Smith, Michael

From: Villenas, Fabian on behalf of City Council
Sent: Wednesday, March 30, 2016 9:10 AM
To: Smith, Michael
Subject: FW: Empire Lakes

Here's an Empire Lakes email received in the City Council email account

Fabian A. Villenas
Principal Management Analyst
City Manager's Office
City of Rancho Cucamonga
(909) 477-2700, extension 2006
fabian.villenas@cityofrc.us

-----Original Message-----
From: Michael Lechner [mailto:xciceroguy@gmail.com]
Sent: Wednesday, March 30, 2016 7:45 AM
To: City Council <Council@cityofrc.us>
Subject: Empire Lakes

Dear city officials , just letting you know that I am opposed to any multi dwelling buildings being built anywhere in the city. Empire Lakes area is already overcrowded with traffic and can stand no more. If this project is allowed to be built I will vote all of you out of office. Enough is enough.

Michael Lechner
626-664-6557

Sent from my iPhone

EXHIBIT Z

Smith, Michael

From: Stuart J. Schwartz <stuart77@charter.net>
Sent: Tuesday, March 29, 2016 8:14 PM
To: Smith, Michael
Subject: Proposed Empire Lakes Project

Hi Mike,

I have a question concerning the signage at Empire Lakes:

I noticed today that to the right of the PUBLC HEARING arrow on some of the signage there has been posted a white letter sized piece of paper containing some 30 plus lines of single spaced typed text including a line containing the date of the pending Planning Commission public hearing regarding the Proposed Empire Lakes Project.

Persons driving past the signage can't possibly discover the date of the public hearing unless they actually pull off the street, park, get within a foot of the signage (when possible as most of the signage is behind fences) and then actually reading the small print of the hearing notice. MOREOVER, unless you are actually checking the signage for the anticipated notice, as I was, it is questionable whether when driving on the street pass the signage that a person will even be able to discern that there is something posted at the PUBLIC HEARING arrow, as an letter sized, white piece of paper taped to a white sign is quite difficult to spot.

I would think that at a minimum the date of the public hearing should be printed in bold black text of the same size as the PUBLIC HEARING caption and much of the other text on the signage so that it can be readily read from the street in a passing car. Certainly, at the very, very minimum, the notice should be on a bold colored paper rather than white paper for some increased visibility.

Please advise.

Thanks

Stuart

DT: March 28, 2016

TO: Mike Smith,
Associate Planner
City of Rancho Cucamonga

FM: John Ware Hull, Jr., Ph.D.,
Rancho Cucamonga Resident and
President, Hull Talk, Inc.

RE: Empire Lakes Project

Dear Mr. Smith:

Unfortunately, I will be unable to attend the Planning Commission Public Hearing on Wednesday evening April 13th.

I am hoping, though, you will be able to share with the Planning Commission some further opinions I have related to the June 11, 2015 letter I sent to you and the Planning Commission which presented my thoughts, concerns and observations regarding the *Land Use Aspects* and *Environmental Impact* related to the **Empire Lakes Project**.

First: I have had the privilege of being a Strategic Planning and Organizational Leadership Consultant to the PGA of America and the LPGA for the past twenty years. My work and travels for these fine professional golf associations has taught me one valuable lesson: ***Every Great City has a Great "Public" Golf Course!***

Because of my professional experiences, I have had the rare opportunity to discover how important a well-run public golf course can be for a city and its citizens, business leaders, and local/regional government officials. ***I have witnessed how a well-managed, properly operated local public golf course can offer***:

- the ***youth*** of their community not only the opportunity to learn how to play golf but the opportunity to develop their skills and character as up and coming social and organizational leaders (i.e., the PGA's First Tee Program and the LPGA's Girls' Golf and Leadership Development Program);

- the ***business leaders*** of a city a positive way to build good client relations, customer loyalty, employee morale and government support; and, a great place to invite future business opportunities that attracts both the jobs and financial funds beneficial to their company and for the citizens of their local community;
- the ***citizens*** of a city a positive way to improve and maintain their health while offering a great place to socialize;
- the ***local schools, colleges and universities*** a vital place to practice and play golf; and, an important location for holding important regional, state-wide, national and international golf tournaments; and,
- the ***City Council, City Management Administrators and City Employees*** a great place to conduct meetings, important ceremonies and community fundraisers; and, wonderful way to market their city to dignitaries and corporations from around the world!

Second*: *Ranch Cucamonga is a Great City and Empire Lakes Golf Course is Our Great "Public" Golf Course!

Empire Lakes Golf Course is a superb golf destination with the potential for future greatness! Exceptionally designed by the legendary golfer Arnold Palmer, Empire Lakes Golf Course was designed and built for male and female golfers of all ages, skill levels, interests, and commitment times [many golf courses around the USA have not been designed and built with these benefits in mind]. I truly believe that under the right ownership and management team, Empire Lakes Golf Course has the vast potential to make our City very proud of its own "Public" Golf Course. Empire Lakes GC has the massive possibility to earn the City of Rancho Cucamonga not only the respect of its local citizens and city leaders; but, it has the opportunity to earn our City a vast amount of tax revenues if owned and managed correctly by people who ❶ really care about the Citizens of Rancho Cucamonga; ❷ truly are experienced/professional golf course managers and operators; and, ❸ dedicated to developing the infrastructure and golf course grounds to a new level of excellence (i.e., building a new Club House with a modern, appealing Restaurant and Banquet Room(s); creating a state-of-the-art Practice facility; and, improving the golf course Fairways, Bunkers, Rough and Greens). If marketed correctly and promoted well, Empire Lakes Golf Course has the potential to become, once again, the magnet which draws the attention and participation of the world's greatest golfers and golf associations!

***Third*: Rancho Cucamonga is a Great City because it has the Reputation for Offering its Citizens Beneficial Health and Recreational Activities!**

Empire Lakes Golf Course offers our City's citizens, schools, businesses and local government sponsored recreational programs an important recreational site while providing irreplaceable health benefits. Empire Lakes Golf Course is truly a "Public" Golf Course for the "Public Good!" I hope the Rancho Cucamonga Planning Commission will keep in mind the importance of these long-term benefits! By keeping Empire Lakes as *our* Great "Public" Golf Course I believe the Status of Rancho Cucamonga will also be retained as one of the best communities here in the State of California!

Finally, I want to thank you for taking the time to read my letter and for considering my further opinions related to the Empire Lakes Project. If you would like any further input or my assistance related to this project, please feel free to contact me.

Cordially,

Dr. John Hull

E-mail: hulltalkinc@charter.net

Phone: 909-239-7956

MEMORANDUM

CITY OF RANCHO CUCAMONGA

MAR 22 2016

RECEIVED - PLANNING

TO: Members of the City Council of the City of Rancho Cucamonga

FROM: Stuart J. Schwartz, 26 year resident of the City of Rancho Cucamonga

DATE: March 21, 2016

RE: Proposed Empire Lakes Project-Concerns regarding Notice and Process

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Recently skimming the posted full agenda package for the February 17, 2016 City Council meeting, I came across a rather interesting staff report buried at page 226 of the agenda package enticingly titled "Empire Lakes Specific Plan Amendment DRC2015-00040: Update on the timeline of the process and notification of meetings for the Empire Lakes Project. ("Report")" This Report, dated February 17, 2016, from Candyce Burnett was addressed to the Mayor, Members of the City Council and John Gillison. Although surprised and a bit disconcerted that this report had not been posted to City's website page for the Proposed Empire Lakes Project ("Proposed Project") which I and other residents and property owners in the City had been previously advised would contain all documentation relating to the Proposed Project, I was hopeful that this Report would address the need for and recommend additional means for making the public aware of the Proposed Project and the upcoming City Council and Planning Commission Public Hearings on the Proposed Project (especially since several of the members of the Planning Commission at the November Workshop informally stated that they would be looking into additional means of providing adequate notice to the public of the Proposed Project). Thus addressing a concern expressed by myself and other members of the public repeatedly at the November 10, 2015 Planning Commission Workshop and subsequently at the various Lewis Homes' Community Meetings that a substantial percentage of the residents and property owners in the City either have little or no awareness that Lewis Homes is seeking permission from the City to construct a so called mega residential community primarily consisting of almost 4,000 high density apartment units on the current site ("Site") of the Empire Lakes Golf Course ("Golf Course") and that public hearings are required to be held with respect to the granting of such permission due to existing specific plan having the Site zoned as "Open Space". To illustrate this lack of awareness of the public, let me offer two recent, admittedly anecdotal contacts with City residents:

About three weeks ago, I was having my teeth cleaned at a local dentist and my hygienist a long time resident of the City mentioned her son played golf on his high school team at the Golf Course. I asked what her views were on the closure of the Golf Course and its replacement by a massive apartment project, and to my surprise, she indicated that she wasn't even aware of this matter and was rather dismayed to hear of the Proposed Project. I directed her to the City's website for more information.

More interestingly, I was actually playing golf with a gentleman at the Golf Course about 10 days ago, who was a 30 year plus resident of and business owner in the City and a regular golfer at the Golf Course, who also was stunned to learn of the Proposed Project. I asked him if he had read the signs posted around the Golf Course. He said he had but assumed that "multi use development project" simply meant some additional development involving or around the Golf Course but never realized that the Golf Course was being replaced by a high density apartment project. Again I directed him to the City website. The signage is at best a bit misleading and possibly intentionally so, given the absence of any reference to Lewis Homes as the developer or that apartments are the main component of the Proposed Project. Most such signage in the City is much more specific regarding intended land use e.g., 21 single family homes" or "mixed used retail center". I also note that the signage is on streets which do not get significant residential vehicle flow; a few notices on the adjoining north-south streets would be incredibly more effective for notice as the north-south streets are main arteries to the freeways.

Needless to say, I was very disappointed in this Report which merely uncritically lists means of public communication actually taken by the City to date and emphasizes that the City has complied with the minimum legal requirements for public notice, without any discussion whether such notice is meaningful and effective and satisfies the City's stated goals of transparency, active involvement of the public and maintaining and restoring public trust (per Diane Williams, I believe). Indeed, hopefully just coincidently, the Report echoes Lewis Homes' Bryan Goodman's remarks and statistics at one of the recent Community meeting purporting to demonstrate that existing public notice is more than satisfactory. For example, like Bryan Goodman, the Report emphasizes that the City sent notices of the Proposed Project to property owners located within 1,000 feet of the Proposed Project site in lieu of just the legally required minimum of 666 feet. Mr. Goodman and the Report make this extra effort sound like a significant improvement in public notice and indicative of the City's willingness to take the extra effort for public notice; however, the reality, as is well known to all involved, is that such extension by 334 feet of the property owner notice requirement is merely cosmetic in nature as given the location of the Proposed Project site, whether the notice is given to property owners within 666 feet or 1,000 feet, not a single multi family housing occupant or a single homeowner in the City received such notice. The only persons receiving such notice are the few hundred owners of the commercial and industrial property surrounding the Proposed Project site, and even with respect to the multifamily housing projects adjacent to the Golf Course, the notice only goes to the property owners and not the tenants.

Frankly, I am unclear as to the purpose of this Report and why this Report was even generated, as there is no requirement for such report nor did the City Council actually consider such report at the February 16, 2016 meeting to my belief. Given the continuing stealth nature of this Proposed Project to date and the clearly at least tacit cooperation between Lewis Homes and senior management of the City, I am led to suspect that the Report's purpose, whether generated at the suggestion of Lewis Homes or otherwise, was to create a paper trail to provide evidence of adequate notice in the event of future legal action regarding the Proposed Project or as support for City Council "findings" in favor of the Proposed Project.

But I digress, by this memo, I am requesting the City Council implement one or more more meaningful means of providing substantive notice to the City's residents of the Proposed Project and the requirement for Public Hearings. While the existing notice process as outlined in the Report presumably satisfies the required minimum legal requirements for public notice, the existing notice process is neither sufficient nor effective in providing meaningful notice to the residents of the City of a Proposed Project which by its nature and size impacts all residents of the City rather than just those residents located near the Proposed Project (just consider traffic and greenhouse emissions and the fact that this mega residential project is a prototype for similar projects being considered elsewhere in the City). The Proposed Project is not the construction of a corner gas station having only significant impact on nearby residents and property owners. Even the Lewis Homes financed draft EIR (and the traffic consultants for Lewis Homes) had to admit that traffic congestion on some major routes to the vital freeways will be intense and irremediable and similarly so for greenhouse emissions. The fundamental flaw with the currently existing notice process is that notice process implicitly assumes that residents of the City actively and regularly review the City's website and social media pages to determine whether there are matters requiring their further inquiry and involvement. And this is simply not true. The Report cites (as did Mr. Goodman) the following social media statistics as support for the effectiveness of social media in informing the public of the Proposed Project, "To date, the City's website 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." I don't know whether the cited 1,100 views are "unique" views. If not, I alone probably account for over 100 of those views, and I suspect that a small group of actively involved residents account for the bulk of the remaining views. Even if the views are unique, 1,100 views and 6,500 Facebook followers is rather compelling evidence that social media is not an effective means of public notice given that the City as of 2013 has a population of over 171,000 and over 57,000 housing units. Further, the Report repeatedly emphasizes that the Planning Department provides direct email notice of the status of the Proposed Project to all persons who have requested such notices from the Planning Department but I understand that

persons requesting such notices are less than 60. This is hardly surprising as again you must initially be aware of the City's website page for the Proposed Project to discover the ability to receive such personal notices. It is also mentioned that pertinent information is available at the libraries but the information is stored at the reference desks, and again, you must be aware of such storage to request such information. As for newspaper coverage, unlike smaller cities like Clarement which has a heavily subscribed local newspaper for informing the public, our City has no such local paper and realistically notices in the Inland Daily Bulletin are seen by very few residents as the paper is not heavily subscribed for in the City. The bottom line is that the existing notice process essentially effectively reaches the one group of residents that doesn't need notice, i.e., residents who are already actively involved with opposing the Proposed Project.

Let me propose just a few off-the-cuff suggestions for enhanced notice to the residents and property owners of the City with respect to the Proposed Project (and I will assume that given the importance of the Proposed Project to the future of the entire city that expending a few dollars (possibly reimbursable from the developer) isn't a major issue):

First, as an easily implemented and inexpensive means of public notice, I might suggest some attractive and attention grapping posters prominently displayed at the entrances to the City's two library branches advising the public of pending public hearings on the Proposed Project and directing the public to the City's website page for the Proposed Project for additional information. Perhaps, the interactive LED displays at the libraries used to provide information on water conservation and other City matters could also be used for such public notice.

Second, again as a rather easily implemented means of public notice, the mobile LED displays and banners placed on key streets and intersections in the City used by the City periodically to publicize various public events and recently water conservation could be similarly used to provide public notice of the Public Hearings on the Proposed Project. When I proposed this to the some of the members of the Planning Commission at the November Workshop, it was summarily rejected as being impractical as the LED display didn't have sufficient capacity to display a meaningful message. This is, of course, nonsense. For example, "FOR MORE INFORMATION ON THE PENDING PUBLIC HEARINGS ON THE PROPOSED RESIDENTAL DEVELOPMENT OF THE EMPIRE LAKES GOLF COURSE, PLEASE GO THE [City Website Page]" Hardly an excessively long message beyond the capacity of the mobile street LED displays or street banners.

Third, an old fashioned mailed notice to City residents and property owners. When suggested to the members of the Planning Commission, a responding member summarily dismissed this rather obvious means of notice as too expensive stating you wouldn't want to impose this cost on the City and you recognize that such mailings are rather ineffective. Given the huge sums of monies involved in the Proposed Project, I don't think the cost of a single mailing is terribly relevant.

Fourth, emails and automatic telephonic messages targeted to City residents and property owners. Admittedly, I don't know the nuances of such procedures; however, they can't be too difficult or expensive to perform as local politicians, charities and even solar energy entities seem quite able to use such procedures.

Fifth, hiring a firm to deliver appropriate notices door to door. This can't be too expensive as numerous small businesses and local charities use such services quite frequently.

These are just a few suggestions that come to mind. I keep hearing that the members of the City Council and the Planning Commission must remain objective and can't legally take a position on the Proposed Project (which ban certainly doesn't seem to apply to various members of the City management, in particular, the Planning Director). Assuming the requirement for neutrality is legally mandated, providing adequate and meaningful notice to the public certainly is not a violation of neutrality.

Some additional concerns regarding process and notice:

A. I have been told that the City Council and the Planning Commission heavily rely on the reports and advice of the City's Planning Department; however, I have concerns about the impartiality and objectivity of such advice and reports given that Candyce Burnett has been a vocal advocate for the Proposed Project since its inception as evidenced by her comments quoted in various media reports. The Planning Department seems more focused on the specific components of the Proposed Project than whether the Proposed Project should be developed at all. Admittedly, members of the Planning Department such as Michael Smith have endeavored to be objective in their interactions with the public but commonsense makes one wonder how Ms. Burnett's subordinates can truly "ignore" her preferences in favor of the Proposed Project.

B. Several members of the public have devoted considerable effort and time to become informed about the Proposed Project including reading the almost 6,000 page draft EIR, attending multiple public meetings on the Proposed Project and also getting together with other concerned members of the public to discuss the Proposed Project and possible alternatives. I and others are very concerned that the opportunity to address the City Council and Planning Commission limited to a five minute speech is not a very meaningful or effective means of presenting public concerns about the Proposed Project. Five minutes certainly is not sufficient to address even a single technical aspect of the Proposed Project. Additionally, frankly, the public comment portion of the meetings seem to be primarily a means of allowing the public to vent their frustrations rather than an opportunity for the public to engage in any meaningful dialogue with our elected and appointed City representatives. As I witnessed at the Planning Commission Workshop, one member of the public after another presented their comments with total silence from the Planning Commissioners while, on the other hand, the members were quite willing to make comments and raise questions with respect to the Lewis Homes presentation at the same Workshop. I think there should be an opportunity for more involved members of the public to engage in a longer and more interactive dialogue on the Proposed Project with City Council and Planning Commission members as part of the review/approval process.

C. As witnessed by the improbable (and personally regrettable) success of Donald Trump's presidential campaign to date, the American public is angry and frustrated that their voices are not being heard and governmental decisions are being made for the benefit of insiders and the elite. The public dismay over the Proposed Project and the manner of its handling by the City is in part a microcosm of this broader national frustration and anger. To date, perhaps unknown to the City Council, the optics of this Proposed Project's review/approval seem quite bad. To many, it seems that a well connected and well financed developer due to its extensive and rather close relationships with the City and its representatives is able to readily obtain approval of its desired projects pretty much at will. Just to clarify, I am not suggesting any legal or even necessarily moral wrongdoing on the part of anyone in City government; however, it is not farfetched to suggest that the objectivity of the City and its representatives may be subtly undermined and co-opted based on the continual interactions with Lewis Homes over the years, e.g., at charitable events, at public events for Lewis Homes financed playgrounds and theaters, ribbon cuttings, dining experiences, golfing events and the ever present involvement of Randy Lewis and other Lewis Homes executives in the City's planning activities. And, of course, there are the substantial and regular contributions to your election campaigns from Lewis Homes and affiliated entities and persons, which can't but subtly influence your decision making (as such is the intent of such contributions). With this said, perhaps consideration of mega residential communities in the City should be the subject of an initiative or referendum process.

D. Finally, I wonder whether the recent legal challenge to the at large election process for the City suggests that the approval process for the Proposed Project should be postponed until resolution of this challenge as now the question has been raised whether the current City Council is truly representative of the City's diverse population.

Finally, in clarification, I just want to note a misstatement in the Report: On page 3, it is stated that even though the City closed the comment period for the draft EIR on December 24, 2015, the City accepted comments until the date the City reopened after the holidays on January 4, 2016. This is probably technically true but again I and several other persons had previously noted that the 45 day minimum review period came during the busiest time

of the year and had suggested at the November Workshop that the time period for its public review be extended beyond that date. These suggestions were rejected even though the law doesn't prohibit a longer review period, and the public was never advised that the closing date was actually effectively extended through January 4.

Lastly on a personal note, I and other golfers have not been impressed with the lack of candor from either Lewis Homes or the current owners of the Golf Course regarding its immediate future. At the Community meetings, Lewis Homes stated that it hadn't made any decisions regarding the operation of the Golf Course subsequent to the change of ownership. Even though the employees of the Golf Course have been recently advised that the course would close on June 1, 2017 and their employment would cease as of May 31, 2016, Golf Course representatives continue to imply that only a change of ownership would occur on or after May 31, 2016. Advertisements for the golf course state it a good time for golfers to try the course prior to the change of ownership and even a notice at the course itself merely states that change of ownership will occur after May 31, 2016. One might think that Lewis Homes as a constantly praised good corporate citizen of the City might consider keeping the course open (or at least the driving range) until actual construction is commenced as a gesture to residents of the City or at least state clearly to the public that the course will close on June 1, 2016 rather than golfers discovering this by showing up to a gated and chained course on June 1, 2016. Such notice would at least permit regular golfers including course members to make timely alternative arrangements.

The courtesy of a response would be appreciated.

Smith, Michael

From: Hiker Guy <steve.carn@gmail.com>
Sent: Sunday, February 14, 2016 9:04 AM
To: Smith, Michael
Subject: Re: Empire Lakes development inquiry

Categories: Printer

Hi Mike,

Thank you for the response. I appreciate the information in the DEIR. I noticed this line in the report:

"During the aquatic survey conducted on May 19, 2015, three fish species were observed in each of the ponds: mosquito fish (Gambusia affinis), bluegill (Lepomis macrochirus) and largemouth bass (Micropterus salmoides)."

As the largemouth bass and bluegill are popular gamefish for anglers, would the city consider relocating these fish to another local body of water, such as Cucamonga-Guasti Regional Park? I am aware this occurred with the similar drainage and renovation of local Red Hill Park (link). I've spoken with the California Department of Fish and Wildlife, and they are interested in helping out. The contact point person is Mike Giusti, senior environmental scientist, and he can be reached at Mike.Giusti@wildlife.ca.gov

I hope the city of Rancho Cucamonga can take this opportunity to help improve fishing opportunities at existing parks. Would be happy to help recruit volunteers if any were needed for such a relocation effort. I believe in the past the city used AquaBio Environmental Technologies for relocation efforts too.

Thanks again!

On Thu, Feb 4, 2016 at 7:49 PM, Smith, Michael <Michael.Smith@cityofrc.us> wrote:

Hello, Steve

Per your request, this is the link to the Draft Environmental Impact Report (DEIR) >>>
https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25341

This is the link to the City's webpage that has a general overview of the project >>>
https://www.cityofrc.us/cityhall/planning/current_projects/empire_lakes_specific_plan_project/default.asp

Also, at the bottom of the webpage there are additional links to documents related to the project.

If you have any questions, let me know.

Thanks.

Mike Smith

Senior Planner

City of Rancho Cucamonga

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

(909) 477-2750 ext. 4317

michael.smith@cityofrc.us

From: Hiker Guy [mailto:steve.carn@gmail.com]
Sent: Saturday, January 30, 2016 9:00 AM
To: Smith, Michael
Subject: Empire Lakes development inquiry

Dear Mike Smith,

I live near Empire Lakes and recently received a flyer discussing the development of the Empire Lakes Golf Course. Has there been an environmental impact assessment done already for the development, and if so, where may I view it? The golf course ponds hold numerous fish and the grounds have a lot of wild animals (we routinely hear packs of coyotes on the course at night), and was wondering what the plan was for them.

Thank you!

Smith, Michael

From: Jason Duane <jasond87@vt.edu>
Sent: Tuesday, January 12, 2016 1:53 PM
To: Smith, Michael
Subject: Empire Lakes Golf Course

Categories: Printer

Dear Councilman:

My wife and I live in the Ironwood apartments, that currently run adjacent to the Empire Lakes Golf Course. We are deeply concerned about losing this beautiful property, only to increase traffic, congestion and pollution in the area.

My wife and I love to play golf and to enjoy the wildlife that romes free within the golf course area. Red Tail Hawks, Cranes, Herons, Bunnies and Owls are only a few of the species you can find out on the course. Please don't destroy the only habitat in Rancho for these creatures that we teach our kids about.

If only a fraction of the money Lewis Apartments wants to spend on building, would be used to restore the golf course, the course could be the pride of the city. The course could once again bring tour players, competitions and media attention.

Please don't allow one of the few green places left in Rancho to become an over-developed concrete jungle.

Respectfully,
Jason
--
Aerospace Engineering, Class of 2014
Virginia Tech
AIAA Undergraduate Scholar
NRV Rocketry Founding Member

Smith, Michael

From:	Brad McColl <mccollbrad@hotmail.com>
Sent:	Thursday, December 24, 2015 7:21 AM
To:	Smith, Michael
Cc:	City Council
Subject:	RE: Petition Empire Lakes

Dear Michael Smith;
Thanks for all your communications on this matter, you have done a great job with this situation. I am opposed to the project but impressed with how you have handled my objections.
Understand that the golf course in private land, and you are doing your job for the city and the citizens, but I just think more apartments in our city is not a benefit to the property owners if there is anything else that I can do to express my concerns please let me know. I am hoping that the project is rejected and a better use can be found for the Empire Lakes golf course.
It is my hope that our elected officials are aware of the outstanding job you are doing for all of us, it is so refreshing to hear back from the city on matters of concern.
Best regards,
Bradford McColl

From: Michael.Smith@cityofrc.us
To: mccollbrad@hotmail.com; Council@cityofrc.us
Subject: RE: Petition Empire Lakes
Date: Thu, 24 Dec 2015 00:39:00 +0000

Hello, Mr. McColl

Your e-mail regarding the proposed project (related file: Specific Plan Amendment DRC2015-00040) has been received.

Thank you for providing your comments and the weblink to the petition. I will include your comments and the petition, as exhibits, in the staff reports that will be prepared for the Planning Commission and City Council public hearings.

If you have any questions, please let me know.

Mike Smith
Senior Planner
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 477-2750 ext. 4317

michael.smith@cityofrc.us

From: Brad McColl [mailto:mccollbrad@hotmail.com]
Sent: Wednesday, December 23, 2015 6:52 AM

To: City Council
Cc: Smith, Michael
Subject: Petition Empire Lakes

http://www.gopetition.com/petitions/save-empire-lakes-golf-course.html

Dear L. Dennis Michael, Sam Spagnolo, William J. Alexander, Lynn Kennedy, and Diane Williams:

Above is a link to the Save Empire Lakes petition, please note that 949 citizens signed the petition opposing this project. Click on "signatures" in the top righthand corner to see the names of those objecting to the approval of this project.

I would like to urge you to turn down this project, our city does not need more rental units, there are enough huge apartment complexes in Rancho Cucamonga, CA.
It is my hope that you have all checked with the citizens, I came across few people that supported this project, I would say that 90% of the people I spoke to about it opposed the development.
There has to be a better use for all of the land at Empire Lakes, understand it is privately owned but you have a hug say in how it can be improved, more apartment complexes in our city has to be the least desirable outcome for our golf course.

Please do the right thing and turn down this project.

It would be so nice to hear back from just one member of the City Council or the Mayor, I have written several emails and letters, never heard back for any of you. Why? I get the feeling that we only have one way communication, realize that I only have one vote in matters we are able to vote on in our city, but I do exercise my rights for what I feel is best for the city I live in and would welcome some communication for those elected to lead our city.
Best regards,
Bradford McColl

Smith, Michael

From: Janet Methot <azjlm@hotmail.com>
Sent: Wednesday, December 16, 2015 12:25 PM
To: Smith, Michael; City Council; Gillison, John; Planning, City; Schrader, Lois; Kendrena, Donna
Subject: EMPIRE LAKES GOLF COURSE

Hello,

I live at Village on the Green and my apartment is in close proximity to the golf course. I absolutely oppose the planned building of so many units so close in proximity to the Village on the Green property for the following reasons:

- Water conservation; CA is still in a drought and it will take more years to recover and replenish adequate supplies;
- Construction traffic, air pollution, and pollution from construction dirt, noise, debris, etc. for 5 to 10 years is excessive for seniors to deal with!
- Many seniors sleep late, and many awake early. What time will construction be allowed to start?
- Too much congestion and too many high density units - we need quiet open space, the community area is already very congested;
- Additional excessive area traffic during and after construction causing more noise and air pollution;
- Additional light pollution and noise of nearby tenants with different rules than at adjacent senior community.

I also understand schools are already overcrowded, which will create other issues for the community. The high increase in traffic must be addressed. The proximity of Milliken and Haven to I-10 is already very congested and will need to be addressed and accommodated now; before the project is constructed and built out.

Please do not approve this project unless it is scaled back with very restrictive measures to adequately buffer the adjacent senior apartment properties during and after construction. If it must be approved, we must be good neighbors, so please be as restrictive as possible and require green space buffers and other adequate measures to somewhat preserve our rights to privacy, peace and quiet.

Thank you,
Janet Methot
9400 Fairway View Place 1325
Rancho Cucamonga CA 91730

CITY OF RANCHO CUCAMONGA
DEC 03 2015
RECEIVED - PLANNING

12/1/2015
Candyce Burnett
Planning Director
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Regarding: High Density Housing at Empire Lakes Property
Dear Ms. Burnett

The city of Rancho Cucamonga has problems caring for our parks already. Strapping the city resources of the Police and Fire Departments by adding thousands people in a high density project would be a disaster to say the least.

Please rethink the land use for the city of Rancho Cucamonga. Our schools are already less desirable than when we first moved to the City in 2000. Schools would be over crowded and in even worse shape. The taxes paid are horrendous and we are just starting to pay for the school bonds. Costs continue to climb and we are getting less and less for those taxes. The extra taxes paid to the City from such a project will never compensate for the cost of the schools overcrowding or the burden placed on the Fire and Police Departments.

When the policing are done by the county on contract you get no extra help without a renegotiation and rise in costs from the county. It is not as if we run your own Police and Fire Departments. Every extra comes with a price.

I began driving out to Rancho Cucamonga before the opening of the 210 freeway. I would exit the 10 freeway at Vineyard and drive north. I personally saw how the city changed when apartment style HIGH DENSITY housing comes to a bedroom single home community. The property is not taken care of the way an owner would. The saying "pride in ownership" is true. Look at the way people treat our parks. There is a world of difference in the appearance of property styles. Look at your Crime Stats and see where the police will be spending their time....HIGH DENSITY area.

Thank you for your time.

Priscilla Sena
6195 Jasper Street
Rancho Cucamonga, CA 91701

CITY OF RANCHO CUCAMONGA
DEC 03 2015
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DUPLICATE

12/1/2015
Michael Smith
Senior Planner
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Regarding: High Density Housing at Empire Lakes Property
Dear Mr. Smith,

The city of Rancho Cucamonga has problems caring for our parks already. Strapping the city resources of the Police and Fire Departments by adding thousands people in a high density project would be a disaster to say the least.

Please rethink the land use for the city of Rancho Cucamonga. Our schools are already less desirable than when we first moved to the City in 2000. Schools would be over crowded and in even worse shape. The taxes paid are horrendous and we are just starting to pay for the school bonds. Costs continue to climb and we are getting less and less for those taxes. The extra taxes paid to the City from such a project will never compensate for the cost of the schools overcrowding or the burden placed on the Fire and Police Departments.

When the policing are done by the county on contract you get no extra help without a renegotiation and rise in costs from the county. It is not as if we run your own Police and Fire Departments. Every extra comes with a price.

I began driving out to Rancho Cucamonga before the opening of the 210 freeway. I would exit the 10 freeway at Vineyard and drive north. I personally saw how the city changed when apartment style HIGH DENSITY housing comes to a bedroom single home community. The property is not taken care of the way an owner would. The saying "pride in ownership" is true. Look at the way people treat our parks. There is a world of difference in the appearance of property styles. Look at your Crime Stats and see where the police will be spending their time....HIGH DENSITY area.

Thank you for your time.

Priscilla Sena
6195 Jasper Street
Rancho Cucamonga, CA 91701

Smith, Michael

From: Danny Pierce <dmpierce@charter.net>
Sent: Tuesday, December 01, 2015 4:13 PM
To: Smith, Michael; City Council; Gillison, John; Planning, City; Schrader, Lois; Kendrena, Donna
Subject: Empire Lakes Golf Course Development

Dear Sir(s),

I am a resident of Rancho Cucamonga. I moved here from Fontana in January of 2002. I moved to Rancho Cucamonga because I liked what the city management was doing to improve what I have known for a long time as underdeveloped areas where citrus groves and vineyards once existed, to provide amenities and business for residents. Now I am concerned that the local golf course is being sold to developers to build more townhouses. I love to play golf and enjoy the convenience of playing a great public golf course in my own home town. I cannot afford to join a private country club like Red Hill. I understand that development of the golf course into additional housing would increase property tax revenue and may provide additional revenue for local businesses in the area. However, I and my friends are spending money to golf in Rancho Cucamonga. I try to spend my money on all of our local merchants for needed groceries, supplies, dining out and entertainment. If I spend my money golfing in another city, how does this benefit my home city? I have to drive further to Fontana (Sierra Lakes) or Upland (Upland Hills) to contribute to their economy. The golf course in Upland is not as nice as Empire Lakes. Why would it be right that RC planners do not see a need for a golf course while other cities around Rancho Cucamonga keep their public golf courses for a diversity of outdoor entertainment and leisure? Ontario (Whispering Lakes), Upland (Upland Hills), Fontana (Sierra Lakes), Pomona/La Verne (Mountain Meadows) and Chino (El Prado, Los Serranos etc.) have not sacrificed their golf courses for additional housing. The golf course facilities also offer a great choice for weddings, catered business meetings and other private parties.

