LOMA CA 91701  
ROSEMEAD, CA  
ONTARIO CA 91764  
SACRAMENTO CA 95814  
IRVINE CA 92612  
RANCHO CUCAMONGA CA 91739  
MINNEAPOLIS  
ONTARIO CA 91761  
PARK CITY UT 84121  
RANCHO CUCAMONGA CA 91730  
UPLAND, CA

022934128 WCL PROPERTIES LLC  
022934125 WESTERN WONDER WELL ESTATE LLC  
021062366 WNG RANCHO CUCAMONGA 496 LLC  
022934111 WOODBRIDGE HOSPITALITY INC  
021059106 WOOLEN GROUP LLC  
020941112 YIHUA TIMBER INDUSTRY (USA) INC  
021020433 ZHU, PEI SHENG & SHAO FENG HUANG REV

3401 CENTRE LAKE DR #600  
19372 WATERFALL WAY  
8 EXECUTIVE CIR  
16912 GRIDLEY PL  
9327 FAIRWAY VIEW PLACE #200  
10808 6TH ST  
3483 VIEWFIELD AVE

ONTARIO CA 91761  
ROWLAND HEIGHTS CA 91748  
IRVINE CA 92614  
CERRITOS CA 90703  
RANCHO CUCAMONGA CA  
RANCHO CUCAMONGA CA 91730  
HACIENDA HEIGHTS, CA



## NOTICE OF PUBLIC HEARING PLANNING COMMISSION

### WHEN IS MEETING?

7:00 P.M. on April 13, 2016

### WHERE IS MEETING?

The Planning Commission of the City of Rancho Cucamonga will be holding a public hearing at 7:00 p.m. on April 13, 2016, at the Rancho Cucamonga Civic Center, Council Chambers, located at 10500 Civic Center Drive, Rancho Cucamonga, CA 91730, to consider the following described projects.

### WHAT IS PROPOSED?

**ENVIRONMENTAL IMPACT REPORT AND GENERAL PLAN AMENDMENT DRC2015-00114 – SC Rancho Development Corp. (Lewis Operating Corp.):** A request to amend the 2010 General Plan of the City of Rancho Cucamonga by revising text, graphics, and exhibits within the General Plan, and change the land use designations of parcels that are currently developed with the Empire Lakes Golf Course, an existing, private golf course of 160 acres that is located north of 4th Street, south of the BNSF/MetroLink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, from Open Space to Mixed Use, in conjunction with a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -61, -64, -65, -67 through -69, -71 through -74, -78, -79, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: Development Code Amendment DRC2015-00115 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

**ENVIRONMENTAL IMPACT REPORT AND SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC Rancho Development Corp. (Lewis Operating Corp.):** A request to amend the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/MetroLink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, to delete text, graphics, and exhibits relating to the Empire Lakes Golf Course, an existing private golf course of 160 acres that is located within the subject Specific Plan area, and insert text, graphics, and exhibits that will describe the design and technical standards/guidelines for a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -61, -64, -65, -67 through -69, -71 through -74, -78, -79, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114 and Development Code Amendment DRC2015-00115. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

## EXHIBIT U

ENVIRONMENTAL IMPACT REPORT AND DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC Rancho Development Corp. (Lewis Operating Corp.): A request to amend the Development Code of the City Rancho Cucamonga by revising text, graphics, and exhibits within the Development Code that applies to properties, including the Empire Lakes Golf Course, an existing, private golf course of 160 acres, within the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, and insert text and graphics in conjunction with a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -61, -64, -65, -67 through -69, -71 through -74, -78, -79, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

**INFORMATION AVAILABLE:** The proposed plans and other information can be reviewed at the City Planning Department.

**ENVIRONMENTAL:** A complete environmental assessment has been prepared. Comments will be received and the environmental assessment may be reviewed any time prior to final action. Prior to making a recommendation at its meeting of April 13, 2016, the Planning Commission will be considering the assessment, staff's recommendations, and public input. The environmental assessment will be forwarded to the City Council for final action.

**WHO TO CONTACT:** Anyone having concerns or questions or wishing to review or comment on these items is welcome to contact the City Planning Department at (909) 477-2750 or visit the offices located at 10500 Civic Center Drive, Monday through Thursday from 7:00 p.m. to 6:00 p.m. The Planner most familiar with this proposal is Mike Smith.

**WHAT CAN I DO?** All interested parties are invited to attend the public hearing and express opinions for or against the proposal or may submit their concerns in writing to the City prior to said meeting. Written comments should be addressed to the Planning Department, City of Rancho Cucamonga, P. O. Box 807, Rancho Cucamonga, CA 91729.

**IF YOU CHALLENGE THE FOREGOING ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING FOR FINAL ACTION DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.**

**DATE NOTICE MAILED:** March 29, 2016

Resident  
9400 Fairway View Place Unit 1101  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1102  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1103  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1104  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1105  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1106  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1107  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1108  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1109  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1110  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1111  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1112  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1113  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1114  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1115  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1116  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1117  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1118  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1119  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1120  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1121  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1122  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1123  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1124  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1125  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1126  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1127  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1128  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1129  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1201  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1202  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1203  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1204  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1205  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1206  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1207  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1208  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1209  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1210  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1211  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1212  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1213  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1214  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1215  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1216  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1217  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1218  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1219  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1220  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1221  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1222  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1223  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1224  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1225  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1226  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1227  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1228  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1229  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1301  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1302  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1303  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1304  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1305  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1306  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1307  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1308  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1309  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1310  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1311  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1312  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1313  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1314  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1315  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1316  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1317  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1318  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1319  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1320  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1321  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1322  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1323  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1324  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1325  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1326  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1327  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1328  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 1329  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2101  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2102  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2103  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2104  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2105  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2106  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2107  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2108  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2109  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2110  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2111  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2112  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2113  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2114  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2115  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2116  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2117  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2118  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2119  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2120  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2121  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2122  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2123  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2124  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2125  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2126  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2201  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2202  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2203  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2204  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2205  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2206  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2207  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2208  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2209  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2210  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2211  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2212  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2213  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2214  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2215  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2216  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2217  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2218  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2219  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2220  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2221  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2222  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2223  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2224  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2225  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2226  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2301  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2302  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2303  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2304  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2305  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2306  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2307  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2308  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2309  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2310  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2311  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2312  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2313  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2314  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2315  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2316  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2317  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2318  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2319  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2320  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2321  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2322  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2323  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2324  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2325  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 2326  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3101  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3102  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3103  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3104  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3105  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3106  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3107  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3108  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3109  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3110  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3111  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3112  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3201  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3202  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3203  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3204  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3205  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3206  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3207  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3208  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3209  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3210  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3211  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3212  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3301  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3302  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3303  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3304  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3305  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3306  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3307  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3308  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3309  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3310  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3311  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 3312  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4101  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4102  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4103  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4104  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4105  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4106  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4107  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4108  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4109  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4110  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4111  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4112  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4113  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4114  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4115  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4116  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4117  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4118  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4119  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4120  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4121  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4201  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4202  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4203  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4204  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4205  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4206  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4207  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4208  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4209  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4210  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4211  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4212  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4213  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4214  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4215  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4216  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4217  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4218  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4219  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4220  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4221  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4301  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4302  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4303  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4304  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4305  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4306  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4307  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4308  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4309  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4310  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4311  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4312  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4313  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4314  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4315  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4316  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4317  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4318  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4319  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4320  
Rancho Cucamonga, CA 91730

Resident  
9400 Fairway View Place Unit 4321  
Rancho Cucamonga, CA 91730

Resident  
11201 5th Street B101  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B103  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B105  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B107  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street B308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C101  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C103  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C105  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C107  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street C308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street D308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E101  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E103  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E105  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E107  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street E308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street F308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G101  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G103  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G105  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G107  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street G308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street H308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street I306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J107  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street J308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street K308  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L102  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L104  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L106  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L108  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L201  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L202  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L203  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L204  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L205  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L206  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L207  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L208  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L301  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L302  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L303  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L304  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L305  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L306  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L307  
Rancho Cucamonga CA 91730

Resident  
11201 5th Street L308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B101  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B103  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B105  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B107  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street B308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street C308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street D308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E101  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E103  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E105  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E107  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street E308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F105  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street F308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G101  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G103  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G105  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G107  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street G308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H101  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H103  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H105  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H107  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street H308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street I307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street J308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street K308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street L308  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M101  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M102  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M103  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M104  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M105  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M106  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M107  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M108  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M201  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M202  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M203  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M204  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M205  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M206  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M207  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M208  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M301  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M302  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M303  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M304  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M305  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M306  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M307  
Rancho Cucamonga CA 91730

Resident  
11100 4th Street M308  
Rancho Cucamonga CA 91730

4TH & MILL.BAR.GRILL..PIZZARIA 11260 4TH ST RANCHO CUCAMONGA CA 91730	7-ELEVEN #34287A 9638 MILLIKEN AVE RANCHO CUCAMONGA CA 91730	A CHILD'S DREAM OF CALIFORNIA 9327 FAIRWAY VIEW PL RANCHO CUCAMONGA CA 91729
A D P TOTAL SOURCE CO X X II, INC 9445 FAIRWAY VIEW PL RANCHO CUCAMONGA CA 91730	A M L I AT EMPIRE LAKES 9200 MILLIKEN AVE RANCHO CUCAMONGA CA 91730	A M S CONSULTING COMPANY 9431 HAVEN AVE RANCHO CUCAMONGA CA 91730
A R S NATIONAL SERVICES,INC. 10801 6TH ST RANCHO CUCAMONGA CA 91730	A T M SOLUTIONS, L L C 9400 FAIRWAY VIEW PL RANCHO CUCAMONGA CA 91730	AARONS LOGISTICS L L C 9199 CLEVELAND AVE RANCHO CUCAMONGA CA 91730
ABOVE THE REST, DOCUMENT SVS. 9431 HAVEN AVE RANCHO CUCAMONGA CA 91730-5881	ACCENTS CAFE 9500 CLEVELAND AVE RANCHO CUCAMONGA CA 91730	ACCRAPLY, INC. 10860 6TH ST RANCHO CUCAMONGA CA 91730-5902
ALLIANCE CAPITAL LENDING, INC. 9431 HAVEN AVE RANCHO CUCAMONGA CA 91730-5883	ALLIANCE HUMAN SERVICES, INC. 9166 ANAHEIM PL RANCHO CUCAMONGA CA 91730	ALTA INTERNATIONAL, LLC 10888 7TH ST RANCHO CUCAMONGA CA 91730
AMICA MIA 9640 MILLIKEN AVE RANCHO CUCAMONGA CA 91730-9001	AMICA MIA 9640 MILLIKEN AVE RANCHO CUCAMONGA CA 91730-9001	ANNIE'S NAILS 11400 4TH ST RANCHO CUCAMONGA CA 91730
AQUAMAR, INC. 10888 7TH ST RANCHO CUCAMONGA CA 91730	ASSETT LIQUIDITY INTERNATIONAL, INC. 8885 WHITE OAK AVE. RANCHO CUCAMONGA CA 91730	ASSOCIATES DIRECT SERVICE, ADS LLC 9650 MILLIKEN AVE RANCHO CUCAMONGA CA 91730-6086
BASKIN-ROBBINS 9659 MILLIKEN AVE RANCHO CUCAMONGA CA 91730	BEST DELIVERY, L L C 9108 PITTSBURGH AVE RANCHO CUCAMONGA CA 91730	BIG WOK RESTAURANT INC. 11334 4TH ST RANCHO CUCAMONGA CA 91730-9015
BIONEW U S A WEST COAST CORP 8866 WHITE OAK AVE RANCHO CUCAMONGA CA 91730	BRITE CLEANERS 9640 MILLIKEN AVE RANCHO CUCAMONGA CA 91730	BUSINESS QUEST BROKERS, INC. 9431 HAVEN AVE RANCHO CUCAMONGA CA 91730-5882
C D M 9220 CLEVELAND AVE RANCHO CUCAMONGA CA 91730	C H P- CALIFORNIA HIGHWAY PATROL 9530 PITTSBURGH AVE RANCHO CUCAMONGA CA 91730	C P T/6TH & UTICA 10621 6TH ST RANCHO CUCAMONGA CA 91730-5900

CA MENTOR FAMILY HOME AGENCY  
LLC  
9166 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

CALIFORNIA BOX II  
8949 TORONTO AVE  
RANCHO CUCAMONGA CA 91730-5412

CALIFORNIA MENTOR  
9166 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

CALTROP CORPORATION  
9337 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

CAMBRIDGE HOSPICE  
9229 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5435

CAPITAL PROTECTION  
9229 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5435

CAREER STRATEGIES TEMPORARY, INC.  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5882

CASH DOUGH STUDIOS &  
ENTERTAINMENT, LLC  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

CENTURION POST PLUS, L L C  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5881

CHAMPION AWARDS & SPECIALTIES  
9269 UTICA AVE  
RANCHO CUCAMONGA CA 91730

CHINA NANTONG XINLE GROUP (USA),  
INC.  
10825 7TH ST  
RANCHO CUCAMONGA CA 91730-5422

CHIPOTLE MEXICAN GRILL  
11334 4TH ST  
RANCHO CUCAMONGA CA 91730

CHIROSPORT  
10606 TRADEMARK PKWY  
RANCHO CUCAMONGA CA 91730

CHRISTOPHER HUYNH, M.D. INC. A  
MEDICAL CORPORATION  
9200 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-8534

CHRISTOPHER R. ABERNATHY, A P C  
9353 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

COCA COLA BOTTLING CO. OF  
L.A./RANCHO CUCAMONGA  
10670 6TH ST  
RANCHO CUCAMONGA CA 91730

COLLECTION TECHNOLOGY  
INCORPORATED  
10801 6TH ST  
RANCHO CUCAMONGA CA 91730

COMMERCIAL REALTY ADVISORS, INC  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

CONCENTRA MEDICAL CENTERS A  
MEDICAL CORPORATION  
9405 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

CONTINENTAL DATAGRAPHICS  
9302 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

CORE SUPPORT SYSTEMS  
9047 BRIDGEPORT PL  
RANCHO CUCAMONGA CA 91730

CORVEL ENTERPRISE COMP  
10750 4TH ST  
RANCHO CUCAMONGA CA 91730

CREATIVE HOME PROGRAMS  
9166 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

CROSSROADS EQUIPMENT LEASE AND  
FINANCE, L L C  
9385 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5830

CROWNTONKA WALK-INS AND  
THERMALRITE  
8886 WHITE OAK AVE  
RANCHO CUCAMONGA CA 91730-5106

CUCAMONGA CHRISTIAN FELLOWSHIP  
11376 5TH ST  
RANCHO CUCAMONGA CA 91730

D F S  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5882

DAILY FRESH BURGER & HOT WINGS  
11226 4TH ST  
RANCHO CUCAMONGA CA 91730-9003

DAN SHE  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

DAPPER TIRE CO., INC.  
8970 TORONTO AVE  
RANCHO CUCAMONGA CA 91730

DENTISTRY AT EMPIRE LAKES  
9640 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

DERRICK YAZZIE PHOTOGRAPHY  
11201 5TH ST  
RANCHO CUCAMONGA CA 91730

DIGITAL CHECK CORP.  
10825 7TH ST  
RANCHO CUCAMONGA CA 91730-5422

DUROFIX, INC  
9168 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

EL PATRON AUTHENTIC MEXICAN  
FOOD  
9269 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5476

ELLEN CAPITAL GROUP  
9337 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

EMPIRE DISTRIBUTORS  
11383 NEWPORT DR  
RANCHO CUCAMONGA CA 91730

EMPIRE LAKES GOLF COURSE  
11015 6TH ST  
RANCHO CUCAMONGA CA 91730

ENCHANTER NAILS & SPA  
9635 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-9004

EVRIHOLDER PRODUCTS, LLC  
9220 CLEVELAND AVE STE 102  
RANCHO CUCAMONGA CA 91730-8561

FAIRWAY BUSINESS CENTRE ON  
MILLIKEN  
9445 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

FAITH CHURCH  
9239 UTICA AVE  
RANCHO CUCAMONGA CA 91730

FAST TRACK FUNDING CORP.  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5882

FED EX OFFICE #1447  
11334 4TH ST  
RANCHO CUCAMONGA CA 91730

FIRST EQUITY FINANCE, INC.  
9431 HAVEN AVE 120  
RANCHO CUCAMONGA CA 91730-5880

FIRST STEP INDEPENDENT LIVING, INC.  
9166 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

FLAMINGO PALMS CUBAN CAFE  
11400 4TH ST  
RANCHO CUCAMONGA CA 91730

FOOTHILL COURT REPORTERS  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730-0969

FOR YOUR PLEASURE  
9200 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

FOX & STEPHENS  
9302 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

G AND C SWAN INC.  
9531 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730-6008

G T 94 L P  
10825 7TH ST  
RANCHO CUCAMONGA CA 91730

GABRIELLE M. ROSSI  
9640 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-9001

GALLAGHER BASSETT SERVICES, INC.  
9130 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

GANDOLFO'S NEW YORK DELI  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

GENTLEMEN'S BARBER CLUB  
9635 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-9004

GEORGE MARICIC, A PROFESSIONAL  
LAW CORPORATION  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91729

GIA MONAE  
9200 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

GLOBAL MEDICAL INTERPRETING &  
TRANSLATION SERVICES  
9445 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

GOLDEN SMILES DENTAL  
9635 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-9004

GOOD STEWARD DAY CARE  
9229 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5462

GOSPEL VISION  
9259 UTICA AVE  
RANCHO CUCAMONGA CA 91730

GREEN MANGO THAI BISTRO  
11226 4TH ST  
RANCHO CUCAMONGA CA 91730

HANNAH'S CHILDRENS HOMES  
9229 UTICA AVE  
RANCHO CUCAMONGA CA 91730

HARRIS AND ASSOCIATES  
9445 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

HAVENPARK BUSINESS ASSOCIATION  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

HENRY TRANSPORT  
11201 5TH ST  
RANCHO CUCAMONGA CA 91730-5975

HICKS, WILLIAMS, CRAWFORD &  
LYNCH, L L P  
9541 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730-6008