The Empire Lakes Golf Course is a jewel of Arnold Palmer design that will be lost. There used to be another golf course in RC that was lost to business zoning that justified the need for the planning and construction of the new Empire Lakes Golf Course to be built. That need has not changed. Rancho Cucamonga has yet to develop the Central Park acreage on Baseline yet is taking away a beautiful place that is a valuable resource to enjoy an outdoor activity. I am very disappointed the Rancho Cucamonga planners do not value the diversity of recreation in our city. It is something that attracted me to this city and now it is being forsaken. I do not own a horse and yet I do not hesitate to give thanks to our city planners for the beautiful bridle trails that I support. How many more outdoor recreation areas are we going to lose for development?

Smith, Michael

From: Don DuPree <don.dupree@gmail.com>
Sent: Monday, November 30, 2015 2:59 PM
To: Smith, Michael
Subject: Empire Lakes

Mr Smith,
I am against putting high density housing in place of the golf course and I do not play golf.
We have a very nice city, let's keep it that way. I have been to New York and Philly and don't want crowded tenements.

Donald DuPree , , Rancho Cucamonga

Smith, Michael

From: Coco Stone <Coco@eandjcommodities.com>
Sent: Monday, November 30, 2015 8:56 AM
To: Smith, Michael; City Council; Gillison, John; Planning, City; Schrader, Lois; Kendrena, Donna
Subject: Just saying NO thank you to more apt

NO..... simple as that!
PLEASE NO MORE APARTMENTS!!!!!
Ranch is becoming over built!
Rancho is loosing its beauty because we hardly have any open space.
We DO NOT NEED to slam more people into this area it will add
more stress to our police and fire protection and endanger our current citizens.
It will add more stress on our already over populated schools!
If you feel any love or loyalty for this city and its current residence you will stop this MADNESS.
The golf coarse has potential to bring tourist and visitors to the area that financially
enhance this city without stressing it.
You wont even take care of our parks you should have planed and budgeted for, without threats
and demand for more money.
Please be realistic and protect RANCHO! NO MORE APARMENTS!!!!!
~CoCo Stone
Home owner and VERY concerned citizen!!!!!!!!

Smith, Michael

From: Nancy Hamper <nancyhamper@icloud.com>
Sent: Sunday, November 29, 2015 2:24 PM
To: Smith, Michael
Subject: Development of Empire Lakes

Dear Michael Smith,

Please do everything in your power to stop the development of the Empire Lakes Golf Course. The last thing Rancho Cucamonga needs is more people and more apartments. Traffic is already a horrible nightmare! I have lived here since 1989 and have seen our beautiful city change and not always for the better. We need this golf course plus we could use additional parks for our families. I'd like to see Central Park expanded not more apartments built.

Thank you for your kind attention to this matter. I'm counting on you.

Nancy J. Hamper
Sent from my iPad

Smith, Michael

From: Brian Stranahan <stranahan@earthlink.net>
Sent: Sunday, November 29, 2015 2:51 PM
To: Smith, Michael
Subject: Proposed Empire Lakes Housing Project

Importance: High

Mr. Smith,
As a RC resident for the past 30 years, I must say that I cannot see the rational for the Empire Lakes Project. Already we have too many people - too little water. Too much crowding in our schools and College. Too much congestion and not enough open places. Too much pollution. This project needs to be squelched. There are many more open areas to the East of Etiwanda and beyond that can be built on without disrupting our City.
Respectfully,
Brian Stranahan
Alta Loma, CA

Smith, Michael

From: Cynthia J. Dunlap <dunlapcjd@charter.net>
Sent: Sunday, November 29, 2015 12:34 PM
To: Smith, Michael
Subject: Lewis Project

NO MORE APARTMENTS!!!!!

This city is saturated with them already!?? NO MORE APARTMENTS!!!!
Sent from my iPhone

Smith, Michael

From: Jeff <mittj@yahoo.com>
Sent: Sunday, November 29, 2015 9:13 AM
To: Smith, Michael; City Council; Gillison, John; Planning, City; Schrader, Lois; Kendrena, Donna
Subject: Empire Lakes

Dear Rancho Cucamonga official,

I am writing you out of concern that this jewel of a city we call Rancho Cucamonga is in danger of becoming just another big, congested city.

I, like most people who moved here, came to escape the ever increasing crowded everything. Congested freeways, parking lot nightmares, overcrowded schools, unaffordable single family homes, high crime, etc... Since I moved here in 1984 I have seen continued growth in the city. Minimum green areas, building on every square foot of land, increasing congestion on city streets and freeways, increased crime and insufficient funding for basic city services like lighting maintenance on the west side (residents wonder where all the money went that covered these services in the past).

The Rancho Cucamonga **residents are not interested** in providing high-density housing within the city. The Empire Lakes proposal of building 2,500 - 4,000 units is appalling to the residents. This along with other approved projects have the potential of adding 24,000 additional vehicles to our already crowded streets and freeways.

As for the environmental impact studies, who are we kidding, as a resident I have never been consulted of how the impact affects me or my family. Nor do these studies realistically address the resident's quality of life.

As demonstrated by the Prop. A debacle, what the Rancho residents are really demanding is that the city's officials start asking and listening to the residents. You think adding so much additional housing is a good idea, put it to a vote, REPRESENT THE PEOPLE and see what they say.

Thank You

Smith, Michael

From: George Ramos <phantomghr1968@yahoo.com>
Sent: Saturday, November 28, 2015 7:53 PM
To: Smith, Michael
Subject: Empire lakes golf course

We are against the development of 2500-4000 stacked apartments on the golf site

Sent from my iPhone

Smith, Michael

From: suediom@aol.com
Sent: Saturday, November 28, 2015 7:36 AM
To: Smith, Michael
Subject: Empire Lakes development

We do not need more apartments in Rancho....traffic is already a nightmare....not to mention the increase in crime.

Please leave the golf course there. We do not need more housing on every square inch of land.....the vineyards and orange groves have already been torn up for housing....lets leave some of our natural beauty.

Thank you for your time.

Susan Diomedes
Resident since 1977

Smith, Michael

From: Cynthia J. Dunlap <dunlapcjd@charter.net>
Sent: Friday, November 27, 2015 1:46 PM
To: Smith, Michael
Subject: Empire Lakes

Come On...??? Does your thought process only take you to Lewis money makers? We NEED some open spaces!!! NOt everything needs to be cemented over!!! Go back to the drawing board (planning Commission) and come up with a more workable plan!!! One that DOES NOT have so many stinking apartments!!!!
Sent from my iPhone

Smith, Michael

From: David McWilliam <davenkimmie@verizon.net>
Sent: Friday, November 27, 2015 11:33 AM
To: Smith, Michael
Subject: Empire Lakes

Besides enriching the city and Lewis family coffers, I see no benefit to losing this green belt, overloading the schools and infrastructure, and placing further demands on our water supply that we're already paying punitive rates for. When CVWD starts charging reasonable rates that reflect real costs, then we can consider further loads on our supply.

Sent from my iPad whilst freezing my butt off somewhere in Siberia

Smith, Michael

From: Coco Stone <Coco@eandjcommodities.com>
Sent: Thursday, November 26, 2015 8:37 AM
To: Smith, Michael
Subject: nO MORE APARTMENTS IN RANCHO

PLEASE KNOW THAT WE DONT WANT ANY MORE APARTMENTS BUILT IN RANCHO!!

Michael Smith

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

Re: Removal of Empire Lakes and replacement with high density housing

I was outraged to read in the newspaper that a city official said that the residents of Rancho Cucamonga *want* more apartments. I've been discussing this with my neighbors since then and *none* think additional high density housing benefits the city in any way. Most of my social circle are not golfers, they are unanimous in their belief that high density housing would be a liability to the city not an asset.

The Empire Lakes golf course *is* an asset to the city. The course is used for recreation, civic charity, and as a wetlands for migratory birds. The golf course has features not available in other cities. Regular golfers and students take advantage of our local course with its two driving ranges, chipping area and scenic putting green. The course is regularly used as a resource for charities to provide golf tournament fundraising. Fontana boasts that they have more greenspace than Rancho...why would we want to remove one of the best green spaces in the city.

I do not agree that high density housing would be an asset to the city. I understand that new apartments would be close to the train station, but the nearby retail areas are in Ontario, not Rancho. 4th street already has numerous apartment developments. I urge you to deny a change of zoning for this course and encourage a developer that will improve the existing green space for the benefit of our current residents.

Dan Fitzgerald
12730 Mosaic Dr.
Rancho Cucamonga, CA 91739

CITY OF RANCHO CUCAMON

NOV 2 5 2015

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Smith, Michael

From: Ron Garman <rgarman111@charter.net>
Sent: Wednesday, November 25, 2015 6:44 PM
To: Smith, Michael
Subject: EMPIRE LAKES

THE ONLY THING CONSTANT IS CHANGE

We have lived here in the Alta Loma area of Rancho Cucamonga over 30 years.
We live 2 miles North from the 210 Fwy, it was quiet at night before the freeway was built. Now we can hear the noise from the freeway at night. Yes 2 miles North. Can you call that progress?
If the Empire Lakes project is approved , what are the issues?
Traffic, Crime, Crowed Schools, Trash, Sewer, Fire and Sheriff, parking at stores, just to name a few.
I'am sure you have heard this before, no more high density housing.

Amenities can be good or bad, the Empire Lakes will be a bad one.

Happy Thanksgiving
Ron Garman

Sent from my iPad

Smith, Michael

From: Paul Campos <pkcampos@charter.net>
Sent: Wednesday, November 25, 2015 4:09 PM
To: Smith, Michael
Subject: Apartments

Will this apartments be running without water? If so, I say yes.
If they are going to use water, I say NO.
Forget the income the apartments will bring, because they will also bring more crime, which means more Peace Officers. We can't even afford the ones we have now.
We have been in Cucamonga (Alta Loma) for thirty years and seeing it grow and grow, it's time somebody said " STOP " no more. Sorry Mr. Smith I say NO.

Smith, Michael

From: Dana Mayer <dana@caltimberline.com>
Sent: Wednesday, November 25, 2015 2:02 PM
To: Smith, Michael
Subject: Empire Lakes

Good afternoon,
I hope this email finds you well, and anxiously awaiting a delicious Thanksgiving feast.
I, along with countless others, would like to voice my opinion on the development of Empire Lakes- We have enough apartments in Rancho. Please do not turn our beautiful city into a shit-hole like L.A. just to make more money. Please. There is something to be said for quality of life- rather than quantity of dollars- I have lived here for 23 years, I have seen the changes, most great, but some bad- please don't take away a beautiful piece of land and make it into another apartment complex- save some grass for the next generation.

Sincerely,

Dana Mayer
Office Manager
California Timberline, Inc
(909) 591-4811 P
(909) 591-4818 F
Dana@Caltimberline.com

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Smith, Michael

From: Wendy Hernandez <wenderina21@yahoo.com>
Sent: Wednesday, November 25, 2015 9:21 AM
To: Smith, Michael
Subject: PLEASE READ/OPPOSITION

Dear Mr. Michael Smith,

On behalf of my husband and I, we ask that you do not take away the Empire Lakes Golf Course and permit Lewis Homes (or any other builder) to add more housing to Rancho Cucamonga. There are already way too many apartment complexes in our city and now it is being considered to take away one of the only recreational spots that many, many people love. Let Lewis go and build in other areas, with more land. They charge astronomical leasing prices and are just greedy.

PLEASE THINK OF THE ENVIRONMENT, INSTEAD OF THE $$..... EVERYTHING WE LOVE ABOUT BEING RESIDENTS OF RANCHO CUCAMONGA IS SLOWLY BEING TAKEN AWAY.

Have a blessed holiday.... and thank you for your time.

Wendy & Sergio Uribe

Blessings From My Heart To Yours.... <3

Empire Lakes:

11-20-15

Dear Mr. Michael Smith:
The development of Empire Lakes with between 2650 and 3450 apartment units concerns me deeply. About 30% of our city is rental units right now, which I feel is very high. I object to the proposed development because I don't think it is good for our community to increase the number of renters. I moved to Rancho Cucamonga, CA and purchased our home for many reasons, none of my reasons were to live in a city filled with huge apartment complexes like we have now. Property owners care more about the community than renters, because they have a vested interests in the quality of life. Individuals that purchase a home, directly pay taxes, and make up the majority of citizens tend to vote together on civic matters that impact many things for our families, not so much with those that have no investment in our city, many renters do not even vote on local issues that impact our city, taxes, and schools. Allowing more development of rental property will decrease our quality of life here in Rancho Cucamonga, CA.
The density will impact traffic, schools, public services, and ultimately increase costs to those of us who own property.
I do not think if I was moving to Rancho Cucamonga, CA today I would purchase a home here, the congestion, is not what I am looking for in a community, more apartments is not going to improve the situation.
I oppose the development of Empire Lakes, want to urge you, the Mayor and The City Council to reject this development and preserve a little of what is left of the city I bought my home in. There is a growing number of citizens that share my view regarding this matter, many have signed a petition to express their concern for the over development of our city, they may not take the time to write to you but please consider those that have taken the time to sign the petition objection to this project.
Sincerely,

Bradford L. McColl

Bradford L. McColl

Smith, Michael

From: Brad McColl Sr <mccollbrad@hotmail.com>
Sent: Friday, November 20, 2015 5:53 AM
To: Smith, Michael
Cc: City Council
Subject: Empire Lakes Objection to the project

Dear Mr. Michael Smith:
The development of Empire Lakes with between 2650 and 3450 apartment units concerns me deeply. About 30% of our city is rental units right now, which I feel is very high. I object to the proposed development because I don't think it is good for our commuity to increase the number of renters. I moved to Rancho Cucamonga, CA and purchased our home for many reasons, none of my reasons were to live in a city filled with huge apartment complexes like we have now. Property owners care more about the community than renters, because they have a vested interests in the quality of life.
Individuals that purchase a home, directly pay taxes, and make up the majority of citizens tend to vote together on civic matters that impact many things for our families, not so much with those that have no investment in our city, many renters do not even vote on local issues that impact our city, taxes, and schools. Allowing more development of rental property will decrease our quality of life here in Rancho Cucamonga, CA.
The density will impact traffic, schools, public services, and ultimately increase costs to those of us who own property.
I do not think if I was moving to Rancho Cucamonga, CA today I would purchase a home here, the congestion, is not what I am looking for in a community, more apartments is not going to improve the situation.
I oppose the development of Empire Lakes, want to urge you, the Mayor and The City Council to reject this development and preserve a little of what is left of the city I bought my home in. There is a growing number of citizens that share my view regarding this matter, many have signed a petition to express their concern for the over development of our city, they may not take the time to write to you but please consider those that have taken the time to sign the petition objection to this project.
Sincerely,
Bradford L. McColl

Smith, Michael

From: skylane075@aol.com
Sent: Wednesday, November 18, 2015 4:23 PM
To: Smith, Michael
Cc: City Council; Gillison, John; skylane075@aol.com; Planning, City; Schrader, Lois; Kendrena, Donna
Subject: Empire Lakes Project Opposition

Dear Mr. Smith,

I'm writing this note as a follow-up to the Planning Commission meeting, held on Tuesday, 11/10/15.

Several individuals, including myself, spoke before the Commission in opposition of the Empire Lakes project.

While I understand the Planning Commission's review is still in the preliminary stages, per Planning Commissioner Lou Munoz,
I feel it necessary to make my opinion known, early on.

As a long-time resident of Rancho Cucamonga, **I oppose this project**. Regardless of Senate Bill SB 32 & SB 350.

In viewing the presentation, provided by representatives of the Lewis Company, I feel high-density residential space of potentially 2,500 - 4,000 units would be harmful to our community, for so many reasons.

I have reviewed "The Notice of Availability (NOA)" and did a cursory view of the "Draft Environmental Impact Report (DEIR)".
As you know, the DEIR is a lengthy document and takes time to read and digest all of its contents.

I have chosen to write about my concerns, regardless of what is or isn't in the DEIR.

First off, traffic on our already crowded streets would be increased tremendously. It's not fair to impose this on our community.
As it stands today, it can be a nightmare to get across town even without this project in place. Imagine if you add the increased volume of cars this
project would produce. I know the goal of the developer, is to get people out of their cars and to utilize bikes and the transit system. However,
this is California. You will not get people out of their cars.

Most families that I know, want space for their children to play. While this project may provide areas for children to play, in today's environment, you
can't allow your children to play unsupervised. Therefore, most families would prefer a home with a backyard where their children can play safely and
not in a "stack n' pack" arranged play area.

We are in a drought situation! How can you justify building that many units when water is such a commodity?

There are no schools in the immediate area. Will the children have to be bused to our already overcrowded schools?

San Antonio Community Hospital, soon to be called San Antonio Regional Hospital, is already seeing almost 100,000 patients per year
in their emergency room. We also have Arrowhead Hospital, however, San Antonio is the local hospital serving our community. The hospital, as well as
patients, will feel the impact with wait times increased and hospital beds not readily available.

Businesses, in the immediate area of the project, will be affected. I'm sure as time would go on, residents living in this project area, would soon be complaining

about truck noise, etc., caused by the businesses and their day to day operations.

Can't we have any open space in our city? Does every inch have to be filled with a building? Some of the people making the decisions, as to whether
or not this project should be approved, may not remain living in our community in the future. Therefore, we would be left with the fall-out of the negative impact
this project would have, while the decision makers have moved on to another city, state or country!

We don't need a city within a city, which I feel this project would be. Stop ruining a wonderful place to live with your over-building.

I urge the Planning Department, our City Council, City Manager and the Planning Commission to **deny this project**. Leave it as a golf course. If that isn't possible, keep it as an area
that wouldn't bring such hardship to our community and its residents. Consider the space for things like city sponsored open-air farmers markets, small vendor kiosks, small entertainment event stages,
art in public places and an area where people can gather and enjoy a nice setting.

If you would like to contact me, I can be reached by email skylane075@aol.com or by phone at 909-921-4473.

Kind Regards,
Kim Segool-Earl
7997 Jennet Street
Rancho Cucamonga 91701

CC: City Council - Dennis Michael, Sam Spagnolo, Lynne Kennedy, William Alexander & Diane Williams (c/o Donna Kendrena)
City Manager - John Gillison
Planning Director - Candyce Burnett
Planning Commission - Ray Wimberly, Francisco Oaxaca, Richard Fletcher, Lou Munoz & Rich Macias (c/o Lois Schrader)

Smith, Michael

From: Villenas, Fabian on behalf of City Council
Sent: Monday, November 16, 2015 3:41 PM
To: Smith, Michael
Cc: Burnett, Candyce
Subject: FW: Empire Lakes

Hi Mike,
You handling all Empire Lakes correspondence? Here's a few more that came in over the weekend

Fabian A. Villenas
Principal Management Analyst
City Manager's Office
City of Rancho Cucamonga
(909) 477-2700, extension 2006
fabian.villenas@cityofrc.us
From: Elizabeth Allerton [mailto:lizallerton@aol.com]
Sent: Friday, November 13, 2015 9:34 AM
To: City Council <Council@cityofrc.us>
Subject: Empire Lakes

Please keep in mind that our community is exactly that - "community." Los Angeles and Orange cities are NOT a "community" - That is why we chose Rancho Cucamonga to dwell. We do not want 20,000 more cars on the roads nor do we want a bunch more people here. Leave Empire Lakes alone. If Lewis wants to invest - invest in Central Park.

Elizabeth Allerton
Etiwanda

Smith, Michael

From: Villenas, Fabian on behalf of City Council
Sent: Monday, November 16, 2015 3:41 PM
To: Smith, Michael
Subject: FW: Empire Lakes development

Fabian A. Villenas
Principal Management Analyst
City Manager's Office
City of Rancho Cucamonga
(909) 477-2700, extension 2006
fabian.villenas@cityofrc.us
-----Original Message-----
From: Carol Enriquez [mailto:czenriquez@yahoo.com]
Sent: Friday, November 13, 2015 8:01 AM
To: City Council <Council@cityofrc.us>
Subject: Empire Lakes development

Dear Council members,
It has been brought to my attention that the Empire Lakes golf course is being considered for development with a mixed use plan, but mainly housing. As a nearly 25 year resident of this city I have seen it change dramatically, mostly for the better. My concerns with this latest project is the increased demand on our current infrastructure and losing a valuable asset in our city. We all know how it has become increasingly difficult to navigate from one side of our city to the other. The traffic increases in our city are a serious issue. There are of course concerns with water use increase for so many more people and lastly our schools, especially the high school that would be most impacted. RCHS can't handle it. We are known to have a great school, but we are bursting at the seams. It places an undo burden on the district, the school and most importantly our students when resources are stretched so thin. Please consider this, and vote down the petition to develop a valuable asset to our city for what appears to only be solely a financial benefit to a few and a serious burden to so many current residents. Maybe investing in a more suitable facility at this PGA gem of a golf course would be a better option and bring more business to our city by way of increasing functions that could be held there.
Thank you for your consideration to this serious matter.
Carol Enriquez.

Sent from my iPhone

Smith, Michael

From: Robert Acker <robacker@me.com>
Sent: Saturday, November 14, 2015 9:24 PM
To: Smith, Michael
Subject: Empire Lakes project

I know there's a process for oral or written comments, but I would like to say how disappointing it is that our city leaders would even entertain such a loss of green space and community good where kids and adults can play; where character can be developed, and families can create memories. The already existing high density apartments surrounding the east side of Empire Lake were approved years ago given the fact that RC had a 120 acres of green space. And now the city wants to lose that?!

Part of what distinguishes RC from the all other foothill communities is a top-rate, daily fee golf course. Yes, we have Red Hill but it's private. Empire Lakes is way better than Sierra Lakes (Fontana), and Upland Hills doesn't even count as a golf course (it's that bad). And Claremont never had the vision.

Please, please, keep Empire Lakes.

Robert Acker
30+ year RC resident

Smith, Michael

From: Diane Atherton <diane.atherton@verizon.net>
Sent: Wednesday, November 11, 2015 9:41 AM
To: Smith, Michael
Subject: Empire lakes golf course

I would like to voice my opposition to the proposed destruction of the golf course for a massive apartment complex. Milliken Ave. is already conjested and I avoid driving on it at all costs. If you build the new complex, the traffic is going to be horrendous in that area. I have already stopped shopping in the Terra Vista shopping center on Haven and Foothill because of the conjestion, it is just easier to purchase on line and skip all the hassle. I moved to Rancho because it still had some open spaces. I used to live in the Rowland Heights area and moved out of there to get away from the traffic and overcrowding. If Rancho is turning into the same thing, I might as well move back to the San Gabriel Valley where I am closer to work.

Please add me to your mailing list to keep me updated as to the progress of the Empire Lakes property.

Diane Atherton
11281 Baylor Street
Rancho Cucamonga

November 10, 2015

Mr. Ray Wimberly
Chairman
Planning Commission
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

Subject: Empire Lakes Specific Plan Project – Planning Commission Workshop for Specific Plan Amendment DRC2015-00040 – SC Rancho Development Corp. (Lewis Operating Corp.)

Dear Mr. Wimberly,

Thank you for the notice of the November 10, 2015 subject workshop. As I indicated in my comments speaking to the Planning Commission at the June 10, 2015 draft EIR scoping meeting, the 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. Additionally, the approximately 160 acres of open space makes the course an invaluable and irreplaceable asset of a natural setting in the otherwise developed city scape. Keeping an existing high-quality golf course in a prime southern California location and city like Rancho Cucamonga should be a high priority.

I fully acknowledge the need for well-organized and progressive development proposals to serve the legitimate needs of a community for housing and commercial interests. I would suggest, however, that such a proposal be implemented on property not already dedicated to a unique and valuable facility such as Empire Lakes golf course. Specifically, if this redevelopment is truly warranted and considered a necessary step, it should be built on vacant property at another location, and not at the expense of demolishing a championship golf facility.

I would urge the Planning Commission to:

- consider the unique value of the golf course to the community, and
- please deny the proposed land use change, associated amendments, and redevelopment plan.

Interested members of the city and other communities have expressed their interest in a petition on-line to keep the golf course in place, and for the city staff not to approve a change in land use. The petition was established in October 2015 and as of this date contains 575 signatures. Many of the signers have added brief comments that can be viewed at the following web site:

http://www.gopetition.com/petitions/save-empire-lakes-golf-course.html

The cover page is attached here for the petition and its contents to be included as part of the public record. I encourage the city staff, Planning Commission, and other decision makers to review the petition and the comments from the public.

I appreciate the opportunity to participate in the public process, and look forward to next steps. And, thanks again to you and all the city staff for your time and effort.

Respectfully yours,

Tom Rheiner
11030 De Anza Drive
Rancho Cucamonga, CA 91730

Attachment – Save Empire Lakes Golf Course petition cover page dated November 10, 2015

Copy to: Mr. Kevin Heaney, SCGA

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Save Empire Lakes Golf Course

Petition published by Save Empire Lakes on Oct 14, 2015

575 Signatures

Join Now

Recommend Share 696 people recommend this. Sign Up to see what your friends recommend.

Target: City of Rancho Cucamonga

Region: United States of America

Web site: http://saveempirelakes.com

Sign the petition Sponsor Email Tweet 8 G+1 1

Petition Background (Preamble):

Empire Lakes Golf Course was, and could be again, the crown jewel of the Inland Empire. Lewis Homes has purchased the course and is planning on tearing it down to put up exactly what Rancho Cucamonga does not need, MORE APARTMENTS!

The course is home to all sorts of wild life that used to rome free in the area before it was severely over developed. Red Tail Hawks, Cranes, Herons and Owls are only a few of the species you find out on the course. The course is a great place for children to learn many aspects that golf has to offer such as; honesty, sportsmanship, respect and build character.

We are trying to keep the city from rezoning the golf course for homes. Please help us. If Lewis Homes were to put as much money into the golf course as they are putting into trying to destroy it, it could be easily be the top rated course in the Inland Empire and thrive once again as a professional tour stop, generating huge tax dollars for the city and revenue for the surrounding businesses.

Petition:

> We, the undersigned, call on the City of Rancho Cucamonga to deny the rezoning of Empire Lakes Golf Course for residential use and motion to keep it as a green zone so it can once again become the Crown Jewel of the Inland Empire.

Sign the petition

The Save Empire Lakes Golf Course petition to City of Rancho Cucamonga was written by Save Empire Lakes and is in the category Environment at GoPetition. Contact author here. Petition tags: golf course, golf, save empire lakes, keep it green rancho cucamonga, rancho cucamonga, inland empire

Tell | Map | Signatures | Views | Bookmark | Banners | Link | Tip Jar | Sponsor

Click here to Like this petition or Add/View Comments

Providence Christian

Pasadena's Top Christian College. Follow Your Faith & Learn to Lead!

Smith, Michael

From: Marla D <marlad923@gmail.com>
Sent: Tuesday, November 10, 2015 9:11 AM
To: Smith, Michael
Subject: Fwd: URGENT - Please Read - KEEP EMPIRE LAKES !

Dear Mr. Smith:

As homeowners in Rancho Cucamonga for over 17 years, we are very upset over the idea to get rid of Empire Lakes to build more apartment communities !!! Rancho is losing it's charm because of being already overcrowded ! It was so beautiful when we first moved here, and now all you see is cars and people everywhere. There's more vehicle accidents and MUCH more crime than ever before.

Please DO NOT demolish Empire Lakes for more Lewis communities !!! Lewis already has enough properties - LET IT BE AS IS. Actually the opposite should be done.... you should make a moratorium against building any more multiple unit communities for AT LEAST the next 5-10 years !!!

PLEASE DO THE RIGHT THING FOR RANCHO !!

Marla Dirks-Macias and Chris Macias
(909) 483-1658
Rancho Cucamonga, CA 91730

Smith, Michael

From: McBeth, Nancy <Nancy.McBeth@tcw.com>
Sent: Tuesday, November 10, 2015 8:41 AM
To: City Council; Smith, Michael
Subject: Empire Lakes Specific Plan Project

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

I strongly object to the Lewis Operating Corp.'s proposal to building up to 4,000 apartments in the area that is now known as Empire Lakes Golf Course. The Lewis Family already has a monopoly in the City regarding apartments and townhomes-for-rent. This Empire Lakes proposal will only add more traffic and congestion to an already over-populated City. Is the Lewis Family willing to build more schools to accommodate the added population? How about asking them to finish the Central Park project? I have lived in Rancho Cucamonga since 1989 and even back then, we were promised a finished Central Park. The state of California is experiencing a terrible drought. How can the City justify adding more apartments and people? City Officials don't have to "jump" at every Lewis Home proposal. It's about time to say "no" to them.

And how sneaky and unfair it is of the City to hold a last-minute meeting today at 4:30pm on this issue, at a time when most of us are at work or commuting home from work. The meeting and this proposal are spreading on social media networks. I have already signed the petition to stop this project:
http://www.gopetition.com/petitions/save-empire-lakes-golf-course.html

Nancy McBeth
7481 Crawford Place
Rancho Cucamonga, CA 91739

Project Description: The applicant, Lewis Operating Corp., proposes to amend 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 nonresidential 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

Smith, Michael

From: Jack Adams <jack.adams1929@yahoo.com>
Sent: Thursday, November 05, 2015 8:37 AM
To: Smith, Michael
Subject: Save Empire Lakes Golf Course/Green Area

Mayor Michael,

I have lived here since 1973 and have seen the development of the city. What RC needs is green areas, not 4,000 apartments. All the traffic congestion, civic and social services the project would require would have a negative influence on the city.

Sincerely,

Jack & Pam Adams

Smith, Michael

From: Gilbert Moreno <altatangmoreno@gmail.com>
Sent: Friday, October 23, 2015 10:52 AM
To: Smith, Michael
Subject: Empire Lakes hearing

I just received a notice as to the date and time of the hearing for the Empire Lakes closure. I find it disturbing that it is scheduled at a time that many people are still working, and, that many people may be starting their holiday vacation. I would come to the conclusion that Lewis and the city came to an agreement that suited themselves and not the public. Not unexpected, but, a shame just as well.

Gilbert Moreno S'64

Smith, Michael

From: Kayse Johnson <rachelkayse@gmail.com>
Sent: Tuesday, October 20, 2015 11:07 AM
To: Smith, Michael
Subject: Empire Lakes Property

Please say no to.more apartments. Empire Lakes is beautiful and we need to keep it. Keep reasons why people want to move to.this.area.
Rachel K. Johnson
Rachelkayse@gmail.com

To Whom it May Concern,

My family has lived in Rancho Cucamonga since 1995. We believe that **Empire Lakes golf course should not be closed** so a mixed-use development can take over the land. The Empire Lakes course and driving range has provided endless heathly sporting experiences for my family and me, and it has greatly enhanced our lives as Rancho Cucamonga residents.

I have personally used the range on average of 2-3 times per week over these past 20 years. My eldest son started swinging clubs with me since before he entered elementary school. We've been fortunate to walk along with outstanding professional golfers during tournaments at Empire Lakes, including future Masters champion Bubba Watson. My son played high school golf at Los Osos, and Empire Lakes was his home course, where they practice and hosted league matches each spring. When he graduated high school, we took pictures of him in his cap and gown on the putting green since the course played such a large role in his high school years.

Our family's attachment to Empire Lakes is not unique. While at the driving range the other day, a mother with two young girls settled in nearby. The girls were decked out in golf shorts and matching visors. The youngest girl had a miniature pink bag and a miniature swing to match. Farther down the range was a boy of about six. He had casual clothes, an oversized club, and an oversized backswing that touched the grass behind him. He swung mightily, often hitting more ground than ball, but he was outdoors, with his dad, enjoying the challenge of swinging for the long ball.

I would hate to see Empire Lakes disappear and these children and their families miss out on precious healthy times together close to home in Rancho Cucamonga. A mixed-use development may make sense for a developer's bottom line, but once this precious green space is paved over, our community will never get it back. **Please keep the long-term interest of our Rancho Cucamonga community in mind and preserve Empire Lakes for our families to benefit from for years to come.**

Sincerely,
Dominic Spezialy
10440 San Andreas Dr.

CITY OF RANCHO CUCAMONGA
OCT 10 2015
RECEIVED - PLANNING

CITY OF RANCHO CUCAMONGA

OCT 0 5 2015

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September 29, 2015

Mr. Michael Smith

RC City Council

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

Dear Mr. Smith:

This letter is in support of continuing to maintain and operate Empire Lakes Golf Course. I have been a resident of Rancho Cucamonga since 1994. The one thing that drew my husband and me to this area was the ability to have access to beautiful parks and recreational areas. Golfing has been a part of our family for over 30 years. I still find that when I practice Saturday afternoon at Empire, golf is a sport for all ages. It is a great to see little kids having fun lessons, as well as teenagers practicing their swings, and even those who are their parents or grandparents are all out there striving to perfect their golf shots. What other sport or recreational area can the whole family really participate in all together?

As a Nurse Practitioner in this area, I always am promoting physical exercise with my patients. Golf is not only great because of the skill and strength that can be achieved, but it is an outdoor sport. Research has shown that spending time in nature is beneficial in reducing stress hormones, and as a result can help with lowering blood pressure and heart rate. Plus, with any exercise, endorphins are produced which help one feel better, less depressed and anxious. So why would the city want to take this great scenic place away from its people?

In this drought we are currently experiencing, I am not sure how building more apartments are a wise investment. More apartments mean more water being used, more traffic, more noise and less green space. I have not heard of any further plans to enhance or develop current parks, and I am not aware of an offer for an alternative golf course.

Therefore, I am not in support of this city venture to take away our golf course and build condominiums and/or apartments in its place. I appreciate your attention and consideration to my concerns.

Sincerely,

Mary Strubhar-Brown

Mary Strubhar-Brown

Smith, Michael

From: Nancy Guirges <guirgesn@gmail.com>
Sent: Thursday, September 24, 2015 1:27 PM
To: Smith, Michael
Subject: "Empire Lakes Golf Course" Lewis Corp., Planned condominium Project forward to City Council

From; Nancy & Jim Guirges (concerned resident) " Empire Lakes Golf Course" Lewis Corp.
To: RC. City Council Members and City Planners

We are " Against " another proposed "Condominium Project" built in our town. This proposed project is a monstrosity and not the direction that for one, we want to see in our community.

Reason for our concern;
1. The Density of unit per acre of land

2. Traffic Nightmare

3. Water Conservation, even though RC. Has two years water reserve we still have a serious drought problem throughout our State, and "Everyone" in our state, is mandated to conserve up 35% water usage. What will happen with Our cities "Two Year Water Reserve" with an extra 15,000 plus new residents living in RC. Not including water usage required too build this "Hugh" development. Where is the water coming from? This is important to know and We would appreciate a reply back from everyone that wants this project approved.

4. Demolishing "Empire Lakes Golf Course" How Sad!!! No concession in Lewis Brothers plans currently to preserve any part of this golf center. I am under the impression they do not live in our community so why should they care? Well for one, Our City Council Members should! If this planned development should happen to go through without the City Planners and City Council not requiring "Lewis" to modify their current plans to accommodate or preserve this golf facility Be assured, We will not be the only ones in this community to be unhappy with the outcome.

5. As a concern resident I want to be appraised of all approvals, changes, modification that the Senior City Planning Dept., and City Council take part in.

6. Please E-mail to me all upcoming Council meetings addressing this proposed project, so I may be present to verbalized my opposition in person. (guirgesn@gmail.com)

I hope all involved in this, " New State of the Art"- "Massive Housing Development" understands, not everyone in our city is embracing this.

Nancy & Jim Guirges
Concerned Residents of Rancho Cucamonga

Sent from my iPad

Smith, Michael

From: Ken Park <kenpark1@gmail.com>
Sent: Monday, September 21, 2015 1:16 PM
To: Smith, Michael
Subject: Empire Lakes - please keep the golf course

Dear Mr. Smith,

I am new resident of the Inland Empire and an avid golfer. I was so disappointed to hear that ownership recently changed hands and Empire Lakes Golf Course will soon be converted into apartments.

This makes no sense as there is no need for additional housing in Rancho Cucamonga but there is incredible need for green space and public access sports facilities like Empire Lakes. I want a place like Empire Lakes Golf Course where I can bring my two young kids to play the great game of golf and to enjoy time together as a family.

While I am just one voice, I know I am one of thousands of voices in the Inland Empire who feel strongly about keeping Empire Lakes Golf Course in place. We don't need more housing in RC.

Sincerely,
Mr. Kenneth Park

EFM METALS

7997 THOROUGHBRED ST.
RANCHO CUCAMONGA, CA. 91701
09/18/2015

Rancho Cucamonga City Council

Attn; Michael Smith

10500 Civic Center Dr.

Rancho Cucamonga, Ca. 91730

CITY OF RANCHO CUCAMONGA

SEP 21 2015

RECEIVED - PLANNING

Dear Fellow Residents,

I am writing you today to protest the proposed project for Empire Lake Golf Course, IASP Sub-Area 18 Specific plan Amendment Project.

I own a business in Rancho and been a resident here for over 31 years. I have seen this great city grow over the years and do great things for the future of the city, this is not one of them, the last thing we need is 2500-4000 more apartments. I think the Planning Departments Initial Study from April 2015 says everything as to why this project should not move forward. The city will have to hire more police and fire employees that will only add to the unfunded liabilities, more crime, more traffic, new schools, not to mention all the wildlife that lives on the course. Also isn't there a water shortage where we can only water our lawns 3 days a week? Where will this water come from to supply all these new residents? At least the golf course uses recycled water. I have not seen anything that has addressed this huge issue alone. If there is a water shortage why is there not a moratorium on new construction in this city?

When this facility was built it was the crown jewel for the city, General Dynamics and the City of Rancho Cucamonga both owned it. We had the Nationwide Tour here and got exposure on national television. This was one of the best investments the city ever made and now to tear this beautiful green space out is tragic. Who in their right mind wants to look at concrete. I believe the only sitting council member when this course was built was Mrs. Williams. She may have some good insight as to why this facility should stay. How many high schools and colleges use this as their home course? Where are these kids supposed to go?

I have been a member of Empire Lakes for 18 years and have entertained many of my customers here. My kids have also played here for years and now I am bringing my granddaughter out and teaching her this game that you can play for a lifetime. With all the businesses here I know that many of them use this facility for growing their businesses. I don't know how many council members play golf or if any of them have a handicap with the SCGA.

In closing I just want to ask the council to do what's in the best interest of the future of this beautiful city and not base their decision on the all mighty dollar. This is a quality city and I would hate to see this change with such an eyesore.

Thank you,

Craig Olson

909-476-6747

Smith, Michael

From: Diane Simmons <chezdlady1@gmail.com>
Sent: Friday, September 18, 2015 10:10 AM
To: Smith, Michael
Subject: Empire lake golf course

What a waste! An Arnold Palmer design turned into a strip mall
I hope R.C. reverses this decision.

Barry-Wehmiller

pneumatic scale ANGELUS®

10860 6th St. Rancho Cucamonga, CA 91730
(909) 527-7614 Fax (855) 667-7252 www.psangelus.com
E-mail: Brandon.Brook@PSAngelus.com

Rancho Cucamonga City Council
Attn. Michael Smith
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

9/14/2015

Subject: 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)

Dear Mr. Smith,

I am writing concerning the potential rezoning of and potential development of the Empire Lakes Golf Course as proposed in the Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project.

As you can see, I am a business manager for Pneumatic Scale Angelus, which is adjacent to the project site. We are a 105 year old Company, originally named Angelus Sanitary Can Machine Company, which was located in the city of Vernon up to June 2013, in which we closed our facility and moved into the present building in Rancho Cucamonga. There were several reasons for the choice of Rancho Cucamonga, which included:

1. The proximity to Ontario International Airport
2. The access to the 10, 210, 15 and 60 Freeways, which supports our business concerning the work we do with over 40 vendors in the Southern California area.
3. The surrounding properties and aesthetics of Rancho Cucamonga which was far superior to the city of Vernon and more conducive to working with our customers, vendors and Company Associates that travel into Southern California from all over the country including Missouri, Ohio, Florida, Illinois and Minnesota. Rancho Cucamonga has been a beautiful city, where we have no lack of hotels, restaurants and entertainment (including Empire Lakes Golf Course).
4. Facility availability.
5. Safety and security concerning crime, theft, vandalism and graffiti, was far superior to what we had in Vernon.

There were other determining factors as well, but I don't feel it's necessary to list all of them at this time.

My concerns are more numerous than could be listed in a reasonable length letter, so I want to focus on a few items of major concern, which correspond very closely to the City of Rancho Cucamonga Planning Department's Initial Study from April 2015.

Barry-Wehmiller

pneumatic scale ANGELUS

10860 6th St. Rancho Cucamonga, CA 91730
(909) 527-7614 Fax (855) 667-7252 www.psangelus.com
E-mail: Brandon.Brook@PSAngelus.com

1. The loss of "aesthetics". As your report correctly notes, the degradation of the existing visual character and quality of the site and its surrounding areas. The citizens and employees in the area enjoy this area as a place for exercise during their breaks, as well as a place to walk around, due to the feeling of a beautiful green belt right in the middle of our city. With the back drop of the foothills behind it, along with the trees and green grass it gives you a feeling of having park-like setting.
2. The biological impact which is also noted on the report, based on not only the trees, grass and small lakes on the land, but what this does with the hawks, geese, ducks, rabbits and other wildlife that migrate through or live on the land. Additionally the change in air quality and greenhouse gases due to the additional traffic, as well as the increased demand for water and energy and the generation of solid waste and wastewater.
3. The increase of traffic, noise and the potential for increased traffic accidents and delays. I believe this to be a clear issue, as the plan is looking to add **2,500 to 4,000 residential units**. We have enough issues when traveling on Milliken and Haven, especially when there's an accident or power outage. Now move this much traffic down 6th and 4th streets and this can become a nightmare. I believe this to be a clear potential problem as stated in the report, but have additional concerns when combined with nearly 200 units that are almost completed at the corner of 4th and Haven, known as the Vistara Apartment complex.
4. I believe the report was clear that there would be an impact on public service demand at all levels, especially in my opinion of the local school system. The potential of increased crime including, theft, vandalism and graffiti, which is not uncommon when housing densities increase to the level we are looking at in this proposal.
5. The loss of a recreational facility that is utilized extensively by the local community and businesses, schools, as well as advertised by most travel agencies, hotels and apartment complexes in the area, including the nearly completed Vistara Apartment complex (see sample below). As I have seen and been informed, there up to seven local high schools and three colleges utilizing the Empire Lakes Golf Course as they're home course, which does not account for the visiting schools that come to the Course to compete. Add to this the youth clinics that go on annually, that draw young children as young 5 and 6 years old and introduces them to a sport that they can play for a lifetime. The club professionals Michael and Sunny Marcum run a fabulous program that would be lost, along with the golf course. Programs like these are hard to find. If this course closed it could mean the last opportunity to enjoy and to learn to appreciate a sport that teaches so much to our youth about life, honesty and character.

With this said, it is my opinion and I believe many others, that this proposal would be detrimental to our immediate area, as well as the community as a whole. Losing an asset like Empire Lakes Golf Course, with the scenery, the peaceful surroundings, wildlife and the joy it brings to so many would be a tragedy to Rancho Cucamonga. Then to replace it with increased traffic congestion, crime, as well as the drag on the local systems (police, fire and schools) and the adverse environmental impact would equally be a tragedy. Rancho Cucamonga is a beautiful city with so much to offer and to send it in a direction of slow deterioration driving businesses and the neighboring community away instead of drawing them in,

Barry-Wehmiller

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10860 6th St. Rancho Cucamonga, CA 91730
(909) 527-7614 Fax (855) 667-7252 www.psangelus.com
E-mail: Brandon.Brook@PSAngelus.com

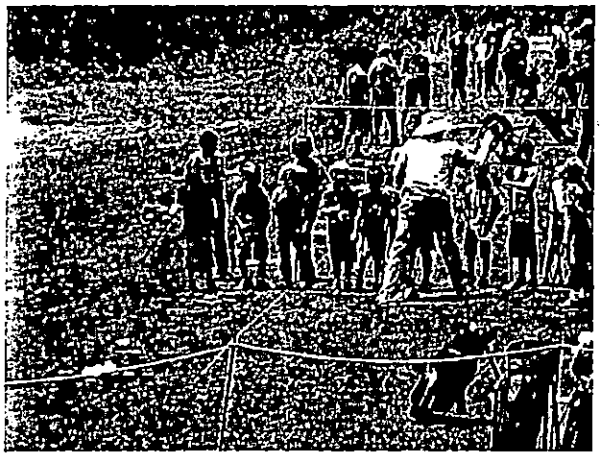
would be sad. I hope the City Council and the Planning Department will take this in to account when they make this decision. Please do not waste this opportunity to preserve an asset like Empire Lakes Golf Course.

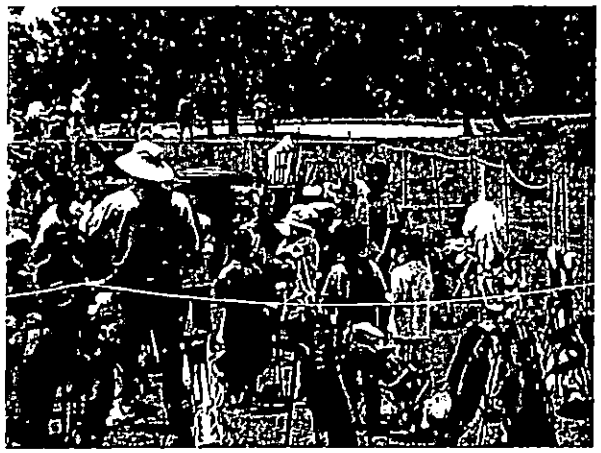
Thank you,

Brandon Brook

V.P. Administration
PneumaticScaleAngelus

pneumatic scale ANGELUS
10860 6th St. Rancho Cucamonga, CA 91730
(909) 527-7614 Fax (855) 667-7252 www.psangelus.com
E-mail: Brandon.Brook@PSAngelus.com





Typical summer weekend training clinic run by the club professionals Mike and Sunny for 6 -17 year olds. These clinics run year round and pull youth together, not only from Rancho Cucamonga but many other neighboring communities as well.

Barry-Wehmiller

pneumatic scale ANGELUS®

10860 6th St. Rancho Cucamonga, CA 91730
(909) 527-7614 Fax (855) 667-7252 www.psangelus.com
E-mail: Brandon.Brook@PSAngelus.com

Reference: www.livevistara.com

LUXURY APARTMENTS IN ONTARIO

COMING LATE 2015

It's time to live surrounded by lush landscaping, resort-caliber amenities and unlimited possibilities. Welcome to Vistara — brand new 1, 2 and 3 bedroom apartments for rent appointed with designer fixtures & finishes, fully equipped gourmet kitchens and featuring incredibly spacious floor plans for today's lifestyles. The Ontario California location couldn't be more sought after or desirable. You'll be near Citizens Bank Arena, Ontario Mills Mall, and Ontario International Airport. Whether you work in Orange County or L.A., you'll be freeway close. Enjoy recreation such as the Arnold Palmer-designed Empire Lakes Golf Course and scenic mountains. Living in the top-rated Cucamonga School District is pretty great too. Experience an entirely new world of living well at Vistara.

Smith, Michael

From: Phil Hakopian <phil@cornerstoneinsurance.org>
Sent: Friday, August 21, 2015 1:53 PM
To: Smith, Michael
Subject: Empire Lakes / Apartments

I just wanted to say I hope that you keep the driving range and would love to see us keep the golf course. I would hate more apartments. It is getting to congested

Just my option

Phil Hakopian
Cornerstone Commercial & Personal Insurance Services Inc
7365 Carnelian St Suite 225
Rancho Cucamonga, California 91730
Phone 909-941-9080
Fax 909-941-9050
Lic # 0E72638

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Smith, Michael

From: John McKinnon <johnnymacs@icloud.com>
Sent: Thursday, August 20, 2015 9:46 AM
To: Smith, Michael
Subject: Empire Lakes Golf Course closure

I have recently been made aware of a possible closing of the golf course . I frankly couldn't believe anyone would allow an Arnold Palmer course as beautiful and invaluable as this one to close. There is nothing like it anywhere close to this area. In a city packed with so many apartments,it is INCONCEIVABLE that the only place south of the mountains that isn't concrete and asphalt, would be turned into the one thing there is already to many of ... Apartments! I have been going to Empire Lakes since it opened and now my son plays there! Please reject any consideration of destroying this treasure.

Thank you!

Respectfully,

John P. McKinnon

Sent from my iPad

Smith, Michael

From: Gregg Arnold <gregg.arnold1@gmail.com>
Sent: Saturday, August 15, 2015 2:04 PM
To: Smith, Michael
Subject: Potential Closure of Empire Lakes Golf Club

Mr. Smith,

My name is Gregg Arnold and a resident/home owner of Rancho Cucamonga for the past 12 years. I pay my local, state and federal taxes being in the 30-35% percent tax bracket. I am a member of Empire Lakes Golf Club as well and frequent many local small businesses and spend a great deal of my discretionary income here in the City of Rancho Cucamonga.

With that said, I find it very self serving, corrupt and mostly despicable that the City of Rancho Cucamonga and its leadership would allow a builder/developer such as the Lewis Company to build an additional 2500-4000 apartment units in a city approved and zoned green belt area! Do you understanding the social value of a facility such at Empire Lakes Golf Club where a variety of cultures, incomes and overall diversity meet for the common interest to learn and play this great game of golf?

Secondly, have you and your fellow decision makers at the City ever driven down Church Street from Victoria Gardens Mall to Haven Avenue? I would ask you to do so! What you will find are many rental properties with standing inventories that the properties cannot fill to capacity. With this reality, why does our City need additional rental/lease properties that will only add to the infrastructure, traffic and population?

There are continuing rumors associated with this issue that the Lewis Companies are "in the pockets" of the City Board members as well as other departments to make this transaction as "covert" and seamless as possible. I will tell you that there are a group of people against this transaction that are in the process of contacting the media as well as supporters of the environment to make their concerns very public going forward.

I am a supporter of keeping the property a golf course for many reasons aside from what I outlined above. I hope that the City and its decision makers will consider its current and established constituents needs and wants before those of a multi-billion dollar development company!

Thank you,
Gregg Arnold

Smith, Michael

From: Jeanette Rey <jdrey2@gmail.com>
Sent: Thursday, June 18, 2015 1:23 PM
To: Smith, Michael
Subject: Empire Lakes

Dear Michael,
While I do not live in Rancho Cucamonga I do golf at Empire Lakes and I have taken weekly lessons there for 1 1/2 years. The golf course is such a beautiful one, very clean, inviting, relaxing, and lots of wild life - which is why I drive to this location to golf. Just last Thursday I saw three hawks, lots of duck, rabbit, and many other birds. In the past I have seen other wild life there as well. Not to mention the loss of jobs to so many people; what will happen to the wildlife if apartment houses are built there?

I do not understand why MORE apartment houses need to be built in that area. On Haven between Sixth and the 10 freeway are hundreds of apartment buildings currently being built.

I honestly hope the deal falls out because it would be a real shame to lose beautiful Empire Lakes Golf Course.
Jeanette Rey
1535 Via Arroyo
La Verne CA 91750

DT: June 11, 2015

TO: Mike Smith,
Associate Planner
City of Rancho Cucamonga

FM: John Ware Hull, Jr., Ph.D.,
Rancho Cucamonga Resident and
President, Hull Talk, Inc.

RE: Empire Lakes Project

Dear Mr. Smith:

Thank you for the opportunity to share my thoughts, concerns and observations regarding the *Land Use Aspects* and *Environmental Impact* related to the **Empire Lakes Project**. I am hopeful the following comments will be of use to you, the Project's Consultant, the RCC Planning Commission, the RCC City Management Team, the RCC City Council, and, the future owner of the Empire Lakes area.

Thirteen years ago my wife, Teresa, and I were looking for an excellent community to move to. Out of the numerous communities which made up the greater Inland Empire area, we chose Rancho Cucamonga to build our home and to live. One main reason we chose to move here was because of the abundant recreational, entertainment and educational opportunities Rancho Cucamonga offers its citizens. At the top of our list for choosing to live here was the location and quality of *the* Empire Lakes Golf Course!

When we moved in to our new home back in January 2003, both Teresa and I immediately joined the Empire Lakes Golf Course as *Palmer Members* so we could play the course as often as we could each week. During the first few years of living here, the Empire Lakes Golf course was successfully owned and effectively operated by General Dynamics. We were very pleased with the golfing experience Empire Lakes Golf Course provided us, which included the opportunity to attend the PGA Tour's yearly Nike/Nationwide/ Web.com Tournament held late Summer/early Fall. In those early years as Palmer Members, we were excited to take guests to the golf course; and, I made every effort to recruit new members because of how proud I was with the quality of recreation and socialization the golf course provided us. I met and golfed with men and

women from around the world who thought their golf experiences at Empire Lakes Golf Course was superb. [In addition, I was told by these same golfers that they would go back home to tell their friends and family about how great their golfing experiences were here in Rancho Cucamonga, California.] I really began to believe, at that time, that our very own Empire Lakes Golf Course was a great way to "market" our fine RCC City to people around the world. Moreover, as Members of the SCGA (*Southern California Golf Association* – the local amateur body of the USGA), my wife and I have golfed with other SCGA Members who too thought highly of their golf and social experiences at Empire Lakes GC. For those of us who love to play golf and socialize at one of the quality *Public Golf Courses* in the Inland Empire: Empire Lakes Golf Course has been the best place to go!

Unfortunately, several years later, Empire Lakes Golf Course was sold by General Dynamics to a family owned enterprise. For me, regrettably, the new golf course management and golf operation's manager never duplicated the golfing experience General Dynamics and their General Manager, Randy Shannon (a PGA Professional), and his personnel provided me and my wife. For example, the new, current ownership and management team never supported the growth of the Men's Golf Club and the Women's Golf Group. Both soon went defunct due to the lack of attention and backing. Also, the new, current owner/manager never fully supported the social aspects of the golf course's Palmer Memberships. For me, the new, current owner/manager failed to provide the social incentives once related to the Palmer Memberships; yet, our yearly Palmer Membership fees were raised (for me) to unreasonable levels (e.g. comparable to the hefty fees normally charged by Country Clubs). Year after year, I have been told by the current owner/manager or his associates that they would eventually build a beautiful, new Club House with a fully operational, quality restaurant and fully functional, first class banquet rooms. In addition, I was told by the current manager he would significantly improve the Golf Practice Range and Practice Facilities. After all that's been said, I am still waiting for all of these "promised" improvements to take place. I can't help but be discouraged by the "bait and switch" tactics used by the current owner/manager in their attempts to "snag" my money without every making any attempt to make good on their assurances for the growth and betterment of Empire Lakes GC. Any golfer like me will tell you and others that this is a golf course which has been severely "used" and "run in to the ground" by the current owner/manager.

Today, my observation is this: Empire Lakes Golf Course is ***a superb golf destination waiting to happen***! It is ***a very special golf course*** with the potential for greatness that it had years ago! Exceptionally designed by the legendary golfer Arnold Palmer, Empire Lakes Golf Course was designed and built for male and female golfers of all ages, skill levels, interests, and commitment times. I truly believe that under the right ownership and leadership, Empire Lakes Golf Course has the vast potential to make our City very proud once again. Empire Lakes GC has the massive possibility to earn the City of Rancho Cucamonga not only the respect of its local citizens and city leaders; but, it has the opportunity to earn our City a vast amount of tax revenues if owned and managed correctly by people who ❶ really care about the Citizens of Rancho Cucamonga; ❷ truly are experienced/professional golf course managers and operators; and, ❸ dedicated to developing the infrastructure and golf course grounds to a new level of excellence (i.e., building a new Club House with a modern, appealing Restaurant and Banquet Room(s); creating a state-of-the-art Practice facility; and, improving the golf course Fairways, Bunkers, Rough and Greens). If marketed correctly and promoted well, Empire Lakes Golf Course has the potential to become, once again, the magnet which draws the attention and participation of the world's greatest golfers and golf associations!

Over the past forty years, I've been a University Professor and the owner of a successful Organizational Leadership Development, Communication Improvement and Strategic Planning Consulting Company. I have had the privilege of consulting City Councils, City Management Teams and various City Departments throughout Southern California regarding their leadership, decision-making, communication and planning issues. In addition, I have had the honor of consulting both the PGA and LPGA professional golf organizations regarding their leadership, decision-making, communication and planning issues, as well. ***Because of my professional experiences,*** I have had the rare opportunity to discover how important a well-run public golf course can be for a city and its citizens, business leaders, and local/regional government officials. ***I have witnessed how a well-managed, properly operated local public golf course can offer***:

- the ***youth*** of their community not only the opportunity to learn how to play golf but the opportunity to develop their skills and character as up and coming social and organizational leaders (i.e., the PGA's First Tee Program and the LPGA's Girls' Golf and Leadership Development Program);
- the ***business leaders*** of a city a positive way to build good client relations, customer loyalty, employee morale and government support; and, a great place

to invite future business opportunities that attracts both the jobs and financial funds beneficial to their company and for the citizens of their local community;

- the ***citizens*** of a city a positive way to improve and maintain their health while offering a great place to socialize;
- the ***local schools, colleges and universities*** a vital place to practice and play golf; and, an important location for holding important regional, state-wide, national and international golf tournaments; and,
- the ***City Council, City Management Administrators and City Employees*** a great place to conduct meetings, important ceremonies and community fundraisers; and, wonderful way to market their city to dignitaries and corporations from around the world!

I urge the City of Rancho Cucamonga and its fine Leaders and Managers to carefully consider the ***Land Use*** ramifications and ***Environmental*** concerns related to the ***Empire Lakes Project***. I am very concerned that this project has the potential of ***taking away*** a very important recreational site and health benefit from our City's citizens, schools, businesses and local government sponsored recreational programs. In addition, I am worried that this project has the potential of only providing ***short-term gains and long-term detriments*** that could eventually undermine the growing value(s) related to living, working, socializing, and recreating in one of the best communities here in the State of California!

Finally, I want to thank you for taking the time to read my letter and for considering my thoughts, concerns and observations related to the Empire Lakes Project. If you would like any further input or my assistance related to this project, please feel free to contact me.

Cordially,

Dr. John Hull

E-mail: hulltalkinc@charter.net

Phone: 909-239-7956

Smith, Michael

From: Gregory Walker <gregory_walker2726@yahoo.com>
Sent: Monday, May 25, 2015 2:00 PM
To: Smith, Michael
Subject: Empire Lakes Development

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

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

From: Leatha Elsdon
6035 Falling Tree Lane
Rancho Cucamonga, CA 91737
jlwcelsdon@msn.com

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.

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,

5.25.15

Leatha Elsdon, Date

May 21, 2015

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

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 20th 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

This 30-day public comment period (April 27-May 26, comments accepted until June 10th) 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

RANCHO CUCAMONGA

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 4th Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8th 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 4th Street. The project site is currently developed with the Empire Lakes Golf Course (11015 6th 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

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

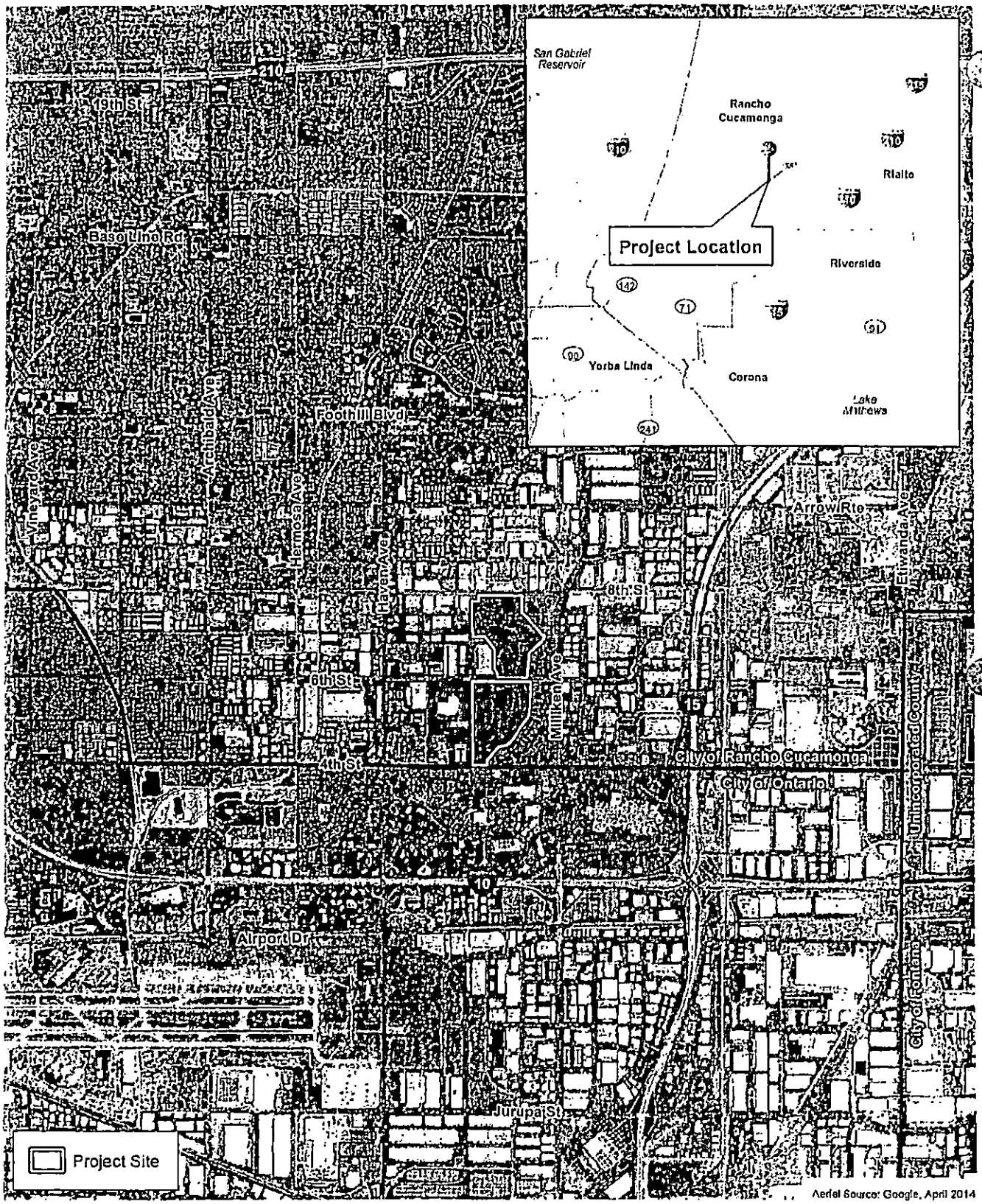
All comments and responses to this notice should be submitted in writing to Mr. Michael Smith, Associate Planner, at the address noted above. The City will also accept responses to this notice submitted via email received through the close of business on May 26, 2015. Email responses to this notice may 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.