HOLIDAY INN EXPRESS HOTEL & SUITES  
9589 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

HONEYVILLE FARMS  
9175 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

HORIZONS DENTAL PRACTICE  
9353 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

HORRIGAN COLE ENTERPRISES, INC.  
9166 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

I P C - INTERIM PSYCHIATRIC MEDICAL  
CORPORATION  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

I T F CONSULTING, LLC  
10825 7TH ST  
RANCHO CUCAMONGA CA 91730-5422

IMHOF AND ASSOCIATES, INC.  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5879

INLAND EMPIRE HEALTH PLAN  
10801 6TH ST  
RANCHO CUCAMONGA CA 91730-5987

INLAND EMPIRE LOVE WEDDINGS, L L C  
9650 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-6090

INLAND INTERVENTIONAL MEDICAL  
ASSO., INC.  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

INTERIOR & HOLIDAY(CREATIONS BY  
RICK JORDAN)  
11201 5TH ST  
RANCHO CUCAMONGA CA 91730

IONIC SUITE, INC.  
9200 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

IRONWOOD AT EMPIRE LAKES  
11100 4TH ST  
RANCHO CUCAMONGA CA 91730

J & M PROPERTY ENTERPRISES, L L C  
9531 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

JACAR TAX SERVICES  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

JADE NAILS SPA SALON  
9640 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

JAVA BISTRO, L L C  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

JEFF ROBLES & ASSOCIATES, INC.  
10604 TRADEMARK PKWY  
RANCHO CUCAMONGA CA 91730

JERSEY MIKE'S SUBS  
9659 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-9005

JIA Y. LEE, D.D.S., INC.  
9477 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

JIANG, QIAN QIAN  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

JONES LEGAL  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5879

JUICE IT UP  
9668 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

KAISER FOUNDATION HEALTH PLAN,  
INC  
10740 4TH ST  
RANCHO CUCAMONGA CA 91730

KEMET INVESTMENTS REALTY  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

KULA REVOLVING SUSHI BAR  
9659 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

L W A INSURANCE AGENCY  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

LAURIE FERRARO  
10600 TRADEMARK PKWY  
RANCHO CUCAMONGA CA 91730

LAW OFFICE OF LEE W. GALE  
9333 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730-0933

LAW OFFICES OF PRISCILLA C. SOLARIO  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

LEARNING PLUS ASSOCIATES  
10604 TRADEMARK PKWY  
RANCHO CUCAMONGA CA 91730

LEDESMA ARMS  
8885 WHITE OAK AVE  
RANCHO CUCAMONGA CA 91730-5156

LORBEL INC.  
9047 BRIDGEPORT PL  
RANCHO CUCAMONGA CA 91730

LOURDES PERALES  
11400 4TH ST  
RANCHO CUCAMONGA CA 91730

LUCKY FEET SHOES  
9635 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

MADISON ELECTRIC  
11211 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

MADOLE & ASSOCIATES, INC.  
9302 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

MAGNIFY SHOE DESIGNS  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

MASON MCDUFFIE MORTGAGE  
CORPORATION  
9431 HAVEN AVE STE  
RANCHO CUCAMONGA CA 91730-5879

METRO EXPRESS, INC.  
11241 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

MILLIKEN LIQUOR  
9635 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91729

MIN PENG  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

MISS D'S SALON  
9400 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730-0935

MORGAN & FRANZ  
10606 TRADEMARK PKWY NORTH  
RANCHO CUCAMONGA CA 91730

MY DIEU GEYER/MISS SAIGON  
9400 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730-0935

NA CHEN  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

NATHANIEL HOME, INC.  
8885 WHITE OAK AVE  
RANCHO CUCAMONGA CA 91730-5156

NATIONAL COMMUNITY RENAISSANCE  
DEVELOPMENT CORP.  
9421 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5844

NATIONAL CORPORATE HOUSING, INC.  
11210 4TH ST  
RANCHO CUCAMONGA CA 91730

NATIONWIDE GUARD SERVICES, INC.  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

NEW CLASSIC HOME FURNISHING, INC.  
10808 6TH ST  
RANCHO CUCAMONGA CA 91730

NEW ERA CONSTRUCTION  
11201 5TH ST  
RANCHO CUCAMONGA CA 91730-5975

NIDEC MOTOR CORPORATION  
11231 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730-5147

NINA FOOTWEAR CORP  
10750 7TH ST  
RANCHO CUCAMONGA CA 91730

NORTH AMERICAN MEDICAL MGMT.  
CAL. , INC.  
9130 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

NOTARY SEVICES OF MARLENE  
TRUJILLO  
9650 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

NYCOLE NAVARRO  
11400 4TH ST  
RANCHO CUCAMONGA CA 91739

ORTHO SURG CARE, INC  
9401 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5844

OUTDOOR CAP CO., INC.  
11211 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

OZEL FINE JEWELERS,INC.  
11400 4TH ST  
RANCHO CUCAMONGA CA 91730

PACER TECHNOLOGY  
11201 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

PACIFIC CYCLE, INC.  
9282 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

PANDA EXPRESS #2093  
9659 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

PAR ELECTRICAL CONTRACTORS, INC.  
11276 5TH ST  
RANCHO CUCAMONGA CA 91730-0922

PARAMOUNT PLASTIC FABRICATORS  
11251 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

PARSONS ENVIRONMENT &  
INFRASTRUCTURE GROUP,INC.  
10801 6TH ST  
RANCHO CUCAMONGA CA 91730

PARSONS TRANSPORTATION GROUP  
INC.  
10801 6TH ST  
RANCHO CUCAMONGA CA 91730

PEAK MANAGEMENT, INC.  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

PHO BAMBU NOODLE & GRILL  
9668 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

PIXIOR, L L C  
10621 6TH ST  
RANCHO CUCAMONGA CA 91730-5900

PNEUMATIC SCALE CORPORATION  
10860 6TH ST  
RANCHO CUCAMONGA CA 91730-5902

POLYONE CORPORATION  
11400 NEWPORT DR  
RANCHO CUCAMONGA CA 91730

PRECISION AEROSPACE CORPORATION  
11155 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

PRETTY FOO FOO  
11400 4TH ST  
RANCHO CUCAMONGA CA 91730

PRIDE INDUSTRIAL, L L C  
10825 7TH ST  
RANCHO CUCAMONGA CA 91730

PRIORITY ONE MEDICAL TRANSPORT,  
INC.  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730-0970

PRIORITY ONE TOWING & RECOVERY  
INC.  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730-0970

PROMED HEALTH CARE  
ADMINISTRATORS  
9302 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730-5564

PURPLE JOYSTICK  
11201 5TH ST  
RANCHO CUCAMONGA CA 91730

QI LING ZHAO  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

QUALITY HOME PRODUCTS, L L C  
8885 WHITE OAK AVE  
RANCHO CUCAMONGA CA 91730-5156

RAMSOFT U S A, INC  
9480 UTICA AVE  
RANCHO CUCAMONGA CA 91730

RANCHO CUCAMONGA GARDEN INN  
11433 MISSION VISTA DR  
RANCHO CUCAMONGA CA 91730-6056

RANCHO CUCAMONGA HOMEWOOD  
SUITES  
11433 MISSION VISTA DR  
RANCHO CUCAMONGA CA 91730-6056

RANCHO PHYSICAL THERAPY  
11276 5TH ST  
RANCHO CUCAMONGA CA 91730

REAL PROPERTY INVESTMENTS  
9269 UTICA AVE  
RANCHO CUCAMONGA CA 91730

REHRIG PACIFIC COMPANY  
8950 TORONTO AVE  
RANCHO CUCAMONGA CA 91730-5411

RENAISSANCE DENTAL CARE  
9080 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

ROAD DOG DRIVERS  
9269 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5476

ROLLING RICE  
9668 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

S & N INDUSTRIES  
9650 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-6076

ST V INCORPORATED  
9130 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

SAMIR BATNIJI D D S, INC.  
9353 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

SANCO BUSINESS SOLUTIONS LLC  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

SCANFILES, INC.  
9108 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

SCHNEIDER NATIONAL CARRIERS, INC.  
11400 NEWPORT DR  
RANCHO CUCAMONGA CA 91730

SEVYN PROPERTY MANAGEMENT  
9269 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5480

SEXY BY TY  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

SINO GUARDS SECURITY LLC  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5879

SLEEP TRAIN  
11400 4TH ST  
RANCHO CUCAMONGA CA 91730

SMITH INTERNATIONAL, INC.  
11031 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730-5135

SNYDER, WALKER & MANN L L P  
9421 HAVEN AVE (2ND FLOOR)  
RANCHO CUCAMONGA CA 91730

SOCCO PLASTIC COATING COMPANY  
11251 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

SOLUTIONS FOR FIRST RESPONDERS,  
LLC  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

SONIC DRIVE-IN  
11370 4TH ST  
RANCHO CUCAMONGA CA 91730

SOUTHERN CALIFORNIA EDISON  
9500 CLEVELAND AVE 3RD FL  
RANCHO CUCAMONGA CA 91730

SOUTHERN CALIFORNIA SURVEYORS J A  
T  
9480 UTICA AVE  
RANCHO CUCAMONGA CA 91730

SOUTHWIRE  
9199 CLEVELAND AVE  
RANCHO CUCAMONGA CA 91730

SPINE SURGICAL IMPLANTS, INC.  
9445 FAIRWAY VIEW  
RANCHO CUCAMONGA CA 91730

STORETRIEVE, L L C  
10750 7TH ST  
RANCHO CUCAMONGA CA 91730-8545

STRATAFORCE, LLC  
9269 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5456

STRATASYS, INC  
9480 UTICA AVE  
RANCHO CUCAMONGA CA 91730

SUMMER SAUCEDA  
11400 4TH ST  
RANCHO CUCAMONGA CA 91730

SWENSON ACCOUNTANCY  
CORPORATION  
10606 TRADEMARK PKWY  
RANCHO CUCAMONGA CA 91730

T D A MOTORSPORTS  
8885 WHITE OAK AVE  
RANCHO CUCAMONGA CA 91730

T R L SYSTEMS, INC.  
9531 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

TAURAN CONSULTING &  
PRODUCTIN, INC.  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

TAWNY TSANG CALLIGRAPHY  
11210 4TH ST  
RANCHO CUCAMONGA CA 91730-6061

TECHTITE INDUSTRIES  
9650 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

THE BARBERSHOP  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

THE EXECUTIVE SUITE AT HAVEN, L.L.C.  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5879

THE FAB SCHOOL  
9571 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730-6008

THE GOCHEZ COMPANY, LLC  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

THE LAW OFFICES OF WILLIE W.  
WILLIAMS  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730-0969

THE LUNCH BOX  
10801 6TH ST  
RANCHO CUCAMONGA CA 91730-5987

THE MALONE GROUP  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5565

THE MYERS LAW GROUP  
9327 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

THE RESERVE AT EMPIRE LAKES  
11210 4TH ST  
RANCHO CUCAMONGA CA 91730

THE U P S STORE  
9668 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

TIFFANY D. CARDOZA, ATTORNEY AT  
LAW  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

TOTAL COMMUNITY DEVELOPMENT  
9229 UTICA AVE  
RANCHO CUCAMONGA CA 91730

TOWN CENTER REALTY  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5883

TRINITY CAPITAL REALTY, INC.  
9229 UTICA AVE  
RANCHO CUCAMONGA CA 91730-5435

TRISHA GONZALES  
9640 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-9001

U S BANK  
9467 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

UNLIMITED QUEST, INC.  
9166 ANAHEIM PL  
RANCHO CUCAMONGA CA 91730

UTAH STATE RETIREMENT INVESTMENT  
FUND CORPORATION  
9500 CLEVELAND AVE  
RANCHO CUCAMONGA CA 91730

VALENTA, INC.  
9473 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

VEHICLE ACCESSORY CENTER  
10863 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730-5113

VIBRANTA WELLNESS, LLC  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5879

VICTORIA E. DIXON-SPENCER  
9640 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-9001

VIRTUE FINANCIAL, L L C  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5882

VISIONS TUTORIAL  
9400 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

WELLS FARGO DEALER SERVICES  
10740 4TH ST  
RANCHO CUCAMONGA CA 91730

WEST COAST RETAILER  
9431 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

WOLF WAREHOUSING AND LOGISTICS  
11231 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

WOOD SMITH HENNING & BERMAN L L  
P  
9333 FAIRWAY VIEW PL  
RANCHO CUCAMONGA CA 91730

WORLDWIDE EXPRESS  
9302 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

XIANG LIN CHEN  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

XTEND BARRE  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

YIHUA TIMBER INDUSTRY( U S A ) INC.  
10808 6TH ST  
RANCHO CUCAMONGA CA 91730

YING HAN  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

YOUTH EXPERIENCES ABROAD  
9650 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-6077

YUEE HE  
9090 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730-5561

ZIPP TRANSPORTATION &  
WAREHOUSING L L C  
10825 7TH ST  
RANCHO CUCAMONGA CA 91730-5422

4TH STREET RETAIL LLC  
515 S FIGUEROA ST 16TH FL  
LOS ANGELES CA 90071

8885 WHITE OAK AVENUE LLC  
5321 FRANKLIN AVE  
LOS ANGELES CA 90027-1612

9625 MILLIKEN HOSPITALITY LLC  
191 N TULLY RD  
TURLOCK CA 95380

A T AND S F RAILROAD CO  
740 E CARNEGIE DR  
SAN BERNARDINO CA 92408

ABULAFIA, HAYIM & JULIE FAM  
PARTNERSH  
315 S BEVERLY DR STE 301  
BEVERLY HILLS CA 90212

ABUNDANT LIVING FAMILY CHURCH  
10900 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

ALTA INTERNATIONAL LLC  
10888 7TH ST  
RANCHO CUCAMONGA, CA 91730

ARCP RL PORTFOLIO VIII LLC  
2325 E CAMLEBACK RD STE 1100  
PHOENIX AZ 85016

ATCHISON TOPEKA AND SANTA FE RR  
CO  
740 E CARNEGIE DR  
SAN BERNARDINO CA 92408

AVNISH LLC  
42 CORPORATE PARK STE 200  
IRVINE CA 92606

BARNES, JANE & FRANKLIN FAM TR  
9/22  
P O BOX 1570  
JULIAN CA 92036

BCI COCA-COLA BOTTLING CO  
PO BOX 1734  
ATLANTA GA 30305

BMADDX2 LLC  
PENTHOUSE 16 CTR TOWER S 4314  
MARINA CITY DR  
MARINA DEL REY CA 90292

BROAD REALTY INVESTMENTS LP  
2201 E CAMELBACK SUITE 650  
PHOENIX AZ 85016

BUTTERFIELD VILLAS LLC  
24155 LODGE POLE RD  
DIAMOND BAR CA 91765

C A H P CREDIT UNION  
2843 MANLOVE RD  
SACRAMENTO CA 95825

CABOT IV-CA1W06 LLC  
ONE BEACON ST STE 1700  
BOSTON MA 02108

CALLA LILY REAL ESTATE INVESTMENT  
LLC  
11450 4TH ST #104  
RANCHO CUCAMONGA CA 91730

CAMDEN LANDMARK LLC  
PO BOX 27329  
HOUSTON TX 77227

CARSON ESTATE TRUST  
18710 S WILMINGTON AVE STE 200  
RANCHO DOMINGUEZ CA 90220-5912

CHUMO FAMILY 1992 LIVING TRUST  
12-8-  
14425 JOANBRIDGE ST  
BALDWIN PARK CA 91706

CITY OF ONTARIO  
303 E B ST  
ONTARIO CA 91764

CITY OF RANCHO CUCAMONGA  
2201 DUPONT DR STE 100  
IRVINE CA 92715

CITY OF RANCHO CUCAMONGA  
P O BOX 807  
RANCHO CUCAMONGA, CA 91730

CLOVER RANCHO CUCAMONGA CORP  
801 N BRAND BLVD STE 800  
GLENDALE CA 91203

CPT/6TH & CLEVELAND LLC  
601 S FIGUEROA ST SUITE 2150  
LOS ANGELES CA 90017

CPT/6TH & UTICA LLC  
601 S FIGUEROA ST STE 2150  
LOS ANGELES CA 90017-3405

CRA INVESTMENTS LLC  
9327 FAIRWAY VIEW PL #306  
RANCHO CUCAMONGA CA 91730

CRP OAKMONT 6TH & UTICA LP  
3520 PIEDMONT RD STE 100  
ATLANTA GA 30305

CUCAMONGA CHRISTIAN FELLOWSHIP  
CHURCH  
11376 5TH ST  
RANCHO CUCAMONGA CA 91730

CUCAMONGA COUNTY WATER  
DISTRICT  
10440 ASHFORD ST  
RANCHO CUCAMONGA CA 91730-2799

DEDEAUX PROPERTIES LLC  
1430 S EASTMAN AVE  
LOS ANGELES CA 90023

DEKALB PROPERTIES LLC  
4533 MACARTHUR BLVD STE 926  
NEWPORT BEACH CA 92660

DH 8865 UTICA LLC  
1121 E PHILADELPHIA ST  
ONTARIO CA 91761

DLR HOLDINGS 1 LLC  
1425 W FOOTHILL BLVD  
UPLAND CA 91786

ECOFF, STEVEN TR  
1357 MADRONE LN  
SAN LUIS OBISPO CA 93401

ELLEN CAPITAL GROUP LLC  
9337 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

EQR-VINTAGE I LP  
PO BOX 87407  
CHICAGO IL 60606

EXECUTIVE SUITE AT HAVEN LLC  
9431 HAVEN AVE #100  
RANCHO CUCAMONGA CA 91730

FAIRMONT HOSPITALITY INC  
16912 GRIDLEY PL  
CERRITOS CA 90703

FAIRWAY BUSINESS CENTER LP  
711 IMPERIAL HWY #200  
BREA CA 92821

FAIRWAY BUSINESS CENTRE LLC  
190 NEWPORT CENTER DR # 220  
NEWPORT BEACH CA 92660

FINLAY FAMILY TRUST "B" - EST OF  
13353 CHANDLER BLVD  
SHERMAN OAKS CA 91401

FLAM FAMILY PROPERTIES LLC  
1 PALERMO WALK  
LONG BEACH CA 90802

FOURTH & MILLIKEN OWNERS ASSN  
23 CORPORATE PLAZA STE 247  
NEWPORT BEACH CA 92660

FOURTH AND UTICA LP  
515 S FIGUEROA ST STE 1600  
LOS ANGELES CA 90071

FREEWAY INDUSTRIAL PARK  
2032 LA COLINA DR  
SANTA ANA CA 92705

G AND C SWAN INC  
9491 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91739

GARDNER, A J FAMILY TRUST 3/5/81 (T  
432 S BENTLEY AVE  
LOS ANGELES CA 90049

GAUHAR, MOHAMMAD A  
4186 CROWN RANCH RD  
CORONA CA 92881

GMRI INC  
PO BOX 695019  
ORLANDO FL 32869

GROSSLIGHT LIVING TRUST 1-2-68 AMD  
6  
418 EL CAMINO  
BEVERLY HILLS CA 90212

GTE CALIFORNIA INC  
19845 N U S 31  
WESTFIELD IN 46074

HAVEN BUILDING INCORPORATED  
5525 PINE AVE  
CHINO HILLS CA 91709

HAVENS GATE PROPERTIES LLC  
9471 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

INL FAIRWAY VIEW 2012 LLC  
101 S ELLSWORTH AVE STE 300  
SAN MATEO CA 94401-3911

INLAND EMPIRE HEALTH PLAN  
10801 6TH ST  
RANCHO CUCAMONGA CA 91730-5977

INLAND EMPIRE LAND DEVELOPMENT 1  
LLC  
5480 SCHAEFER AVE  
CHINO CA 91710

INLAND MEDICAL BUILDING  
PROPERTIES L  
31190 SUTHERLAND DR  
REDLANDS CA 92373

J & M PROPERTY ENTERPRISES LLC  
9531 MILLIKEN AVE  
RANCHO CUCAMONGA CA 91730

JDS PROPERTIES INC  
2641 MEADOWBROOK RD P O BOX 800  
ROCKY MOUNT, NC 27801

JERSEY-KARUBIAN II  
1801 S MOUNTAIN AVE  
MONROVIA CA 91016

JONATKIM ENTERPRISES  
627 S MANCHESTER AVE  
ANAHEIM CA 92802

KARUBIAN, RALPH  
5321 FRANKLIN AVE  
LOS ANGELES CA 90027

KARUBIAN, RALPH TRUST (2005)  
1304 SCHUYLER RD  
BEVERLY HILLS CA 90210

KIM, MEE KYOUNG  
21028 E QUAIL RUN DR  
WALNUT CA 91789

KOHL'S DEPARTMENT STORES INC  
PO BOX 2148  
MILWAUKEE WI 53201

LAMATRIX INDUSTRIES CORP  
2313 E PHILADELPHIA ST # H  
ONTARIO CA 91761

LBA/PPF INDUSTRIAL - RCDC LLC  
P O BOX 847  
CARLSBAD CA 92018

LEDESMA & MEYER DEVELOPMENT INC  
9441 HAVEN AVE STE #100  
RANCHO CUCAMONGA CA 91730

LEE, JIA Y  
13859 OAKLEAF WY  
RANCHO CUCAMONGA CA 91739

LEE, JOHNNY YOUNG  
9327 FAIRWAY VIEW PL #310  
RANCHO CUCAMONGA CA 91730

LUCAS LAND CO  
1 Government Center #580  
Toledo, OH 43604

MAR MEDICAL ENTERPRISE LLC  
9479 HAVEN AVE  
RANCHO CUCAMONGA CA 91730

MARICIC, GEORGE  
PO BOX 4815  
RANCHO CUCAMONGA CA 91730

MARK LP  
13901 CARMENITA RD  
SANTA FE SPRINGS CA 90670

MARKETPLACE COVINA L P  
195 S C ST SUITE250  
TUSTIN CA 92780

MILLIKEN & GREYSTONE PROPERTIES,  
LLC  
190 NEWPORT CENTER DR STE 220  
NEWPORT BEACH CA 92660

MILLIKEN LLC  
3419 VIA LIDO #438  
NEWPORT BEACH CA 92660

MILLIKEN POINT LLC  
PO BOX 2742  
NEWPORT BEACH CA 92660

MOSCATEL, HARRY  
1704 ALLISON WAY  
REDLANDS, CA 92373

MPND HOLDINGS LLC  
3401 CENTRE LAKE DR STE 410  
ONTARIO CA 91761

MYERS, DAVID  
9327 FAIRWAY VIEW PL #100&10  
RANCHO CUCAMONGA CA 91730

N & D RESTAURANTS INC  
P O BOX 695019  
ORLANDO FL 32869

NAKAI ASSOCIATES LLC  
8250 WHITE OAKS #102  
RANCHO CUCAMONGA CA 91730

NATIONAL COMMUNITY RENAISSANCE  
OF CA  
9421 HAVEN AVE  
RANCHO CUCAMONGA CA 91730-5886

NATVIN LLC  
3825 ELMIRA AVE  
CLAREMONT CA 91711

NEIGHBORHOOD PARTNERSHIP  
HOUSING SVC  
9551 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

OAK CREEK RANCH GOLF CLUB INC  
11015 6TH ST  
RANCHO CUCAMONGA CA 91730

OMNINET EMPIRE LLC  
9420 WILSHIRE BLVD STE 400  
BEVERLY HILLS CA 90212

ONTARIO MILLS LIMITED PARTNERSHIP  
PO BOX 6120  
INDIANAPOLIS IN 46206

OZEL DEVELOPING INC  
12200 AMARGOSA RD  
VICTORVILLE CA 92392

PARKER, MICHAEL D  
7585 KENWOOD PL  
RANCHO CUCAMONGA CA 91739

PASADENA WINTER GARDENS INC  
1754 GRAND AVE  
SANTA BARBARA CA 93103

PITTSBURGH OFFICE PARK COMM  
MAINT CO  
4 PARK PLAZA STE 840  
IRVINE CA 92614

PITTSBURGH PROPERTY PARK LLC  
10387 SICILIAN DR  
RANCHO CUCAMONGA CA 91730

POMONA FIRST FEDERAL S/L ASSN  
2800 E LAKE ST  
MINNEAPOLIS MN 55406

PPF MF 9200 MILLIKEN AVENUE LP  
200 W MONROE STE 2200  
CHICAGO IL 60606

PRECISION AEROSPACE CORP  
11155 JERSEY BLVD  
RANCHO CUCAMONGA CA 91730

PRII PIEMONTE ONTARIO CA LLC  
1800 E IMPERIAL HIGHWAY STE 100  
BREA CA 92821

PROPERTY RESERVE INC  
PO BOX 511196  
SALT LAKE CITY UT 84121

PROULX, RAYMOND E & LORRAINE M  
TRS  
11433 6TH ST  
RANCHO CUCAMONGA CA 91730

PV ROCK HAVEN LLC  
4350 LA JOLLA VILLAGE DR #110  
SAN DIEGO CA 92122

RANCHO CUCAMONGA FIRE  
PROTECTION DIS  
10500 CIVIC CENTER DR  
RANCHO CUCAMONGA CA 91730

REDGATE PARTNERS LLC  
2429 PECK RD  
WHITTIER CA 90601

REDUS PIEMONTE LLC  
1 INDEPENDENT DR STE#615 MAC  
Z3094-065  
JACKSONVILLE FL 32202

RICHARDS, DANIEL W & JUDY FAM TR  
2-2  
3595-1 INLAND EMPIRE BLVD STE 1200  
ONTARIO CA 91761

RIF III - EMPIRE LAKES LLC  
11620 WILSHIRE BLVD STE 1000  
LOS ANGELES CA 90025

RMA LAND LLC  
1139 E OCEAN BLVD #810  
LONG BEACH CA 90802

RMA LAND LLC  
1139 E OCEAN BLVD #302  
LONG BEACH CA 90802

ROBERT WELLS FAMILY PARTNERSHIP  
506 VIA LIDO NORD STE 120  
NEWPORT BEACH CA 92663

ROCK-HAVEN LLC  
1221 AVENUE OF THE AMERICAS  
NEW YORK, NY 10020

ROSHAN LLC  
402 19TH ST  
SANTA MONICA CA

SAN BERNARDINO ASSOCIATED  
GOVERNMENT  
1170 W THIRD ST 2ND FLOOR  
SAN BERNARDINO CA 92401

SAN BERNARDINO ASSOCIATED  
GOVERNMENT  
472 N ARROWHEAD STE 101  
SAN BERNARDINO CA 92401

SCP RANCHO I LLC  
23 CORPORATE PLAZA STE 247  
NEWPORT BEACH CA 92660

SHARON INVESTMENTS LLC  
28492 CHAT DR  
LAGUNA NIGUEL CA 92677

SIX HUNDRED PITTSBURGH LLC  
190 NEWPORT CENTER DR STE#100  
NEWPORT BEACH CA 92660

SMITS FAMILY TRUST (6-1-94)  
10478 VIVIENDA ST  
ALTA LOMA CA 91701

SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD, CA 91770

SPINE SURGICAL IMPLANTS INC  
3400 INLAND EMPIRE BLVD #101  
ONTARIO CA 91764

STATE OF CALIFORNIA  
400 R ST STE 5000  
SACRAMENTO CA 95814

STONE HAVEN EXECUTIVE PARK MAINT  
ASS  
19762 MACARTHUR BLVD STE 300  
IRVINE CA 92612

TAA ENTERPRISES LLC  
7495 HENBANE ST  
RANCHO CUCAMONGA CA 91739

TARGET CORPORATION  
P O BOX 9456  
MINNEAPOLIS MN 55440

U S SMALL BUSINESS ADMINISTRATION  
801 R ST STE 101  
FRESNO CA 93721

UMANSKY FAMILY TRUST 9-28-03  
3296 E GUASTI RD STE 110  
ONTARIO CA 91761

UTAH STATE RETIREMENT INVESTMENT  
FUN  
2750 E COTTONWOOD PKWY STE 560  
SALT LAKE CITY UT 84121

VCB INVESTMENTS CORPORATION  
10803 FOOTHILL BLVD STE 109  
RANCHO CUCAMONGA CA 91730

VILLAGE AT ONTARIO CENTER LLC  
P O BOX 670  
UPLAND CA 91786

WCL PROPERTIES LLC  
9541 PITTSBURGH AVE  
RANCHO CUCAMONGA CA 91730

WESTERN WONDER WELL ESTATE LLC  
19372 WATERFALL WAY  
ROWLAND HEIGHTS CA 91748

WNG RANCHO CUCAMONGA 496 LLC  
8 EXECUTIVE CIR  
IRVINE CA 92614

WOODBIDGE HOSPITALITY INC  
16912 GRIDLEY PL  
CERRITOS CA 90703

WOOLEN GROUP LLC  
9327 FAIRWAY VIEW PLACE #200  
RANCHO CUCAMONGA CA 91730

YIHUA TIMBER INDUSTRY (USA) INC  
10808 6TH ST  
RANCHO CUCAMONGA CA 91730

ZHU, PEI SHENG & SHAO FENG HUANG  
REV  
3483 VIEWFIELD AVE  
HACIENDA HEIGHTS, CA

**AFFIDAVIT OF MAILING  
PLANNING DIVISION**

I, Hector Valarquez mail clerk for the City of Rancho Cucamonga do hereby swear that on March 28, 2016 at approximately 3 o'clock p.m. a.m./p.m., I deposited in the United States Mail, a letter addressed to and regarding:

Notice of Public Hearing  
Environmental Impact Report and General Plan Amendment DRC2015-00114

500 Notices Mailed/ Jennifer Palacios Planner: Mike Smith

Signed: [Signature] Date: 3/28/16

**(PLEASE RETURN AFTER SIGNATURE)**

CITY OF RANCHO CUCAMONGA

MAR 29 2016

RECEIVED - PLANNING

**AFFIDAVIT OF MAILING  
PLANNING DIVISION**

I, Hector Velazquez mail clerk for the City of Rancho Cucamonga do hereby swear that on March 29, 2016 at approximately 3 o'clock p.m. a.m./p.m., I deposited in the United States Mail, a letter addressed to and regarding:

Notice of Public Hearing  
Environmental Impact Report and General Plan Amendment DRC2015-00114

650 Notices Mailed/ Jennifer Palacios Planner: Mike Smith

Signed: [Signature] Date: 3/29/16

**(PLEASE RETURN AFTER SIGNATURE)**

CITY OF RANCHO CUCAMONGA  
MAR 30 2016  
RECEIVED - PLANNING



KEYSER MARSTON ASSOCIATES  
ADVISORS IN PUBLIC/PRIVATE REAL ESTATE DEVELOPMENT

MEMORANDUM

ADVISORS IN:  
Real Estate  
Redevelopment  
Affordable Housing  
Economic Development

SAN FRANCISCO  
A. Jerry Keyser  
Timothy C. Kelly  
Kate Earle Funk  
Debbie M. Kern  
Reed T. Kawahara  
David Doezeza

LOS ANGELES  
Kathleen H. Head  
James A. Rabe  
Gregory D. Soo-Hoo  
Kevin E. Engstrom  
Julie L. Romey

SAN DIEGO  
Paul C. Marra

**To:** Jeffrey A. Bloom, Deputy City Manager  
Economic & Community Development  
City of Rancho Cucamonga

**From:** James Rabe, CRE

**Date:** March 31, 2016

**Subject:** Fiscal Analysis – Empire Lakes Project

At your request, Keyser Marston Associates, Inc. (KMA) has prepared a fiscal analysis of the proposed development at the Empire Lakes golf course (Project) and three alternatives considered in the Environmental Impact Report (EIR). The fiscal analysis has been prepared to provide the City of Rancho Cucamonga (City) a comparison of the likely impacts on the City's General Fund from the development of the proposed project, two alternative developments and the existing golf course. The four alternatives evaluated are:

1. Proposed Project – 3,450 residential units and 220,000 square feet of non-residential uses
2. Lower Density Alternative – 2,650 residential units and 220,000 square feet of non-residential uses
3. Higher Density Alternative – 4,000 residential units and 220,000 square feet of non-residential uses
4. No Project/No Development – continued operation of the existing golf course

The fiscal analysis only considers the ongoing incremental effects on the General Fund. Initial capital requirements and obligations are usually addressed through development impact fees or other project mitigations. This analysis is organized as a memorandum supported by five detailed attachments with the supporting computations:

- I. Proposed Project
- II. Lower Density Alternative
- III. Higher Density Alternative
- IV. No Project Alternative – Existing Golf Course
- V. Methodology and Assumptions

Within the four development alternative attachments the tables are organized:

- Table 1 – Fiscal Impact Summary
- Table 2 – Recurring Revenues
- Table 3 – Fiscal Costs
- Table 4 – Assessed Value
- Table 5 – Estimated Taxable Retail Expenditures

## **METHODOLOGY**

The approach used in the fiscal analysis is to estimate public revenues based on specific parameters of the alternatives where appropriate (i.e. number and value of residential units, commercial square footage, value and sales per square foot for commercial uses), or based on the projected number of residents or employees for revenues that generally vary by population and/or employment.

Expenditures for police services are estimated based upon service calls for the various land uses. Other City service costs are estimated based on the number of persons served (a combination of residents and employees).

The City's approved budget for 2015 – 2016 was the primary source of information for this analysis, as well as the Development Impact Fee Study Report prepared in 2014.

KMA also reviewed the developer's proposed pricing and rents for the residential units, and compared those prices and rents to the current market. The proposed pricing and rents are reasonable in terms of the current market.

KMA also consulted with City staff regarding specific revenue and expense items:

- If the Project or either of the alternative developments go forward, it will be incorporated into several assessment-type districts (e.g. LMD 3B, 85-PD-R). Discussions with Staff indicate that current assessments are sufficient to cover

operating expenses but do not cover reserves for replacement. In the future the General Fund will be obligated to fund any shortfalls associated with operations or capital expenditures for these districts. Payments made by residential units and commercial space will be incremental to existing payments and will offset future General Fund obligations.

- Discussions with City Staff regarding the Police Department budget indicate that a significant portion of the annual budget is allocated to items that are not related to changes in service calls as a result of the development (e.g. pension obligations). It is assumed that approximately 10% of the police department budget represents a fixed expense, and 90% is a variable expense that is affected by the number of calls for service.
- Most residential projects in the City include homeowners associations and assessment-type districts that undertake and pay for street maintenance and park maintenance. Based on discussions with City staff, it is estimated that 75% of the Public Works budget represent services that are provided by Public Works for areas that are not covered by homeowners associations and assessment districts. It is assumed that the remaining 25% of the Public Works budget represents costs incurred at the general city level that will be affected by the development of the Project or alternative developments.

Fire services are provided through a separate fire district that is funded by a separate allocation of property tax revenues.

### **FISCAL ANALYSIS**

The results of the fiscal analysis are shown in the attached Summary Table and are discussed below. As discussed above the detailed information and calculations are provided in Attachments I thru V.

### **Proposed Project**

The Proposed Project is expected to consist of 3,450 residential units and 220,000 square feet of commercial space. The primary revenue sources are property taxes in-lieu of vehicle license fees (VLF) (\$656,747), sales tax revenues (\$572,499) and incremental assessment payments (\$433,936). The VLF payments come from the State to replace vehicle license fees that are no longer collected by the State. The sales tax revenues include incremental purchases made at the commercial portion of the Project, and resident's taxable purchases made in the City.

Property taxes are not a significant revenue source because the City only receives approximately 4.95% of base property tax revenues and that amount is split approximately 65% to the General Fund and 35% to cover library operations.

Total public revenues are estimated at over \$2.4 million annually.

Police department expenses amount to more than 50% of the costs associated with the project (\$1,191,774). The expenses would be significantly higher if Public Works costs were not expected to be covered by the homeowners associations and assessment-type districts. Total General Fund expenses are estimated at \$1,966,184.

The Proposed Project shows a net surplus of \$473,833. Nearly all of the surplus is associated with the incremental assessment payments that will be levied on the residential units and commercial square footage.