04/29/15

Date

Signature



Regional and Local Vicinity

Exhibit 1

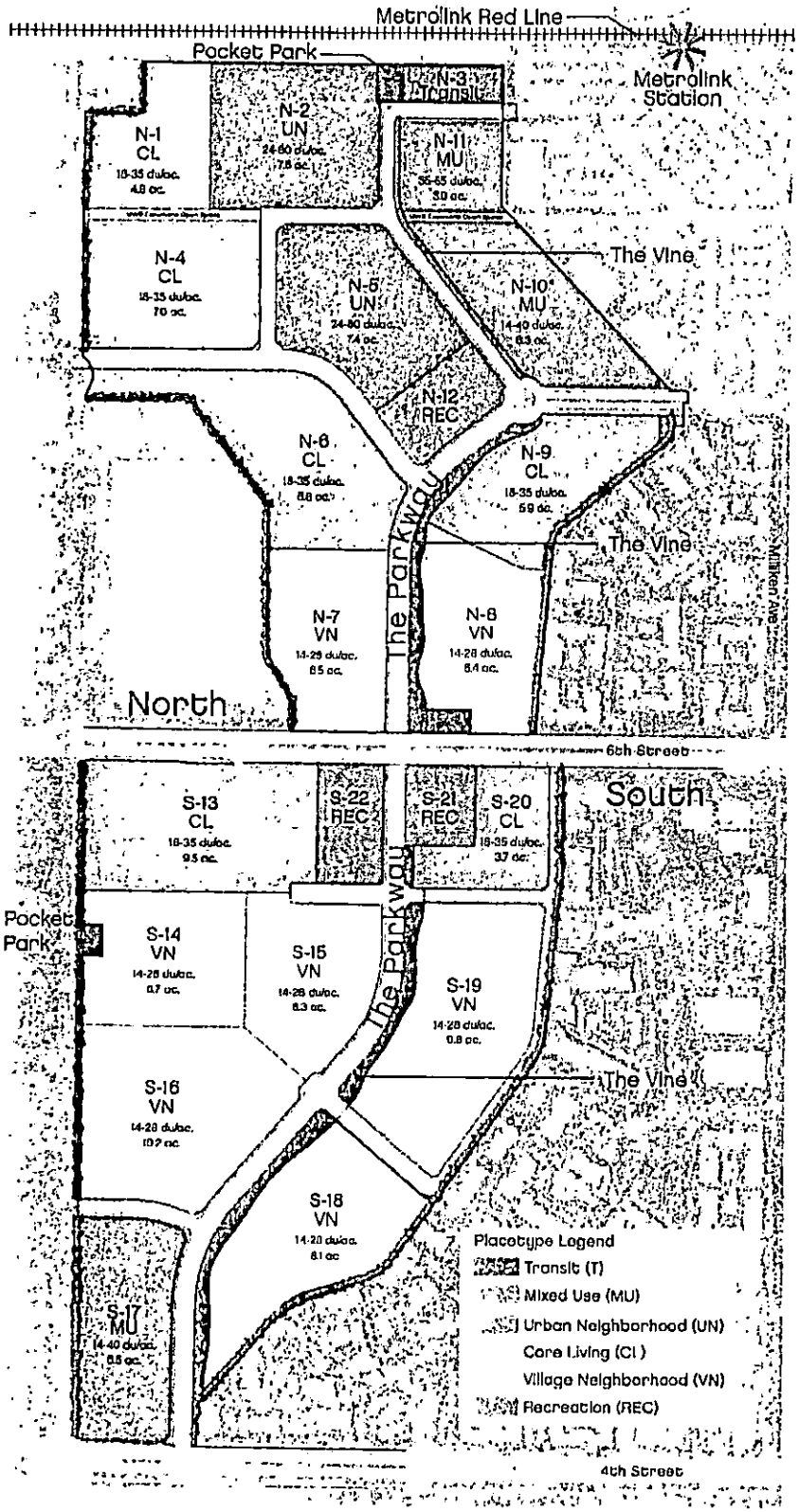
IASP Sub-Area 18 Specific Plan Amendment

N W E S

4,000 2,000 0 4,000 Feet

Bonterra PSOMAS

(Rev. 11-21-2014 JAZ) R:\Projects\LEW\0LEW000300\Graphics\IS\ex1_LV_RL.pdf



Source: William Hezmalhalch Architects, Inc. 2015

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Conceptual Development Plan by Placetype

Exhibit 3

IASP Sub-Area 18 Specific Plan Amendment

BonTerra PSOMAS

(11/21/14 JAZ) R:\Projects\LEW3\LEW000300\Graphics\IS\ex3_ConceptDevelopPlanByPlacetype.pdf

Smith, Michael

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

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

Save Empire Lakes Golf Course

Oct 14 2015 Save Empire Lakes (/author.php?petid=75675&ref=petition)

1024 Signatures (/petitions/save-empire-lakes-golf-course/signatures.html) **6718** Views

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Target: City of Rancho Cucamonga
Region: United States of America (/petition-campaigns/United-States-of-America/)
Website: http://saveempirelakes.com (http://saveempirelakes.com)

Empire Lakes Golf Course was, and could be again, the crown jewel of the Inland Empire. Lewis Homes has purchased the course and is planning on tearing it down to put up exactly what Rancho Cucamonga does not need, MORE APARTMENTS!

The course is home to all sorts of wild life that used to rome free in the area before it was severely over developed. Red Tail Hawks, Cranes, Herons and Owls are only a few of the species you find out on the course. The course is a great place for children to learn many aspects that golf has to

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Email

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Street address
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offer such as; honesty, sportsmanship, respect and build character.

We are trying to keep the city from rezoning the golf course for homes. Please help us. If Lewis Homes were to put as much money into the golf course as they are putting into trying to destroy it, it could be easily be the top rated course in the Inland Empire and thrive once again as a professional tour stop, generating huge tax dollars for the city and revenue for the surrounding businesses.

We, the undersigned, call on the City of Rancho Cucamonga to deny the rezoning of Empire Lakes Golf Course for residential use and motion to keep it as a green zone so it can once again become the Crown Jewel of the Inland Empire.

GoPetition respects your privacy (/pushers/content/petition-privacy).

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Petition tags: golf course (/tag/golf%20course), golf (/tag/golf), save empire lakes (/tag/save%20empire%20lakes), keep it green rancho cucamonga (/tag/keep%20it%20green%20rancho%20cucamonga), rancho cucamonga (/tag/rancho%20cucamonga), inland empire (/tag/inland%20empire)

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Signatures **1024** to **951** of **1024**

#	Title	Name	Town/City	S/C/P	Comment	Date
1024	Miss	Rachel MacKay	Upland	California	N/G	Apr 04, 2016
1023	Mrs.	Cheryl Bater	Phelan	California	View (/petition-comment.php?cid=19867572)	Apr 03, 2016
1022	Mr	Robert MacKay	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19867547)	Apr 03, 2016
1021	Mrs	Melissa MacKay	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19867484)	Apr 03, 2016
1020	Mrs.	Nicole Pacheco	Rancho Cucamonga	California	N/G	Mar 29, 2016
1019	N/G	Mandi Horwitz	Rancho cucamonga	Ca	N/G	Mar 29, 2016
1018	Mrs	Monique Gandy	Fontana	Ca	View (/petition-comment.php?cid=19846596)	Mar 28, 2016
1017	Mr.	Don Allan	Rancho Cucamonga	Ca	N/G	Mar 28, 2016
1016	Ms.	Anonymous	Fontana	Ca	View (/petition-comment.php?cid=19846568)	Mar 28, 2016

1015	Me	Mark Esgemon	Rancho Cucamonga	California	View (/petition-comment.php?cid-19846560)	Mar 28, 2016
1014	N/G	Anonymous	Fontana	CA	N/G	Mar 20, 2016
1013	Dr	Mark Matzaganian	Upland	CA	View (/petition-comment.php?cid-19822591)	Mar 17, 2016
1012	Mr	Anonymous	Rancho Cucamonga	CA	N/G	Mar 15, 2016
1011	N/G	Gail van Velzer	Alta Loma	CA	View (/petition-comment.php?cid-19812202)	Mar 14, 2016
1010	N/G	janice takemoto	rancho cucamonga	CA san bernardino	View (/petition-comment.php?cid-19811918)	Mar 14, 2016
1009	N/G	dick takemoto	rancho cucamonga	CA	View (/petition-comment.php?cid-19811904)	Mar 14, 2016
1008	Mrs.	Victoria Burch	Alta Loma	CA	View (/petition-comment.php?cid-19811873)	Mar 14, 2016
1007	Mr	Anonymous	Chino	Ca	View (/petition-comment.php?cid-19807633)	Mar 12, 2016
1006	Mr	Michael Urciuoli	Ontario	Ca	N/G	Mar 09, 2016
1005	Mrs	Aegli Crow	Alta Loma	CA	View (/petition-comment.php?cid-19790685)	Mar 06, 2016
1004	N/G	Larry Quintana	West Covina	CA	N/G	Mar 01, 2016
1003	Mr	Joseph Stofa	Rancho Cucamonga	Ca	N/G	Feb 29, 2016
1002	Mr.	Bob Newton	Rancho Cucamonga	ca.	View (/petition-comment.php?cid-19775559)	Feb 29, 2016
1001	N/G	Nicholas Crow	Alta Loma	CA	View (/petition-comment.php?cid-19772431)	Feb 27, 2016
1000	N/G	Yvonne Tackoor	Etiwanda	CA	N/G	Feb 27, 2016
999	Mr	John Fitzgerald	rancho cucamonga	California	N/G	Feb 26, 2016
998	N/G	Anonymous	Alta Loma	CA	View (/petition-comment.php?cid-19768794)	Feb 25, 2016
997	Mrs.	Nelly Hodeib	Alta Loma	ca	N/G	Feb 25, 2016
996	Dr	Anonymous	Alta loma	Ca	N/G	Feb 25, 2016

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Signatures **1014** to **951** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
1014	N/G	Anonymous	Fontana	CA	N/G	Mar 20, 2016
1013	Dr	Mark Matzaganian	Upland	CA	View (/petition-comment.php?cid=19822591)	Mar 17, 2016
1012	Mr	Anonymous	Rancho Cucamonga	CA	N/G	Mar 15, 2016
1011	N/G	Gail van Velzer	Alta Loma	CA	View (/petition-comment.php?cid=19812202)	Mar 14, 2016
1010	N/G	janice takemoto	rancho cucamonga	CA san bernardino	View (/petition-comment.php?cid=19811918)	Mar 14, 2016
1009	N/G	dick takemoto	rancho cucamonga	CA	View (/petition-comment.php?cid=19811904)	Mar 14, 2016
1008	Mrs.	Victoria Burch	Alta Loma	CA	View (/petition-comment.php?cid=19811873)	Mar 14, 2016
1007	Mr	Anonymous	Chino	Ca	View (/petition-comment.php?cid=19807633)	Mar 12, 2016
1006	Mr	Michael Urciuoli	Ontario	Ca	N/G	Mar 09, 2016

1005	Mrs	Aegli Crow	Alta Loma	CA	View (/petition-comment.php?cid=19790685)	Mar 06, 2016
1004	N/G	Larry Quintana	West Covina	CA	N/G	Mar 01, 2016
1003	Mr	Joseph Stofa	Rancho Cucamonga	Ca	N/G	Feb 29, 2016
1002	Mr.	Bob Newton	Rancho Cucamonga	ca.	View (/petition-comment.php?cid=19775559)	Feb 29, 2016
1001	N/G	Nicholas Crow	Alta Loma	CA	View (/petition-comment.php?cid=19772431)	Feb 27, 2016
1000	N/G	Yvonne Tackoor	Etiwanda	CA	N/G	Feb 27, 2016
999	Mr	John Fitzgerald	rancho cucamonga	California	N/G	Feb 26, 2016
998	N/G	Anonymous	Alta Loma	CA	View (/petition-comment.php?cid=19768794)	Feb 25, 2016
997	Mrs.	Nelly Hodeib	Alta Loma	ca	N/G	Feb 25, 2016
996	Dr	Anonymous	Alta loma	Ca	N/G	Feb 25, 2016
995	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Feb 25, 2016
994	N/G	david hwang	ALTA LOMA	CA	N/G	Feb 19, 2016
993	N/G	Mason Ross	San Clemente	CA	View (/petition-comment.php?cid=19743198)	Feb 16, 2016
992	MR	JAMES CAREY	RANCHO CUCAMONGA	CALIFORNIA SAN BERN	View (/petition-comment.php?cid=19737015)	Feb 15, 2016
991	N/G	Atana Paopradith	Alta Loma	CA	N/G	Feb 11, 2016
990	Dr	Kai Dunn	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19718699)	Feb 09, 2016
989	Mr	Paul Schaffman	Upland	Ca	N/G	Feb 05, 2016
988	N/G	Amelia Castro	Upland	Calif	N/G	Feb 02, 2016
987	N/G	Jose Castro	Upland	Calif	N/G	Feb 02, 2016
986	Mr.	Charles Rogers	Claremont	California	View (/petition-comment.php?cid=19694659)	Feb 02, 2016
985	Mr	Dennis Carlson	Rancho Cucamonga	California	View	Jan 29, 2016
984	N/G	Anonymous	Upland	CA	N/G	Jan 25, 2016

983	Mr	Chuck McDonald	Alta Loma	California	View (/petition-comment.php?cid-19631266)	Jan 25, 2016
982	Dr	George Herrick	Upland	CA	N/G	Jan 25, 2016
981	Mr	Brian LaClaire	Rancho cucamonga	California	N/G	Jan 24, 2016
980	Mr	Kyle Mulvey	Ontario	CA	N/G	Jan 24, 2016
979	N/G	Anonymous	Rancho Cucamonga	California	N/G	Jan 23, 2016
978	Mrs.	Debra Clark	Alta Loma	California	View (/petition-comment.php?cid-19628621)	Jan 23, 2016
977	Mrs	Toni Alvarez	Rancho Cucamonga	Ca	N/G	Jan 23, 2016
976	Mr	Troy Flath	Rancho Cucamonga	Ca	N/G	Jan 23, 2016
975	Mrs	Heidi Bustamante	Ranch Cucamonga	CA	View	Jan 23, 2016
974	N/G	Billy Jones	ALTA LOMA	CA - California	View (/petition-comment.php?cid-19626108)	Jan 22, 2016
973	Mr	Ron Miller	Rancho cucamonga	California	View (/petition-comment.php?cid-19626031)	Jan 22, 2016
972	Mrs	Monique Gandy	Fontana	CA	N/G	Jan 22, 2016
971	MR	John Paul Dauber	Rancho Cucamonga	CA	N/G	Jan 22, 2016
970	Ms	Barbara McDonald	Upland	Ca	N/G	Jan 21, 2016
969	Mr	Albert Balogh	Upland	Ca	View (/petition-comment.php?cid-19622295)	Jan 21, 2016
968	Mrs	Catherine Brotherton	Alta Loma	CA	N/G	Jan 21, 2016
967	Mr	Michael Brotherton	Alta Loma	CA	N/G	Jan 21, 2016
966	N/G	Diane Graham	Alta Loma	CA	N/G	Jan 21, 2016
965	Ms	Heather Tipple	FONTANA	Ca	N/G	Jan 21, 2016
964	N/G	Chris Hernandez	Rancho Cucamonga	Ca, Inland Empire	N/G	Jan 21, 2016
963	Mr.	Rick McGuire	Rancho Cucamonga	CA	N/G	Jan 21, 2016
962	N/G	Vanessa Stewart	Rancho Cucamonga	CA	N/G	Jan 21, 2016
961	N/G	steven rodriguez	Rancho Cucamonga	CA	N/G	Jan 21, 2016

960	MR & MRS	Anonymous	RANCHO CUCAMONGA	CA	View (/petition-comment.php?cid=19621361)	Jan 21, 2016
959	N/G	Jerry Curcio	Rancho Cucamonga	CA California	N/G	Jan 11, 2016
958	N/G	Stacie Curcio	Rancho Cucamonga	CA California	View (/petition-comment.php?cid=19597416)	Jan 11, 2016
957	N/G	Jay Jung	LOS ANGELES	CA	N/G	Jan 07, 2016
956	Ms	Anastasia Duane	Rancho Cucamonga	California	View (/petition-comment.php?cid=19581560)	Jan 04, 2016
955	MR	Jason Duane	Rancho Cucamonga	California	View (/petition-comment.php?cid=19581554)	Jan 04, 2016
954	mr	wayne burkhardt	rancho cucamonga	ca	N/G	Jan 03, 2016
953	Mr.	Christian Barton	Rancho Cucamonga	CA	N/G	Dec 29, 2015
952	N/G	Josh Kwok	Chino Hills	California	View (/petition-comment.php?cid=19572124)	Dec 27, 2015
951	N/G	Anonymous	Sturgis	Kentucky	N/G	Dec 24, 2015

« (/petitions/save-empire-lakes-golf-course/signatures.html) 1
2 (/petitions/save-empire-lakes-golf-course/signatures-page2.html)
3 (/petitions/save-empire-lakes-golf-course/signatures-page3.html)
4 (/petitions/save-empire-lakes-golf-course/signatures-page4.html)
10 (/petitions/save-empire-lakes-golf-course/signatures-page10.html)
15 (/petitions/save-empire-lakes-golf-course/signatures-page15.html)
16 (/petitions/save-empire-lakes-golf-course/signatures-page16.html)
17 (/petitions/save-empire-lakes-golf-course/signatures-page17.html)
18 (/petitions/save-empire-lakes-golf-course/signatures-page18.html)
Next (/petitions/save-empire-lakes-golf-course/signatures-page2.html)
» (/petitions/save-empire-lakes-golf-course/signatures-page20.html)

- N/G - not given by the signer
- N/C - field not collected by the author
- S/C/P - State, County or Province
- View - mouseover to view comment
- Dates displayed in the signature list are based on CST (GMT-6) and CDT (GMT-5)
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- A comment in red indicates that the signer has hidden their comment from public view. [?]

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#	Title	Name	Town/City	S/C/P	Comment	Date
950	N/G	Linnie Drolet	Alta Loma	California	N/G	Dec 23, 2015
949	N/G	Jean Boni	Rancho Cucamonga	CA	N/G	Dec 21, 2015
948	Mrs	Anonymous	Alta Loma	CA	View (/petition-comment.php?cid=19560417)	Dec 16, 2015
947	MRS	ANNE LESCRINIER	ALTA LOMA	CA	View (/petition-comment.php?cid=19556672)	Dec 14, 2015
946	Mrs	Cindy Kirmsse	Alta Loma	CA	N/G	Dec 14, 2015
945	N/G	Betty Zacharias	Alta Loma	California	N/G	Dec 14, 2015
944	Mrs.	Betty Smith	Alta Loma	CA	N/G	Dec 14, 2015
943	N/G	Eric Valmoja	Rancho cucamonga	California	N/G	Dec 14, 2015
942	N/G	Linda Wong	Upland	CA	View (/petition-comment.php?cid=19555753)	Dec 13, 2015
941	Mr.	Mark Cushman	Rancho Cucamonga	California	View (/petition-comment.php?cid=19555741)	Dec 13, 2015
940	N/G	Cynthia Cushman	Alta Loma	CA	View (/petition-comment.php?cid=19555717)	Dec 13, 2015

939	N/G	Alanna Kelly	Alta Loma	CA	N/G	Dec 13, 2015
938	N/G	Anonymous	rancho cucamonga	ca	View (/petition-comment.php?cid=19555284)	Dec 13, 2015
937	Mrs.	Lori Pilarcik	Rancho Cucamonga	California	N/G	Dec 13, 2015
936	Mr	Gary Price	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19555197)	Dec 13, 2015
935	Mr	Tom Faust	Rancho Cucamonga	Ca	N/G	Dec 13, 2015
934	N/G	Shirley Ott	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19553249)	Dec 11, 2015
933	ms	Marlene leon	Rancho Cucamonga	ca	N/G	Dec 11, 2015
932	Ms	Nancy Kimbrough	Rancho Cucamonga	Ca	N/G	Dec 11, 2015
931	N/G	Nancy Charest	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19552481)	Dec 11, 2015
930	Mr	David Von Hegedus	Rancho Cucamonga	CA	N/G	Dec 11, 2015
929	Mrs.	Anonymous	Alta Loma	Ca	N/G	Dec 11, 2015
928	Mr.	Danny Pierce	Alta Loma	CA	N/G	Dec 10, 2015
927	Mr	Juan Reyes	Rancho Cucamonga	Ca	N/G	Dec 10, 2015
926	Ms	K Miller	Rancho Cucamonga	CA	N/G	Dec 10, 2015
925	Mr	Ronald Hendricks	Alta Loma	Ca	View (/petition-comment.php?cid=19549760)	Dec 10, 2015
924	mrs	Doreen McKillop	Alta Loma	CA	View (/petition-comment.php?cid=19548907)	Dec 09, 2015
923	Mrs.	Danielle Giacchetti	Rancho Cucamonga	California	View (/petition-comment.php?cid=19546872)	Dec 08, 2015
922	Mrs.	Sheila Stratton	Alta Loma	CA	View (/petition-comment.php?cid=19546623)	Dec 08, 2015
921	N/G	Anonymous	Alta Loma	CA	N/G	Dec 08, 2015
920	N/G	JOAN TUCKER	Rancho Cucamonga	CA	N/G	Dec 08, 2015

919	Mrs.	Anonymous	Rancho Cucamonga	CA	N/G	Dec 08, 2015
918	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Dec 08, 2015
917	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Dec 08, 2015
916	Mr.	Roger Roldan	Alta Loma	Ca.	View (/petition-comment.php?cid=19545615)	Dec 08, 2015
915	Mr	Warren Crawley	Alta Loma	CA	N/G	Dec 07, 2015
914	MR	FRED CROMER	RANCHO CUCAMONGA	California	View (/petition-comment.php?cid=19544508)	Dec 07, 2015
913	Mrs	LAVONNE CROMER	RANCHO CUCAMONGA	California	View (/petition-comment.php?cid=19544500)	Dec 07, 2015
912	N/G	David Garlow	Rancho Cucamonga	CA	N/G	Dec 07, 2015
911	MR	Brian Drolet	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19544151)	Dec 07, 2015
910	N/G	Anonymous	Alta Loma	CA	N/G	Dec 07, 2015
909	N/G	Eileen Correa	Alta Loma	CA	View (/petition-comment.php?cid=19543087)	Dec 07, 2015
908	N/G	Ben Lautenslager	Alta Loma	Ca	N/G	Dec 07, 2015
907	N/G	Angela Smith	Rancho Cucamonga	Ca	View	Dec 07, 2015
906	N/G	Anonymous	Rancho Cucamongs	CA	N/G	Dec 07, 2015
905	Mrs.	Deborah Geyser	Rancho Cucamonga	CA	N/G	Dec 06, 2015
904	N/G	Kevin Cartney	Rancho Cucamonga	CA	N/G	Dec 06, 2015
903	Me	Anonymous	Rancho Cucamonga	Ca	N/G	Dec 06, 2015
902	N/G	Gary Bach	Alta Loma	Ca	N/G	Dec 06, 2015
901	N/G	Mary McHan	Rancho Cucamonga	Ca	N/G	Dec 06, 2015

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4 Signs

Signatures **900** to **851** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
900	Mrs	Joanne Weigh	Ranch Cucamonga	California	N/G	Dec 06, 2015
899	Mrs	maude shumaker	alta Loma	CA	N/G	Dec 06, 2015
898	N/G	Ashley Angle	Chino	CA	N/G	Dec 06, 2015
897	MR	RICHARD DAVISON	ALTA LOMA	CA	N/G	Dec 06, 2015
896	N/G	JAYNE DAVISON	ALTA LOMA	CA	N/G	Dec 06, 2015
895	Mr.	Mark Haddon	La Verne	California	View (/petition-comment.php?cid=19541659)	Dec 06, 2015
894	Mrs	Suzanne Sausedo	Rancho cucamonga	Usa	N/G	Dec 06, 2015
893	N/G	Michael Newman	Rancho Cucamonga	Ca	N/G	Dec 06, 2015
892	N/G	Anonymous	rancho cucamonga	san bernadino	View (/petition-comment.php?cid=19541167)	Dec 05, 2015
891	Mrs	Sherryl Howell	Alta Loma	CA	View (/petition-comment.php?cid=19541145)	Dec 05, 2015
890	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Dec 05, 2015
889	N/G	grant gardner	Alta Loma	California	N/G	Dec 05, 2015

888	N/G	Edward Salazar	RANCHO CUCAMONGA	CA	View	Dec 05, 2015
887	Mr	Anonymous	RANCHO CUCAMONGA	CA	View (/petition-comment.php?cid=19540804)	Dec 05, 2015
886	Mrs.	Christina Surface	Alta Loma	CA	N/G	Dec 05, 2015
885	N/G	Robin Outram	Alta Loma	California	N/G	Dec 05, 2015
884	N/G	William Campoa	Rancho cucamonga	Califonrnia	View (/petition-comment.php?cid=19539645)	Dec 04, 2015
883	N/G	Kevin Ades	Laguna Hills	CA	N/G	Dec 02, 2015
882	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Dec 02, 2015
881	Mrs	Elizabeth Skinner	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19532248)	Dec 02, 2015
880	N/G	William Balas	Alta Loma	California	N/G	Dec 01, 2015
879	N/G	Rocky Bettar	Alta Loma	CA	N/G	Dec 01, 2015
878	Mr	Howard Scholl	Rancho Cucamonga	California	View (/petition-comment.php?cid=19531861)	Dec 01, 2015
877	N/G	Mars Serna	Fontana	Ca	N/G	Dec 01, 2015
876	Mr	Philip Smith	Indianapolis	IN	N/G	Dec 01, 2015
875	N/G	Anonymous	Alta Loma	Ca	View (/petition-comment.php?cid=19531551)	Dec 01, 2015
874	Mr	Dennis Cisneros	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19531496)	Dec 01, 2015
873	Mrs.	Allyson McGuire	Rancho Cucamonga	CA	N/G	Dec 01, 2015
872	N/G	Anonymous	RANCHO CUCAMONGA	CA	View (/petition-comment.php?cid=19531299)	Dec 01, 2015
871	Ms	Dee Hixson	Alhambra	CA	N/G	Dec 01, 2015
870	N/G	Tom Matreyek	Upland	CA	N/G	Dec 01, 2015
869	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Dec 01, 2015
868	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Dec 01, 2015
867	N/G	Javier Garcia	Rancho Cucamonga	CA	N/G	Dec 01, 2015

866	Mr	Anonymous	Rancho Cucamonga	Ca	N/G	Dec 01, 2015
865	N/G	Darisa Morton	Rancho Cucamonga	California	View (/petition-comment.php?cid=19530365)	Nov 30, 2015
864	N/G	Edward Vargas	Rancho Cucamonga	California	View (/petition-comment.php?cid=19530358)	Nov 30, 2015
863	Mr	Kyle Marquez	Rancho Cucamonga	Ca	N/G	Nov 30, 2015
862	mr	Joe woo	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19529641)	Nov 30, 2015
861	mrs	devyn Gutierrez	rancho cucamonga	ca	N/G	Nov 30, 2015
860	Miss	Erika Smith	Rancho Cucamonga	CA	N/G	Nov 30, 2015
859	N/G	Yadira De Leon	Ontario	San Bernardino	View (/petition-comment.php?cid=19529369)	Nov 30, 2015
858	Miss	Irene Loera	Granada Hills	Ca	View (/petition-comment.php?cid=19529220)	Nov 30, 2015
857	Mrs	Krista Marino	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19528888)	Nov 30, 2015
856	N/G	Anonymous	Rancho Cucamonga	CA, USA	N/G	Nov 30, 2015
855	Mrs	Brooke Salgado	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19528860)	Nov 30, 2015
854	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 30, 2015
853	N/G	Anonymous	Alta Loma	California	N/G	Nov 30, 2015
852	Ms	Samantha Townsend	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19528841)	Nov 29, 2015
851	N/G	Anonymous	Rancho Cucamonga	Ca	N/G	Nov 29, 2015

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Signatures **850** to **801** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
850	Mrs	Christie Osborn	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19528826)	Nov 29, 2015
849	N/G	Marian Hall	Rancho Cucamonga	ca	N/G	Nov 29, 2015
848	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Nov 29, 2015
847	N/G	Deborah Cornell	Alta Loma	Ca	N/G	Nov 29, 2015
846	N/G	Kenneth Rogers	Rancho Cucamonga	Ca	N/G	Nov 29, 2015
845	Mrs	Radwa Moussa-Youssef	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19528380)	Nov 29, 2015
844	N/G	Susan Villarroel	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19528365)	Nov 29, 2015
843	Mr.	John McCall	Rancho Cucamonga	CA	N/G	Nov 29, 2015
842	Me.	Brian Stranahan	Alta Loma	CA	View (/petition-comment.php?cid=19528334)	Nov 29, 2015
841	Mrs	Michelle Gonzalez	Rancho Cucamonga	Ca	N/G	Nov 29, 2015

840	N/G	Ticha Loera	Rancho Cucamonga	CA	N/G	Nov 29, 2015
839	Ms	Luz De Guzman	Rsncho cucamonga	Ca	View	Nov 29, 2015
838	N/G	Claudia Platts	Alta Loma	California	N/G	Nov 29, 2015
837	N/G	Michael Voelker	Alta Loma	CA	N/G	Nov 29, 2015
836	Mrs.	Louisa Schweigert	Rancho Cucamonga	California	N/G	Nov 29, 2015
835	N/G	Jennifer Posalski	Rancho Cucamonga	San Bernardino	N/G	Nov 29, 2015
834	N/G	Richard Grissom	Rancho Cucamonga	California	N/G	Nov 29, 2015
833	Mr	Chris Lewis	Rancho cucamonga	San bernardino	N/G	Nov 29, 2015
832	Ms	Diana Ochoa	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19528119)	Nov 29, 2015
831	N/G	Mark Reel	Rancho Cucamonga	San Bernardino	N/G	Nov 29, 2015
830	N/G	Erica Reel	Rancho Cucamonga	San Bernardino	N/G	Nov 29, 2015
829	N/G	JoAnne Conrad	Alta Loma	CA	View (/petition-comment.php?cid=19528098)	Nov 29, 2015
828	N/G	marie sonnenfeld	alta loma	san vernarfino	View (/petition-comment.php?cid=19528095)	Nov 29, 2015
827	N/G	Anonymous	Rancho CUCAMONGA	Ca	N/G	Nov 29, 2015
826	N/G	Erika Durst	Rancho Cucamonga	CA	N/G	Nov 29, 2015
825	Mr	Steve Lefebvre	Fontana	CA	N/G	Nov 28, 2015
824	N/G	Caryn Kratzer	Fontana	CA	N/G	Nov 27, 2015
823	N/G	Kevin Place	Alta Loma	California	N/G	Nov 27, 2015
822	Mr	Wayne Cox	Rancho cucamonga	San Bernardino	View (/petition-comment.php?cid=19524962)	Nov 27, 2015
821	N/G	Stephanie Greer	Rancho Cucamonga	ca	N/G	Nov 27, 2015
820	Mrs.	Myra Bolanos	Rancho Cucamonga	CA	N/G	Nov 27, 2015
819	N/G	Abdul Chamseddine	Fontana	California	N/G	Nov 27, 2015

818	N/G	Scott Guyson	rancho cucamonga	California	N/G	Nov 27, 2015
817	Mrs	Judith Perkins	Alta Loma	Calif	N/G	Nov 27, 2015
816	N/G	David McWilliam	Alta Loma	California	View (/petition-comment.php?cid=19524561)	Nov 27, 2015
815	Mr	Tamer Youssef	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19524499)	Nov 27, 2015
814	Ms	Karen Roberts	Rancho Cucamonga	California	N/G	Nov 27, 2015
813	Mr	George Ramos	Alta Loma	Ca	N/G	Nov 26, 2015
812	N/G	Bernie Dickey	Alta Loma	CA	N/G	Nov 26, 2015
811	Mr	CHRISTOPHER SNOW	Rancho Cucamonga	California	N/G	Nov 26, 2015
810	Mr.	Paul Campos	Alta Loma	Ca.	View (/petition-comment.php?cid=19519744)	Nov 25, 2015
809	Ms	Deborah Alfaddaghi	Rancho Cucamonga	CA	N/G	Nov 25, 2015
808	N/G	Doreen Murray	Rancho Cucamonga	Ca	N/G	Nov 25, 2015
807	Mr	Jack Stannard	Rancho cucamonga	California	N/G	Nov 25, 2015
806	Ms	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19519460)	Nov 25, 2015
805	N/G	Joshua Centeno	Rancho Cucamonga	California	View (/petition-comment.php?cid=19519444)	Nov 25, 2015
804	N/G	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19519438)	Nov 25, 2015
803	Mr	Michael Floyd	Rancho Cucamonga	California	N/G	Nov 25, 2015
802	Mrs.	Barbara barcinas	Rancho Cucamonga	CA	N/G	Nov 25, 2015
801	N/G	Melissa Peres	Rancho Cucamonga	California	N/G	Nov 25, 2015

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Signatures **800** to **751** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
800	Mrs	Cindee Dunlap	RANCHO Cucamonga	CA	View (/petition-comment.php?cid=19519291)	Nov 25, 2015
799	N/G	Laura Kurtz	Rancho Cucamonga	California	N/G	Nov 24, 2015
798	N/G	Miley Ramirez	Riverside	CALIFORNIA (CA)	N/G	Nov 24, 2015
797	Dr.	Barbara Andrew	Rancho Cucamonga	CA.	View (/petition-comment.php?cid=19516119)	Nov 23, 2015
796	MS	Paula Gomez	Ontario	CA	View (/petition-comment.php?cid=19514837)	Nov 22, 2015
795	Mr.	Benjamin Cutler	Rancho Cucamonga	California	View (/petition-comment.php?cid=19513299)	Nov 21, 2015
794	N/G	Robert Clements	Rancho Cucamonga	Ca	N/G	Nov 21, 2015
793	N/G	PATRICIA MCDOWELL	RANCHO CUCAMONGA	California	N/G	Nov 21, 2015
792	Mr	Jesse Golem	Rancho Cucamonga	California	N/G	Nov 21, 2015