### **Lower Density Alternative**

The Lower Density project is assumed to consist of 2,650 residential units and 220,000 square feet of commercial space. This alternative has a similar number of for-sale units as the Proposed Project and significantly fewer apartment units. As with the Proposed Project, the primary revenue sources are property taxes in-lieu of vehicle license fees (\$605,209), sales tax revenues (\$539,029) and incremental assessment payments (\$317,352).

Total public revenues are estimated at more than \$2.1 million annually.

As with the Proposed Project, police department expenses are the greatest cost to the City. Police expenditures represent 60% of incremental costs. Overall expenses amount to \$1,552,117.

This alternative has a net surplus of \$584,282, the largest surplus of any of the alternatives evaluated. The surplus is driven by the incremental assessment district payments and fewer residents in this alternative.

### **Higher Density Alternative**

The Higher Density project is assumed to consist of 4,000 residential units and 220,000 square feet of commercial space. This alternative has both more for-sale units and more apartment units. However, there are no detached single family units. All of the residential units are multi-family units. As with the Proposed Project, the primary revenue sources are property taxes in-lieu of vehicle license fees (\$713,653), sales tax revenues (\$599,709) and incremental assessment payments (\$514,087).

Total public revenues are estimated at nearly \$2.7 million annually.

As with the Proposed Project, police department expenses are the greatest cost to the City. Police expenditures represent 61% of incremental costs. Overall expenses amount to \$2.24 million.

This alternative has a net surplus of \$436,703. The incremental assessment revenues are greater than the surplus.

### **No Project Alternative – Existing Golf Course**

The existing golf course has a minimal impact on the City's General Fund.

The existing golf course has an assessed valuation of approximately \$4,170,000. Including an allowance for unsecured property, it might have an overall assessed value of \$4.3 million, which generates approximately \$1,000 to the General Fund. Likewise, sales tax revenues from the site are limited, estimated at approximately \$3,500.

Overall it is estimated that the existing golf course provides slightly more than \$9,300 in revenues to the General Fund.

By the same token, the existing golf course does not generate significant costs to the City. Total expenses are approximately \$4,200.

The golf course is estimated to provide a small annual surplus of approximately \$5,100.

### **CONCLUSIONS**

All three of the development alternatives are estimated to have a positive impact on the City's General Fund. The net benefit ranges from approximately \$437,000 for the Higher Density Alternative to approximately \$584,000 for the Lower Density Alternative. The Proposed Project is in between these alternatives.

The primary reason for the surplus is the incremental revenues that the development will provide to the existing assessment-type districts that serve the area. As discussed above, these districts do not (or will not) generate sufficient revenues to cover both operations costs and capital replacement. Any deficiencies will become an obligation of the General Fund. The revenues received from the development will reduce the General Fund obligation.

The existing golf course provides a very small net annual benefit to the General Fund of approximately \$5,100.

**SUMMARY TABLE**

**FISCAL IMPACT SUMMARY - DEVELOPMENT ALTERNATIVES  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

	<u>Proposed Project</u>	<u>Lower Density Alternative</u>	<u>Higher Density Alternative</u>	<u>No Project Alternative</u>
Housing Units	3,450	2,650	4,000	
Nonresidential Square Footage	220,000	220,000	220,000	3,000
Estimate of Development Value	\$917,500,000	\$883,209,300	\$1,041,466,200	\$4,170,000
Estimated Population	8,328	6,558	9,400	
Employment	732	732	732	25
Persons Served	8,693	6,923	9,766	13
<i>Revenues</i>				
City Property Tax Revenue	\$306,000	\$282,000	\$333,000	\$1,000
Real Property Transfer Tax	25,231	23,251	27,418	115
Property Tax in-lieu of VLF	656,747	605,209	713,653	2,985
Sales Tax	572,499	539,029	599,709	3,456
Use Tax	65,437	61,611	68,547	395
Proposition 172 Sales Tax	14,987	14,111	15,699	90
Franchise Fees	256,503	203,505	290,256	514
Business Licenses	19,036	19,036	19,036	650
Fines & Forfeitures	26,072	20,764	29,289	37
Municipal Utility Transfer	49,663	39,552	55,790	71
Incremental Assessment Revenues	433,936	317,352	514,087	
<u>Other General Revenues</u>	<u>13,907</u>	<u>10,981</u>	<u>15,680</u>	<u>5</u>
Total Revenues	\$2,440,017	\$2,136,399	\$2,682,162	\$9,319
<i>Costs</i>				
Police Department	\$1,191,774	\$936,766	\$1,371,773	\$2,575
Animal Care	100,800	80,300	113,200	100
Community Services	195,900	156,100	220,100	300
Economic & community Development	29,000	23,100	32,600	0
Building & Safety	61,300	48,800	68,800	100
Engineering	71,400	56,800	80,200	100
Planning	6,600	5,300	7,400	0
Public Works	104,000	82,800	116,800	600
<u>General Government</u>	<u>205,410</u>	<u>162,152</u>	<u>234,586</u>	<u>440</u>
Total Costs	\$1,966,184	\$1,552,117	\$2,245,459	\$4,215
Net Benefit (Cost)	\$473,833	\$584,282	\$436,703	\$5,104

**Attachment I**  
**Proposed Project**

TABLE I-1

**FISCAL IMPACT SUMMARY - PROPOSED PROJECT  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

---

Housing Units	3,450
Nonresidential Square Footage	220,000
Estimate of Development Value	\$917,500,000
Estimated Population	8,328
Employment	732

Persons Served	8,693
----------------	-------

Revenues

See Table I-2

City Property Tax Revenue	\$306,000
Real Property Transfer Tax	25,231
Property Tax in-lieu of VLF	656,747
Sales Tax	572,499
Use Tax	65,437
Proposition 172 Sales Tax	14,987
Franchise Fees	256,503
Busines License	19,036
Fines & Forfeitures	26,072
Municipal Utility Transfer	49,663
Incremental Assessment Revenues	433,936
<u>Other General Revenues</u>	<u>13,907</u>

Total Revenues	\$2,440,017
----------------	-------------

Costs

See Table I-3

Police Department	\$1,191,774
Animal Care	100,800
Community Services	195,900
Economic & community Development	29,000
Building & Safety	61,300
Engineering	71,400
Planning	6,600
Public Works	104,000
<u>General Government</u>	<u>205,410</u>

Total Costs	\$1,966,184
-------------	-------------

Net Benefit (Cost)	\$473,833
--------------------	-----------

---

TABLE I - 2

**RECURRING REVENUE FACTORS - PROPOSED PROJECT  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Population	8,328
Employees	732
Persons Served	8,693
Housing Units	2,200

<u>Category</u>	<u>Rate</u> <sup>3</sup>	<u>PAMF Total</u>
Local Taxes		
Local Property Taxes Paid	See Table I-4	\$9,584,000
City Share of Property Tax Rate	See Table I-4	\$306,000
Real Property Transfer Tax	See Table I-4	25,231
Property Tax In-lieu of VLF	\$715.80 per \$million AV	656,747
Retail Sales Tax	See Table I-5	572,499
Use Tax		65,437
Prop 172		14,987
Franchise Fees	See Table V-3	256,503
Business License	See Table V-3	19,036
Fines & Forfeitures	See Table V-3	26,072
Municipal Utility Transfer	See Table V-3	49,663
Incremental Assessment Revenues	See Table V-6	433,936
<u>Other General Revenues</u>	See Table V-3	<u>13,907</u>
Total		\$2,440,017

TABLE I - 3

**FISCAL COST - PROPOSED PROJECT  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Population	8,328
Employment	732
Persons Served	8,693

	<u>Cost Factor</u>	<u>Description</u>	<u>Alternative Cost</u>
<u>Police Department</u>	\$222.91	1 Per Service Call	\$1,191,774
<u>Animal Care</u>	\$11.59	2 Per person served	\$100,800
<u>Community Services</u>	\$22.54	2 Per person served	\$195,900
<u>Economic &amp; community Development</u>	\$3.34	2 Per person served	\$29,000
<u>Building &amp; Safety</u>	\$7.05	2 Per person served	\$61,300
<u>Engineering</u>	\$8.21	2 Per person served	\$71,400
<u>Planning</u>	\$0.76	2 Per person served	\$6,600
<u>Public Works</u>	\$11.96	2 Per person served	\$104,000
<u>General Government</u>	11.7%	2 Overhead Allowance	<u>\$205,410</u>
<hr/>			
Total			\$1,966,184

<sup>1</sup> See Table V-4

<sup>2</sup> See Table V-5

TABLE I - 4

**ASSESSED VALUE - PROPOSED PROJECT  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

<i>Residential Units</i>	Total Units	Assessed Value per / Unit	Total Assessed Value
For Sale - Detached	200	\$375,000	\$75,000,000
For Sale - Attached	1,050	\$310,000	\$325,500,000
Apartments	2,200	\$215,000	\$473,000,000
<b>Total</b>	<b>3,450</b>		<b>\$873,500,000</b>

<i>Non-Residential (square feet)</i>	Total SF	Assessed Value per SF	Total Assessed Value
Transit	25,000	\$200.00	5,000,000
Retail	115,000	\$200.00	23,000,000
Office	80,000	\$200.00	16,000,000
<b>Total</b>	<b>220,000</b>		<b>\$44,000,000</b>

Total Secured Value			\$917,500,000
Unsecured Valuation		4.46%	\$40,920,500
<b>Total Assessed Valuation</b>			<b>\$958,420,500</b>
<b>Property Tax</b>			
Local Property Tax Rate	1.0000%		\$9,584,000
City Share of Property Tax Revenues	3.1933%		\$306,000
<b>Property Transfer Tax</b>			
<b>Residential</b>			
Assessed Valuation			\$873,500,000
Annual turnover			5.00%
Value of Annual Turnover			\$43,675,000
Tax Rate			0.0550%
Residential Transfer Tax			\$24,021
<b>Non-Residential</b>			
Assessed Valuation			\$44,000,000
Annual turnover			5.00%
Value of Annual Turnover			\$2,200,000
Tax Rate			0.0550%
Non-residential Transfer Tax			\$1,210
<b>Total Property Transfer Tax</b>			<b>\$25,231</b>

TABLE I-5

**ESTIMATED TAXABLE RETAIL EXPENDITURES  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Resident local taxable sales		See Table V-2		\$33,652,000
Employee local taxable sales		See Table V-1		\$1,097,857
<u>Non-Residential (square feet)</u>	<u>Total SF</u>	<u>Sales per SF</u>	<u>Transfers</u>	
Transit	25,000	\$200		\$5,000,000
Retail	115,000	\$200	30%	\$16,100,000
Office	80,000	\$25	30%	\$1,400,000
Total				\$22,500,000
Total Taxable Sales				\$57,249,857
Local Sales Tax			1.00%	\$572,499
Use Tax as a % of point of Sales Tax			11.43%	\$65,437
Total Sales and Use Tax				\$637,935

**Proposition 172 - Half Cent Sales Tax**

Budgeted Proposition 172 sales tax (FY2015 - 16)	\$500,920
Budgeted Sales and Use Tax (2015 - 16)	\$21,322,550
Proposition 172 sales tax per \$1,000 sales and use tax	\$23.49
Projected Sales and Use Tax to City	\$637,935
Projected Proposition 172 Sales Tax to City	\$14,987

**Attachment II**  
**Lower Density Alternative**

TABLE II - 1

**FISCAL IMPACT SUMMARY - LOWER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

---

Housing Units		2,650
Nonresidential Square Footage		220,000
Estimate of Development Value		883,209,300
Estimated Population		6,558
Employment		732
Persons Served		6,923
<u>Revenues</u>	See Table II - 2	
City Property Tax Revenue		\$282,000
Real Property Transfer Tax		23,251
Property Tax in-lieu of VLF		605,209
Sales Tax		539,029
Use Tax		61,611
Proposition 172 Sales Tax		14,111
Franchise Fees		203,505
Business License		19,036
Fines & Forfeitures		20,764
Municipal Utility Transfer		39,552
Incremental Assessment Revenues		317,352
<u>Other General Revenues</u>		<u>10,981</u>
Total Revenues		\$2,136,399
<u>Costs</u>	See Table II - 3	
Police Department		\$936,766
Animal Care		80,300
Community Services		156,100
Economic & community Development		23,100
Building & Safety		48,800
Engineering		56,800
Planning		5,300
Public Works		82,800
<u>General Government</u>		<u>162,152</u>
Total Costs		\$1,552,117
Net Benefit (Cost)		\$584,282

---

TABLE II - 2

**RECURRING REVENUE FACTORS - LOWER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

---

Population	6,558
Employees	732
Persons Served	6,923
Housing Units	2,650

<u>Category</u>	<u>Rate</u>	<u>Retail Total</u>
Local Taxes		
Local Property Taxes	See Table II-4	\$8,832,000
City Share of Property Tax Rate	See Table II-4	\$282,000
Real Property Transfer Tax	See Table II-4	23,251
Property Tax In-lieu of VLF	\$715.80 per \$million AV	605,209
Retail Sales Tax	See Table II-5	539,029
Use Tax	See Table II-5	61,611
Prop 172	See Table II-5	14,111
Franchise Fees	See Table V-3	203,505
Busines License	See Table V-3	19,036
Fines & Forfeitures	See Table V-3	20,764
Municipal Utility Transfer	See Table V-3	39,552
Incremental Assessment Revenues	See Table V-6	317,352
<u>Other General Revenues</u>	See Table V-3	<u>10,981</u>
<b>Total</b>		<b>\$2,136,399</b>

---

TABLE II - 3

**FISCAL COST - LOWER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Population	6,558		
Employment	732		
Persons Served	6,923	Population plus 50% of employment	
	<u>Cost Factor</u>	<u>Description</u>	<u>Retail Cost</u>
<u>Police Department</u>	\$222.91	1 Per Service Call	\$936,766
<u>Animal Care</u>	\$11.59	2 Per person served	\$80,300
<u>Community Services</u>	\$22.54	2 Per person served	\$156,100
<u>Economic &amp; community Development</u>	\$3.34	2 Per person served	\$23,100
<u>Building &amp; Safety</u>	\$7.05	2 Per person served	\$48,800
<u>Engineering</u>	\$8.21	2 Per person served	\$56,800
<u>Planning</u>	\$0.76	2 Per person served	\$5,300
<u>Public Works</u>	\$11.96	2 Per person served	\$82,800
<u>General Government</u>	11.7%	2 Overhead allowance	\$162,152
Total			\$1,552,117

<sup>1</sup> See Table V-5

<sup>2</sup> See Table V-4

TABLE II - 4

**ASSESSED VALUE - LOWER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

<u>Residential Units</u>	<u>Total Units</u>	<u>Assessed Value per / Unit</u>	<u>Total Assessed Value</u>
For Sale - Detached	300	\$420,000	\$126,000,000
For Sale - Attached	800	\$360,000	\$288,000,000
Apartments	1,550	\$250,000	\$387,500,000
<b>Total</b>	<b>2,650</b>		<b>\$801,500,000</b>

<u>Non-Residential (square feet)</u>	<u>Total SF</u>	<u>Assessed Value per SF</u>	<u>Total Assessed Value</u>
Transit	25,000	\$200.00	5,000,000
Retail	115,000	\$200.00	23,000,000
Office	80,000	\$200.00	16,000,000
<b>Total</b>	<b>220,000</b>		<b>\$44,000,000</b>

Total Secured Value		\$845,500,000
Unsecured Valuation	4.46%	\$37,709,300
<b>Total Assessed Valuation</b>		<b>\$883,209,300</b>

<b>Property Tax</b>		
Property Tax Rate	1.0000%	\$8,832,000
City Share of Property Tax Revenues	3.1933%	\$282,000

**Property Transfer Tax**

<b>Residential</b>		
Assessed Valuation		\$801,500,000
Annual turnover		5.00%
Value of Annual Turnover		\$40,075,000
Tax Rate		0.0550%
Residential Transfer Tax		\$22,041
<b>Non-Residential</b>		
Assessed Valuation		\$44,000,000
Annual turnover		5.00%
Value of Annual Turnover		\$2,200,000
Tax Rate		0.0550%
Non-residential Transfer Tax		\$1,210
<b>Total Property Transfer Tax</b>		<b>\$23,251</b>

TABLE II - 5

**ESTIMATED TAXABLE SALES - LOWER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

---

Resident local taxable sales	See Table V-2	\$30,305,000
Employee local taxable sales	See Table V-1	\$1,097,857

<u>Non-Residential (square f.</u>	<u>Total SF</u>	<u>Sales per SF</u>	<u>Transfers</u>	
Transit	25,000	\$200		\$5,000,000
Retail	115,000	\$200	30%	\$16,100,000
Office	80,000	\$25	30%	\$1,400,000
<b>Total</b>				<b>\$22,500,000</b>
<b>Total Taxable Sales</b>				<b>\$53,902,857</b>
Local Sales Tax			1.00%	\$539,029
Use Tax as a % of point of Sales Tax			11.43%	\$61,611
<b>Total Sales and Use Tax</b>				<b>\$600,640</b>

**Proposition 172 - Half Cent Sales Tax**

Budgeted Proposition 172 sales tax (FY2015 - 16)	\$500,920
Budgeted Sales and Use Tax (2015 - 16)	\$21,322,550
Proposition 172 sales tax per \$1,000 sales and use tax	\$23.49
Projected Sales and Use Tax to City	\$600,640
Projected Proposition 172 Sales Tax to City	\$14,111

**Attachment III**  
**Higher Density Alternative**

TABLE III - 1

**FISCAL IMPACT SUMMARY - HIGHER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

---

Housing Units	4,000
Nonresidential Square Footage	220,000
Estimate of Development Value	\$1,041,466,200
Estimated Population	9,400
Employment	732
Persons Served	9,766

<u>Revenues</u>	See Table III - 2	
City Property Tax Revenue		\$333,000
Real Property Transfer Tax		27,418
Property Tax in-lieu of VLF		713,653
Sales Tax		599,709
Use Tax		68,547
Proposition 172 Sales Tax		15,699
Franchise Fees		290,256
Busines License		19,036
Fines & Forfeitures		29,289
Municipal Utility Transfer		55,790
Incremental Assessment Revenues		514,087
<u>Other General Revenues</u>		<u>15,680</u>

Total Revenues \$2,682,162

<u>Costs</u>	See Table III - 3	
Police Department		\$1,371,773
Animal Care		\$113,200
Community Services		220,100
Economic & community Development		32,600
Building & Safety		68,800
Engineering		80,200
Planning		7,400
Public Works		116,800
<u>General Government</u>		<u>234,586</u>

Total Costs \$2,245,459

Net Benefit (Cost) \$436,703

---

TABLE III - 2

**RECURRING REVENUE FACTORS - HIGHER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Population	9,400
Employees	732
Persons Served	9,766
Housing Units	4,000

<u>Category</u>	<u>Rate</u>	<u>Auto Center Total</u>
Local Taxes		
City Property Tax Rate	See Table III - 4	\$10,415,000
City Share of Property Tax Rate	See Table III - 4	333,000
Real Property Transfer Tax	See Table III - 4	27,418
Property Tax In-lieu of VLF	\$715.80 per \$million AV	713,653
Retail Sales Tax	See Table III - 5	599,709
Use Tax	See Table III - 5	68,547
Prop 172	See Table III - 5	15,699
Franchise Fees	See Table V - 3	290,256
Busines License	See Table V - 3	19,036
Fines & Forfeitures	See Table V - 3	29,289
Municipal Utility Transfer	See Table V - 3	55,790
Incremental Assessment Revenues	See Table V - 6	514,087
<u>Other General Revenues</u>	See Table V - 3	<u>15,680</u>
<b>Total</b>		<b>\$2,682,162</b>

TABLE III - 3

FISCAL COST - LOWER DENSITY ALTERNATIVE  
 EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
 RANCHO CUCAMONGA, CALIFORNIA

			Auto Center Cost
	Cost Factor	Description	
Population	9,400		
Employment	732		
Persons Served	9,766		
<u>Police Department</u>	\$222.91	1 Per Service Call	\$1,371,773
<u>Animal Care</u>	\$11.59	2 Per person served	\$113,200
<u>Community Services</u>	\$22.54	2 Per person served	\$220,100
<u>Economic &amp; community Development</u>	\$3.34	2 Per person served	\$32,600
<u>Building &amp; Safety</u>	\$7.05	2 Per person served	\$68,800
<u>Engineering</u>	\$8.21	2 Per person served	\$80,200
<u>Planning</u>	\$0.76	2 Per person served	\$7,400
<u>Public Works</u>	\$11.96	2 Per person served	\$116,800
<u>General Government</u>	11.7%	2 Overhead Allowance	<u>\$234,586</u>
<hr/>			
Total			\$2,245,459

<sup>1</sup> See Table V - 5

<sup>2</sup> See Table V - 4

TABLE III - 4

**ASSESSED VALUE - HIGHER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

<i>Residential Units</i>	Total Units	Assessed Value per / Unit	Total Assessed Value
For Sale - Detached	0	\$375,000	\$0
For Sale - Attached	1,400	\$300,000	\$420,000,000
Apartments	2,600	\$205,000	\$533,000,000
Total	4,000		\$953,000,000
<i>Non-Residential (square feet)</i>	Total SF	Assessed Value per SF	Total Assessed Value
Transit	25,000	\$200.00	5,000,000
Retail	115,000	\$200.00	23,000,000
Office	80,000	\$200.00	16,000,000
Total	220,000		\$44,000,000
Total Secured Value			\$997,000,000
Unsecured Valuation		4.46%	\$44,466,200
Total Assessed Valuation			\$1,041,466,200
Property Tax			
Property Tax Rate	1.0000%		\$10,415,000
City Share of Property Tax Revenues	3.1933%		\$333,000
<b>Property Transfer Tax</b>			
<b>Residential</b>			
Assessed Valuation			\$953,000,000
Annual turnover			5.00%
Value of Annual Turnover			\$47,650,000
Tax Rate			0.0550%
Residential Transfer Tax			\$26,208
<b>Non-Residential</b>			
Assessed Valuation			\$44,000,000
Annual turnover			5.00%
Value of Annual Turnover			\$2,200,000
Tax Rate			0.0550%
Non-residential Transfer Tax			\$1,210
Total Property Transfer Tax			\$27,418

TABLE III - 5

**ESTIMATED TAXABLE SALES - HIGHER DENSITY ALTERNATIVE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

---

Resident local taxable sales		See Table V-2		\$36,373,000
Employee local taxable sales		See Table V-1		\$1,097,857
<u>Non-Residential (square fe</u>	<u>Total</u>	<u>Sales</u>	<u>Transfers</u>	
	<u>SF</u>	<u>per SF</u>		
Transit	25,000	\$200		\$5,000,000
Retail	115,000	\$200	30%	\$16,100,000
Office	80,000	\$25	30%	\$1,400,000
Total				\$22,500,000
Total Taxable Sales				\$59,970,857
Local Sales Tax			1.00%	\$599,709
Use Tax as a % of point of Sales Tax			11.43%	\$68,547
Total Sales and Use Tax				\$668,255

**Proposition 172 - Half Cent Sales Tax**

Budgeted Proposition 172 sales tax (FY2015 - 16)	\$500,920
Budgeted Sales and Use Tax (2015 - 16)	\$21,322,550
Proposition 172 sales tax per \$1,000 sales and use tax	\$23.49
Projected Sales and Use Tax to City	\$668,255
Projected Proposition 172 Sales Tax to City	\$15,699

**Attachment IV**  
**No Project Alternative**  
**Existing Golf Course**

**TABLE IV-1**

**FISCAL IMPACT SUMMARY - EXISTING GOLF COURSE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

---

Housing Units	0
Nonresidential Square Footage	3,000
Existing Development Value	\$4,170,000
Estimated Population	0
Employment	25

Persons Served	13
----------------	----

<u>Revenues</u>	See Table IV-2	
City Property Tax Revenue		\$1,000
Real Property Transfer Tax		115
Property Tax in-lieu of VLF		2,985
Sales Tax		3,456
Use Tax		395
Proposition 172 Sales Tax		90
Franchise Fees		514
Busines License		650
Fines & Forfeitures		37
Municipal Utility Transfer		71
<u>Other General Revenues</u>		<u>5</u>

Total Revenues		\$9,319
----------------	--	---------

<u>Costs</u>	See Table IV-3	
Police Department		\$2,575
Animal Care		100
Community Services		300
Economic & community Development		0
Building & Safety		100
Engineering		100
Planning		0
Public Works		600
<u>General Government</u>		<u>440</u>

Total Costs		\$4,215
-------------	--	---------

Net Benefit (Cost)		\$5,104
--------------------	--	---------

---

TABLE IV - 2

**RECURRING REVENUE FACTORS - EXISTING GOLF COURSE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Population	0
Employees	25
Persons Served	13
Housing Units	0

<u>Category</u>	<u>Rate <sup>3</sup></u>	<u>PAMF Total</u>
Local Taxes		
Local Property Taxes Paid	See Table IV-4	\$44,000
City Share of Property Tax Rate	See Table IV-4	\$1,000
Real Property Transfer Tax	See Table IV-4	115
Property Tax In-lieu of VLF	\$715.80 per \$million AV	2,985
Retail Sales Tax	See Table IV-5	3,456
Use Tax		395
Prop 172		90
Franchise Fees	See Table V-3	514
Business License	See Table V-3	650
Fines & Forfeitures	See Table V-3	37
Municipal Utility Transfer	See Table V-3	\$71
<u>Other General Revenues</u>	See Table V-3	<u>5</u>
Total		\$9,319

TABLE IV - 3

**FISCAL COST - EXISTING GOLF COURSE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Population	0
Golf Course Employment	25
Persons Served	13

	<u>Cost Factor</u>	<u>Description</u>	<u>Alternative Cost</u>
<u>Police Department</u>	\$222.91	1 Per Service Call	\$2,575
<u>Animal Care</u>	\$11.59	2 Per person served	\$100
<u>Community Services</u>	\$22.54	2 Per person served	\$300
<u>Economic &amp; community Development</u>	\$3.34	2 Per person served	\$0
<u>Building &amp; Safety</u>	\$7.05	2 Per person served	\$100
<u>Engineering</u>	\$8.21	2 Per person served	\$100
<u>Planning</u>	\$0.76	2 Per person served	\$0
<u>Public Works</u>	\$47.83	2 Per person served	\$600
<u>General Government</u>	11.7%	2 Overhead Allowance	<u>\$440</u>
<hr/>			
Total			\$4,215

<sup>1</sup> See Table V-5

<sup>2</sup> See Table V-4

TABLE IV - 4

**ASSESSED VALUE - EXISTING GOLF COURSE  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

<u>Residential Units</u>	<u>Total Units</u>	<u>Assessed Value per / Unit</u>	<u>Total Assessed Value</u>
For Sale - Detached	0	\$375,000	\$0
For Sale - Attached	0	\$310,000	\$0
Apartments	0	\$215,000	\$0
Total	0		\$0

<u>Non-Residential (square feet)</u>	<u>Total SF</u>	<u>Assessed Value per SF</u>	<u>Total Assessed Value</u>
Existing Golf Course	3,000	\$1,390.00	4,170,000
Retail	0	\$200.00	0
Office	0	\$200.00	0
Total	3,000		\$4,170,000

Total Secured Value		\$4,170,000
Unsecured Valuation	4.46%	\$185,982
Total Assessed Valuation		\$4,355,982

Property Tax		
Local Property Tax Rate	1.0000%	\$44,000
City Share of Property Tax Revenues	3.1933%	\$1,000

**Property Transfer Tax**

<b>Residential</b>		
Assessed Valuation		\$0
Annual turnover		5.00%
Value of Annual Turnover		\$0
Tax Rate		0.0550%
Residential Transfer Tax		\$0
<b>Non-Residential</b>		
Assessed Valuation		\$4,170,000
Annual turnover		5.00%
Value of Annual Turnover		\$208,500
Tax Rate		0.0550%
Non-residential Transfer Tax		\$115
Total Property Transfer Tax		\$115

TABLE IV-5

**ESTIMATED TAXABLE RETAIL EXPENDITURES  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Resident local taxable sales \$0  
Employee local taxable spending See Table V-1 \$45,625

<i>Non-Residential (square feet)</i>	Total SF	Sales per SF	Transfers	
Golf Course	3,000	\$100		\$300,000
Retail	0	\$200	30%	\$0
Office	0	\$25	30%	\$0
Total				\$300,000
Total Taxable Sales				\$345,625
Local Sales Tax			1.00%	\$3,456
Use Tax as a % of point of Sales Tax			11.43%	\$395
Total Sales and Use Tax				\$3,851

**Proposition 172 - Half Cent Sales Tax**

Budgeted Proposition 172 sales tax (FY2015 - 16) \$500,920  
Budgeted Sales and Use Tax (2015 - 16) \$21,322,550  
Proposition 172 sales tax per \$1,000 sales and use tax \$23.49  
Projected Sales and Use Tax to City \$3,851  
Projected Proposition 172 Sales Tax to City \$90

**Attachment V**  
**Methodology and Assumptions**

TABLE V-1 ASSUMPTIONS

ALTERNATIVE DEVELOPMENT OPTIONS  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA

PROPOSED PROJECT

<u>Residential Units</u>	Total Units	Market Value per Unit	Residents per Unit <sup>1</sup>	Population	Household Income
For Sale - Detached	200	\$375,000	3.45	690	\$92,200
For Sale - Attached	1,050	\$310,000	2.35	2,468	\$76,200
Apartments	2,200	\$215,000	2.35	5,170	\$54,900
Monthly Rent		\$1,600			
<b>Total</b>	<b>3,450</b>			<b>8,328</b>	

<u>Non-Residential (square feet)</u>	Total SF	Value per SF	SF per Employee	Employees	Employee Taxable Spending
Transit	25,000	\$200.00	300	83	
Retail	115,000	\$200.00	350	329	
Office	80,000	\$200.00	250	320	
<b>Total</b>	<b>220,000</b>			<b>732</b>	<b>\$1,097,857</b>

LOWER DENSITY

<u>Residential Units</u>	Total Units	Market Value per Unit	Residents per Unit	Population	Household Income
For Sale - Detached	300	\$420,000	3.45	1,035	\$103,300
For Sale - Attached	800	\$360,000	2.35	1,880	\$88,500
Apartments	1,550	\$250,000	2.35	3,643	\$61,700
Monthly Rent		\$1,600			
<b>Total</b>	<b>2,650</b>			<b>6,558</b>	

<u>Non-Residential (square feet)</u>	Total SF	Value per SF	SF per Employee	Employees	Employee Taxable Spending
Transit	25,000	\$200.00	300	83	
Retail	115,000	\$200.00	350	329	
Office	80,000	\$200.00	250	320	
<b>Total</b>	<b>220,000</b>			<b>732</b>	<b>\$1,097,857</b>

HIGHER DENSITY

<u>Residential Units</u>	Total Units	Market Value per Unit	Residents per Unit	Population	Household Income
For Sale - Detached	0	\$375,000	3.45	0	\$92,200
For Sale - Attached	1,400	\$300,000	2.35	3,290	\$73,800
Apartments	2,600	\$205,000	2.35	6,110	\$51,400
Monthly Rent		\$1,500			
<b>Total</b>	<b>4,000</b>			<b>9,400</b>	

<u>Non-Residential (square feet)</u>	Total SF	Value per SF	SF per Employee	Employees	Employee Taxable Spending
Transit	25,000	\$200.00	300	83	
Retail	115,000	\$200.00	350	329	
Office	80,000	\$200.00	250	320	
<b>Total</b>	<b>220,000</b>			<b>732</b>	<b>\$1,097,857</b>

Property Tax In-fee of VLF	FY 2004-05	FY2015-16	Increase
Property tax vehicle license fees	9,209,981.00	16,474,380.00	7,264,399.00
Assessed Valuation (\$ millions)	12,641,601,225	22,690,239,812	10,148,637,587
VLF Increase per Assessed Valuation			0.0007158
VLF Increase per \$1,000,000 increase in AV			\$715.80

GENERAL ASSUMPTIONS

<sup>1</sup> Residents per Unit based on 2014 Development Impact Fee Study.

Property Tax		
Property Tax Rate	1.0000%	
Gen Fund Share of Property Tax	3.1933%	City allocation is split between General Fund and Library
Unsecured Tax as % of Secured	4.46%	Adopted Budget 2015-16
Use Tax Pct of Point of Sale	11.43%	Average 2013 - 2015 per HdL reports
Housing down payment	15%	KMA assumption
Housing Mortgage	6.00%	30 Years
Housing payments as % of income	33%	Derived from Consumer Expenditure Survey, September 2011
Taxes & Insurance	2%	KMA assumption
Taxable Sales as % of income	30.7%	CA BOE, Economic Perspective, August 2010 for higher family incomes
Resident sales spent locally	50%	KMA assumption
Rent as a % of income	35%	Derived from Consumer Expenditure Survey, September 2011
% retail sales transferred	30%	KMA assumption
Employee taxable spending (day)	\$5.00	Derived from ICSC worker spending study
Residential Turnover Rate	5.00%	HdL review of residential sales for 2016, rounded to nearest whole percent.
Non-residential turnover Rate	5.00%	KMA assumption

TABLE V-2

**DERIVATION OF RESIDENT SPENDING  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

**PROPOSED PROJECT**

	Units	Annual Income	Total Income	Taxable Spending
<i>Residential Units</i>				
For Sale - Detached	200	\$92,200	\$18,440,000	\$5,661,080
For Sale - Attached	1,050	\$76,200	\$80,010,000	\$24,563,070
Apartments	<u>2,200</u>	\$54,900	\$120,780,000	<u>\$37,079,460</u>
Total	3,450			\$67,303,610
Percentage Spent Locally				50%
Local Taxable spending				\$33,652,000

**LOWER DENSITY PROJECT**

	Units	Annual Income	Total Income	Taxable Spending
<i>Residential Units</i>				
For Sale - Detached	300	\$103,300	\$30,990,000	\$9,513,930
For Sale - Attached	800	\$88,500	\$70,800,000	\$21,735,600
Apartments	<u>1,550</u>	\$61,700	\$95,635,000	<u>\$29,359,945</u>
Total	2,650			\$60,609,475
Percentage Spent Locally				50%
Local Taxable spending				\$30,305,000

**LOWER DENSITY PROJECT**

	Units	Annual Income	Total Income	Taxable Spending
<i>Residential Units</i>				
For Sale - Detached	0	\$92,200	\$0	\$0
For Sale - Attached	1,400	\$73,800	\$103,320,000	\$31,719,240
Apartments	<u>2,600</u>	\$51,400	\$133,640,000	<u>\$41,027,480</u>
Total	4,000			\$72,746,720
Percentage Spent Locally				50%
Local Taxable spending				\$36,373,000

TABLE V-3

**FISCAL REVENUE FACTORS  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Population	8,328	6,558	9,400	0
Employment	732	732	732	25
Persons Served	8,693	6,923	9,766	13
Housing Units	3,450	2,650	4,000	0

Revenue Item	Allocation	Revenue Factor	Proposed	Lower Density	Higher Density	Existing Golf Course
4130 Franchise Fee-Gas & Electric	person served	\$12.90	\$112,112	\$89,286	\$125,943	\$161
4131 Franchise Fee-Resid. Refuse	per capita	\$5.69	47,404	37,328	53,509	0
4132 Franchise Fee-Comm. Refuse	per employee	\$14.10	10,320	10,320	10,320	353
4133 Franchise Fee-Cable	per unit	\$25.12	86,668	66,571	100,485	0
4201 Business Licenses	per employee	\$25.12	18,388	18,388	18,388	628
4231 Business Licenses-P/Y	per employee	\$0.15	113	113	113	4
4232 Business Licenses-Penalties	per employee	\$0.73	535	535	535	18
4301 Vehicle Code Fines	person served	\$0.38	3,343	2,663	3,756	5
4302 Parking Citations	person served	\$1.07	9,331	7,431	10,482	13
4306 Vehicle Release Fees	person served	\$0.82	7,095	5,650	7,970	10
4307 Citation Proof of Corr Fees	person served	\$0.01	45	36	51	0
4308 General Ordinance Fines	person served	\$0.20	1,753	1,396	1,969	3
4309 False Alarm Fees	person served	\$0.18	1,532	1,220	1,721	2
4310 Loud Party Ordinance Fines	person served	\$0.00	4	3	4	0
4313 Other Fines & Forfeitures	person served	\$0.34	2,970	2,366	3,337	4
4419 Other Rental/Lease Income	per capita	\$0.14	1,146	902	1,293	0
4560 Fingerprint Fees	per capita	\$0.24	2,011	1,584	2,270	0
4564 Returned Item Charge	person served	\$0.00	20	16	23	0
4570 Sale of Printed Materials	person served	\$0.07	591	471	664	1
4701 Motor Vehicle In-Lieu Fees	Per capita	\$0.42	3,510	2,764	3,962	0
4710 Homeowners Property Tax Relief	Per capita	\$0.46	3,860	3,039	4,357	0
4905 Contributions/Fundraising	person served	\$0.32	2,769	2,205	3,111	4
8705 Transfer In-Municipal Utility	person served	\$5.71	\$49,663	\$39,552	\$55,790	\$71

Sources: City of Rancho Cucamonga, Adopted Budget 2015-2016 Budget.