791	Mr	Robert Watson, Jr	Upland	Ca	View (/petition-comment.php?cid=19511808)	Nov 21, 2015
790	N/G	Teresa Duncan	Rancho Cucamonga	CA	N/G	Nov 21, 2015
789	Mrs	Debby Thomas	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19511676)	Nov 20, 2015
788	N/G	Carolyn Krauss	Rancho Cucamonga	CA	N/G	Nov 20, 2015
787	N/G	Judith Caputo	Rch Cucamonga	CALIFORNIA	N/G	Nov 20, 2015
786	N/G	Sabrina Luboch	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19510773)	Nov 20, 2015
785	Ms	Anne Watson	Rancho Cucamonga	CA	N/G	Nov 20, 2015
784	Mrs	Lilian Diaz	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19509316)	Nov 20, 2015
783	N/G	Steven Nguyen	Rancho cucamonga	Ca	N/G	Nov 20, 2015
782	Mr.	Jason Hartfield	Alta Loma	CA	N/G	Nov 19, 2015
781	N/G	Karima Ammar	Rancho Cucamonga	San Bernardino	N/G	Nov 19, 2015
780	Mrs	Monica Kuhn	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19509179)	Nov 19, 2015
779	N/G	Kimberly La Hue	Rancho Cucamonga	California	N/G	Nov 19, 2015
778	Mr.	John McNally	Rancho Cucamonga	CA	N/G	Nov 19, 2015
777	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 19, 2015
776	N/G	Rocky Bettar	Alta Loma	CA	View (/petition-comment.php?cid=19508818)	Nov 19, 2015
775	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Nov 19, 2015
774	Ms	Jennifer Speer	Brownsville	Oregon	N/G	Nov 19, 2015
773	Mrs	Janis Caldwell	Rancho cucamonga	Ca	N/G	Nov 18, 2015
772	Ms	Judy Vickery	Georgetown	Texas	View (/petition-comment.php?cid=19505094)	Nov 18, 2015

771	N/G	Julie Cespedes	Ontario	California	View (/petition-comment.php?cid=19505015)	Nov 18, 2015
770	N/G	Jodi Archer	Cornelius, NC	North Carolina	View (/petition-comment.php?cid=19504817)	Nov 18, 2015
769	Mr	Timothy Biby	Rancho Cucamonga	CA	N/G	Nov 18, 2015
768	N/G	Anonymous	Valley Village	Ca	N/G	Nov 18, 2015
767	Mrs	Gail Werhane	Rancho Cucamonga	California	View (/petition-comment.php?cid=19503906)	Nov 18, 2015
766	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 15, 2015
765	N/G	Joe Molnar	Rancho cucamonga	Ca	N/G	Nov 15, 2015
764	Ms	Donnette Osborn	Rancho Cucamonga	Ca	N/G	Nov 15, 2015
763	Ms	Linda Mudry	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19476621)	Nov 14, 2015
762	N/G	Elise enrico	rancho cucamonga	California	View (/petition-comment.php?cid=19471030)	Nov 14, 2015
761	Mr.	James Todd	Lake Worth	Florida	View (/petition-comment.php?cid=19468651)	Nov 14, 2015
760	N/G	Denise Van Hill	Rancho Cucamonga	Ca	N/G	Nov 14, 2015
759	N/G	Eneyda Torres	Rancho Cucamonga	CA.	N/G	Nov 14, 2015
758	ms	elizabeth ramirez	RANCHO CUCAMONGA	California	N/G	Nov 14, 2015
757	Mrs	Patricia Brown	Alta loma	CA	N/G	Nov 14, 2015
756	N/G	Anonymous	upland	ca	View (/petition-comment.php?cid=19464478)	Nov 14, 2015
755	N/G	Anonymous	Raancho Cucamonga	CA	N/G	Nov 14, 2015
754	N/G	Tina Langmaack	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19463178)	Nov 14, 2015
753	N/G	Darla Osborn	Alta Loma	California	N/G	Nov 14, 2015

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Signatures **750** to **701** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
750	N/G	Melissa Hintz	Rancho cucamonga	California	View	Nov 14, 2015
749	Mrs	Melissa Smith	upland	San Bernardino	N/G	Nov 13, 2015
748	Mr	Richard Rios	Rancho Cucamonga	CA	N/G	Nov 13, 2015
747	Mr.	Anonymous	Rancho Cucamonga	CA	N/G	Nov 13, 2015
746	Mrs	Marisa Kadlec	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19461866)	Nov 13, 2015
745	N/G	Anonymous	RANCHO CUCAMONGA	California	N/G	Nov 13, 2015
744	N/G	Anonymous	RANCHO CUCAMONGA	California	N/G	Nov 13, 2015
743	Mrs	Kathleen SMITH	Fontana	CA	N/G	Nov 13, 2015
742	Ms.	Anonymous	Alta Loma	CA	N/G	Nov 13, 2015
741	Mrs.	Jeanne Narmore	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19461749)	Nov 13, 2015
740	Mrs.	Margaret Tellkamp	Thousand Palms	California	N/G	Nov 13, 2015
739	N/G	Kerri Krewson-Cornett	Rancho Cucamonga	California	N/G	Nov 13, 2015

738	Me	Hugo Valdez	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19461677)	Nov 13, 2015
737	N/G	Anonymous	Alta loma	Ca	N/G	Nov 13, 2015
736	N/G	Christine Ausdemore	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
735	Mr	Anonymous	Alta loma	Ca	N/G	Nov 13, 2015
734	Mr	Anonymous	Alta loma	Ca	N/G	Nov 13, 2015
733	Mrs	Debbie Hunt	Alta Loma	Ca	View (/petition-comment.php?cid=19461481)	Nov 13, 2015
732	Mrs	Alma York	Alta Loma	California	N/G	Nov 13, 2015
731	N/G	Ellen Lien	Rancho Cucamonga	CA	N/G	Nov 13, 2015
730	N/G	Daniel Rose	CLAREMONT	CALIFORNIA	N/G	Nov 13, 2015
729	Mr.	Chris Reep	Alta Loma	CA	N/G	Nov 13, 2015
728	Mrs	Wendy Holt	Rancho Cucamonga	CA	N/G	Nov 13, 2015
727	Mr.	Charles Scaggs	Rancho Cucamonga	Ca.	N/G	Nov 13, 2015
726	N/G	Anonymous	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
725	N/G	Bill Hanna	Etiwanda	CA	N/G	Nov 13, 2015
724	Mr	Marty Beaver	Alta Loma	Ca	View (/petition-comment.php?cid=19461325)	Nov 13, 2015
723	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Nov 13, 2015
722	Mr	Andres Sanchez	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
721	N/G	Dennis Walker	Fontana	Ca	N/G	Nov 13, 2015
720	Mrs	April Moss	Rancho Cucamonga	CA	N/G	Nov 13, 2015
719	N/G	Pamela Davis	Rancho Cucamonga	California	N/G	Nov 13, 2015
718	N/G	Shannon Mead	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19461054)	Nov 13, 2015
717	Mr	Cole Thompson	Rancho Cucamonga	ca	View (/petition-comment.php?cid=19461052)	Nov 13, 2015
716	N/G	Anonymous	rancho cucamonga	ca	N/G	Nov 13, 2015

715	N/G	Venetta Carter	Rancho Cucamonga	California	N/G	Nov 13, 2015
714	Ms	Heather Pasicznyk	Alta Loma	CA	View (/petition-comment.php?cid=19460986)	Nov 13, 2015
713	N/G	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19460964)	Nov 13, 2015
712	N/G	Karen Beehler	Rancho cucamonga	California	N/G	Nov 13, 2015
711	Mrs	Cindy Sanchez	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
710	Mrs	Rochelle Howell	Rancho Cucamonga	CA	N/G	Nov 13, 2015
709	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Nov 13, 2015
708	N/G	Carolyn Ace-Partridge	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19460803)	Nov 13, 2015
707	N/G	Katherine Caldera	Rancho Cucamonga	San Bernardino county	N/G	Nov 13, 2015
706	Ms	Brenda Ray	Rancho cucamonga	Ca	N/G	Nov 13, 2015
705	mr	ray garcia	rancho cucamonga	ca	N/G	Nov 13, 2015
704	Ms.	Anonymous	Alta Loma	CA	N/G	Nov 13, 2015
703	Mr	Katie Davis	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
702	Mrs	Sherri Craig	Alta loma	California	View (/petition-comment.php?cid=19460697)	Nov 13, 2015
701	Mr.	derek saenz	Alta Loma	California	View (/petition-comment.php?cid=19460670)	Nov 13, 2015

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Signatures **700** to **651** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
700	Mr	Michaelson Creencia	Alta Loma	CA	N/G	Nov 13, 2015
699	MS	Anonymous	Rancho Cucamonga	California	N/G	Nov 13, 2015
698	N/G	Gloria Loofbourrow	Rancho Cucamonga	CA	View	Nov 13, 2015
697	Mr	Gavin Graham	Alta Loma	California	N/G	Nov 13, 2015
696	Mr	Jason Woods	Rancho cucamonga	Ca	N/G	Nov 13, 2015
695	Mr	Michael Lechner	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19460567)	Nov 13, 2015
694	Miss	Nadia Higgins	Alta Loma	San Bernardino	N/G	Nov 13, 2015
693	Mrs	Jan Plazola	Rancho Cucamonga	CA	N/G	Nov 13, 2015
692	Mr.	Austin Reeves	Rancho Cucamonga	Ca.	N/G	Nov 13, 2015
691	N/G	Patricia Longuevan	Ranch Cucamonga	California	View (/petition-comment.php?cid=19460528)	Nov 13, 2015
690	N/G	Lael Singleton	RCH CUCAMONGA	California	View (/petition-comment.php?cid=19460498)	Nov 13, 2015

689	Ms	Chelsea Delphin	Rancho cucamonga	San bernardino	View (/petition-comment.php?cid=19460482)	Nov 13, 2015
688	N/G	Anonymous	rancho cucamonga	ca	N/G	Nov 13, 2015
687	Mrs	Evelyn Blanks	Rancho Cucamonga	CA	N/G	Nov 13, 2015
686	Mrs	Anonymous	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19460475)	Nov 13, 2015
685	N/G	Scott Tiemann	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
684	Mr	Michael Brown	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
683	Mr	Joseph DeVito	Rancho Cucamonga	California	View (/petition-comment.php?cid=19460465)	Nov 13, 2015
682	N/G	Mike Gorajewski	Rancho Cucamonga	Ca	N/G	Nov 13, 2015
681	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 13, 2015
680	N/G	Anonymous	alta loma	ca	View (/petition-comment.php?cid=19460444)	Nov 13, 2015
679	Mr	Lionel Mandrake	Rancho Cucamonga	California	N/G	Nov 13, 2015
678	Mr.	John Kent	Rancho Cucamonga	CA	N/G	Nov 13, 2015
677	mrs	Cindy Mondello	Rancho Cucamonga	California	View (/petition-comment.php?cid=19459067)	Nov 12, 2015
676	mr	Anonymous	Rancho Cucamonga	California	N/G	Nov 12, 2015
675	mrs	wei song	Rancho Cucamonga	California	N/G	Nov 12, 2015
674	mr.	Bruce Noreen	ALTA LOMA	CA	N/G	Nov 12, 2015
673	N/G	Anonymous	Upland	California	View (/petition-comment.php?cid=19458633)	Nov 12, 2015
672	Mrs	Anonymous	Rancho Cucamonga	California	View (/petition-comment.php?cid=19458529)	Nov 12, 2015
671	Mr	Donald Tausch	Rancho Cucamonga	CA	N/G	Nov 12, 2015

670	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Nov 12, 2015
669	N/G	Milo Oostinga	rancho cucamonga	ca	N/G	Nov 12, 2015
668	mr	Antonio Ale	Ranch Cucamonga	CA	View (/petition-comment.php?cid=19458218)	Nov 12, 2015
667	Mr	Gary Carman	San Bernardino	CA	N/G	Nov 12, 2015
666	ms	ingrid spiteri	Alta Loma	CA	N/G	Nov 12, 2015
665	N/G	Sally Jenkins	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19456182)	Nov 12, 2015
664	Mrs	Karla Magana	Rancho Cucamonga	San Bernardino	N/G	Nov 12, 2015
663	N/G	Lizette Garcia	Rancho Cucamonga	CA	N/G	Nov 11, 2015
662	Mrs.	Sylvia Roldan	Alta Loma	CA	View	Nov 11, 2015
661	Mrs.	Joyce Guerra	Rancho Cucamonga	CA	View	Nov 11, 2015
660	N/G	keith schmedes	alta loma	ca	N/G	Nov 11, 2015
659	Mr	Wes Burns	Alta Loma	California	View (/petition-comment.php?cid=19454991)	Nov 11, 2015
658	N/G	Adrianna Silva	Rancho Cucamonga	California	View (/petition-comment.php?cid=19454944)	Nov 11, 2015
657	N/G	Daniel Hernandez	Rancho Cucamonga	San Bernardino County	View (/petition-comment.php?cid=19454391)	Nov 11, 2015
656	N/G	Sabrina Hills	Rancho cucamonga	CA	N/G	Nov 11, 2015
655	Dr	bruce victor	r cucamonga	California	View (/petition-comment.php?cid=19454382)	Nov 11, 2015
654	Mr	Henry Ose	Ranch Cucamonga	CA	View (/petition-comment.php?cid=19454256)	Nov 11, 2015
653	mr	Bob Sims	Ranch Cucamonga	CA	View (/petition-comment.php?cid=19454235)	Nov 11, 2015
652	N/G	Monica Reyes	Rancho Cucamonga	CA	N/G	Nov 11, 2015
651	ms	shu hunter	Ranch Cucamonga	CA	View (/petition-comment.php?cid=19454226)	Nov 11, 2015

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Signatures **650** to **601** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
650	Ms.	Linda Start	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19454173)	Nov 11, 2015
649	mrs	Rosa Alarcon	Etiwanda	California	View (/petition-comment.php?cid=19454164)	Nov 11, 2015
648	Mr	John Adams	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19454143)	Nov 11, 2015
647	Ms	Anonymous	Rancho Cucamonga	CA	N/G	Nov 11, 2015
646	Mr	Anonymous	Rancho Cucamonga	Ca	View	Nov 11, 2015
645	ms	Anonymous	Rancho Cucamonga	Ca	N/G	Nov 11, 2015
644	Mrs.	Susan Brown	Alta Loma	Ca	View (/petition-comment.php?cid=19453918)	Nov 11, 2015
643	N/G	Racquel Hernandez	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19453862)	Nov 11, 2015
642	Mrs.	Nyree shaw	ALTA LOMA	CA - California	N/G	Nov 11, 2015
641	Mr	Dan Griffith	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19453821)	Nov 11, 2015

640	N/G	Anne Baker	Alta Loma	San Bernardino	View (/petition-comment.php?cid=19453818)	Nov 11, 2015
639	N/G	Patricia Chavez	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19453813)	Nov 11, 2015
638	Mrs	CoCo Stone	alta loma	ca	View (/petition-comment.php?cid=19453795)	Nov 11, 2015
637	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Nov 11, 2015
636	N/G	Susan Johnson	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19453733)	Nov 11, 2015
635	Mr	Robert Padilla	Rialto	Ca	N/G	Nov 11, 2015
634	Mr	Travis Hamming	Chino	Ca	View (/petition-comment.php?cid=19452967)	Nov 11, 2015
633	N/G	Anonymous	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19452929)	Nov 11, 2015
632	N/G	Celia Huston	Rancho Cucamonga	CA	N/G	Nov 10, 2015
631	N/G	Anonymous	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
630	N/G	Tammy Tapia	Rancho Cucamonga	CALIFORNIA	View (/petition-comment.php?cid=19452726)	Nov 10, 2015
629	Mr	William Balas	Alta Loma	California	View (/petition-comment.php?cid=19452721)	Nov 10, 2015
628	N/G	Mary Robbins	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
627	N/G	Garry Dyson	Azusa	Ca	View (/petition-comment.php?cid=19452710)	Nov 10, 2015
626	Ms	Suzanne Kind	Eastvale	CA	N/G	Nov 10, 2015
625	N/G	Carol Enriquez	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
624	Mrs	Debbie Rohr	Alta Loma	California	N/G	Nov 10, 2015
623	Mr	Erik Steelman	RanchoCcucamonga	California	N/G	Nov 10, 2015
622	Mrs	Christine Lomen	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19452534)	Nov 10, 2015
621	Mr	Mark Bornais	Alta loma	Ca	View (/petition-comment.php?cid=19452530)	Nov 10, 2015
620	Mrs.	Sharon Hunt	Alta Loma	Ca	N/G	Nov 10, 2015
619	Mr	Donny Brubaker	Alta Loma	California	N/G	Nov 10, 2015

618	Mr.	Chris Rasmussen	Alta Loma	CA	View (/petition-comment.php?cid=19452442)	Nov 10, 2015
617	Mr	Miguel Medina	Rancho Cucamonga	Ca.,San Bernardino	N/G	Nov 10, 2015
616	Mrs	Heidi Cox	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19452431)	Nov 10, 2015
615	Ms.	Mary Dineen	Alta Loma	CA - California	N/G	Nov 10, 2015
614	N/G	Christine Maitlen	Alta Loma	Ca	View (/petition-comment.php?cid=19452419)	Nov 10, 2015
613	Mr	Anonymous	Alta loma	Ca	N/G	Nov 10, 2015
612	Mrs	Linda Madeira	Upland	Ca	N/G	Nov 10, 2015
611	ms	susan Ma	Ranch Cucamonga	CA	View (/petition-comment.php?cid=19452371)	Nov 10, 2015
610	Mr	Kevin Fu	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19452360)	Nov 10, 2015
609	N/G	Dani Hiltzman	Rancho Cucamonga	CA	N/G	Nov 10, 2015
608	N/G	Johanna Keeney	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
607	N/G	Lindy Newton	Rancho Cucamonga	CA	N/G	Nov 10, 2015
606	N/G	Ryan Palomino	Rancho Cucamonga	CA	N/G	Nov 10, 2015
605	Mrs	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19452229)	Nov 10, 2015
604	N/G	Terri Iwatsuru	Rancho Cucamonga	San Bernardino County, Ca	N/G	Nov 10, 2015
603	N/G	Diana Arredondo	Alta Loma	ca	N/G	Nov 10, 2015
602	N/G	Pam Arterburn	Alta Loma	California	View (/petition-comment.php?cid=19452146)	Nov 10, 2015
601	Mrs.	Victoria Margraff	Rancho Cucamonga	California	N/G	Nov 10, 2015

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Signatures **600** to **551** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
600	N/G	Maria Bivens	Upland	CA	View (/petition-comment.php?cid=19452109)	Nov 10, 2015
599	Ms	Anonymous	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
598	Ms	Janine Dzwonkas	Rancho Cucamonga	CA	N/G	Nov 10, 2015
597	Mrs	Anonymous	Alta lona	Ca	N/G	Nov 10, 2015
596	N/G	Anonymous	Alta Loma	California	N/G	Nov 10, 2015
595	N/G	Deborah Schmitt	Alta Loma	California	N/G	Nov 10, 2015
594	N/G	Anita Palmer	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19452020)	Nov 10, 2015
593	Mrs	Donna Harris	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19451988)	Nov 10, 2015
592	Mr	Anonymous	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
591	Mrs	Amy Morgan	Rancho Cucamonga	San Bernardino	N/G	Nov 10, 2015
590	Ms	Linda McConnell	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19451967)	Nov 10, 2015

589	N/G	Roberta Perea	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19451964)	Nov 10, 2015
588	Mrs.	Jeanette Rey	La Verne	CA	N/G	Nov 10, 2015
587	ms	Courtney Essman	Etiwanda	California	View (/petition-comment.php?cid=19451949)	Nov 10, 2015
586	Mrs.	Karlyn Sweet	Alta Lima	Ca.	N/G	Nov 10, 2015
585	Mr	Eric Daker	Rancho Cucamonga	Ca	View	Nov 10, 2015
584	Mr.	Ethan LaFleur	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19451845)	Nov 10, 2015
583	Mrs	Susan Boyette	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19451803)	Nov 10, 2015
582	N/G	John Hess	Alta loma	Ca	View (/petition-comment.php?cid=19451788)	Nov 10, 2015
581	Mr	Albert Martinez	Altar Loma	CA	N/G	Nov 10, 2015
580	Mrs	Lisa Martinez	Altar Loma	CA	N/G	Nov 10, 2015
579	N/G	Neal Perry	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19451724)	Nov 10, 2015
578	Realtor	Diane C Williams	Alta Loma	Ca	View (/petition-comment.php?cid=19451712)	Nov 10, 2015
577	Mrs	Amber Thompson	Rancho Cucamonga	CA	N/G	Nov 10, 2015
576	Mrs	Cindy Munoz	Alta loma	San Bernadino	N/G	Nov 10, 2015
575	Mr	Alexander Salazar	Rancho Cucamonga	CA	N/G	Nov 10, 2015
574	Ms	Shannon Peterson	Fontana	Ca	View (/petition-comment.php?cid=19451575)	Nov 10, 2015
573	N/G	Ed Gandara	Rancho Cucamonga	California	View (/petition-comment.php?cid=19451573)	Nov 10, 2015
572	N/G	Anonymous	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19451550)	Nov 10, 2015
571	N/G	Anonymous	rancho cucamonga	ca	N/G	Nov 10, 2015

570	Mrs	Ashley Watson	Rancho cucamonga	Ca	N/G	Nov 10, 2015
569	Mr	Sergio Montelongo Jr	alta loma	ca	N/G	Nov 10, 2015
568	Mr.	CHRIS MACIAS	Rancho Cucamonga	Calif.	N/G	Nov 10, 2015
567	Ms.	MARLA DIRKS	Rancho Cucamonga	Calif.	View (/petition-comment.php?cid=19451498)	Nov 10, 2015
566	Mrs.	Karen Zinkosky	Alta Loma	CA	View	Nov 10, 2015
565	N/G	Tiffany Crowe	Alta Loma	Ca	N/G	Nov 10, 2015
564	Mr & Mrs	David & Connie Endter	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19451469)	Nov 10, 2015
563	N/G	SHARRON VARGA	RANCHO CUCAMONGA	CA	N/G	Nov 10, 2015
562	Ms.	Diona Santiago	Alta Loma	California	View (/petition-comment.php?cid=19451462)	Nov 10, 2015
561	Mrs	Linda Zirbes	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
560	Mrs.	Anonymous	Rancho Cucamonga	CA	N/G	Nov 10, 2015
559	Mr	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19451441)	Nov 10, 2015
558	Ms.	Deredith Nagy	Rancho Cucamonga	CA	N/G	Nov 10, 2015
557	Miss	Abby Thomas	Rancho Cucamonga	CA	N/G	Nov 10, 2015
556	N/G	Tressy Capps	Fontana	Ca	View (/petition-comment.php?cid=19451422)	Nov 10, 2015
555	N/G	Anonymous	Eastvale	CA	N/G	Nov 10, 2015
554	N/G	David Garcia	Alta Loma	California	View (/petition-comment.php?cid=19451413)	Nov 10, 2015
553	N/G	Katherine Bergreen	Alta loma	California	View (/petition-comment.php?cid=19451411)	Nov 10, 2015
552	Ms	Heather Givens	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19451394)	Nov 10, 2015
551	N/G	Howard Humbles	RCH CUCAMONGA	CA - California	N/G	Nov 10, 2015

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Signatures **550** to **501** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
550	Mr	Anonymous	Alta Loma	CA	N/G	Nov 10, 2015
549	Mr.	Keith Bolechowski	Cucamonga	California	View (/petition-comment.php?cid=19451376)	Nov 10, 2015
548	Ms	Sharon Mitchell	Alta Loma	California	N/G	Nov 10, 2015
547	N/G	Susan Arehart	Alta Loma	CA	View	Nov 10, 2015
546	Mr.	David Vianu	Ranchocucamonga	Ca	N/G	Nov 10, 2015
545	N/G	Kim Segool-Earl	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19451356)	Nov 10, 2015
544	Mrs	Darlene Duran	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
543	N/G	Ron Garman	Alta Loma/Rancho Cucamong	California, San Bernardin	View (/petition-comment.php?cid=19451323)	Nov 10, 2015
542	Mrs	Anonymous	Alta loma	Ca	N/G	Nov 10, 2015
541	N/G	Jenneen Halladay	Alta Loma	CA	View (/petition-comment.php?cid=19451296)	Nov 10, 2015
540	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 10, 2015
539	Mrs	Jennifer Bernhardt	Rancho Cucamonga	California	N/G	Nov 10, 2015
538	Mr.	Ross Wilson	rancho cucamonga	California	N/G	Nov 10, 2015

537	Mrs.	Shannon Wilson	rancho cucamonga	California	View (/petition-comment.php?cid=19451277)	Nov 10, 2015
536	Mrs	Miranda Rios	Rancho Cucamonga	California	N/G	Nov 10, 2015
535	N/G	Tom Colgan	Rancho Cucamonga	San Bernardino	N/G	Nov 10, 2015
534	N/G	Anonymous	Rancho cucamonga	California	N/G	Nov 10, 2015
533	Mrs	Anonymous	Rancho Cucamonga	Ca	N/G	Nov 10, 2015
532	N/G	Janice Arredondo	Redlands	Ca	N/G	Nov 10, 2015
531	mrs	angela neil	rancho cucamonga	ca	View (/petition-comment.php?cid=19451054)	Nov 10, 2015
530	Mrs	Tamara Hayes	Alta loma	Ca	View (/petition-comment.php?cid=19450999)	Nov 10, 2015
529	Ms	Dianna Musarra	Rancho cucamonga	CA	View (/petition-comment.php?cid=19450574)	Nov 10, 2015
528	N/G	David Scholtz	Rialto	California	View (/petition-comment.php?cid=19450545)	Nov 10, 2015
527	Mrs	Deborah Parkinson	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19450293)	Nov 09, 2015
526	Mr	gene bevacco	rialto	ca	N/G	Nov 09, 2015
525	Mr	Jeff Hubert	Rancho Cucamonga	Ca	N/G	Nov 09, 2015
524	Mrs	Anonymous	Alta Loma	Ca	N/G	Nov 09, 2015
523	Mrs	Patricia Brown	Rancho cucamonga	Ca	N/G	Nov 09, 2015
522	N/G	Gary Bowden	ALTA LOMA	CA	View (/petition-comment.php?cid=19450019)	Nov 09, 2015
521	Mr	Earnest Yun	Rancho cucamonga	Ca	N/G	Nov 09, 2015
520	mr	Bret Hope	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19449496)	Nov 09, 2015
519	Mr	Chris Diederich	San Bernardino	CA	N/G	Nov 09, 2015
518	N/G	Dede Ramella	Upland	CA	N/G	Nov 08, 2015
517	Mrs	Leigh Worley	Ontario	CA	N/G	Nov 08, 2015
516	N/G	mike wepplo	rancho cucamonga	california	View (/petition-comment.php?cid=19447069)	Nov 08, 2015
515	N/G	Kavitha Harrington	Rancho Cucamong	CA	N/G	Nov 08, 2015

514	N/G	Luis Mir	Rancho Cucamonga	California	View (/petition-comment.php?cid=19445594)	Nov 08, 2015
513	N/G	Don Ritz	Rancho Santa Margarita	CA	N/G	Nov 08, 2015
512	Mrs	Sharon Monnich	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19443848)	Nov 07, 2015
511	N/G	Allen Brewster	Alta Loma	CA	N/G	Nov 07, 2015
510	N/G	jin k noh	ontario	California	View (/petition-comment.php?cid=19440464)	Nov 07, 2015
509	N/G	Anonymous	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19439478)	Nov 07, 2015
508	N/G	Greg Smith	Wildomar	Ca	View (/petition-comment.php?cid=19438903)	Nov 06, 2015
507	Mr	Mike Henderson	Glendora	Ca	N/G	Nov 06, 2015
506	N/G	vicki novell	monrovia	Ca	N/G	Nov 06, 2015
505	Mr.	Dale Last	Chino Hills	Ca	View (/petition-comment.php?cid=19438010)	Nov 06, 2015
504	Mr	Andrew Wright	Elk Grove	Sacramento	View (/petition-comment.php?cid=19437900)	Nov 06, 2015
503	Mr	Nathan Ben	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19437876)	Nov 06, 2015
502	Mr	Ant Ale	Ranch cucamonga	CA	View (/petition-comment.php?cid=19437835)	Nov 06, 2015
501	Mr	Doug Bow	Ranch cucamonga	CA	View (/petition-comment.php?cid=19437832)	Nov 06, 2015

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Signatures **500** to **451** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
500	N/G	Dennis Grant	Rancho Cucamonga	CA	N/G	Nov 06, 2015
499	Mr	Ryan Gotdon	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19437571)	Nov 06, 2015
498	Dr.	Daniel Channell	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19437013)	Nov 06, 2015
497	N/G	Elsa Talavera	RANCHO CUCAMONGA	CA	N/G	Nov 05, 2015
496	Mr.	Steven Heise	Upland	California	View (/petition-comment.php?cid=19436854)	Nov 05, 2015
495	N/G	James Anders	Upland	California	View (/petition-comment.php?cid=19436830)	Nov 05, 2015
494	N/G	Dana Keithly	Rancho Cucamonga	California	N/G	Nov 05, 2015
493	N/G	Bart Kennedy	Rancho Cucamonga	ca	View (/petition-comment.php?cid=19436629)	Nov 05, 2015
492	N/G	Rian DuRose	Hawthorne	CA	N/G	Nov 05, 2015

491	Mr.	Gerry James	Ponte Vedra Beach	Florida	View (/petition-comment.php?cid=19436465)	Nov 05, 2015
490	Mr.	Anonymous	Alta Loma	CA	View (/petition-comment.php?cid=19436422)	Nov 05, 2015
489	N/G	Anonymous	chino hills	ca	View (/petition-comment.php?cid=19436278)	Nov 05, 2015
488	N/G	Eric Teran	Rialto	Ca	N/G	Nov 05, 2015
487	Mr.	David Cagle	Escondido	California	N/G	Nov 05, 2015
486	Mr	Christian Gross	Valley village	Ca	N/G	Nov 05, 2015
485	N/G	Rodney Reyolds	Albuquerque	NM, USA	N/G	Nov 05, 2015
484	Mr	Jose Carrillo	Fontana	Ca	N/G	Nov 05, 2015
483	Mr	Kevin Quinton	Syracuse	NY	N/G	Nov 05, 2015
482	Mr	Fred Faulkner	BAKERSFIELD	California	View (/petition-comment.php?cid=19435856)	Nov 05, 2015
481	N/G	cory rains	okc	ok	N/G	Nov 05, 2015
480	Mr	Daniel Kelley	Corona	Ca	N/G	Nov 05, 2015
479	Mr	Beryl Dagy	Carlsbad	Ca	N/G	Nov 05, 2015
478	N/G	Paul Stillwell	Laguna Niguel	CA - California	View (/petition-comment.php?cid=19435804)	Nov 05, 2015
477	Mr	Parvéen Joshi	Fontana	California	View (/petition-comment.php?cid=19435803)	Nov 05, 2015
476	Ms.	Erica Floyd	Corona	CA	N/G	Nov 05, 2015
475	N/G	Craig Olsen	Palm Desert	Ca	N/G	Nov 05, 2015
474	Mr	Sue Chang	Ranch cucamonga	CA	View (/petition-comment.php?cid=19435763)	Nov 05, 2015
473	mr.	mike gross	ontario	ca	View (/petition-comment.php?cid=19435759)	Nov 05, 2015
472	N/G	Siddharth Malik	Rancho Cucamonga	California	View (/petition-comment.php?cid=19435756)	Nov 05, 2015
471	N/G	Anonymous	Ontario	Ca	N/G	Nov 05, 2015
470	Mr.	Anonymous	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19435737)	Nov 05, 2015

469	ms	Anonymous	Rancho Cucamonga	CA	N/G	Nov 05, 2015
468	N/G	Tom Kennedy	Modesto	CA	N/G	Nov 05, 2015
467	Mr	Larry Gibson	Albuquerque	New Mexico	View (/petition-comment.php?cid=19435723)	Nov 05, 2015
466	Mr.	Robert Collins	ORANGE	California	View (/petition-comment.php?cid=19435708)	Nov 05, 2015
465	Mr	Jeff Santolucito	Upland	CA	N/G	Nov 05, 2015
464	N/G	Mark Neveu	Escondido	CA	N/G	Nov 05, 2015
463	mr.	Abba Kader	Grand Terrace	California	N/G	Nov 05, 2015
462	N/G	Lakha Wahla	Alta loma	Ca	View (/petition-comment.php?cid=19435686)	Nov 05, 2015
461	Mr	Robert Valdes	El Centro	CA	View (/petition-comment.php?cid=19435679)	Nov 05, 2015
460	N/G	Adam Braley	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19435673)	Nov 05, 2015
459	Mr	Anonymous	Marina del Rey	CA	View (/petition-comment.php?cid=19435669)	Nov 05, 2015
458	N/G	Rosie Torres	Fontana	CA	View (/petition-comment.php?cid=19435667)	Nov 05, 2015
457	Mr.	Curt McPherson	La Verne	CA	View (/petition-comment.php?cid=19435665)	Nov 05, 2015
456	N/G	Larry Van Aalst	Brush Prairie	WA	N/G	Nov 05, 2015
455	N/G	Tyler Cross	Fontana	CA	N/G	Nov 05, 2015
454	N/G	Jon Bratta	Corona	CA	View (/petition-comment.php?cid=19435657)	Nov 05, 2015
453	N/G	Marlise Avina	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19435649)	Nov 05, 2015
452	N/G	Tyler Coates	Denver	CO	N/G	Nov 05, 2015
451	Mr	Brad Bender	Joliet	IL	N/G	Nov 05, 2015