TABLE V-4

METHODOLOGY FOR ESTIMATING THE COST OF CITY SERVICES  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA

Budget Categories	Rancho Cucamonga Adopted Budget 2015-16 [A]	Less: Fees, Permits, Licenses And Other Funds [B]	Net Expenditures <sup>1</sup> [C=A-B]	Average Cost Allocation <sup>2</sup> [D]	Allocable Expenses [E=CxD]	Average Cost Allocable Per Person Served <sup>3</sup> [F=E / 219,747]
<b>GENERAL GOVERNMENT</b>						
City Council	129,070					
City Clerk	1,960					
City Treasurer	12,130					
City Management	1,554,230					
Records Management	482,910					
Administrative Services	6,680,580					
Finance	1,512,520					
Human Resources	752,770					
Information Technology	2,924,800					
Total	\$ 14,050,970					
Police	33,432,190	\$ -		Case study, See Table V-5		
Animal Care	3,038,880	\$ 491,000	\$ 2,547,880	100%	\$ 2,547,880	\$ 11.59
Community Services	4,952,990	-	4,952,990	100%	4,952,990	\$ 22.54
Econ & Comm Development	732,940	\$ -	\$ 732,940	100%	732,940	\$ 3.34
Building & Safety	2,717,600	\$ 1,169,270	\$ 1,548,330	100%	\$ 1,548,330	\$ 7.05
Engineering	2,554,350	\$ 750,000	\$ 1,804,350	100%	\$ 1,804,350	\$ 8.21
Planning	2,283,290	2,116,320	166,970	100%	166,970	\$ 0.76
Public Works	10,510,310	-	10,510,310	25%	2,627,578	\$ 11.96
Subtotal Departments	60,222,550	-	60,222,550		-	
General Government as Pct of Departments	23.3%					
Estimated marginal cost at 50%	11.7%					
TOTAL	\$ 74,273,520	\$ 4,526,590	\$ 82,486,320		\$ 14,381,038	\$ 65

Sources: City of Rancho Cucamonga, Adopted Budget 2015-2016 Budget.

<sup>1</sup> Expenditures paid by the General Fund after deducting specific revenue sources.

<sup>2</sup> Discussions with Public Works indicates that approximately 75% of street and park maintenance costs are project specific costs that are borne by the project. Remaining costs are spread citywide.

<sup>3</sup> KMA estimate based on City budget and demographic information.

TABLE V-5

**POLICE SERVICE COST ALLOCATIONS  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

Police Budget FY 2012 -13	\$25,942,919	90% of actual cost per 2014-15 adopted budget to adjust for fixed portion of police budget
Service Calls 2012	121,958	Development Impact Fee Study, 2014
Estimated Cost per Call (2012)	\$212.72	
CPI Adjustment Jul 2012 to Jul 2015	4.79%	
2015-16 Adjusted cost per call	\$222.91	

Calls by Use from Development Impact Fee Study

Residential - Detached	1.25 per unit
Residential - Attached	1.41 per unit
Commercial / Retail	3.85 per 1,000 SF
Office	0.89 per 1,000 SF

	<u>Proposed</u>	<u>Lower Density</u>	<u>Higher Density</u>
For Sale - Detached	200	300	0
For Sale - Attached	1,050	800	1,400
Apartments	2,200	1,550	2,600
Retail	115,000	115,000	115,000
Office	80,000	80,000	80,000
<b>Calls by use</b>			
For Sale - Detached	250	375	0
For Sale - Attached	1,481	1,128	1,974
Apartments	3,102	2,186	3,666
Retail	443	443	443
Office	71	71	71
<b>Total Calls</b>	<b>5,346</b>	<b>4,202</b>	<b>6,154</b>
<b>Total Cost</b>	<b>\$1,191,774</b>	<b>\$936,766</b>	<b>\$1,371,773</b>

TABLE V-6

**INCREMENTAL ASSESSMENT REVENUES  
EMPIRE LAKES SITE DEVELOPMENT ALTERNATIVES  
RANCHO CUCAMONGA, CALIFORNIA**

	<u>Proposed</u>	<u>Lower Density</u>	<u>Higher Density</u>
Residential Units	3,450	2,650	4,000
Fee per Unit	\$145.73	\$145.73	\$145.73
Residential Revenues	\$502,769	\$386,185	\$582,920
Commercial Acreage	8.50	8.50	8.50
Fee per Acre	\$673.96	\$673.96	\$673.96
Commercial Revenues	<u>\$5,729</u>	<u>\$5,729</u>	<u>\$5,729</u>
Total New Revenues	\$508,497	\$391,913	\$588,649
Current Revenues from Site	\$74,562	\$74,562	\$74,562
Net New Assessment Revenues	\$433,936	\$317,352	\$514,087

Source: City of Rancho Cucamonga Special Districts Division

**Table LU-8: Mixed Use: Foothill Boulevard and Mayten Avenue**

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	40%-60%	19.1-28.7 acres	28.7 acres
Office – professional	6%-10%	2.9-4.8 acres	4.8 acres
Public/Quasi-Public – parks/public plazas	4%	1.9 acres	1.9 acres
Residential	26%-50%	12.4-23.9 acres @ 24 - 30 du/acre <sup>1</sup> 298 to 717 du	12.4 acres @ 30 du/acre <sup>1</sup> 372 du
<b>Totals</b>	<b>100%</b>	<b>47.8 acres</b>	<b>47.8 acres</b>

Note:

1. Indicates target density, not a range. Actual density may increase up to 30 du/ac as long as the total of 717 dwelling units is not exceeded.

The residential component will provide connections in the form of small interior streets and pedestrian paseos to the commercial and office components of the development. Residential development should also include an active street front instead of blank walls along Mayten Avenue and Malaga Drive, and interior streets to connect the various parts of the development. Isolated and gated residential development that is walled off from adjoining uses would be prohibited.

Nearly two acres of public space in the form of public plazas and fountains will provide people with gathering areas in the commercial component of the development. Additional recreational amenities are also encouraged for the residential component of the development.

### Mixed Use: Industrial Area Specific Plan (Sub-Area 18)

This area is bounded on the south by 4<sup>th</sup> Street, on the east by Milliken Avenue, on the north by the railroad, and on the west by Utica Street (#8 on Figure LU-3). ~~The development is entirely built out. It surrounds an 18-hole golf course and~~ includes the Metrolink Station off Milliken Avenue. The Industrial Area Specific Plan (Empire Lakes) Mixed Use area reflects the mixed land use approved under the Rancho Cucamonga IASP Sub-Area 18 Specific Plan. The intent of the Mixed Use designation is to:

- Promote planning flexibility to achieve more creative and imaginative employment-generating designs
- Integrate a wider range of retail commercial, service commercial, recreation, and office uses within this industrial area of the City
- Allow for the sensitive inclusion of high-density residential development that offers high-quality multi-unit condominiums and apartments for employees desiring housing close to work and transit

~~Table LU-9 specifies the uses and range of development allowed.~~

**Table LU-9: Mixed Use: Industrial Area Specific Plan/Subarea 18**

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Units	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial—retail, service commercial, tourist commercial, office (commercial and professional)	15%-25%	34-57 acres	40 acres
Office—professional, medical corporate offices	40%-60%	90-136 acres	110.5 acres
Public/Quasi-Public/Recreation	7.5%	16.5 ac	16.5 acres
Residential	11%-22%	25-50 acres @ 27.75 du/acre <sup>1</sup> 694 to 1,388 du	50 acres @ 27.75 du/acre <sup>1</sup> 1,388 du
ROW—Metrolink Parking	4.5%	10.3 ac	10.3 acres
<b>Totals</b>	<b>100%</b>	<b>227 acres</b>	<b>227 acres</b>

**Note:**

1. — Indicates target density, not a range. Actual density may increase up to 27.75 du/ac as long as the total of 1,388 dwelling units is not exceeded.

**Mixed Use: Foothill Boulevard and Deer Creek Channel**

This site, located at Foothill Boulevard along Deer Creek Channel (#9 on Figure LU-3), provides an excellent opportunity to integrate commercial and residential uses into a cohesive development. Commercial development will be sited along the Foothill Boulevard frontage, while residential development will be located toward the southern area of the property. Development should provide pedestrian access between uses and direct pedestrian connections to Foothill Boulevard and transit stops. High-density development should step down to detached residential development along the western boundary providing a transition to the adjacent low-density residential development. Public street connections to Hampshire Street and Devon Street in the adjacent residential neighborhood will be discouraged, except for emergency vehicles.

Table LU-10 specifies the uses and range of development allowed.

**Table LU-10: Mixed Use: Foothill Boulevard and Deer Creek Channel**

Land Use	Percent Range	Acreage Range Average Density (du/acre) Dwelling Unit Range	Estimated "Most Case" Acres/Dwelling Units (du)
Commercial	25%-30%	4.4-5.3 acres	5.3 acres
Residential	70%-75%	12.4-13.3 acres @ 10-14 du/acre <sup>1</sup> 124 to 186 du	12.4 acres @ 14 du/acre <sup>1</sup> 174 du
<b>Totals</b>	<b>100%</b>	<b>17.7 acres</b>	<b>17.7 acres</b>

**Note:**

1. Indicates target density, not a range. Actual density may increase up to 14 du/ac as long as the total of 186 dwelling units is not exceeded.

INSERT the following text in place of Table LU-9:

The Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan is located north of 4th Street, south of a commuter and freight railway, west of Milliken Avenue, and east of Utica/Cleveland Avenues (#8 on Figure LU-3). The plan provides a more urban, medium-to-high density development pattern with a mix of attached and detached residences, non-residential (office, commercial, etc.) uses, and private and common open space areas. Characteristic of the plan will be its pedestrian-oriented setting and access to various transit options including the Metrolink San Bernardino Line via the Rancho Cucamonga Station located at the northeast corner of the specific plan area. The plan is intended to provide a unique and engaging experience that offers to residents convenient access to areas for work, service/commerce, recreational activities, and public spaces. The plan reflects the mixed land use approved under the Rancho Cucamonga IASP Subarea 18 Specific Plan. The intent of the Mixed Use designation is to:

- Promote planning flexibility to achieve more creative and imaginative employment-generating designs;
- Integrate a wider range of retail commercial, service commercial, recreation, and office uses within this industrial area of the City;
- Allow for the sensitive inclusion of high-density residential development that offers high-quality multi-unit condominiums and apartments for employees desiring housing close to work and transit.

Note: Table to be updated by City

**Table LU-15: Build-Out Summary**

	Baseline: 2009 <sup>1</sup>			General Plan Build Out: 2030			Change (total only)	Percent Change
	City	SOI <sup>2</sup>	Total	City	SOI <sup>2</sup>	Total		
Dwelling Units	55,608	91	55,699	62,196	1,057	63,253	7,554	13.6%
Population	179,200	300	179,500	200,400	3,400	203,800	24,300	13.5%
Non-Residential Square Feet	80,030,000	0	80,030,000	99,797,000	0	99,797,000	19,767,000	24.7%
Employment	77,350	0	77,350	103,040	0	103,040	25,690	33.2%

**Notes:**

1. 2009 Baseline data is based on Existing Land Use Geographical Information Systems land use data.
2. SOI: Rancho Cucamonga Sphere of Influence.

Note: Table to be updated by City

**Table LU-16: Land Use Plan Summary-Residential Designations**

Land Use Designations	Density Factor <sup>1</sup>	City Area			Sphere of Influence			Totals		
		Acres	Dwelling Units <sup>2</sup>	Target Dwelling Units <sup>3</sup>	Acres	Dwelling Units <sup>2</sup>	Target Dwelling Units <sup>3</sup>	Total Acreage	Total Dwelling Units	Total Target Dwelling Units
<b>Residential Designations</b>										
Hillside (0.1-2.0 du/ac)	1.29	133	13 to 268	151	695	70-1,400	831	828	83-1,668	982
Very Low (0.10-2.0 du/ac)	1.29	4,007	401 to 8,029	7,394	-	-	-	4,007	401-8,029	7,394
Low (2.0-4.0 du/ac)	3.25	4,371	9,194 to 18,080	18,050	-	-	-	4,371	9,194-18,080	18,050
Low Medium (4.0-8.0 du/ac)	6.50	1,852	7,739 to 15,100	13,320	-	-	-	1,852	7,739-15,100	13,320
Medium (8.0-14.0 du/ac)	11.75	790	6,270 to 10,837	9,283	-	-	-	790	6,270-10,837	9,283
Medium High (14.0-24.0 du/ac)	20.25	367	5,237 to 8,915	7,432	-	-	-	367	5,237-8,915	7,432
High (24.0-30.0 du/ac)	27.75	44	1,376 to 1,713	1,221	-	-	-	44	1,376-1,713	1,221
Mixed Use <sup>4</sup>	Varies	276	3,701 to 6,511	5,345	-	-	-	276	3,701-6,511	5,345
Open Space (0.0-0.1 du/ac)	0.10	483	0 to 48	- <sup>5</sup>	2,496	0-250	226	2,979	0-298	226
<b>RESIDENTIAL SUBTOTAL</b>		<b>12,323</b>	<b>33,931 to 69,501</b>	<b>62,196</b>	<b>3,191</b>	<b>70-1,650</b>	<b>1,057</b>	<b>15,511</b>	<b>34,001-71,151</b>	<b>63,253</b>

- Notes:**
1. The Density Factor is based upon actual development that has occurred in the City and represents a level midway between 50% and 75% of the range. It is used to calculate the target number of dwelling units. This factor is only applied to vacant developable lands. A different Density Factor was applied to existing development to obtain an accurate baseline number.
  2. The range of dwelling units is derived by multiplying the lower and upper threshold of density/intensity range by the number of acres, and rounded to the nearest whole number. This range represents the theoretical potential. Some development will produce densities at or near the top of the range; however, most will not.
  3. Target dwelling units is the probable level of development based on historical development patterns, except for Mixed Use Residential, which is based primarily on a target density.
  4. Mixed Use allows both residential and non-residential uses.
  5. Open Space is generally a non-residential category that permits a very limited number of residential units on privately owned properties. Within the City, Open Space applies to the golf courses and the Pacific Electric Trail. In the northwest quadrant of the City, a few properties are designated Open Space and could yield residential units. However, any such development would be limited to a density of 0.1 units per acre (or one unit per parcel on lots less than 10 acres in size) and would be subject to the slope, drainage, flood zones, and fault zone analysis at a minimum under the Hillside Overlay Ordinance, further limiting any residential development potential.

Item W - 745

Note: Table to be updated by City

**Table LU-17: Land Use Plan Summary-Non-Residential Designations**

Land Use Designations	Acres		Square Feet (in thousands) <sup>1</sup> (City Only)	Probable Square Feet (in thousands) (City Only)	Employment <sup>3</sup> (City Only)	Total Acres
	City	SOI				
<b>Non-Residential<sup>2</sup></b>						
Office (0.40-1.0 FAR)	86	-	1,497 to 3,746	1,497	3,180	86
Neighborhood Commercial (0.25-0.35 FAR)	164	-	1,785 to 2,500	1,785	3,030	164
Community Commercial (0.25-0.35 FAR)	119	-	1,292 to 1,810	1,292	1,970	119
General Commercial (0.25-0.35 FAR)	470	-	6,555 to 7,165	6,555	10,020	470
<b>Subtotal</b>	<b>839</b>	<b>-</b>	<b>11,129 to 15,221</b>	<b>11,129</b>	<b>18,200</b>	<b>839</b>
Mixed Use (0.25-1.0 FAR) <sup>4</sup>	626	-	6,498 to 25,996	11,973	20,270	626
<b>Subtotal</b>	<b>626</b>	<b>-</b>	<b>6,498 to 25,996</b>	<b>11,973</b>	<b>20,270</b>	<b>626</b>
Industrial Park (0.40-0.60 FAR)	559	-	9,739 to 14,610	9,739	6,610	559
- Haven Overlay (0.40-1.0 FAR)	215	-	3,745 to 9,365	3,745	7,950	215
General Industrial (0.50-0.60 FAR)	1,974	-	42,993 to 51,592	42,993	29,220	1,974
Heavy Industrial (0.40-0.50 FAR)	891	-	15,523 to 19,405	15,523	15,820	891
<b>Subtotal</b>	<b>3,639</b>	<b>-</b>	<b>72,000 to 94,972</b>	<b>72,000</b>	<b>59,600</b>	<b>3,639</b>
Open Space (0.0-0.10 du/ac)	483	2,496	-	-	-	2,979
Conservation	355	983	-	-	-	1,336
Flood Control/Utility Corridor	1,711	1,753	-	-	-	3,464
<b>Subtotal</b>	<b>2,547</b>	<b>5,232</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,779</b>
Civic/Regional (0.40-1.0 FAR)	130	-	2,265 to 5,662	2,265	1,050	130
Schools (0.10-0.20 FAR)	558	-	2,430 to 4,861	2,430	3,920	558
Parks	445	-	-	-	-	445
<b>Subtotal</b>	<b>1,133</b>	<b>-</b>	<b>4,695 to 10,523</b>	<b>4,695</b>	<b>4,970</b>	<b>1,133</b>
<b>NON-RESIDENTIAL SUBTOTAL</b>	<b>8,784</b>	<b>5,232</b>	<b>94,322 to 146,712</b>	<b>99,797</b>	<b>103,040</b>	<b>14,016</b>

Notes:

1. The range of square footage is derived by multiplying the probable lower and upper threshold of intensity range by the number of acres, and rounded to the nearest hundred.
2. Non-residential FAR Range: lower number is the probable FAR on average, but in some cases it may be lower. Higher number is the maximum FAR allowed for any specific project.
3. Employment is calculated by using the Probable Square Feet and employment factors for each non-residential land use designations.
4. Mixed Use allows both residential and non-residential use.

Note: Table to be updated by City

**Table LU-18: Build Out Summary by Land Use**

Land Use Designations	Acres <sup>1</sup>			Percent of Total	Target Dwelling Units			Probable Non-Residential (City Only)	
	City	SOI	Total		City	SOI	Total	Square Feet (in thousands)	Employment
Hillside Residential (0.1-2.0 du/ac)	133	695	828	3.1%	151	831	982	-	-
Very Low Residential (0.1-2.0 du/ac)	4,007	-	4,007	15.1%	7,394	-	7,394	-	-
Low Residential (2.0-4.0 du/ac)	4,371	-	4,371	16.5%	18,050	-	18,050	-	-
Low Medium Residential (4.0-8.0 du/ac)	1,852	-	1,852	7.0%	13,320	-	13,320	-	-
Medium Residential (8.0-14.0 du/ac)	790	-	790	3.0%	9,283	-	9,283	-	-
Medium High Residential (14.0-24.0 du/ac)	367	-	367	1.4%	7,432	-	7,432	-	-
High Residential (24.0-30.0 du/ac)	44	-	44	0.2%	1,221	-	1,221	-	-
Mixed Use <sup>2</sup>	902	-	902	3.4%	5,345	-	5,345	11,973	20,270
Office (0.40-1.0 FAR)	86	-	86	0.3%	-	-	-	1,497	3,180
Neighborhood Commercial (0.25-0.35 FAR)	164	-	164	0.6%	-	-	-	1,785	3,030
Community Commercial (0.25-0.35 FAR)	119	-	119	0.4%	-	-	-	1,292	1,970
General Commercial (0.25-0.35 FAR)	470	-	470	1.8%	-	-	-	6,555	10,020
Industrial Park (0.40-0.60 FAR)	559	-	559	2.1%	-	-	-	9,739	6,610
- Haven Ave Office Overlay (0.40-1.0 FAR)	215	-	215	0.8%	-	-	-	3,745	7,950
General Industrial (0.50-0.60 FAR)	1,974	-	1,974	7.4%	-	-	-	42,993	29,220
Heavy Industrial (0.40-0.50 FAR)	891	-	891	3.4%	-	-	-	15,523	15,820
Open Space (0.0-0.1 du/ac)	483	2,496	2,979	11.2%	-	226	226	-	-
Conservation	353	983	1,336	5.0%	-	-	-	-	-
Flood Control/Utility Corridor	1,711	1,753	3,464	13.0%	-	-	-	-	-
Civic/Regional 0.40-1.0 FAR)	130	-	130	0.5%	-	-	-	2,265	1,050
Schools (0.10-0.20 FAR)	558	-	558	2.1%	-	-	-	2,430	3,920
Parks	445	-	445	1.7%	-	-	-	-	-
<b>GRAND TOTAL</b>	<b>20,624</b>	<b>5,927</b>	<b>26,551</b>	<b>100.0%</b>	<b>62,196</b>	<b>1,057</b>	<b>63,253</b>	<b>99,797</b>	<b>103,040</b>

Notes:

1. Acres include existing development and undeveloped vacant properties.
2. Mixed Use allows both residential and non-residential uses.

An additional purpose is to capture and reflect the historic significance of this route as part of the legendary Route 66 that linked Los Angeles and Chicago for several critical decades during the twentieth century. Such landmarks as the Sycamore Inn and the Magic Lamp Restaurant symbolize that memorable period in the emergence of Southern California as a mecca for families seeking a better life. The combination of use patterns, development standards, and design guidelines of the plan testify to the area's complex planning issues and the need for creative regulatory devices. Ultimately, the goal of the Specific Plan is to give this critical centerpiece of the City the prominence it deserves.

#### **Industrial Area Specific Plan**

The Industrial Area Specific Plan is a particularly significant specific plan due to its successful role in the development of the City's industrial base (which is a critical component of an overall long-term balance of uses). Part of this success can be attributed to the quality standards incorporated into the Specific Plan and the protection those standards afford to business investors in this area. The Specific Plan, encompassing nearly 5,000 acres, has been divided into three zones and 19 subareas. The subareas represent specific land use characteristics and development constraints which can be dealt with on a subarea basis rather than through the application of broadly applied development standards. The purpose of the Specific Plan is to establish specific standards and guidelines that will be used for development throughout the City's industrial area.

#### **Industrial Area Specific Plan Sub-Area 18 Plan (Empire Lakes)**

The purpose of the Sub-Area 18 Specific Plan is to provide for a broader mix of land uses than was originally permitted within the Industrial Area Specific Plan. The plan was expanded to include such uses as recreational, hotel/conference center, retail, restaurant, and entertainment, as well as office, research and development, and light industrial uses. ~~These uses are intended to surround the existing 18-hole golf course.~~ A subsequent amendment to further expand the use list included ~~limited~~ multi-unit residential development to maximize potential use of the Metrolink Station near Milliken Avenue.

### **Adopted Planned Communities**

#### **Caryn Planned Community Development Plan**

The Caryn Planned Community Development Plan, now completed, lies north of the Victoria planned community. The community's special identity is provided by an elementary school, single-unit residential development, and walking trails that tie the community together.

#### **Terra Vista Community Plan**

The Terra Vista Community Plan area is centrally located in Rancho Cucamonga and encompasses 1,321 acres. It is comprised of four distinct neighborhoods, with a greenway serving as the backbone connector. The area is planned for a mix of residential and commercial uses, with a large concentration of commercial and office uses along Foothill Boulevard and Haven Avenue that serves as a community-wide activity center.

#### **Victoria Community Plan**

The Victoria Community Plan area encompasses 2,150 acres and provides for a series of residential villages and related support uses, designed around a central spine called Victoria Park Lane. Victoria Community Plan includes the Victoria Arbors Master Plan and the Victoria Gardens Master Plan.

# Open Space Resources

Open space is defined as any parcel or area of land that is essentially unimproved and devoted to uses such as natural resource preservation, managed production of resources, outdoor recreation, and public health and safety. Open spaces can be found throughout the City. Natural open spaces are primarily located in the hillsides and Sphere of Influence areas of the City, while urban open spaces, such as developed parks and open plazas can be found in the built areas of the City.

Preservation of open space benefits environmental sustainability and promotes the Healthy RC Initiative. Open space allows the recharge of groundwater basins, which provide a clean source of water for everyday use to the Rancho Cucamonga community. Open space provides plentiful opportunities for recreational activities such as hiking and bird watching as well as areas of scientific and educational value. Preservation of open space serves to protect views and retain a connection to our environmental and cultural history. Open space also provides protection from natural hazards such as flooding and wildland fires. And finally, open space is not just limited to the hillsides; within the urban area, open space provides softening and contrast to the built environment, active and passive recreational opportunities, view corridors, and general enhancement of the overall visual quality of the City.

## Established Open Space Areas

Approximately 31 percent, or 8,224 acres, of the Planning Area is devoted to open space, including parks, undeveloped parcels, conservation areas, and flood control utility corridors, as shown in Figure RC-1: Open Space and Conservation Plan. Hillside Residential and Very Low-density Residential areas (two dwelling units or less per acre) also contribute to the rural character within the northern portion of the City and Sphere of Influence area (see Chapter 2, Figure LU-1: Land Use Plan).

Open space in Rancho Cucamonga provides the following benefits:

- **Open Space: Preservation of Natural Resources.** In an effort to protect wildlife and biological resources within Rancho Cucamonga, conservation areas have been established in Rancho Cucamonga's Planning Area. These conservation areas are intended to protect the alluvial fan sage scrub habitat and the wildlife it supports by preserving open space land in its natural state. See the Wildlife Resources section (page RC-26) in this Chapter for more information regarding conservation areas and protection of wildlife resources.
- **Open Space: Managed Protection of Natural Resources.** Open space areas and expansive spreading grounds allow the recharge of groundwater basins, which are a critical resource for the Cucamonga Valley Water District. These areas need to be protected because the Cucamonga Valley Water District obtains a large portion of its water supply from the groundwater basins. Rancho Cucamonga's Sphere of Influence also has limited aggregate resources (sand and gravel), which are found in alluvial fans at the opening of canyons. These are important resources to the construction industry from which Rancho Cucamonga and the region have greatly benefited. However, this resource must be properly managed so that we can protect important habitat areas, allow for appropriate redevelopment, and avoid future land use conflicts. See the Mineral Resources section (page RC-8) in this Chapter for more information.

## **Section 17.38.070 Rancho Cucamonga IASP Sub-Area 18 Specific Plan**

Table 17.38.070-1 Allowed Land Uses and Permit Requirements by Placetype provides the correlation of land use by Placetype to the Base Zoning District in the City's Development Code.

Land use classifications/categories, descriptions, and entitlement/permit requirements are per the City's Development Code unless otherwise defined in this section.

### **Uses Not Specifically Listed**

Uses not specifically listed as permitted or conditionally permitted, but deemed by the Planning Director to be similar to a listed permitted or conditionally permitted use, may be allowed subject to a use determination made by the Planning Director.

### **A. Shopkeeper and Live/Work Units**

In order to encourage businesses that create new jobs while ensuring compatibility with residential units, the following requirements have been established.

#### **Shopkeeper Units**

Shopkeeper units are units that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. Shopkeeper allows individual occupancy of the non-residential space with separate entries from residence. The non-residential portion of the unit may be leased separately from the residential portion of the unit.

#### **Live/Work Units**

Live/Work homes provide non-residence space within the home and are defined by the California Building Code and shall be consistent with the City's Development Code 'Live-Work Facility' allowed use description.

### **Shopkeeper and Live/Work Homes Permitted Uses**

The general types of businesses identified below are allowed within Shopkeeper and Live/Work units:

- Artisan shop.
- General office, business and professional.
- General retail/commercial.
- Restaurant, cafe, or bakery.
- Service commercial.
- Other similar uses as permitted by the master development association and Planning Director, other than those prohibited below.

Persons who do not reside in the unit may be employed at the unit provided that an employee parking space has been approved by the master development association.

### **Characteristics of Shopkeeper and Live/Work Units**

Within the Shopkeeper and Live/Work units, the following operational characteristics shall apply:

- Outside storage of materials or stock in trade is prohibited.
- Signage for the business shall comply with the approved sign program.

### **Manufacturing, Custom Small Scale**

Small scale independent craftsman manufacturing or fabrication of custom-made products. These types of business establishments do not utilize raw materials for their finished products, but rather may utilize semi-finished type of manufactured materials for their custom made-to-order products. Activities can be completed wholly on-site and do not include outdoor storage, wholesale distribution, or similar intensive uses. The uses do not produce odors, noise, vibration, or particulates that would adversely affect uses in the same structure or on a same site.

**Table 17.38.070-1. Allowed Land Uses and Permit Requirements by Placetype**

Land Use/Zoning District	MH	MH	H	MU	MU	MU	MU
Placetype	VN	CL	UN	T	MU	Rec	MU Overlay*
<b>Residential Uses:</b>							
Adult day care home	P	P	P	P	P	P	P
Caretaker housing	C	C	C	C	C	C	C
Dwelling, multi-family	P	P	P	P	P	P	P
Dwelling, second unit <sup>(1)</sup>	N	N	N	N	N	N	N
Dwelling, single-family	P	P	N	N	N	N	N
Dwelling, two-family	P	P	P	P	P	P	P
Emergency shelter	N	N	N	N	N	N	N
Family day care home, large <sup>(11)</sup>	C	C	C	C	C	C	C
Family day care home, small	P	P	P	P	P	P	P
Guest house	N	N	N	N	N	N	N
Group residential	C	C	C	C	C	C	C
Home occupation <sup>(2)</sup>	P	P	P	P	P	P	P
Live-work facility	C	C	C	N	P	P	P
Shopkeeper <sup>(*)</sup>	P	P	P	N	P	P	P
Manufactured home <sup>(3)</sup>	N	N	N	N	N	N	N
Mobile home park <sup>(3)</sup>	N	N	N	N	N	N	N
Residential care facility	C	C	C	C	C	C	C
Residential care home	P	P	P	N	N	N	N
Single-room occupancy facility	P	P	P	P	P	P	P
Transitional housing	P	P	P	P	P	P	P
<b>Agriculture and Animal-Related Uses:</b>							
Agricultural uses	N	N	N	N	N	N	N
Animal keeping, domestic pets <sup>(4)</sup>	P	P	P	P	P	P	P
Animal keeping, exotic animals <sup>(4)</sup>	C	C	C	C	C	C	C
Animal keeping, insects <sup>(4)</sup>	N	N	N	N	N	N	N
Animal keeping, livestock animals <sup>(4)</sup>	N	N	N	N	N	N	N
Animal keeping, poultry <sup>(4)</sup>	N	N	N	N	N	N	N
Equestrian facility, commercial	N	N	N	N	N	N	N
Equestrian facility, hobby	N	N	N	N	N	N	N
<b>Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses:</b>							
Assembly use	C	C	C	C	C	C	C
P= Permitted C= Conditional Use Permit N= Not Permitted LWC= Live/Work with a Conditional Use Permit*** <b>Table notes:</b> (*) Uses Permitted in the MU-Overlay Zone override the underlying Placetype where there is a conflict (**) Leasing and New Homes Sales Centers (***) Shopkeeper units are those that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. The non-residential portion of the unit may be leased separately from the residential portion of the unit. (1) See additional second dwelling unit regulations in Chapter 17.100. (2) See additional home occupation regulations in Chapter 17.92. (3) See additional mobile home regulations in Chapter 17.96. (4) See additional animal keeping in Chapter 17.88. (5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a CUP. (6) See additional adult entertainment businesses in Chapter 17.86. Adult-oriented businesses are not permitted west of Haven Avenue. (7) See additional regulations for special regulated uses in the Chapter 17.102. (8) See additional regulations for drive-in and drive-through facilities in Chapter 17.90. (9) Not permitted within 300 feet of residentially zoned property. (10) See additional regulations for wind energy systems in alternative energy systems and facilities in Chapter 17.76. (11) Family Day Care Home—Large requires approval of A Large Family Day Care Permit, not a Conditional Use Permit. (12) "Wholesale, Storage, and Distribution — Medium" is not permitted on any parcel that is located within, or partly within, five hundred (500) feet of the Foothill Boulevard right-of-way. (13) Permitted in Industrial Park and General Industrial zoning districts when proposed in conjunction with "Commercial (Repurposing) — Industrial". (14) Maximum square footage for a single user shall not exceed 10,000 square feet. (15) The maximum number of rooms for hotels/motels is 200 rooms.							

**Table 17.38.070-1. Allowed Land Uses and Permit Requirements by Placetype**

Land Use/Zoning District	MH	MH	H	MU	MU	MU	MU
Placetype	VN	CL	UN	T	MU	Rec	MU Overlay*
Cemetery/mausoleum	N	N	N	N	N	N	N
Community center/civic use	C	C	C	C	C	P	C
Community garden	C	C	C	N	N	N	N
Convention center	N	N	N	N	N	N	N
Golf course/clubhouse	N	N	N	N	N	N	N
Indoor amusement/entertainment facility	N	N	N	C	C	C	C
Indoor fitness and sports facility - large	N	N	N	C	C	P	C
Indoor fitness and sports facility - small	N	N	N	P	P	P	P
Library and museum	C	C	C	P	P	P	P
Outdoor commercial recreation	N	N	N	C	C	C	C
Park and public plaza	P	P	P	P	P	P	P
Public safety facility	C	C	C	C	C	P	C
Resource-related recreation	P	P	P	P	P	P	P
School, academic (private)	C	C	C	C	C	C	C
School, academic (public)	P	P	P	P	P	P	P
School, college/university (private)	N	N	N	N	N	P	N
School, college/university (public)	N	N	N	N	N	P	N
Schools, specialized education and training/studio	N	N	N	C	C	C	C
Theaters and auditoriums	N	N	N	C	C	C	C
Tutoring center - large <sup>(12)</sup>	N	N	N	C	C	C	C
Tutoring center - small	N	N	N	P	P	P	P
<b>Utility, Transportation, Public Facility, and Communication Uses</b>							
Broadcasting and recording studios	N	N	N	N	N	N	N
Park and ride facility	N	N	N	P	N	N	N
Parking facility	N	N	N	P	P	P	P
Transit facility	N	N	N	P	N	N	N
Utility facility and infrastructure - fixed based structures <sup>(5)</sup>	N	N	N	N	N	N	N
Utility facility and infrastructure - pipelines <sup>(5)</sup>	P	P	P	P	P	P	P
Wind energy system - small <sup>(10)</sup>	N	N	N	N	N	N	N
<b>Retail, Service, and Office Uses</b>							
Adult day care facility	N	N	N	C	C	C	C
Adult-oriented business <sup>(6)</sup>	N	N	N	N	N	N	N

P= Permitted  
 C= Conditional Use Permit  
 N= Not Permitted  
 LWC= Live/Work with a Conditional Use Permit\*\*\*

**Table notes:**

- (\*) Uses Permitted in the MU-Overlay Zone override the underlying Placetype where there is a conflict
- (\*\*) Leasing and New Homes Sales Centers
- (\*\*\*) Shopkeeper units are those that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. The non-residential portion of the unit may be leased separately from the residential portion of the unit.
- (1) See additional second dwelling unit regulations in Chapter 17.100.
- (2) See additional home occupation regulations in Chapter 17.92.
- (3) See additional mobile home regulations in Chapter 17.96.
- (4) See additional animal keeping in Chapter 17.88.
- (5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a CUP.
- (6) See additional adult entertainment businesses in Chapter 17.86. Adult-oriented businesses are not permitted west of Haven Avenue.
- (7) See additional regulations for special regulated uses in the Chapter 17.102.
- (8) See additional regulations for drive-in and drive-through facilities in Chapter 17.90.
- (9) Not permitted within 300 feet of residentially zoned property.
- (10) See additional regulations for wind energy systems in alternative energy systems and facilities in Chapter 17.76.
- (11) Family Day Care Home—Large requires approval of A Large Family Day Care Permit, not a Conditional Use Permit.
- (12) "Wholesale, Storage, and Distribution — Medium" is not permitted on any parcel that is located within, or partly within, five hundred (500) feet of the Foothill Boulevard right-of-way.
- (13) Permitted in Industrial Park and General Industrial zoning districts when proposed in conjunction with "Commercial (Repurposing) — Industrial".
- (14) Maximum square footage for a single user shall not exceed 10,000 square feet.
- (15) The maximum number or rooms for hotels/motels is 200 rooms.