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Signatures **450** to **401** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
450	Mr	Jack Adams	Alta Loma	CA	View (/petition-comment.php?cid=19435587)	Nov 05, 2015
449	N/G	Mark Bluethman	Alta Loma	CA	View (/petition-comment.php?cid=19435482)	Nov 05, 2015
448	N/G	Boyd Moore	Rancho Cucamonga	Ca.	N/G	Nov 05, 2015
447	Mr	Trevor Pate	Rancho Cucamonga	California	N/G	Nov 05, 2015
446	Mr.	Carl Torres	Alta Loma	CA.	N/G	Nov 05, 2015
445	mr	robert pace	alta loma	ca	View (/petition-comment.php?cid=19435002)	Nov 05, 2015
444	N/G	Anonymous	Rancho Palos Verdes	California	N/G	Nov 04, 2015
443	Mr	Ravi Thuraisingham	Los Angeles	California	View (/petition-comment.php?cid=19434963)	Nov 04, 2015
442	Ms	Pamela Johnson	Alta loma	Calif	View (/petition-comment.php?cid=19434915)	Nov 04, 2015

441	Mr.	Christian Guynes	Upland	CA	View (/petition-comment.php?cid=19434393)	Nov 04, 2015
440	N/G	Eric Moua	Ontario	Ca	N/G	Nov 04, 2015
439	Ms	lisa Song	Ontoraio	CA	View (/petition-comment.php?cid=19434130)	Nov 04, 2015
438	N/G	Brd Stuit	Fontana	CA	N/G	Nov 04, 2015
437	Mr	Scott Zbinden	R. CUCAMONGA	San Bernardino	N/G	Nov 04, 2015
436	Mr	Gary Jones	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19434016)	Nov 04, 2015
435	Dr	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19433612)	Nov 04, 2015
434	ms	Anonymous	rancho cucamonga	ca.	N/G	Nov 03, 2015
433	mr	Anonymous	rancho cucamonga	ca.	N/G	Nov 03, 2015
432	mr	Anonymous	rancho cucamonga	ca.	N/G	Nov 03, 2015
431	N/G	Andrew Schile	Fontana	Ca	N/G	Nov 03, 2015
430	Ms	Jenna Bell	LaVerne	CA	N/G	Nov 03, 2015
429	Mr.	Tom Higgins	Upland	California	View (/petition-comment.php?cid=19432712)	Nov 03, 2015
428	N/G	Dianne Martinez	Rancho Cucamonga	CA	N/G	Nov 03, 2015
427	Mr	Anonymous	Rancho Cucamonga	California	View (/petition-comment.php?cid=19432430)	Nov 03, 2015
426	MR	Lance Faanes	Oceanside	CA	View (/petition-comment.php?cid=19432348)	Nov 03, 2015
425	mr	scott shaw	upland	ca	View (/petition-comment.php?cid=19432334)	Nov 03, 2015
424	Ms.	Susan Duran	Ontario	CA	View (/petition-comment.php?cid=19431568)	Nov 03, 2015
423	ms	Nikki Vanderkallen	rancho cucamonga	ca	N/G	Nov 03, 2015
422	N/G	crazy rick	yorba linda	California	N/G	Nov 02, 2015

421	N/G	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19431026)	Nov 02, 2015
420	N/G	Mario Teran	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19430937)	Nov 02, 2015
419	Ms	Hong Zhang	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19430838)	Nov 02, 2015
418	N/G	Robert Harrington	Rancho Cucamonga	Ca	N/G	Nov 02, 2015
417	Mr	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19430568)	Nov 02, 2015
416	Ms	Maya Bhat	Claremont	California	View (/petition-comment.php?cid=19430534)	Nov 02, 2015
415	Dr	Y. Tony Song	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19430437)	Nov 02, 2015
414	N/G	Gustavo saldivar	rancho cucamonga	California	N/G	Nov 02, 2015
413	Mr.	Philip Browning	San Bernardino	California	N/G	Nov 02, 2015
412	N/G	cheryl timmons	Rancho cucamonga	California	View (/petition-comment.php?cid=19428843)	Nov 02, 2015
411	Mrs	Sharifa Raspe	Fontana	Ca	N/G	Nov 01, 2015
410	N/G	Ryan Steely	Alta Loma	CA	N/G	Nov 01, 2015
409	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 01, 2015
408	Mrs.	Anonymous	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19428699)	Nov 01, 2015
407	N/G	Jeffrey Ehrnman	Alta Loma	CA	View (/petition-comment.php?cid=19428594)	Nov 01, 2015
406	Mr	Thomas Scarpelli	Upland	CA	View (/petition-comment.php?cid=19428572)	Nov 01, 2015
405	Dr.	Teresa Hull	Rancho Cucamonga	California	View (/petition-comment.php?cid=19428566)	Nov 01, 2015
404	N/G	Bonnie Weist	Alta Loma	Ca	N/G	Nov 01, 2015

403	Dr	gurbinder sadana	pomona	ca	View (/petition-comment.php?cid=19428516)	Nov 01, 2015
402	Dr.	John Hull	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19428488)	Nov 01, 2015
401	Mrs.	Connie Crawford	Alta Loma	CA	N/G	Nov 01, 2015

« (/petitions/save-empire-lakes-golf-course/signatures.html)
Previous (/petitions/save-empire-lakes-golf-course/signatures-page11.html)
1 (/petitions/save-empire-lakes-golf-course/signatures.html) 2 (/petitions/save-empire-lakes-golf-course/signatures-page2.html)
3 (/petitions/save-empire-lakes-golf-course/signatures-page3.html)
4 (/petitions/save-empire-lakes-golf-course/signatures-page4.html)
5 (/petitions/save-empire-lakes-golf-course/signatures-page5.html)
6 (/petitions/save-empire-lakes-golf-course/signatures-page6.html)
7 (/petitions/save-empire-lakes-golf-course/signatures-page7.html)
8 (/petitions/save-empire-lakes-golf-course/signatures-page8.html)
9 (/petitions/save-empire-lakes-golf-course/signatures-page9.html)
10 (/petitions/save-empire-lakes-golf-course/signatures-page10.html)
11 (/petitions/save-empire-lakes-golf-course/signatures-page11.html) 12
Next (/petitions/save-empire-lakes-golf-course/signatures-page13.html)
» (/petitions/save-empire-lakes-golf-course/signatures-page20.html)

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- N/C - field not collected by the author
- S/C/P - State, County or Province
- View - mouseover to view comment
- Dates displayed in the signature list are based on CST (GMT-6) and CDT (GMT-5)
- Anonymous signatures signify people who have chosen not to display their names publicly. [?]
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Signatures **400** to **351** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
400	N/G	Brittany Griffin	Claremont	CA	N/G	Nov 01, 2015
399	N/G	Jaime Alvarez	Pomona	CA	N/G	Nov 01, 2015
398	Mr.	David Kirshbaum	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19428291)	Nov 01, 2015
397	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 01, 2015
396	Mr	Anonymous	Upland	Ca	N/G	Nov 01, 2015
395	Mr	Anonymous	San Dimas	ca	View (/petition-comment.php?cid=19428126)	Nov 01, 2015
394	Ms	LIN ALBERTI	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19428101)	Nov 01, 2015
393	N/G	Bob Sallis	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19428085)	Nov 01, 2015
392	Mr.	Michael Jones	Alta Loma	California	N/G	Nov 01, 2015
391	N/G	Ramon Vicente	Rancho Cucamonga	CA	N/G	Nov 01, 2015
390	Mr.	Gregg Hoyle	Upland	CA	View (/petition-comment.php?cid=19428043)	Nov 01, 2015

389	N/G	Bob Redick	Upland	CA	View (/petition-comment.php?cid=19428037)	Nov 01, 2015
388	N/G	Patrick Myers	Portland	Oregon	N/G	Nov 01, 2015
387	Ms.	Diana Greenwood	Rancho Cucamonga	California	N/G	Nov 01, 2015
386	Mr	Edward Knuff	Rancho Cucamonga	California	N/G	Nov 01, 2015
385	N/G	Wanda Knight	Rancho Cucamonga	California	View (/petition-comment.php?cid=19427884)	Nov 01, 2015
384	Mr	Matthew Young	Rancho Cucamonga	CALIFORNIA	N/G	Nov 01, 2015
383	Mr	monroe lair	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19427845)	Nov 01, 2015
382	Mr.	Raul Acuña	Rancho Cucamonga	Ca	N/G	Nov 01, 2015
381	Mr	Steve Gomez	Alta Loma	Ca	View (/petition-comment.php?cid=19427717)	Nov 01, 2015
380	N/G	Anonymous	Rancho Cucamonga	California	N/G	Nov 01, 2015
379	Mr	Matthew Munson	ONTARIO	California	View (/petition-comment.php?cid=19427434)	Nov 01, 2015
378	Mr	Steve Bal	Rancho Cucamonga	CA, San Bernardino	View (/petition-comment.php?cid=19427431)	Nov 01, 2015
377	N/G	Elaine Eoff	San Clemente	California	N/G	Oct 31, 2015
376	Mr	Anonymous	Ontario	Ca	N/G	Oct 31, 2015
375	N/G	Tom Palzer	Rancho Cucamonga	California	View (/petition-comment.php?cid=19427281)	Oct 31, 2015
374	Mr.	Bradford McColl	Alta aLoma	CA	View (/petition-comment.php?cid=19427227)	Oct 31, 2015
373	Mr	Erik Gonzales	Fontana	Ca	N/G	Oct 31, 2015
372	N/G	Brian Barajas	san bernardino	san bernardino	N/G	Oct 31, 2015
371	N/G	Anthony Gambale	Corona	Ca	N/G	Oct 31, 2015
370	N/G	Brett Smith	Upland	Ca	View (/petition-comment.php?cid=19427110)	Oct 31, 2015

369	mr	michael ellis	rancho cucamonga	ca	N/G	Oct 31, 2015
368	N/G	Renee scalise	Ontario	california	N/G	Oct 31, 2015
367	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Oct 31, 2015
366	N/G	Ashlee Love	hesperia	ca	N/G	Oct 31, 2015
365	N/G	Anonymous	Rancho Cucamonga	Ca	N/G	Oct 31, 2015
364	N/G	Nikki Gabany	Alta Loma	San Bernardino County	N/G	Oct 31, 2015
363	N/G	Kristina Davis	Rancho Cucamonga	California	N/G	Oct 31, 2015
362	Mrs.	Amberleigh Burns	1102	California	N/G	Oct 31, 2015
361	mr	Eric Bridgewater	Rancho Cucamonga	ca	N/G	Oct 31, 2015
360	Mr	Frank O'Farrell	Rancho Cucamonga	Ca.	N/G	Oct 31, 2015
359	Ms	Diane Robbins	Ontario	California	N/G	Oct 31, 2015
358	N/G	Joseph Smith	Rancho Cucamonga	California	View (/petition-comment.php?cid-19426763)	Oct 31, 2015
357	mR	Anonymous	Rancho Cucamonga	California	N/G	Oct 31, 2015
356	N/G	Karen Davis	Rancho Cucamonga	California	View	Oct 31, 2015
355	N/G	kris brackmann	claremont	ca	N/G	Oct 30, 2015
354	Mr.	Anonymous	Claremont	California	N/G	Oct 30, 2015
353	N/G	Anonymous	Alta loma	ca	N/G	Oct 30, 2015
352	Mrs.	Maria McCullough	Alta Loma	CA	N/G	Oct 30, 2015
351	N/G	Jesus Madrid	Pico Rivera	CA	View (/petition-comment.php?cid-19425819)	Oct 30, 2015

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Signatures **350** to **301** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
350	Mr	Robert Solano	Rancho Cucamonga	Ca	N/G	Oct 30, 2015
349	N/G	Rudolph Vera	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19425791)	Oct 30, 2015
348	N/G	Lisa Meyer	Fontana	CA	N/G	Oct 30, 2015
347	Ms	Traci Meyer	Fontana	California	N/G	Oct 30, 2015
346	Mr	Michael Padden	Rancho Cucamonga	California	N/G	Oct 30, 2015
345	Mr.	Austin Melody	Claremont	CA	View	Oct 30, 2015
344	N/G	Kelly Ransom	Claremont	CA	N/G	Oct 30, 2015
343	N/G	Anonymous	RANCHO CUCAMONGA	CA	N/G	Oct 30, 2015
342	N/G	Minnie Talton	Rancho Cucamonga	California	N/G	Oct 30, 2015
341	N/G	Anonymous	rancho Cucamonga	san bernardino	N/G	Oct 30, 2015
340	Mr	Anonymous	Highland	San Bernardino	N/G	Oct 30, 2015
339	mr	dennis butler	rancho cucamonga	ca	View (/petition-comment.php?cid=19423828)	Oct 29, 2015

338	mr	donald dlugos	rancho cucamonga	ca	View (/petition-comment.php?cid-19423771)	Oct 29, 2015
337	Mrs	Michelle Westlake	Central Point	Oregon	N/G	Oct 29, 2015
336	N/G	Anonymous	Alta loma	CA	N/G	Oct 29, 2015
335	N/G	Suzette Smith	Etiwanda	Ca	View (/petition-comment.php?cid-19423508)	Oct 29, 2015
334	mrs	lauren terrazas	alta loma	ca	N/G	Oct 29, 2015
333	Mr	Allan Grant	Riverside	CA	N/G	Oct 29, 2015
332	N/G	Matthew Schliebe	Buena Park	CA	N/G	Oct 29, 2015
331	Mrs	Janelle Lane	Fontana	CA	N/G	Oct 29, 2015
330	Mr	David Block	Rancho Cucamonga	CA	N/G	Oct 29, 2015
329	Mr	Jaime Bedolla	Rancho Cucamonga	CA	N/G	Oct 29, 2015
328	N/G	Lauren Eaker	Fontana	CA	N/G	Oct 29, 2015
327	N/G	Lauren Gaskill	Rancho Cucamonga	California	View (/petition-comment.php?cid-19423273)	Oct 29, 2015
326	Mr	Anonymous	Alta Loma	Ca	N/G	Oct 29, 2015
325	Mr	Richard Clark	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid-19423093)	Oct 29, 2015
324	N/G	Matthew Benson	Santa Monica	California	N/G	Oct 29, 2015
323	N/G	Eric Smutko	Los Angeles	California	N/G	Oct 29, 2015
322	Mr.	Samuel Perez	Los Angeles	CA	N/G	Oct 29, 2015
321	Mrs	Cori waller	rancho Cucamonga	California	N/G	Oct 29, 2015
320	Mr	matthew waller	rancho Cucamonga	California	N/G	Oct 29, 2015
319	MR	Kevin Genchi	Upland	California	View (/petition-comment.php?cid-19422767)	Oct 29, 2015
318	N/G	Linda Fuentes	Rancho Cucamonga	ca	N/G	Oct 29, 2015
317	N/G	Carla Jager	Rancho Cucamonga	CA	N/G	Oct 29, 2015
316	Mrs	Kendy Arellanos	Rancho Cucamonga	San Bernardino	N/G	Oct 29, 2015
315	Mr	Anonymous	Rancho Cucamonmga	CA	N/G	Oct 28, 2015

314	N/G	Kevin Bae	Rancho Cucamonga	CA	N/G	Oct 28, 2015
313	Mrs	Anonymous	Rancho Cucamonga	California	N/G	Oct 28, 2015
312	ms	sandy meza	rancho cuxamonga	ca	N/G	Oct 28, 2015
311	Mrs.	Nancy Hamper	Alta Loma	CA	View (/petition-comment.php?cid=19421709)	Oct 28, 2015
310	Ms	Colleen Kearns	Sn Bernardino	Ca	N/G	Oct 28, 2015
309	Mrs.	Kelli Myers	Rancho Cucamonga	California (CA)	N/G	Oct 28, 2015
308	mr	rick solano	Rancho Cucamonga	California	N/G	Oct 28, 2015
307	N/G	Jeffery Vandermate	Rancho cucamonga	CA - California	View (/petition-comment.php?cid=19421094)	Oct 28, 2015
306	Ms.	Kelly Teague	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19420867)	Oct 28, 2015
305	N/G	Celeste Messina	Alta Loma	Ca	N/G	Oct 28, 2015
304	Mrs	Anonymous	Rancho Cucamonga	California	N/G	Oct 28, 2015
303	N/G	Gabe Gonzalez	Rancho Cucamonga	CA	N/G	Oct 28, 2015
302	N/G	Jonathan Davis	Riverside	California	N/G	Oct 28, 2015
301	mr	eric johnson	long beach	ca	View (/petition-comment.php?cid=19420706)	Oct 28, 2015

« (/petitions/save-empire-lakes-golf-course/signatures.html)
Previous (/petitions/save-empire-lakes-golf-course/signatures-page13.html)
3 (/petitions/save-empire-lakes-golf-course/signatures-page3.html)
4 (/petitions/save-empire-lakes-golf-course/signatures-page4.html)
5 (/petitions/save-empire-lakes-golf-course/signatures-page5.html)
7 (/petitions/save-empire-lakes-golf-course/signatures-page7.html)
11 (/petitions/save-empire-lakes-golf-course/signatures-page11.html)
12 (/petitions/save-empire-lakes-golf-course/signatures-page12.html)
13 (/petitions/save-empire-lakes-golf-course/signatures-page13.html) 14
Next (/petitions/save-empire-lakes-golf-course/signatures-page15.html)
» (/petitions/save-empire-lakes-golf-course/signatures-page20.html)

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Signatures **300** to **251** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
300	N/G	Anonymous	Rancho Cucamonga	Ca	N/G	Oct 28, 2015
299	N/G	Patrick Neilon	Rancho Cucamonga	California	View (/petition-comment.php?cid=19420252)	Oct 28, 2015
298	N/G	Jason Hackerd	Rancho Cucamonga	CA	N/G	Oct 28, 2015
297	Mr.	Anonymous	Chino	CA	View (/petition-comment.php?cid=19420201)	Oct 28, 2015
296	N/G	Linda Brook	Chino Hills	CA	View (/petition-comment.php?cid=19420041)	Oct 28, 2015
295	mr	derek partin	williamstown	New Jersey	View (/petition-comment.php?cid=19420004)	Oct 28, 2015
294	MR	Luis Batson	Bellflower	Ca	N/G	Oct 28, 2015
293	Mrs	Sheri Jones	Rancho Cucamonga	CA	N/G	Oct 28, 2015
292	N/G	Anonymous	Fountain Valley	Ca	View (/petition-comment.php?cid=19419190)	Oct 28, 2015
291	Mr.	Jon Simmons	Rancho Cucamonga	CA	N/G	Oct 28, 2015

290	Mr	Michael Fletcher	Alta Loma	CA	N/G	Oct 27, 2015
289	Mr	Naoki Sato	Riverside	Ca	N/G	Oct 27, 2015
288	N/G	Beau fournier	fontana	california	View (/petition-comment.php?cid=19419125)	Oct 27, 2015
287	N/G	Ly Kou	Ontario	CA	View (/petition-comment.php?cid=19419047)	Oct 27, 2015
286	Mr.	David Riley	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19419045)	Oct 27, 2015
285	Mr.	Anonymous	Alta Loma	California	N/G	Oct 27, 2015
284	Mrs	Susana Carretero	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19418981)	Oct 27, 2015
283	Mr	Mario Merandi	Citrus heights	Ca	N/G	Oct 27, 2015
282	N/G	Anonymous	Ontario	CA	N/G	Oct 27, 2015
281	Ms	Diane Atherton	Alta Loma	CA	View (/petition-comment.php?cid=19418926)	Oct 27, 2015
280	Ms	Anonymous	Ontario	CA	N/G	Oct 27, 2015
279	N/G	JUDY MAY	LA QUINTA	CA	N/G	Oct 27, 2015
278	Mrs.	Patricia Homan	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19418817)	Oct 27, 2015
277	Mr	Dean Jarvis	Knoxville	Tennessee	View (/petition-comment.php?cid=19418788)	Oct 27, 2015
276	N/G	Jaclyn Parslow	Fontana	California	N/G	Oct 27, 2015
275	N/G	Rhonda King	Temecula	California	N/G	Oct 27, 2015
274	N/G	James Harvey	Ranco Cucamonga	CA	N/G	Oct 27, 2015
273	MR	DEAN MADISON	RANCHO CUCAMONGA	CA	View (/petition-comment.php?cid=19418751)	Oct 27, 2015
272	Mr	Dale Lepper	Rancho Cucamonga	CA	N/G	Oct 27, 2015
271	Mrs.	Darlinda Nuby	Alta Loma	CA	N/G	Oct 27, 2015
270	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Oct 27, 2015
269	Mr.	Justin Johnson	Alta Loma	CALIFORNIA	View (/petition-comment.php?cid=19418686)	Oct 27, 2015

268	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Oct 27, 2015
267	Mr	Anonymous	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19418603)	Oct 27, 2015
266	Mrs.	Elizabeth Prouty	Rancho Cucamonga	CA	N/G	Oct 27, 2015
265	N/G	Tony Visconti	Alta Loma	CA	N/G	Oct 27, 2015
264	N/G	Jennifer Ewing	Alta loma	Ca	N/G	Oct 27, 2015
263	N/G	Elizabeth A Allerton	Etiwanda	CA	View (/petition-comment.php?cid=19418576)	Oct 27, 2015
262	N/G	Eric Glenn	Alta Loma	CA	N/G	Oct 27, 2015
261	Ms	Grace Pruett	RANCHO CUCAMONGA	California	N/G	Oct 27, 2015
260	Mr.	Boris Chung	Anaheim	CA	N/G	Oct 27, 2015
259	N/G	JOHN JAMERSON	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19418546)	Oct 27, 2015
258	Mr	Ralph Sanchez	Rancho Cucamonga	CA	N/G	Oct 27, 2015
257	Mr	Anonymous	Rancho Cucamonga	CA	N/G	Oct 27, 2015
256	mr	chad Center	Rancho Cucamonga	California	View (/petition-comment.php?cid=19418272)	Oct 27, 2015
255	Mrs.	Deloris Faheem	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19418143)	Oct 27, 2015
254	mr.	Anonymous	alta loma	ca	N/G	Oct 27, 2015
253	N/G	Joseph luzzini	Rancho Cucamonga	CA	N/G	Oct 27, 2015
252	Mr	Bill Davis	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19417261)	Oct 27, 2015
251	Mrs	Annette Smith	Upland	Ca	N/G	Oct 27, 2015

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Signatures **250** to **201** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
250	Mr	Brent Miller	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19417075)	Oct 26, 2015
249	N/G	Teresa Miller	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19417027)	Oct 26, 2015
248	N/G	Anonymous	Ontario	CA	N/G	Oct 26, 2015
247	Mr	Scott Brown	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19416840)	Oct 26, 2015
246	Mr	Frank Franov	Upland	Ca	View (/petition-comment.php?cid=19416823)	Oct 26, 2015
245	mr	carlos vega	rancho cucamonga	ca	View (/petition-comment.php?cid=19416397)	Oct 26, 2015
244	Mr	Dale Sumner	Upland	Ca	View (/petition-comment.php?cid=19416368)	Oct 26, 2015
243	N/G	Brett Mcmillan	Oak hills	California	N/G	Oct 26, 2015
242	N/G	Jeremy Miller	Corona	CA	N/G	Oct 26, 2015
241	Mr	Ryan Miller	Fontana	California	N/G	Oct 26, 2015
240	Mr	Aaron Miller	Rancho Cucamonga	California	N/G	Oct 26, 2015

239	Mrs	Bog Kim	Rancho Cucamonga	CA	N/G	Oct 26, 2015
238	N/G	Nathan Wu	Walnut	CA	View	Oct 26, 2015
237	N/G	Marianne Edralin	Walnut	CA	N/G	Oct 25, 2015
236	N/G	Aaron Edralin	Walnut	CA	N/G	Oct 25, 2015
235	Mr	Chuck Stidham	Corona	Ca	N/G	Oct 25, 2015
234	Ms	Anonymous	Rancho Cucamonga	Ca	N/G	Oct 25, 2015
233	N/G	Edward Kim	Rancho Cucamonga	CA	N/G	Oct 25, 2015
232	N/G	Beryl Rose	Upland	CA	View (/petition-comment.php?cid=19414070)	Oct 25, 2015
231	Mr	Justin Farrell	Diamond Bar	CA	View (/petition-comment.php?cid=19414058)	Oct 25, 2015
230	Ms	Gina Farrell	Diamond Bar	CA	View (/petition-comment.php?cid=19414050)	Oct 25, 2015
229	Mr	Anonymous	Diamond Bar	CA	View (/petition-comment.php?cid=19414044)	Oct 25, 2015
228	N/G	Stephan Lee	Rancho Cucamonga	CA	N/G	Oct 25, 2015
227	Mrs.	Bernadette Duncan	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19413746)	Oct 25, 2015
226	Mr.	Peter Merandi	Corona	Ca.	View (/petition-comment.php?cid=19413726)	Oct 25, 2015
225	Mr	Terrence McHatten	pomona	ca	View (/petition-comment.php?cid=19413633)	Oct 25, 2015
224	Mr.	Ray Baker	Alta Loma	California	View (/petition-comment.php?cid=19413614)	Oct 25, 2015
223	N/G	John Haigh	Upland	San Bernardino County	N/G	Oct 25, 2015
222	Mrs	Lisa Baker	Alta Loma	California	View (/petition-comment.php?cid=19413555)	Oct 25, 2015
221	Mr.	David Bedell	Claremont	CA	View (/petition-comment.php?cid=19412394)	Oct 24, 2015

220	N/G	Kathleen Sell	Ranch Cucamonga	Ca	N/G	Oct 24, 2015
219	Mr	Ronald Redmond	Inglewood	California	N/G	Oct 24, 2015
218	Mr	Daniel Fitzgerald	Rancho cucamonga	San bernardino	View (/petition-comment.php?cid=19412151)	Oct 24, 2015
217	Dr	Thomas Radi	Claremont	Ca	View (/petition-comment.php?cid=19412149)	Oct 24, 2015
216	mr	steve ryan	diamond bar	ca	N/G	Oct 24, 2015
215	Mr.	Michael Huston	Rancho Cucamonga	California	View (/petition-comment.php?cid=19412080)	Oct 24, 2015
214	Mr	Gary Soper	Lake Elsinore	Ca	N/G	Oct 24, 2015
213	Dr	Renee Pigeon	Rancho Cucamonga	California	View (/petition-comment.php?cid=19412009)	Oct 24, 2015
212	mr	ira kwatcher	claremont	ca	N/G	Oct 24, 2015
211	Mr	Anonymous	Upland	California	N/G	Oct 24, 2015
210	N/G	Stuart Schwartz	Rancho Cucamonga	CA	N/G	Oct 24, 2015
209	Mr.	Jordan Martino	San Bernardino	Ca	View (/petition-comment.php?cid=19411922)	Oct 24, 2015
208	N/G	Brian Musashi	Ontario	Ca	View (/petition-comment.php?cid=19411705)	Oct 24, 2015
207	N/G	Arnold Lopez	Fontana	California	N/G	Oct 24, 2015
206	Mrs.	Laura Rosales	Alta Loma	CA	N/G	Oct 24, 2015
205	Mr	Michael Weedall	Alta loma	Ca	N/G	Oct 24, 2015
204	N/G	Cynthia Kresch	Rancho Cucamonga	CA	N/G	Oct 24, 2015
203	Mr	David McClenton	Rancho Cucamonga	California	View (/petition-comment.php?cid=19410792)	Oct 24, 2015
202	Mrs	Kim Mcginty	Alta Loma	ca	N/G	Oct 24, 2015
201	Ms	Beatriz Calixto	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19410711)	Oct 23, 2015

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#	Title	Name	Town/City	S/C/P	Comment	Date
200	N/G	Anonymous	San Francisco	Ca	N/G	Oct 23, 2015
199	Mr.	Tom Rheiner	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19410673)	Oct 23, 2015
198	N/G	Matthew DeMeyer	Tustin	Ca.	View (/petition-comment.php?cid=19410623)	Oct 23, 2015
197	N/G	Anonymous	Rancho Cucamonga	Ca	N/G	Oct 23, 2015
196	Ms	Holly Bagdasarian	Rancho Cucamonga	Ca	N/G	Oct 23, 2015
195	Dr	Christevan Sihotang	Riverside	CA	N/G	Oct 23, 2015
194	Mrs	Jolene Fox	Alta Loma	Ca	View (/petition-comment.php?cid=19410462)	Oct 23, 2015
193	N/G	Anonymous	alta loma	CA	N/G	Oct 23, 2015
192	Mr.	Walter McBeth	Ranchop Cucamonga	CA	N/G	Oct 23, 2015
191	Mr	Eric Sell	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19410447)	Oct 23, 2015
190	Ms	Anne Watson	Rancho Cucamonga	CA	N/G	Oct 23, 2015

189	N/G	Roseann Dugic	Rancho Cucamonga	California	View (/petition-comment.php?cid-19410403)	Oct 23, 2015
188	Mrs	Maria Quimpo	Rancho Cucamonga	CA	N/G	Oct 23, 2015
187	Dr.	Alex Martin	Rancho Cucamonga	CA	N/G	Oct 23, 2015
186	N/G	Pamela Watson	Alta Loma	California (CA)	N/G	Oct 23, 2015
185	N/G	Gregory Beehler	Fontana	San bernardino	N/G	Oct 23, 2015
184	Mrs.	Nancy McBeth	Rancho Cucamonga	CA	View (/petition-comment.php?cid-19410328)	Oct 23, 2015
183	Mr	Matthew Scola	Ontario	CA	N/G	Oct 23, 2015
182	N/G	Elizabeth Sell	Rancho Cucamonga	Ca	N/G	Oct 23, 2015
181	Mr.	Dana Cartney	Rancho Cucamonga	California	N/G	Oct 23, 2015
180	Me	David Hontz	Upland	San Bernardino	N/G	Oct 23, 2015
179	MS	Georgian Sawyer	Upland	Ca	View (/petition-comment.php?cid-19410110)	Oct 23, 2015
178	Mr	Leonel Artola	Rancho Cucamonga	CA	N/G	Oct 23, 2015
177	Ms	Lisa Pineda	Rancho Cucamonga	Ca	N/G	Oct 23, 2015
176	Ms	Margaret Silas	Rancho Cucamonga	CA	View (/petition-comment.php?cid-19410051)	Oct 23, 2015
175	N/G	Veronica Rodriguez	Rancho Cucamonga	Ca	View	Oct 23, 2015
174	N/G	Jan Kishbaugh-hurley	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid-19409846)	Oct 23, 2015
173	Mrs	Nicole Gonzales	Fontana	Ca	View (/petition-comment.php?cid-19409813)	Oct 23, 2015
172	N/G	Dawn Gambale	Corona	Ca	N/G	Oct 23, 2015
171	N/G	Kathleen Bennett	Rancho Cucamonga	Ca	N/G	Oct 23, 2015
170	Ms	Tori Campbell	Rancho Cucamonga	California	N/G	Oct 23, 2015
169	mr	Joel Duprey	Ontario	CA	N/G	Oct 23, 2015

168	Mr	Tom Hill	Upland	Ca	N/G	Oct 23, 2015
167	Dr.	Ramon Medina-Cue	San Jose	CA	View (/petition-comment.php?cid=19409199)	Oct 23, 2015
166	N/G	Marissa serna	Fontana	ca	N/G	Oct 23, 2015
165	mrs	dee sarratt	rancho cucamonga	ca.	N/G	Oct 23, 2015
164	Mrs	Natalie Sanchez	Alta Loma	California	N/G	Oct 23, 2015
163	N/G	chris Stallard	rancho cucamonga	California	N/G	Oct 22, 2015
162	Mrs	Christy Eimen	Alta Loma	CA	View (/petition-comment.php?cid=19409094)	Oct 22, 2015
161	N/G	Susan Jones	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19409093)	Oct 22, 2015
160	N/G	Carol Nichols	Rancho Cucamonga	California	N/G	Oct 22, 2015
159	Ms	Heather O'Donovan	Rancho Cucamonga	California	N/G	Oct 22, 2015
158	Mrs	kaThryn fabos	ranCho cucamonga	ca	N/G	Oct 22, 2015
157	Mrs.	Lorri Porter	Rancho Cucamonga	Ca	N/G	Oct 22, 2015
156	N/G	Daniel Villarroel	Rancho Cucamonga	CA	N/G	Oct 22, 2015
155	N/G	Shelley vess	Rancho cucamonga	ca	N/G	Oct 22, 2015
154	Mrss	Kimberly La Hue	Rancho Cucamonga	Ca	N/G	Oct 22, 2015
153	N/G	Diane Long	Rancho Cucamonga	Ca	N/G	Oct 22, 2015
152	N/G	Anonymous	Rancho Cucamonga	California	N/G	Oct 22, 2015
151	N/G	Cary Martin	Rancho Cucamonga	San Bernardino	N/G	Oct 22, 2015

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#	Title	Name	Town/City	S/C/P	Comment	Date
150	N/G	Autumn mattner	rancho cucamonga	ca	N/G	Oct 22, 2015
149	Ms	Sara Yeh	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid=19409061)	Oct 22, 2015
148	N/G	Cassi Warner	Rancho cucamonga	Ca	N/G	Oct 22, 2015
147	Mr.	Joshua Marsh	Upland	California	N/G	Oct 22, 2015
146	N/G	Jeannette Toomey	Rancho Cucamonga	San Bernardino	N/G	Oct 22, 2015
145	Mr	Scott Campbell	Rancho Cucamonga	CA	N/G	Oct 22, 2015
144	Mr	Randy Johnston	Ontario	California	N/G	Oct 22, 2015
143	Mr	arthur drumwright	San Bernardino	Ca	View (/petition-comment.php?cid=19409034)	Oct 22, 2015
142	Mr.	Dominic Spezialy	Rancho Cucamonga	CA	N/G	Oct 22, 2015
141	N/G	Raeann Stevens	Ontario	Ca	N/G	Oct 22, 2015
140	N/G	Nancy Turnage	Rancho Cucamonga	CA	N/G	Oct 22, 2015

139	N/G	Dean Bennett	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19408977)	Oct 22, 2015
138	Mrs	Shelly Constant	Fontana	Ca	N/G	Oct 22, 2015
137	Mrs.	Jessica Haigh	Upland	Ca	N/G	Oct 22, 2015
136	N/G	Jason Mcginty	Alta Loma	Ca	View (/petition-comment.php?cid=19408897)	Oct 22, 2015
135	mrs	leeann blakemore	upland	LA	View	Oct 22, 2015
134	Mr	Taylor Emerick	Edwardsville	IL	N/G	Oct 22, 2015
133	N/G	Anonymous	Rancho Cucamonga	California	N/G	Oct 22, 2015
132	N/G	Hwasoo Lee	rancho cucamonga	ca	N/G	Oct 22, 2015
131	N/G	David Boughton	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19408619)	Oct 22, 2015
130	N/G	Daniel Salazar	Rancho cucamonga	California	View (/petition-comment.php?cid=19408568)	Oct 22, 2015
129	N/G	Anonymous	Rancho cucamonga	Ca	N/G	Oct 22, 2015
128	Ms	Dana Mayer	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19408415)	Oct 22, 2015
127	N/G	Bill Paringer	Claremont	CA	N/G	Oct 22, 2015
126	N/G	Anonymous	Upland	CA	N/G	Oct 22, 2015
125	N/G	kristi snyder	rancho cucamonga	ca	N/G	Oct 22, 2015
124	Mrs.	Nancy Barahona	Alta Loma	California	N/G	Oct 22, 2015
123	N/G	ricardo alvarez	upland	ca	N/G	Oct 22, 2015
122	ms	Dianne Manna Manna	Upland	Ca.	View (/petition-comment.php?cid=19407932)	Oct 22, 2015
121	Mr.	Cary Wanner	Rancho Cucamonga	California	View (/petition-comment.php?cid=19407644)	Oct 22, 2015
120	N/G	Richard Coriaty	Rancho Cucamonga	CA	N/G	Oct 22, 2015
119	N/G	Carlos Nava	Rancho Cucamonga	San bernardino	N/G	Oct 22, 2015
118	Me	Jeff Westfall	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19407580)	Oct 22, 2015

117	N/G	Shawn Miller	Ontario	Ca	N/G	Oct 22, 2015
116	Mr	Michael Fabian	Boardman	Ohio	View (/petition-comment.php?cid-19407227)	Oct 22, 2015
115	Mrs	Bonnie zeledon	Rancho Cucamonga	ca	View (/petition-comment.php?cid-19407087)	Oct 22, 2015
114	Ms	Sylvia Pimentel	Rancho Cucsmonga	California	N/G	Oct 22, 2015
113	N/G	Brett Hutchison	Corona	Ca	N/G	Oct 22, 2015
112	Ms	Anonymous	Alta Loma	California	N/G	Oct 22, 2015
111	N/G	kasey oneill	rancho cucamonga	san bernardino	N/G	Oct 22, 2015
110	Mr	David Becker	Rancho Cucamonga	Ca	N/G	Oct 22, 2015
109	MR	Gregory Mulligan	Lake Arrowhead	California	View (/petition-comment.php?cid-19406965)	Oct 22, 2015
108	Mrs	Dina Anderson	Rancho cucamonga	Ca	N/G	Oct 21, 2015
107	Mrs.	Darla Farrell	Diamond Bar	CA	View (/petition-comment.php?cid-19406949)	Oct 21, 2015
106	N/G	Candace Benson	Rancho Cucamonga	California	N/G	Oct 21, 2015
105	mr	joseph hartline	upland	California	N/G	Oct 21, 2015
104	N/G	Cathy Allan	Rancho Cucamonga	CA	View (/petition-comment.php?cid-19406842)	Oct 21, 2015
103	Ms	Marilyn Lobreto	Rancho cucamonga	Ca	N/G	Oct 21, 2015
102	Mr	Graham Labarge	Rancho cucamonga	Ca. San bernardino	View (/petition-comment.php?cid-19406772)	Oct 21, 2015
101	Mr.	Craig Olson	rancho cucamonga	California	View (/petition-comment.php?cid-19406764)	Oct 21, 2015

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Signatures **100** to **51** of **1014**

#	Title	Name	Town/City	S/C/P	Comment	Date
100	Mrs	Susan Tellkamp	Rancho Cucamonga	Ca	N/G	Oct 21, 2015
99	Mr	Paul Gonzales	Fontana	CA	View (/petition-comment.php?cid=19406683)	Oct 21, 2015
98	Ms	Sheila Dill	rancho cucamonga	ca	N/G	Oct 21, 2015
97	N/G	Maria Velasco	Fontana	Ca	N/G	Oct 21, 2015
96	mrs	erika johnson	rialto	ca	N/G	Oct 21, 2015
95	Mr	Gus Arredondo	Rancho Cucamonga	California	View (/petition-comment.php?cid=19406513)	Oct 21, 2015
94	Mr	Tommy Hudspeth	Alta Loma	Ca, San Bernardino	View (/petition-comment.php?cid=19406486)	Oct 21, 2015
93	Mr	Donald Mowery	Upland	San Bernardino	N/G	Oct 21, 2015
92	Mr	Robert Donohue	Rancho Cucamonga	Ca	N/G	Oct 21, 2015
91	Mrs	Melissa Hurley	Alta Loma	CA	N/G	Oct 21, 2015
90	Mr	Joe Gasparin	Etiwanda	california	View (/petition-comment.php?cid=19406432)	Oct 21, 2015

89	Mr	Roger Chen	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19406430)	Oct 21, 2015
88	N/G	burton Tashman	upland	ca	N/G	Oct 21, 2015
87	Mr	Edward Kuethen	Rancho Cucamonga	Ca	View	Oct 21, 2015
86	N/G	Tom Del Priore	Fontana	CA	N/G	Oct 21, 2015
85	N/G	Gail Denkers	Rancho Cucamonga	Ca	N/G	Oct 21, 2015
84	Mr	John Elliott	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19406350)	Oct 21, 2015
83	Mr	John Rudow	Rancho Cucamonga	CA	N/G	Oct 21, 2015
82	Mr	Neil Gerard	Upland	CA	View (/petition-comment.php?cid=19406335)	Oct 21, 2015
81	Ms	Dixie Anderson	Upland	Ca	N/G	Oct 21, 2015
80	Mr	Paul Anker	Rancho Cucamonga	ca	N/G	Oct 21, 2015
79	Mrs	Cheri Tschoepe	Rancho cucamonga	Ca	N/G	Oct 21, 2015
78	Mr	Howard Humbles	Rancho Cucamonga	San Bernardino	N/G	Oct 21, 2015
77	N/G	Karen Bruggeman	Alta loma	CA	N/G	Oct 21, 2015
76	Dr	Anonymous	Rancho cucomonga	CA	N/G	Oct 21, 2015
75	N/G	Salky I'Farrell	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19406191)	Oct 21, 2015
74	N/G	Kenneth Landkammer	Rancho Cucamonga	ca	N/G	Oct 21, 2015
73	Mrs	Bernice McGree	Rancho Cucamonga	California	N/G	Oct 21, 2015
72	Mrs	Cheryl Balogh	Upland	Ca	View (/petition-comment.php?cid=19406153)	Oct 21, 2015
71	Mr.	Gamal Guirges	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19406138)	Oct 21, 2015
70	N/G	Anonymous	Alta loma	California	N/G	Oct 21, 2015
69	N/G	Anonymous	Rancho Cucamonga	California	N/G	Oct 21, 2015

68	N/G	Craig Chastain	Rancho Cucamonga	CA	N/G	Oct 21, 2015
67	N/G	Jeff Anderson	Rancho Cucamonga	CA	N/G	Oct 21, 2015
66	N/G	Philip Paleg	Upland	California	N/G	Oct 21, 2015
65	N/G	Rawlee Genchi	Upland	CA	View (/petition-comment.php?cid=19405844)	Oct 21, 2015
64	Mr.	Brandon Brook	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19405842)	Oct 21, 2015
63	Mr	Jason Logan	Rancho Cucamonga	California	N/G	Oct 21, 2015
62	N/G	Jerry Fenning	Upland	California	View (/petition-comment.php?cid=19405769)	Oct 21, 2015
61	N/G	Anonymous	Tucson	Az	View	Oct 21, 2015
60	N/G	Ally Zheng	Rancho Cucamonga	Ca	N/G	Oct 21, 2015
59	Mrs	Kaylene Sihotang	Riverside	Ca	N/G	Oct 21, 2015
58	N/G	andrew manna	Upland	California	View (/petition-comment.php?cid=19405460)	Oct 21, 2015
57	mrs	claudia manna	Upland	California	View (/petition-comment.php?cid=19405454)	Oct 21, 2015
56	mr	andrew manna	Upland	California	View (/petition-comment.php?cid=19405452)	Oct 21, 2015
55	N/G	Bill Daub	Claremont	CA	View (/petition-comment.php?cid=19405404)	Oct 21, 2015
54	N/G	Aung Wun	Fontana	CA	View (/petition-comment.php?cid=19404478)	Oct 20, 2015
53	N/G	Dorothy Klepp	Rancho Cucamonga	CA	N/G	Oct 20, 2015
52	Mrs.	Rhonda McKinnon	Upland	CA	View (/petition-comment.php?cid=19404358)	Oct 20, 2015
51	Mr.	Willie Jordan	Rancho Cucamonga	Ca	View (/petition-comment.php?cid=19404058)	Oct 20, 2015

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#	Title	Name	Town/City	S/C/P	Comment	Date
50	Mr	John McKinnon	Upland	California	View (/petition-comment.php?cid=19403994)	Oct 20, 2015
49	Mr.	Gary Basrajian	Crestline	CA	View (/petition-comment.php?cid=19403964)	Oct 20, 2015
48	Mr	Eric Evans	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19403960)	Oct 20, 2015
47	N/G	Alexandra Kasenda	Rancho Cucamonga	CA	N/G	Oct 20, 2015
46	Mrs.	Jill Bastajian	Crestline	Ca	N/G	Oct 20, 2015
45	N/G	Ernest Landeros	Rialto	California	View (/petition-comment.php?cid=19403473)	Oct 20, 2015
44	Mr	Anonymous	Cedar city	Utah	View	Oct 20, 2015
43	N/G	Frederick Kasenda	Rancho Cucamonga	CA	N/G	Oct 20, 2015
42	Mrs.	Isabel Low	Rancho Cucamonga	California	View (/petition-comment.php?cid=19402813)	Oct 20, 2015
41	Ms.	Mary Horsley	Yorba Linda	CA	View	Oct 19, 2015
40	N/G	Jeff Kim	Rancho Cucamonga	CA	N/G	Oct 19, 2015

39	N/G	Mochael Baum	Corona	CA	View (/petition-comment.php?cid-19399866)	Oct 18, 2015
38	N/G	John Klempner	Rancho Cucamonga	California	View (/petition-comment.php?cid-19399306)	Oct 18, 2015
37	N/G	Adrian Sabater	Newport Beach	CA	N/G	Oct 18, 2015
36	N/G	mel Marcum	Eugene	Oregon	N/G	Oct 18, 2015
35	Mr.	Greg Barnhart	Upland	Ca	N/G	Oct 18, 2015
34	Mr	Anonymous	Upland	CA	View (/petition-comment.php?cid-19398734)	Oct 18, 2015
33	N/G	Anonymous	Claremont	California	N/G	Oct 18, 2015
32	N/G	Jeff Fobel	Fishers	IN	View (/petition-comment.php?cid-19398565)	Oct 18, 2015
31	N/G	Kevin Quinn	alta Loma	CA	N/G	Oct 18, 2015
30	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Oct 18, 2015
29	Mr	Anonymous	Grand junction	Co	View (/petition-comment.php?cid-19398130)	Oct 17, 2015
28	N/G	John Pickering	Alta Loma	Ca	N/G	Oct 17, 2015
27	N/G	Anonymous	Upland	California	N/G	Oct 17, 2015
26	Mr	Anonymous	Rancho Cucamonga	Ca	View (/petition-comment.php?cid-19397673)	Oct 17, 2015
25	N/G	Jacob Williams	Fontana	California	N/G	Oct 17, 2015
24	N/G	Matthew Chalew	Rancho Cucamonga	California	N/G	Oct 17, 2015
23	mr	mikal abdullah	Rancho Cucamonga	CA	N/G	Oct 17, 2015
22	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Oct 17, 2015
21	N/G	Zachary Williams	Rialto	CA	N/G	Oct 17, 2015
20	N/G	Tammy Proulx	Rancho Cucamonga	California	N/G	Oct 17, 2015
19	N/G	Ingrid Van Valkenburg	Portland	OR	N/G	Oct 17, 2015
18	N/G	Jane Clemens	I'm Alta Lima	Calufornia	N/G	Oct 17, 2015
17	Mr	Dietmar Beutke	Friedrichshafen	Germany	N/G	Oct 17, 2015
16	Mr	Michael Marcum	Rancho Cucamonga	Ca	View (/petition-comment.php?cid-19396455)	Oct 16, 2015

15	N/G	Wanda Courey	Rancho Cucamonga	CA	View (/petition-comment.php?cid-19396430)	Oct 16, 2015
14	N/G	Myung Marcum	Rancho Cucamonga	San Bernardino	View (/petition-comment.php?cid-19396425)	Oct 16, 2015
13	Mrs.	Patricia Padden	Rancho Cucamonga	CA	View (/petition-comment.php?cid-19396371)	Oct 16, 2015
12	Mrs	Jeanette Reyjdrey2@gmail.com	La Verne	Los Angeles	View (/petition-comment.php?cid-19396364)	Oct 16, 2015
11	N/G	Malvin Velasco	Rancho Cucamonga	CA	N/G	Oct 16, 2015
10	Mr.	Joel Nash	Redlands	California	View (/petition-comment.php?cid-19396333)	Oct 16, 2015
9	Ms.	Nancy Guirges	Rancho Cucamong	Ca	View (/petition-comment.php?cid-19396329)	Oct 16, 2015
8	N/G	russ bauman	alta loma	CA	View (/petition-comment.php?cid-19396327)	Oct 16, 2015
7	Mrs	Erin Decker	Rancho Cucamonga	Ca	N/G	Oct 16, 2015
6	Mr	F. Mulvey	Ontario	CA	View (/petition-comment.php?cid-19391759)	Oct 14, 2015
5	N/G	Ryan Kelley	San Diego	CA	View (/petition-comment.php?cid-19391543)	Oct 14, 2015
4	Mr	Dan Smith	Upland	California	N/G	Oct 14, 2015
3	N/G	Wayne Altman	Fontana	California	View (/petition-comment.php?cid-19390970)	Oct 14, 2015
2	Mr	David Morton	Cucamonga	Ca	View (/petition-comment.php?cid-19390912)	Oct 14, 2015
1	N/G	Steve rush	rancho cucamongA	ca	N/G	Oct 14, 2015

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Southern California Regional Rail Authority

December 24, 2015

CITY OF RANCHO CUCAMONGA

JAN 05 2016

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

RE: **Empire Lakes/Rancho Cucamonga Industrial Area Specific Plan Amendment Project Draft Environmental Impact Report (DEIR)**

Dear Mr. Smith:

The Southern California Regional Rail Authority (SCRRA) has received the Notice of Availability (NOA) for the Empire Lakes/Rancho Cucamonga Industrial Area Specific Plan Amendment DEIR. Thank you for the opportunity to comment on key issues relative to SCRRA and operations of the railroad adjacent to the project site. As background information, SCRRA is a five-county Joint Powers Authority (JPA) that operates the regional commuter rail system known as Metrolink. Additionally, SCRRA provides rail engineering, construction, operations and maintenance services to its five JPA member agencies. The JPA consists of the Los Angeles County Metropolitan Transportation Authority (METRO), San Bernardino Associated Governments (SANBAG), Orange County Transportation Authority (OCTA), Riverside County Transportation Commission (RCTC) and Ventura County Transportation Commission (VCTC).

The railroad right of way portion adjacent to the proposed project is operated and maintained by SCRRA and owned by SANBAG. The proposed Empire Lakes Sub Area 18 Specific Plan Amendment project is adjacent to the Metrolink Rancho Cucamonga Station.

Please note that these are initial general comments submitted to meet the public comment period. SCRRA may follow up with more specific comments for consideration if further analysis deems it necessary.

Comments on the DEIR for the Specific Plan Amendment are as follows:

1. The Southern California Regional Rail Authority (SCRRA) is the Joint Powers Authority (JPA) that operates and maintains the commuter rail service known as Metrolink. Please be sure to include the acronym SCRRA as needed in future documents.
2. For future mailings on NOP's and DEIR's please mail to Metrolink Planning Department, P.O. Box 531776, Los Angeles, CA 90053-1776.
3. Currently there are 38 Metrolink passenger trains and 2 BNSF freight trains operating through the Rancho Cucamonga Metrolink Station area. Trains can run 24 hours a day, seven days a week.

4. We are encouraged to see that the Specific Plan would generate a walkable TOD with pedestrian and bicycle links to the existing Rancho Cucamonga Metrolink Station. It is also encouraging to see that employee work schedules for new businesses in the development will be coordinated around the Metrolink train schedules to encourage more commuting opportunities.
5. We encourage you to work with the adjacent property owners to ensure that proposed pedestrian paths are designed to provide for the most direct route to the Metrolink Station.
6. Development of lots and recreation spaces on the northern limits of the project that are immediately adjacent to the railroad right of way must be developed as to not drain into the railroad property. All surface drainage should be directed southerly and collected into storm drains.
7. To ensure no trespassing into the active rail cooridor it is a requirement that an acceptable fence or block wall be constructed to separate the development from the rail corridor.
8. Construction of portions of the project within close proximity to the railroad right of way may require the developer's contractor to enter into a Right of Entry Agreement with SCRRA. SCRRA's Right of Entry Agreement and encroachment approval process, along with other SCRRA requirements can be found on the Metrolink website at www.metrolinktrains.com.
9. All public vehicular access to and from the station must be maintained during construction for our commuters.

City shall provide timely notice, in accordance with Public Resources Code Section 21092.5 and State CEQA Guideline Section 15088, of the written proposed responses to our comments on this environmental document and the time and place of any scheduled public meetings or public hearings by the agency decision makers at least 10 days prior to such a meeting.

Thank you again for cooperating with SCRRA to help ensure the development of a successful project. If you have any questions regarding these comments please contact me at 213-452-0456 or via e-mail at mathieur@scrra.net.

Sincerely,

Ron Mathieu
Sr. Public Project Specialist

Cc: Justin Fornelli, SANBAG
Roderick Diaz, SCRRA
Patricia Watkins, SCRRA
Scott Johnson, SCRRA

CITY OF RANCHO CUCAMONGA
JAN 0 4 2016
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(1)

DEAR MR SMITH,

I AM WRITING YOU A LETTER IN REGARDS TO THE PLANNED DEVELOPMENT (PROPOSED) TO BUILD A HIGH-DENSITY HOUSING PROJECT AT THE EMPIRE LAKES PROPERTY.

ITS TO MY UNDERSTANDING ITS FOR 2500 - 4000 UNITS. I HAVE LIVED IN RANCHO CUCAMONGA FOR 30 YEARS.

WHEN I FIRST MOVED HERE, THE POPULATION WAS ABOUT 80,000. IT HAS NOW DOUBLED TO OVER 160,000.

WHEN I HAD FRIENDS THAT LIVED HERE IN THE 60'S, THE POPULATION WAS ABOUT 1,000.

EVERYWHERE I LOOK NOW, THERE IS BUILDING ON LOTS. ETHIER HOUSEING, OR WHEREHOUSES.

THE CITY IS GETING ~~CROWDED~~. CROWDED. TAXS KEEP GOING UP, AND MORE BONDS GET TACKED ON TO HOME OWNERS. I MYSELF DONT WANT TO KEEP PAYING TAX INCREASES.

WE JUST HAD A BIG VOTER REVOLT ABOUT MEASURE "A".

THE POWER OF THE PEOPLE

(2)

SPOKE AND THERE WAS A LARGE DEFEAT.

WE DO NOT NEED 4,000 MORE TOILETS, SINKS, SHOWERS AND MORE PEOPLE IN SUCH A LITTLE AREA.

WE ARE IN A MAJOR DROUGHT AND WITH MORE AND MORE PEOPLE COMING, I DON'T WANT TO CUT BACK 50% OR MORE.

IT'S TIME TO PUT THE BRAKES ON AND SLOW THIS ~~GROWTH~~ GROWTH

WE ARE ALREADY OVERCROWED.

NO MORE CONCRETE JUNGLE.

LETS STOP THESE RIDICULOUS TAX INCREASES.

PLEASE RE CONSIDER

RESPECTFULLY

R. COULEE

A CONCERNED HOMEOWNER.

December 24, 2015

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

CITY OF RANCHO CUCAMONGA

DEC 24 2015

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Mr. Smith,

Please review and respond to my comments on the draft Environmental Impact Report (DEIR) for the Specific Plan at Empire Lakes Golf Course.

The purpose of this letter is to express the interest to keep the Specific Plan area as a golf course with no change in land use per **Alternative 1: No Project as identified in the DEIR section 5.6.1.**

My specific objections relate to air quality and soil contamination specifically involving the Gerdau Steel plant formerly known as Tamco Steel. After attending a community meeting 11-30-15 conducted by SCAQMD in Rancho Cucamonga it was clear to me that extensive air testing and soil testing must be done before any further development is approved in and around the impact area. Empire Lakes is on the border of the impact area. I learned at this meeting that it will be years before the benefits of new air quality mitigation measures effectiveness can even be fully gauged. To build thousands of units which children will live in without knowing the current and future impacts is ill-advised, irresponsible and could expose the city to potential litigation. Professor Andrea Hricko from USC spoke at the meeting about the need for soil testing in and around the land surrounding Gerdau (formerly known as Tamco) to learn what contamination may have occurred as a result of Tamco's failure to properly monitor and mitigate contaminants being spewed into the surrounding air and soil. Please see YouTube link documenting same: https://www.youtube.com/watch?v=fiYHlePrb5s&feature=youtu.be

Minimally, soil testing must be done before any further development can move forward.

Additionally I attended the initial CAP meeting last week which had a specific section dealing with open green spaces. This elimination of an open space in the city directly contradicts those stated goals. I have toured the golf course to see what is at stake here. Empire Lakes like Victoria Gardens is a destination which if managed properly could bring tourism and tax dollars to the city. I hope the city leaders will reject this proposal and work with Mr. Lewis or the owners to retain it.

Sincerely,

Tressy Capps (951)333-2000

December 24, 2015

CITY OF RANCHO CUCAMONGA

DEC 24 2015

RECEIVED - PLANNING

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

Dear Mr. Smith,

Thank you very much for the opportunity to review and comment on the draft Environmental Impact Report (DEIR) for the Specific Plan at Empire Lakes Golf Course. The purpose of this letter is to express the interest to keep the Specific Plan area as a golf course with no change in land use per **Alternative 1: No Project as identified in the DEIR section 5.6.1.**

Significant Environmental Impacts

DEIR sections 1.6 and 7.2 describe the four Significant Environmental Effects that cannot be avoided if the proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment is implemented. As further indicated in the DEIR, even with incorporation of Regulatory Requirements (RRs), Project Design Features (PDFs), and project-specific Mitigation Measures (MMs), the proposed project would result in the following significant and unavoidable impacts in the categories listed below (direct reference to DEIR, sections 1.6 and 7.2):

Air Quality

- Operational Air Quality Impact
- Cumulative Air Quality Impact
- Air Quality Management Plan Consistency

Noise

- Substantial Temporary or Periodic Increase in Noise
- Construction-Related Noise Would Exceed Noise Standards

Population and Housing

• Population and Housing Growth

Transportation/Traffic

• Project-Related Traffic Impacts

• Cumulative Traffic Impacts

There are no feasible mitigation measures that could reduce these potentially significant project and cumulative impacts to a less than significant level. In order to approve the proposed project, the lead agency (city of Rancho Cucamonga) would have to adopt of a Statement of Overriding Considerations. This would involve a finding by the city that the benefits of the project outweigh its unavoidable adverse impacts.

Justification for the Proposed Redevelopment

Justification for the proposed redevelopment and Specific Plan Amendment is cited throughout the DEIR as consistency with adopted State and Regional plans and guidelines and local General Plan and other city planning documents. Consistency and conformance with established planning framework is certainly the basis for orderly development, provided that the guidelines are applied in the appropriate set of circumstances and that implementation of a given set of guidelines does not adversely impact a community.

I understand that decisions concerning public resources and land uses involve a balance in the benefits and impacts of a given decision. That being said, while the proposed project has benefits and follows adopted planning guidelines, it also would result in significant air quality, noise, population and traffic congestion impacts to the community.

Specifically, the proposed Specific Plan Amendment will result in significant impacts in four categories that will seriously affect the quality of life in an already highly developed community. I respectfully submit that the **adverse impacts to the city and surrounding community** in the four categories described in the DEIR **are greater than the benefit of accommodating housing needs** as cited in the above mentioned State, Regional, and local plans. These categories, particularly traffic, are already at levels that impact any travel in southern California.

Value of Empire Lakes Golf Course to the Community

The DEIR sections 4.9 (Land Use and Planning, page 4.9-38) and 4.12 (Public Services and Recreation, page 4.12-26) address the Empire Lakes Golf Course and the role of the golf course in the community. Both sections contain a conclusion that loss of the golf

course **would not** be considered a significant impact (Land Use and Planning, page 4.9-40 and Public Services and Recreation, page 4.12-26).

In order to provide an objective and complete description of the value the golf course to Rancho Cucamonga and the Inland Empire, the following **facts** should be included in the DEIR:

- The course was the host site of the Nationwide Tour event from 2003 to 2007 with over 30,000 spectators in 2007, and broadcasted by the Golf Channel to Canada, United Kingdom, Japan, and across the United States. Event participants included players from 18 countries and from several continents. Charity benefactors included Loma Linda University Children's Hospital, PAL (Promoting Arts and Literacy benefiting Victoria Gardens Cultural Center), Steven's Hope for Children, and Hope Through Housing.
- California professional tour events are presently held at Empire Lakes, the most recent being the Pepsi tour in February 2015.
- Lessons for golfers, including youth starting out in golf, are conducted regularly by professional staff at the course.
- The course provides space for animals, migratory birds, and other species to have access to water, habitat, and cover in an otherwise highly developed metropolitan area. While "special status" species as defined by the resource agencies have not been observed during biological surveys, the 162-acre open space golf course does provide habitat for numerous bird and animal species.

I have attended the June 10, 2015 Notice of (DEIR) Preparation Scoping Meeting and the November 10, 2015 City's presentation for Planning Commission Workshop, and the December 10, 2015 Community meeting hosted by Lewis Operating Corporation at the Marriott Courtyard. **At all three forums, community members who provided comments unanimously opposed the Specific Plan Amendment and expressed strong interest to keep the golf course in place.** The DEIR should acknowledge the interest by the community that the golf course has high value for both Land Use and Recreation as expressed by community members. This level of interest should at least be considered when determining "level of impact" in the DEIR process.

As of the date of this letter, the on-line petition to support the golf course:

http://www.gopetition.com/petitions/save-empire-lakes-golf-course.html

contains 950 signatures expressing support to keep the golf course in place, in addition to the members of the public who have spoken to the Planning Commission and provided written comments. If this number of interested parties is not sufficient in the city staff's opinion to constitute a significant level of support, the city and the project applicant should go beyond the minimum legal requirements to inform the greater local population of the proposed project. The community meetings now being hosted by Lewis Operating Corporation are a useful first step. I submit that the public support thus far in the process represents a strong level of interest to keep the golf course in its current condition.

Judging from the reaction of the public, I believe that it is difficult to make the case, as in the DEIR, that the loss of the course does not represent an impact.

Conclusion

I appreciate the time and resources invested by the applicant and by city staff to coordinate the process to review the DEIR for the proposed project. As mentioned above, I recommend approval of the Alternative 1: No Project in view of the Significant Unavoidable Impacts as described in the DEIR. Thank you for your time and assistance. Please let me know if there are any questions.

Yours truly,

Thomas M. Rheiner

CITY OF ONTARIO
303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4105
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CITY MANAGER

MARY E. WIRTES, MMC
CITY CLERK

JAMES R. MILHISER
TREASURER

December 23, 2015

CITY OF RANCHO CUCAMONGA
DEC 23 2015
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Michael Smith, Associate Planner
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

RE: NOTICE OF AVAILABILITY FOR THE EMPIRE LAKES/RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN SUB-AREA 18 SPECIFIC PLAN AMENDMENT PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

Dear 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 Availability, the City requests that the following comment be addressed:

1. Intersection # 20: Vehicle storage capacity appears inadequate for the eastbound left turn movement from 4th Street into the proposed Project Driveway. Approximately 275 feet of "usable" median exists between Cleveland Avenue and the Project Driveway, which distance includes an existing 100 feet long westbound left turn lane at Cleveland Avenue plus an existing 120-foot-long bay taper transition. Only 50-55 feet remains for the proposed eastbound left turn pocket to serve the project driveway. Even with a dual turn lane configuration, the resultant storage is only 100 feet which is insufficient to serve the anticipated 180 peak-hour vehicles during the PM peak hour.

   Further, the Synchro worksheets appear to assume a two-phase signal operation, a very short cycle length (approx. 60 seconds); and equal "splits" between east-west and north-south traffic. This assumed operational strategy is unrealistic, with dual left turn lanes and cross product of EBL * WBT volumes. Protected left turn signal phasing will be required. Plus the typical (coordinated) cycle lengths on major arterials; and the ratio of side street volumes to those of the main street will change the signal cycle splits to favor the coordinated Fourth Street phases.

This performance and feasibility of this intersection, operated by the City of Ontario, needs to be re-evaluated under all study scenarios, with changes to the aforementioned inputs. The EIR needs to be updated based on revised findings.

2. EIR Page 4.13-62 through 4.13-65: The Fourth Street Project Driveway should align with the existing south leg to prevent unconventional signal phasing strategies and vehicle movement conflicts. This requirement needs to be included in the sections of the EIR and TIA that are dedicated to circulation and access.

3. Intersection # 17: The proposed mitigation at 4th/Haven is stated to be infeasible (with the corresponding impact deemed significant and unavoidable,) due to right-of-way and jurisdictional constraints. This statement should be revised if the City of Rancho Cucamonga already has possession (or can guarantee acquisition) of all necessary right-of-way within its City limits. The existing northbound approach, which lies within Ontario City Limits, has sufficient paved width to support the proposed (mitigated) lane configurations with minor striping changes. The necessary configuration for the intersection's northbound approach can be achieved without any right-of-way acquisition. Further, City of Ontario, owner of the facility, supports the implementation of the recommended improvement.

4. EIR Page 4.13-19 through 4.13-21: The 18% internal-capture (derived from the MXD methodology) appears to be unrealistically high given the composition of the proposed development. Whereas mixed used seems to be an ancillary component of the overall project, the internal-capture (trip reduction) applied to the entire development. The document needs to more clearly explain the MXD results and justify the 18%.

5. Intersections #20 and #36: Existing, opening-year, and horizon-year lane configurations are incorrect at the following intersections – reanalyze and revise EIR accordingly:

   - South leg (northbound approach) of 4th Street/Project Driveway intersection is incorrectly configured in the report. There is only 1 outbound lane, rather than two.
   - Northbound Haven @ Guasti is incorrectly configured in the report. 4 NB Lanes, rather than 5.

6. Intersections #17, 22, and 30: Three City of Ontario intersections have been identified as requiring timing changes as mitigation under various scenarios. While this is a low-cost measure, resources will be needed for its implementation. No costs/fair shares are reported for this or any other proposed mitigation measures. The financial responsibility for these mitigation measures should be assigned/addressed in the appropriate EIR sections.

7. Project should construct 4th WB lane on 4th Street, between Project Driveway and Haven Avenue to improve the level of service of this arterial segment and the intersections contained within.

8. Per Section 4.8 (Hydrology and Water Quality) of the Draft EIR, the project will be required to address all National Pollutant Discharge Elimination System (NPDES) water quality requirements prior to discharging to the City of Ontario storm drain system.

9. The proposed development will significantly impact the City of Ontario existing storm drain within 4th Street. The project states that an additional 420 cfs will drain into the storm drain system. In 2004, the Ontario and Rancho Cucamonga entered into an agreement that identified various improvements planned for Fourth Street and the reimbursement for those improvements. The Empire Lakes site was not included as part of that agreement. As a result, to accommodate the increased drainage to the Fourth Street storm drain, proper mitigation and a modification to the agreement is necessary.

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, AICP
Planning Director

cc: Jeff Bloom, Deputy City Manager, City of Rancho Cucamonga
Otto Kroutil, Development Director
Louis Abi-Younes, City Engineer

825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.8109 Fax: 909.387.7876

www.SBCounty.gov

SAN BERNARDINO COUNTY

Department of Public Works

- Environmental & Construction • Flood Control
- Operations • Solid Waste Management
- Surveyor • Transportation

Gerry Newcombe
Director

December 21, 2015

CITY OF RANCHO CUCAMONGA

DEC 22 2015

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File: 10(ENV)-4.01

City of Rancho Cucamonga
Attn: Michael Smith, Senior Planner
10500 Civic Center Drive
Rancho Cucamonga, CA. 91730
Michael.smith@cityofrc.us

RE: CEQA – NOTICE OF AVAILABILITY 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

Dear 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 November 14, 2015,** and pursuant to our review, the following comments are provided:

Environmental Management Division (Marc Rodabaugh, Stormwater Program Manager, 909-387-8112):

1. On Page 4.8-4, the Draft EIR states that "This permit expired on January 29, 2015." The EIR should clarify this and state that the permit was slated to expire on January 29, 2015, but was administratively extended by the Santa Ana RWQCB on January 29, 2015. Through this extension process, the current permit will remain valid and enforceable until such time as a new permit is approved by the Santa Ana RWQCB and issued to the Permittees.

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

Sincerely,

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

NAA:PE:nh

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CITY OF RANCHO CUCAMONGA

DEC 14 2015

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Dec. 11, 2015

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

Dear Mr. Smith:

This comment is in response to the Empire Lakes Specific Plan proposal. I am a concerned citizen from Rancho Cucamonga and I am writing against this proposal.

My main concern is for the open space that would be lost. When the plan for the Terra Vista development was first approved, the open space – in this case the golf course – was considered an important element in balancing land uses. To get rid of it and replace it with about 3,000 housing units plus commercial turns this balance into a joke. I see that the plan mentions pocket parks, bark parks, and activity areas. These will be pleasant places to sit and socialize but they are hardly what you would call open space.

The plan says people will cut down driving because retail will be nearby. I do not believe this plan will get many people out of their cars. There is no supermarket in walking distance. Work places are not close by. The development would add a tremendous amount of traffic, air pollution, and greenhouse gas emissions.

The draft EIR makes this point clearly and notes that there is no feasible mitigation:

"The proposed project would conflict with the SCAQMD Air Quality Management Plan due to (1) the projected long-term operational emissions of non-attainment pollutants exceeding SCAQMD significance thresholds, which could increase the frequency or severity of existing air quality violations or delay timely attainment of air quality standards and (2) project trip generation at the project site substantially greater than trip generation anticipated in the General Plan for PAI resulting from proposed high density development and associated population growth in an area designated as a golf course in current planning documents."

I realize that the governing body can find overriding considerations to allow significant impacts without mitigation. We have seen these before in many cities and counties. The city will use phrases like "benefits outweigh adverse effects," "densities appropriate to existing development," and "economic vitality." What they actually mean is a lower quality of life and a longer time spent in heavy traffic breathing polluted air. That is clear in this sentence from the draft EIR: "The proposed project would induce substantial housing and population growth in the City and region beyond adopted growth forecasts..."

The problem is also clear in this paragraph from the draft EIR: "CMP-designated intersections and freeway facilities would operate at deficient with the proposed project. Identified mitigation for certain intersections is not feasible... Impacts would be significant and unavoidable." Clearly, the proposed density of this project is too high.

A few other points:

- Regarding the charts about the declining popularity of golf, this does not give the Lewis Corp. a blank check to tear out the open space and create a high density project with a few "pocket parks."
- I don't see the proposed apartments and condos as alleviating a housing shortage for singles, couples and retirees. These units will probably be high-priced. There are plenty of high-priced units in Rancho Cucamonga, but not so many for moderate income people.
- If you are aiming at retirees, I hope you include elevators in your proposed multi-story buildings.
- Impact on schools, libraries, police and fire: Yes, the Joint Use Public Facility fees are supposed to mitigate these impacts, but the fees never seem to cover the actual impact of thousands of residents.

For all of these reasons and impacts without mitigation, I urge you to reject this project.

Sincerely,

Holly Kurtz

Holly Kurtz
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Rancho Cucamonga City Council
and Planning Department
Attn. Michael Smith
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

CITY OF RANCHO CUCAMONGA
DEC 21 2015
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12/21/2015

Subject: 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) – **Draft Environmental Impact Report - Comments**

Dear Mr. Smith,

I am again writing to you concerning the potential rezoning of and potential development of the Empire Lakes Golf Course as proposed in the Rancho Cucamonga Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment Project and would like to add my comments concerning the Draft – Environmental Impact Report which was released for public review on November 10.

After reviewing the Draft-EIR, I believe that many of my concerns that were in my original letter to the City Council have been confirmed, which I would like to cover in the pages ahead, beginning with what I believe are the most important to the City of Rancho Cucamonga Residents and Businesses. At the same time I want to point out as you know, but many of the public will not be aware, that the strongest terminology that can be used in an EIR is, "**Significant and Unavoidable Impacts**".

1. **Traffic** - on pg. 4.13-22 under Impact Analysis, the question is posed by **Threshold 13.1**:

   "Would the project conflict with any 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?"

   On the same page, the report described the current operation as of year 2014 stating "the existing traffic volumes, lane configurations, and signal timing information were used to evaluate operations at the study intersections for existing AM and PM peak hour conditions." "As shown, the following intersections currently operate at a deficient LOS (Level of Service) during the peak hours:

   1. Foothill Boulevard and Rochester Avenue – PM Peak Hour **(LOS E)**
   2. Arrow Route and Milliken Avenue – PM Peak Hour **(LOS E)**
   3. 6th Street and Cleveland Avenue – PM Peak Hour **(LOS F)**
   4. 4th Street and I-15 Southbound Ramps-Ontario Mills Drive – PM Peak Hour **(LOS D)**

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5. I-10 Westbound Ramps – Ontario Mills Parkway and Milliken Avenue – PM Peak Hour **(LOS D)**
6. I-10 Eastbound Ramps and Milliken Avenue – AM Peak Hours **(LOS D)"**

It should be noted for the public to understand, that LOS E is explained that "operations with high delay values indicating poor progression, long cycle lengths, or high V/C ratios. Individual cycle failures are frequent occurrences". Furthermore, it is clarified, "these grades range from level of service (LOS) A (minimal delay) to LOS F (excessive congestion). LOS E represents at-capacity operations".

On pg. 4.13-59, the next question is posed under **Threshold 13.2**:

> **"Would the project 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?"**

The answer to this question is described from pg. 4.13-59 to 4.13-62, with the statement, "CMP-designated intersections and freeway facilities would operate at a deficient LOS (Level of Service) with the proposed project. Identified mitigation for certain intersections is not feasible and/or the Property Owner/Developer and the City of Rancho Cucamonga cannot guarantee implementation of mitigation in the City of Ontario or for Caltrans facilities. Therefore, impacts to identified CMP facilities would be **significant and unavoidable**."

On page 4.13-66, the report goes on to state, "cumulative traffic impacts consider the impact of future growth and development in the City of Rancho Cucamonga and City of Ontario on the roadway system serving the area". It goes on to state "the analysis presented under Thresholds 13.1 and 13.2, the proposed project would result in **significant and unavoidable** cumulative impacts under the Cumulative Year (2036) Plus Project conditions, which accounts for existing traffic plus the addition of growth derived from the SBTAM". The report goes on to clarify that "while a number of roadway improvements are planned for the area, these improvements have been considered in the analysis" and "traffic impacts on area intersections and Caltrans facilities due to the addition of project-generated traffic would exceed LOS (Level of Service) standards and would be considered **significant**. Even with the implementation of MM (Mitigation Measures) 13-1 through MM 13-3, cumulative traffic impacts would remain **significant and unavoidable** for the intersections and freeway facilities".

The report describes the issues with "Intersections" as, "the proposed project would have **significant and unavoidable** cumulative impacts at the following intersections under the Cumulative Year (2036) Plus Project traffic analysis scenario for one or both of the following reasons: (1) the improvements needed at these intersections are not feasible and/or (2) the City of Rancho Cucamonga cannot implement or require another agency with jurisdiction over an intersection to implement necessary physical improvements." The report goes on to describe four key intersections that will impact Rancho Cucamonga

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Residents and Businesses, as well as Ontario and anyone traveling near or through this region, both streets and freeways. The intersections of:

A. Foothill Blvd. and Rochester Avenue, in the City of Rancho Cucamonga (Ref. pg. 4.13-66)
B. 4th St. and Haven Avenue, City of Ontario (Ref. pg. 4.13-66)
    1. The report is clear, "the following intersections would have **significant and unavoidable** impacts because the **required mitigation is infeasible** and/or the mitigation requires approval from the City of Ontario and the City of Rancho Cucamonga cannot guarantee they would be implemented."
C. 4th Street and I-15 Southbound Ramps-Ontario Mills Drive (Ref. pg. 4.13-66)
D. I-10 Eastbound Ramps and Haven Avenue (Ref. pg. 4.13-66)
    1. The report is clear concerning C and D, "the following intersections would have **significant and unavoidable** impacts because the **required mitigation is infeasible** and/or mitigation requires approval from Caltrans and the City of Rancho Cucamonga cannot guarantee they would be implemented."

Continuing on to page 4.13-67, concerning the impact on the freeway facilities in the region it states, "the proposed project would have **significant and unavoidable** cumulative impacts at the following I-10 and I-15 mainline segments and ramps under the Cumulative Year (2036) Plus Project condition. Interstate highways are not controlled by the project applicant or the City of Rancho Cucamonga and implementation of the identified mitigation measures is not guaranteed, and the City of Rancho Cucamonga cannot require Caltrans to implement improvements to State highway facilities". The Draft EIR describes 41 sections of I-10 and I-15, as far north as I-15/ I-210 (approximately 6 miles), as far south as Cantu Galleano Rancho Road/I-15 (approximately 7 miles), as far east as Citrus Ave./I-10 (approximately 7 miles) and as far west as Euclid/I-10 (approximately 5 miles), that will be impacted by this project (ref. pg. 4.13-67).

On pg. 4.13-69, under Level of Significance **After** Mitigation, it answers the question of Threshold 13.1. It states, "even with the implementation of the mitigation measures above, the project and cumulative traffic impacts resulting from implementation of the proposed project **cannot be fully mitigated**. Thus, as presented in the analysis, operational traffic impacts would remain **significant and unavoidable**." Besides listing the intersections that were noted above,
the report added the following intersections and freeway facilities as having **significant and unavoidable project impacts**:

A. Arrow Route and Haven Avenue
B. Inland Empire Boulevard and Haven Avenue
C. I-10 Westbound Ramps- Ontario Mills Parkway and Milliken Avenue
D. Plus 32 additional I-10 and I-15 Freeway mainline segments and ramps (ref. pg. 4.13-70 and 4.13-71)

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On pg. 4.13-72, under Level of Significance **After** Mitigation, it answers the question of Threshold 13.2. It states, "as identified above, CMP-designated intersections and freeway facilities would operate at a deficient LOS (Level of Service) with the proposed project based on identified agency thresholds. Identified mitigation for certain intersections is not feasible and/or the Property Owner/Developer and City of Rancho Cucamonga cannot guarantee implementation of mitigation in the City of Ontario or for Caltrans facilities. Therefore, impacts at these CMP facilities would be **significant and unavoidable**, as identified".

With all this said, it is my opinion this would be a terribly irresponsible decision to approve this project based on the seriousness of the impact, not only on the Rancho Cucamonga residents and businesses, but the impact on neighboring cities and travelers of the I-10 and I-15 Freeway corridor. As reported in the Draft-EIR, the Level of Service in the area is currently deficient. The data from 2014, accurately reflected this deficiency that residents and businesses are already experiencing on a daily business, then to add this project, along with so many other projects that are being added by the City of Ontario, the report again is clear that the cumulative impacts would haunt the future generations who live and/or work in this area. Add to this, that the report clearly warns that mitigation will be nearly impossible to ensure the Rancho Cucamonga residents and businesses, due to the fact the city cannot control the City of Ontario or Caltrans, the risk is far too great, when compared to what will be lost to the community.

2. **Public Services** – Fire, Police, Schools ref. pg. 4.12-1 to 4.12-31

The report states on pg. 4.12-30 at 4.12.7 Level of Significance after Mitigation:

> "With incorporation of PDF 12-1 through PDF 12-3 into the proposed project, compliance with RR12-1 through RR 12-4, and inclusion of provisions in the proposed/potential Development Agreement regarding the RCFPD's acquisition of property for a future fire station, impacts to public services and recreation would be less than significant."

After reading RR 12-1 through RR 12-4, this appears to reflect a situation where the City of Rancho Cucamonga Fire, Police and Schools are operating at or above their level of capacity and shows that with this development, and per the Regulatory Requirements they will need to collect fees and add facilities to attempt to mitigate the additional level of service that will be required due to this project.

A. Fire –

Concerning Fire Protection, the report states (pg. 4.12-16 and 17) that this "proposed project will generate approximately 2,000 additional calls for service each year given the design density and type of use. **Increased traffic on City Streets may also increase the potential for accidents, requiring emergency response from the RCFPD**. Additionally, the proposed project would require fire protection services,

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including administrative tasks associated with approval and construction of the proposed project. Studies conducted by the Insurance Services Organization (ISO) have shown that when a response area consistently exceeds 2,500 calls for service in a year it is considered to be impacted and additional companies should be added to that response area. Three of the Fire Distict's response areas were near or exceeded the 2,500 call threshold in 2014. In those response areas, drawdown occurs on a more frequent basis. Drawdown results in extended response times. Station 174, the station that is the primary response crew for the Empire Lakes project site, was just 35 calls below the 2,500 call threshold in it's response area. **The projected annual number of additional calls for service that would result from the project is nearly the number that would require a fire/EMS company that would be dedicated to just the project site**."

B. Police –

The report states on pg. 4.12-18 to -19, "Implementation of the proposed project...would increase existing demands for police protection services at the project site. Anticipated crime and safety issues during construction of the proposed project include theft of building materials and construction equipment, malicious mischief, graffiti and general vandalism. During operation, the proposed project could create the typical range of police service calls that other similar uses in the City experience. The primary types of crimes experienced in non-residential areas are property crimes (e.g., burglary, larceny, theft/auto theft, arson, shoplifting, vandalism). In addition to property crimes, "crimes against persons" are typically associated with residential uses. These include, but are not limited to, assault, battery, domestic violence, sexual and child abuse, and robberies. **The increase in vehicle trips on public roadways resulting from the proposed project could also increase the potential for traffic accidents and violations."**

The report goes on to say on pg. 4.12-19, "the current service ratio is 1 officer for every 1,309 residents…the RCPD anticipates that the project would generate the need for new sergeants, corporals, deputy sheriffs, office specialists, and sheriff's service specialist… The funding for new positions needed to maintain acceptable citywide police protection service levels would come from the City's General Fund. The RCPD has indicated…an on-site police substation would be required in the future."

C. Schools –

The report states on pg. 4.12-20, under Threshold 12.3, "Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

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On pg. 4.12.3, under Impact 12.3, Implementation of the proposed project would generate additional students in the CSD and CJUHSD. Payment of required new development fees pursuant to Section 65995 of the California Government Code (RR 12-4) would result in less than significant impacts to school services.

This appears to be a poorly worded answer, when you look at pg. 4-12-21, "construction of the number of residential units allowed by the proposed Specific Plan Ammendment, 3,450 units, would generate up to 1,657 new students includine 658 in the CSD (K-8) and 999 in the CJUHSD (High School). With implementation of the proposed project and generation of new students, the student enrollment would exceed the current design capacity for schools in the CSD and CJUHSD".

This is clearly understated, as the Table 4.12-4, shows that the Existing Enrollment of 2,498 at CSD (K-8) is already over the total capacity of 2,478 and the Existing Enrollment of 23,777 at CJUHSD is also already over the total capacity of 22,927. **This project is not causing them to exceed the current design capacity, IT'S MAKING IT WORSE!** Yes, the developer will have to pay a school impact fee to cover, the inconvenience for the students who go to these schools and/or possibly for future schools. Tell this to the students at these schools and their parents.

In summary, I want to point out 4.12.6 Mitigation Measures on pg. 4.12-30, where it states, "no significant impacts related to public services and recreation have been identified; therefore no mitigation is required". This takes me back to my original concerns that I sent in back August; **this project promises us more traffic, more accidents, more crime and overcrowded schools, in which the developer will pay impact fees to cover the need to add fire facilities, police facilities and somehow deal with the additional students, but it will not change the facts**.

3. **Biological Resources**

The report states on pg. 4.3-14 that "the project site generally provides habitat for wildlife species adapted to a high degree of human presence and development. The report provided a long list of avian species, including California quail, red-tailed hawk, cooper's hawk, American coot, mallard, ruddy duck, great egret, snowy egret" and later on pg. 4.3-15, the report states, "the presence of artificial ponds on the golf course could be used by migrating waterfowl and other avian species as a stopover or resting place. Additionally, the artificial ponds could be used by migrating waterfowl for breeding and nursery purposes. **However, during the course of conducting surveys of the golf course over a two year period, there was no observation of avian nesting or breeding, primarily by waterfowl, on or in association with the ponds.**"

My comments in reference to the Biological Resources, are that I doubt that Rancho Cucamonga community is aware of the amount of wildlife that can be found at Empire Lakes Golf Course. As a person that has played this course extensively over the years, **I know for a fact that whoever conducted the surveys failed to look very hard "over a**

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two year period". I have personally seen evidence of nesting between the 1st and 9th fairways, within 20 yards of the artificial lake, as well as have photographic proof.

In closing, it is my opinion so much of the Draft EIR appears to be slanted or biased in favor of the developer and at times, I believe, shows a strong disregard for the opinions and potential frustration by Rancho Cucamonga Residents and Businesses, for not having been fairly represented by the Planning Department and City Council.

The lack of commentary or questions by the Planning Department at the Workshop on 11/10/15, was quite surprising though they claim to have just received the report. Most of the information was not surprising to the public, as there was information released in the local papers and the Initial Study that was released on 4/15/15, along with a presentation made by the Planning Department to the City Council on 9/16/15 concerning Mixed Used Development.
Add to this, the City Council and Planning Department repeatedly stating after the 9/16/15 Special Meeting, the importance of this project, due to the fact the golf course is losing money, water usage is critical at this time of drought and later the benefit to "millennials", it appears there was a bias for the project from the beginning. It was even stated by a Council Member that the City had another golf course (Red Hill Country Club) that was private, but was moving to being open to the public, which turned out to be false. I believe the fact concerning profitability to be overstated, as the course would have gone out of business long ago. It may be possible the profit margin is not typical of many courses in the area, but again it would have closed long ago, if it was losing money. As this is a private business, clearly the information on profitability is limited to the public, if not impossible to ascertain. Concerning water usage, the Draft EIR is clear that the potable water usage will soar from 2 AFY to 1,446 AFY with this project. Whether "millennials" desire or can afford this type of housing is still debatable.

In a neighboring city, Chino Hills, where they face the same type of Mixed Used Development at **one-tenth the size**, the Planning Department is already concerned of the impact on traffic and resources, even before any study was called for, while looking at an area that is truly an "in-fill" project and vacant lot. Add to it they are using all means of notification, including the local newspaper the Champion, to make sure they hear every ones concerns from the community, it might be better for Rancho Cucamonga Planning to look at these actions from a neighboring community as a good model of representing their communities concerns.

I have heard now in 2 meetings from the Planning Department that this process is in the early stages, trying to give the public a feeling the decision is still a substantial time period away, when in fact by notice as of November 2015 the City Council Public Hearing is 4 months away. When reviewing the Draft EIR, it is clear the studies started in 2014, which included the "beginning" of the legal process when the Initial Study was released April 15, 2015. Though I have heard it repeated several times by the Planning Department, "the report was released as soon as it was available", it appears very suspicious that the Workshop was planned three weeks in advance and the Draft EIR was released approximately 2 hours prior to the Workshop on 11/10/15 at 3:47 pm. Though it

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may be legal to have a 45 day review period, releasing it at a time during the holiday season and closing the public comment period on December 24, 2015 does not seem fair to the residents and businesses in this great City.

Add to it, that the Lewis Group claims that notice went out to "everyone" bordering the Empire Lakes Golf Course only to find out it went out to the leasing companies that own the buildings, not the residents or actual businesses in the area. Also it should be pointed out, that one of the apartment complexes, Ironwood Apartments, appears to have clear ties to the Lewis Group. It is my opinion, the Planning Department and the Lewis Group failed to perform the proper notification to the public.

With all of this said, I believe this should be publicized better to the Rancho Cucamonga and Ontario communities. They are the ones that will be facing the effects of this decision for years and decades to come. The Draft EIR is very clear, if this project is approved as requested by the Lewis Group, there will be **significant and unavoidable** traffic within a 5 mile radius of the project, effecting the residents and businesses of Rancho Cucamonga, the neighboring cities and anyone traveling the I-10 and I-15 freeways. I have heard it said by a very responsible city council member in the area, "when you create these types of traffic problems in an area, it spreads like a cancer from the center out, effecting areas far outside the immediate area". The report clearly shows that this is true. Add to the the fact that the report states there would be an increase in accidents due the traffic (under the Public Services portion of the report 4.12), all of the calculations concerning traffic are not taking into account, what the community will be facing at the AM and PM Peak hours if an accident occurs. I have spoken with companies in the immediate area that are concerned of this project and the potential traffic congestion we are facing, and one in particular stood out. The company, Southwire, is in the process of renegotiating their lease and was not aware of the project. They are a growing business and are looking to add additional trucks to transfer product in and out of their facility. With the amount of warehouse space in the area, this type of business growth, I don't believe can be forecasted in the report.

There will be **an increase in property crime and "crimes against persons"**, but the City will have to add a police substation so they can deal with this increase. There will be **an increase in accidents due to the increase in traffic along with the typical emergency calls made**, which will again require the police substation and an additional fire/EMS company (facility) just to handle this project. There will be **an increase of students at schools that are currently operating over designed capacity**. All of this means there will be **a need for more tax dollars** to sustain all this. The developer will pay impact fees, but this will not offset the damages. **This needs to be decided by the Rancho Cucamonga community as a whole and needs to be communicated better to the citizens and businesses throughout the entire City.**

The Lewis Group states on their own website, "Creating new master planned communities is far more than a business for Lewis Community Developers, a member of the Lewis Group of Companies. It is a passion. Lewis is dedicated to creating communities that address the highest aspirations of the people who live within them.

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Quality and vision go hand in hand throughout the planning and development process. **Understanding that open space equals peace of mind, parks promote healthful living and recreation centers kindle community spirit**". It appears they need to fix their website to better reflect what they are now doing; that profits, long term income and political posturing are more important than the benefit of the community, with elimination of open space, peace of mind, healthful living, recreation that kindles community spirit.

Approval of this project, I will repeat again would be irresponsible. This decision should not be taken lightly as this will affect many generations to follow. Rancho Cucamonga is a beautiful city with so much to offer. To lose this "green belt", the wildlife and open space would be a tragedy when compared to the results of this project with increased traffic congestion, over population, overloading of services and crime. I hope the Planning Department and City Council will look to **Alternative #1 – No Project.**

Thank you,

Brandon Brook

MEMORANDUM

TO: Mr. Michael Smith
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CITY OF RANCHO CUCAMONGA
DEC 19 2015
RECEIVED - PLANNING

FROM: Stuart J. Schwartz
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DATE: December 21, 2015

RE: Comments on the Draft EIR for the Empire Lakes/Rancho Cucamonga Industrial Area, Specific Plan Sub-Area 18, Specific Plan Amendment Project

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Preamble to My Comments

With reference to my comments on the draft EIR contained in this Memorandum, I would like to initially note the following:

A. Whether written in the form of a comment, question, statement or otherwise, each of my below comments on the draft EIR should treated as and deemed an inquiry for clarification, revision or correction of the draft EIR. References to "project" and "proposed project" and to "Applicant" and "Lewis Homes" are used interchangeably.

B. For ease of your review, my comments are made sequentially in order of the sections of the draft EIR and not in order of importance or level of concern.

C. I apologize in advance for the lapses in editing of my comments, the occasional abruptness in tone of some of my comments, the occasional repetition in some of my comments and I suspect the possible occasional and inadvertent errors in restating facts or statements from the draft EIR. Normally, I would carefully edit any such comment memorandum prior to submission; however, the rather short 45 day time period permitted for reviewing the draft EIR and submitting comments made it impossible to allocate the time necessary to fully review the draft EIR and prepare a polished and fully reviewed and edited memorandum of comments. As various members of the public stated at the November Workshop, and subsequently, at the Applicant's initial Community Forum in December, the timing of review period was less than ideal as the period encompassed the traditional Christmas holiday season commencing with the Thanksgiving holiday, which is probably the busiest and most harried period of

time for members of the public during the year, with pending year end work commitments, preparation for the Christmas holidays, myriad business and social holiday events, holiday vacations and children home from school. Plus, it was a daunting and rather impossible task for me and I suspect other members of the public to fully and carefully review a highly technical document of close to 6,000 pages especially when I and other members of the public have little or no familiarity with EIRs. Put simply, I simply ran out of time after expending over 30 hours in reviewing, verifying and commenting on the draft EIR over a four week period and was compelled to utilize "speed" drafting in order to get my comments to you prior to the December 24 deadline and maintain my sanity. Even with the expenditure of 30 plus hours of time, I was able to review only portions of the draft EIR due to time constraints and the highly technical nature of several sections of the draft EIR.

D. I also apologize in advance for my usage of facts that may on occasion be my best estimates as I didn't have the time or the access to the resources that the City or the Applicant may have to obtain and verify precise facts and that some of my earlier questions or comments might possibly be partially addressed later in the draft EIR but again I simply lacked the time and the editing software tools to do a thorough cross checking of my comments with the draft EIR's approximately 5,888 pages of text, charts and diagrams.

E. As indicated by my comments, based upon my initial review of the draft EIR, I have a concern that the draft EIR at times seems biased in favor of the Applicant, superficial in its analysis and contains a number of unsupported or not fully supported assumptions and opinions again quite favorable to the Applicant. Bottom line in my opinion the objectivity of the draft EIR is in question, which is not that surprising as the Applicant I believe provides the funding for the preparation of the EIR and is a likely source of future business for the entity (and its consultants) preparing the EIR.

F. I am, of course, available to clarify or discuss with you or your colleagues my comments.

And now my specific comments:

<u>Section 1.3 (Project Description)</u>

Page 1-2: The first sentence of the second full paragraph on this page refers to "implementing the preferred development strategies in PAI including....;" however, it is unclear as the origin of these preferred development strategies. What is the history of these of these strategies? Shouldn't it be noted that the referenced maximum 220,000 square feet of non residential uses actually is less than 5 acres of a 160 plus acre proposed project?

Page 1.2: As illustrated by the fourth full paragraph on this page and also in the many other project descriptions in the draft EIR, the preparers of the EIR seem to have adopted a pro Applicant bias by consistently utilizing project descriptive language taken from from the Applicant's marketing materials rather than utilizing simpler and less inherently opinionated descriptive language. For example, "seamless pedestrian connections", "enclaves" and "holistic people-centric places". Admittedly, this particular paragraph is far less egregious than later descriptive paragraphs and the chosen descriptive language is more annoying than substantive in effect.

Section 1.5 (Areas of Controversy)

Page 1.5: I think this section is somewhat misleading when it states that the primary area of controversy is focused on the retention of the golf course. Certainly, retention of the course has significant public focus but the public also has expressed equal or greater concern regarding the necessity or benefit of a large high density residential project in general and whether this major remaining "open space" should be protected by keeping the existing and long standing "open space" zoning intact to permit future recreational use even if other than a golf course, consistent with the current Empire Lakes Specific Plan which seems to have resulted in the successful development of the Empire Lakes area exactly as envisioned by the current Specific Plan.

Section 2.0 (Introduction)

Page 2-7: Regarding "Planning Commission Comments", the draft EIR at best only cursorily and often less than objectively addresses the Planning Commission Comments especially the first and second such comments. What is meant by "highest and best use?" What is the legal background of "highest and best use"? Where is "highest and best use" actually discussed in the draft EIR? No section references for provided for this specific comment and I couldn't find any other references to "highest and best" use in the EIR.

Section 3.5 (Description of the Rancho Cucamonga...Plan Amendment)

Page 3-3: The last paragraph on this page is another example of the use of non objective descriptions of the proposed project containing jargon, wishful thinking, limited substance and pro Applicant bias, e.g., "daily lifestyle elements in a setting where the spaces for living and playing are intimate, personal and connected" or "Community programming would generate a dynamic built environment with people-places, fostering an active lifestyle and providing access to transportation solutions." Hard to believe this is objective descriptive language rather than language blindly "borrowed" from the Applicant's marketing materials.

Page 3-6: Shouldn't the paragraph entitled "Transit (T)(Transit-oriented Services)" make very clear that most of the listed transit supporting services are highly speculative as to actual implementation such as car share facilities, bike share stations and concierge services as well as the composition of retail establishments located in the proposed project. Many of these services have had problems with feasibility, including maintenance and theft issues, when implemented elsewhere in urban environments in this country.

Page 3-6: How does the MU Placetype actually intend to specifically contribute to the employment/housing balance?

Page 3-15: Fourth full paragraph is another example of flowery and marketing descriptions of the proposed project's speculative benefits. "There may be bark parks (isn't this another way of saying doggie parks similar to the ION pedestrian experience being simply a street underpass), urban farming areas, expanded plazas, pocket parks or celebration spaces (whatever such spaces are). Sounds

wonderful although unlikely, really urban farming? Does this mean the project will cater to the recent millennial craze of raising chickens in their backyards? Once the draft EIR moves beyond cloning the Applicant's marketing hype, it is disclosed that these recreational spaces are likely to be about 900 square feet or the size of half a tennis court.

Section 4.0.1 (Introduction to the Environmental Analysis)

Page 4-5: With respect to the second paragraph under the heading "Biological Resources", yes, I suspect that no fish were observed in the artificial ponds during the habitant assessment but this no fish observation needs to be clarified to not be misleading by omission. The artificial ponds did contain fish for many years until the management in the spring/summer of 2015 ceased periodically adding fresh reclaimed water to the ponds and elected to allow the ponds to disappear by evaporation, which policy has been quite successful as one pond is entirely gone and the other ponds have materially shrunk in size and depth, exposing large patches of rather unseemly dirt and mud. My understanding is that management simply wanted to reduce expenses for reclaimed water. The result is ever smaller ponds with highly toxic water (e.g., massive amounts of mud hen droppings and other debris) due to lack of clean water circulation and thus the fish all died. I also question the conclusion that a golf course with a great deal of native vegetation is not suitable to support any special status plant or wildlife species. Given the obvious visual conditions of the ponds, I would have thought that even a modestly thorough habitant assessment would involve some additional inquiries about the absence of fish since fish are quite common to golf course water features in Southern California.

Page 4.3-25: I and most golfers regularly playing the Empire Lakes Golf Course are in stunned disbelief that the preparers of the draft EIR during surveys conducted over a two year period were unable to observe avian nesting or breeding as stated in the last paragraph of the subsection headed "Wildlife Movement". In particular, the now drained pond on Hole 16 had been the home to several generations of a single extended and quite friendly duck family for several years and also home to a family of egrets. Ducks and egrets were and still are (as of December 15) constantly seen and present in the other ponds on the course. Active nests for raptors and various other birds are regularly present and readily observable by golfers including myself for the nesting seasons of these raptors and birds. I am again troubled by the seeming inaccuracy of the surveys. I also note the course also has had coyotes and a family of semi feral cats for several years until a few months ago when the cats inexplicably ceased to be seen. Also given the disclosed timeline for the sales process of the golf course, I am a little curious as to how the survey covers a two year period for that means the survey commenced no later than late 2013.

Page 4.3-25: With respect to the first paragraph of the subsection entitled "Migratory Birds and Nesting Raptors," the quality of the habitat assessment again is questionable as golfers regularly see nests for red tailed hawks on the golf course, in particular, along the trees lining the