**Table 17.38.070-1. Allowed Land Uses and Permit Requirements by Placetype**

Land Use/Zoning District	MH	MH	H	MU	MU	MU	MU
Placetype	VN	CL	UN	T	MU	Rec	MU Overlay*
Alcoholic beverage sales	N	N	N	C	C	C	C
Ambulance service	N	N	N	N	N	N	N
Animal sales and grooming	N	N	N	P	P	P	P
Art, antique, collectable shop <sup>(13)</sup>	LWC	LWC	LWC	P	P	P	P
Artisan shop <sup>(13)</sup>	LWC	LWC	LWC	P	P	P	P
Bail bonds	N	N	N	N	N	N	N
Banks and financial services	N	N	N	C	C	C	C
Bar/nightclub	N	N	N	C	C	C	C
Bed and breakfast inn	N	N	N	N	N	N	N
Building materials store and yard	N	N	N	N	N	N	N
Business support services	N	N	N	P	P	P	P
Call center	N	N	N	N	N	N	N
Card room	N	N	N	N	N	N	N
Check cashing business <sup>(7)</sup>	N	N	N	P	P	P	P
Child day care facility/center	N	N	N	C	C	C	C
Consignment store	N	N	N	C	C	C	C
Convenience store	N	N	N	P	P	P	P
Crematory services <sup>(7)</sup>	N	N	N	N	N	N	N
Drive-in and drive-through sales and service <sup>(8)</sup>	N	N	N	N	N	N	N
Equipment sales and rental	N	N	N	N	N	N	N
Feed and tack store	N	N	N	N	N	N	N
Furniture, furnishing, and appliance store <sup>(14)</sup>	N	N	N	C	P	N	P
Garden center/plant nursery <sup>(14)</sup>	C	C	C	C	C	C	C
Grocery store/supermarket <sup>(14)</sup>	N	N	N	P	P	P	P
Gun sales	N	N	N	N	N	N	N
Hookah shop	N	N	N	C	C	C	C
Home improvement supply store <sup>(14)</sup>	N	N	N	C	C	N	C
Hotel and motel <sup>(15)</sup>	N	N	N	C	C	C	C
Internet cafe	N	N	N	P	P	P	P
Kennel, commercial	N	N	N	N	N	N	N
Liquor store	N	N	N	C	C	C	C
Maintenance and repair, small equipment	N	N	N	P	P	P	P

P= Permitted  
 C= Conditional Use Permit  
 N= Not Permitted  
 LWC= Live/Work with a Conditional Use Permit\*\*\*

**Table notes:**

- (\*) Uses Permitted in the MU-Overlay Zone override the underlying Placetype where there is a conflict
- (\*\*) Leasing and New Homes Sales Centers
- (\*\*\*) Shopkeeper units are those that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. The non-residential portion of the unit may be leased separately from the residential portion of the unit.
- (1) See additional second dwelling unit regulations in Chapter 17.100.
- (2) See additional home occupation regulations in Chapter 17.92.
- (3) See additional mobile home regulations in Chapter 17.96.
- (4) See additional animal keeping in Chapter 17.88.
- (5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a CUP.
- (6) See additional adult entertainment businesses in Chapter 17.86. Adult-oriented businesses are not permitted west of Haven Avenue.
- (7) See additional regulations for special regulated uses in the Chapter 17.102.
- (8) See additional regulations for drive-in and drive-through facilities in Chapter 17.90.
- (9) Not permitted within 300 feet of residentially zoned property.
- (10) See additional regulations for wind energy systems in alternative energy systems and facilities in Chapter 17.76.
- (11) Family Day Care Home—Large requires approval of A Large Family Day Care Permit, not a Conditional Use Permit.
- (12) "Wholesale, Storage, and Distribution — Medium" is not permitted on any parcel that is located within, or partly within, five hundred (500) feet of the Foothill Boulevard right-of-way.
- (13) Permitted in Industrial Park and General Industrial zoning districts when proposed in conjunction with "Commercial (Repurposing) — Industrial".
- (14) Maximum square footage for a single user shall not exceed 10,000 square feet.
- (15) The maximum number of rooms for hotels/motels is 200 rooms.

**Table 17.38.070-1. Allowed Land Uses and Permit Requirements by Placetype**

Land Use/Zoning District	MH	MH	H	MU	MU	MU	MU
Placetype	VN	CL	UN	T	MU	Rec	MU Overlay*
Massage establishment	N	N	N	C	C	C	C
Medical marijuana dispensary	N	N	N	N	N	N	N
Medical services, extended care	C	C	C	C	C	C	C
Medical services, general	N	N	N	P	P	P	P
Medical services, hospitals	N	N	N	N	N	N	N
Mobile hot food truck	N	N	N	N	N	N	N
Mortuary/funeral home	N	N	N	N	N	N	N
Office, business and professional(**)	LWC	LWC	LWC	P	P	P	P
Office, accessory	N	N	N	P	P	P	P
Pawnshop <sup>(7)</sup>	N	N	N	N	N	N	N
Personal services	N	N	N	P	P	P	P
Restaurant, no liquor service	N	N	N	P	P	P	P
Restaurant, beer and wine	N	N	N	P	P	P	P
Restaurant, full liquor service	N	N	N	C	C	C	C
Retail, accessory	N	N	N	P	P	P	P
Retail, general	LWC	LWC	LWC	P	P	P	P
Retail, warehouse club	N	N	N	N	N	N	N
Secondhand dealer	N	N	N	P	P	P	P
Shooting range	N	N	N	N	N	N	N
Smoke shop <sup>(7)</sup>	N	N	N	N	N	N	N
Specialty food store <sup>(13)</sup>	N	N	N	P	P	P	P
Tattoo shop <sup>(7)</sup>	N	N	N	N	C	N	C
Thrift store <sup>(7)</sup>	N	N	N	N	N	N	N
Veterinary facility	N	N	N	C	C	C	C
<b>Automobile and Vehicle Uses</b>							
Auto vehicle dismantling	N	N	N	N	N	N	N
Auto and vehicle sales and rental	N	N	N	N	N	N	N
Auto and vehicle sales, auto broker	N	N	N	N	N	N	N
Auto and vehicle sales, wholesale	N	N	N	N	N	N	N
Auto and vehicle storage	N	N	N	N	N	N	N
Auto parts sales	N	N	N	N	N	N	N
Car washing and detailing	N	N	N	N	N	N	N

P= Permitted  
 C= Conditional Use Permit  
 N= Not Permitted  
 LWC= Live/Work with a Conditional Use Permit\*\*\*

**Table notes:**

- (\*) Uses Permitted in the MU-Overlay Zone override the underlying Placetype where there is a conflict
- (\*\*) Leasing and New Homes Sales Centers
- (\*\*\*) Shopkeeper units are those that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. The non-residential portion of the unit may be leased separately from the residential portion of the unit.
- (1) See additional second dwelling unit regulations in Chapter 17.100.
- (2) See additional home occupation regulations in Chapter 17.92.
- (3) See additional mobile home regulations in Chapter 17.96.
- (4) See additional animal keeping in Chapter 17.88.
- (5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a CUP.
- (6) See additional adult entertainment businesses in Chapter 17.86. Adult-oriented businesses are not permitted west of Haven Avenue.
- (7) See additional regulations for special regulated uses in the Chapter 17.102.
- (8) See additional regulations for drive-in and drive-through facilities in Chapter 17.90.
- (9) Not permitted within 300 feet of residentially zoned property.
- (10) See additional regulations for wind energy systems in alternative energy systems and facilities in Chapter 17.76.
- (11) Family Day Care Home—Large requires approval of A Large Family Day Care Permit, not a Conditional Use Permit.
- (12) "Wholesale, Storage, and Distribution — Medium" is not permitted on any parcel that is located within, or partly within, five hundred (500) feet of the Foothill Boulevard right-of-way.
- (13) Permitted in Industrial Park and General Industrial zoning districts when proposed in conjunction with "Commercial (Repurposing) — Industrial".
- (14) Maximum square footage for a single user shall not exceed 10,000 square feet.
- (15) The maximum number or rooms for hotels/motels is 200 rooms.

**Table 17.38.070-1. Allowed Land Uses and Permit Requirements by Placetype**

Land Use/Zoning District	MH	MH	H	MU	MU	MU	MU
Placetype	VN	CL	UN	T	MU	Rec	MU Overlay*
Recreational vehicle storage	N	N	N	N	N	N	N
Service stations	N	N	N	N	N	N	N
Vehicle services, major	N	N	N	N	N	N	N
Vehicle services, minor	N	N	N	N	N	N	N
<b>Industrial, Manufacturing, and Processing Uses:</b>							
Fuel storage and distribution	N	N	N	N	N	N	N
Manufacturing, custom small-scale	LWC	LWC	LWC	P	P	N	P
Manufacturing, heavy	N	N	N	N	N	N	N
Manufacturing, heavy-minimum impact	N	N	N	N	N	N	N
Manufacturing, light	N	N	N	N	N	N	N
Manufacturing, medium <sup>(9)</sup>	N	N	N	N	N	N	N
Microbrewery	LWC	LWC	LWC	P	P	N	P
Printing and publishing	N	N	N	P	P	P	P
Recycling facility, collection	N	N	N	N	N	N	N
Recycling facility, processing	N	N	N	N	N	N	N
Recycling facility, scrap and dismantling facility	N	N	N	N	N	N	N
Research and development	N	N	N	N	N	N	N
Storage, personal storage facility	N	N	N	N	N	N	N
Storage warehouse	N	N	N	N	N	N	N
Storage yard	N	N	N	N	N	N	N
Wholesale, storage, and distribution - heavy	N	N	N	N	N	N	N
Wholesale, storage, and distribution - light	N	N	N	N	N	N	N
Wholesale, storage, and distribution - medium <sup>(9)(12)</sup>	N	N	N	N	N	N	N

P= Permitted

C= Conditional Use Permit

N= Not Permitted

LWC= Live/Work with a Conditional Use Permit\*\*\*

**Table notes:**

(\*) Uses Permitted in the MU-Overlay Zone override the underlying Placetype where there is a conflict

(\*\*) Leasing and New Homes Sales Centers

(\*\*\*) Shopkeeper units are those that include both residential (R-2 occupancy) and non-residential (B-occupancy) mixed occupancy types as defined by the California Building Code. The non-residential portion of the unit may be leased separately from the residential portion of the unit.

(1) See additional second dwelling unit regulations in Chapter 17.100.

(2) See additional home occupation regulations in Chapter 17.92.

(3) See additional mobile home regulations in Chapter 17.96.

(4) See additional animal keeping in Chapter 17.88.

(5) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a CUP.

(6) See additional adult entertainment businesses in Chapter 17.86. Adult-oriented businesses are not permitted west of Haven Avenue.

(7) See additional regulations for special regulated uses in the Chapter 17.102.

(8) See additional regulations for drive-in and drive-through facilities in Chapter 17.90.

(9) Not permitted within 300 feet of residentially zoned property.

(10) See additional regulations for wind energy systems in alternative energy systems and facilities in Chapter 17.76.

(11) Family Day Care Home—Large requires approval of A Large Family Day Care Permit, not a Conditional Use Permit.

(12) "Wholesale, Storage, and Distribution — Medium" is not permitted on any parcel that is located within, or partly within, five hundred (500) feet of the Foothill Boulevard right-of-way.

(13) Permitted in Industrial Park and General Industrial zoning districts when proposed in conjunction with "Commercial (Repurposing) — Industrial".

(14) Maximum square footage for a single user shall not exceed 10,000 square feet.

(15) The maximum number or rooms for hotels/motels is 200 rooms.

Plan. A full copy of all adopted Specific Plan documents (and any adopted amendments thereto) shall be kept in the Planning Department and in the City Clerk's office.

- A. **Etiwanda Specific Plan (ESP).** The Etiwanda Specific Plan was adopted by the City Council in 1983. It encompasses over 3,000 acres located in the northeast corner of the city and is roughly bounded by the I-15 to the southeast, the City's Sphere of Influence to the north, the Victoria Planned Community to the west, and the city's industrial area to the south. Etiwanda can be described as a rural community, characterized by large land parcels, eucalyptus tree rows, remnants of citrus groves and vineyards, stone curbs, and other elements that convey its unique and historic sense of place. The primary purpose of the Specific Plan is to ensure the continued rural character of this portion of the city. Please refer to the adopted Etiwanda Specific Plan maintained by the Planning Department and City Clerk for comprehensive details.
- B. **North Etiwanda Specific Plan (NESP).** The North Etiwanda Specific Plan was adopted by the City Council in 1992. It includes 6,850 acres located just north of the Etiwanda Specific Plan. A portion of the Specific Plan area lies outside the city and outside the Sphere of Influence. Open space is the most prominent feature of the North Etiwanda area, which comprises a gently sloping alluvial fan and chaparral habitat situated on the lower slopes of the foothills. Drainage courses throughout the North Etiwanda area support a variety of tree species, including oak, sycamore, and walnut, among others. A unique feature of the area is a freshwater marsh, approximately 11 acres in size, located in the northwestern portion of the area. Open space is expected to remain a prominent feature even after development occurs. The Specific Plan builds upon the unique character and charm of the Etiwanda Specific Plan area by providing a land use pattern that extends the low-density character of Old Etiwanda into the North Etiwanda area. The primary purpose of the Specific Plan is to preserve rural area with large parcels, dense landscape, and historic properties. Please refer to the adopted North Etiwanda Specific Plan maintained by the Planning Department and City Clerk for comprehensive details.
- C. **Empire Lakes Specific Plan (ELSP).** The Empire Lakes Specific Plan was adopted in 1994. It includes 380 acres within the previously adopted Industrial Specific Plan Area as Sub-Area 18. The primary purpose of this subsequent Specific Plan is to provide for a broader mix of land uses than was originally permitted within the Industrial Area Specific Plan. The plan was expanded to include such uses as recreational, hotel/conference center, retail, restaurant, and entertainment, as well as office, research and development, and light industrial uses. ~~These uses are intended to surround the existing 18 hole golf course.~~ A subsequent amendment to further expand the use list included ~~limited~~ multi-unit residential development to maximize potential use of the Metrolink Station near Milliken Avenue.

### Section 17.114.030 Planned Community Descriptions

The Planned Communities listed below have been adopted by the City of Rancho Cucamonga and designated on the Zoning Map as Planned Community (PD) with a specific reference number to each adopted plan. This Section provides a reference to each adopted Planned Community, along with a summary of the unique land use and development standards applicable to each individual Planned Community. A full copy of all adopted Planned Community documents (and any adopted amendments thereto) shall be kept in the Planning Department and in the City Clerk's office.

TABLE 17.36.020-1 DEVELOPMENT STANDARDS FOR MIXED USE SITES

Mixed Use Sites	Land Use Mix				Average Density Range
	Residential	Commercial	Office	Public/Quasi Public	
Victoria Gardens/Victoria Arbors	21-36%	20-41%		5-12%	4-14 du/ac
Town Center (Foothill Boulevard and Haven Avenue)	25-35%	10-15%	30-50%	0-10%	14 du/ac
Terra Vista	12-15%		85-87%		30 du/ac
Foothill Boulevard between Hermosa Avenue and Center Avenue	0-62%	0-100%			20 du/ac
Foothill Boulevard between Archibald Avenue and Hellman Avenue	67-70%	30-33%			15-30 du/ac
Foothill Boulevard at Helms Avenue and Hampshire Street	30-40%	60-70%			30 du/ac
Foothill Boulevard and Mayten Avenue	26-50%	40-60%	6-10%	4%	24-30 du/ac
<b>Rancho Cucamonga IASP PA4-11</b>	11-22%	15-25%	40-60%	7.5%	28 du/ac
Foothill Boulevard and Deer Creek Channel	70-75%	25-30%			14 du/ac
Haven Avenue and Church Street Site	0-100%		0-100%		8-14 du/ac
Western Gateway (Bear Gulch Area)	30-50%	50-70%			14 du/ac
Foothill Boulevard and Cucamonga Channel Site	0-100%		0-100%		8-14 du/ac
Historic Alta Loma (Amethyst Site)	0-100%		0-100%	16.3-20.0%	14-24 du/ac
<b>Rancho Cucamonga IASP PA1</b>	<b>72.6-77.5%</b>	<b>0.1-7.4%</b>			<b>19.7-25.7</b>

**Section 17.36.030 Development Standards for Commercial and Office Zoning Districts**

- A. **Purpose and Applicability.** The purpose of this Section is to establish minimum development standards that are unique to development projects within the Commercial and Office Zoning Districts. Development standards in this Section apply to all land designated on the Zoning Map within the Commercial and Office Zoning Districts.
- B. **Commercial and Office Districts Described.** As identified in Chapter 17.26 (Establishment of Zoning Districts), the city includes six (6) Commercial and Office Zoning Districts: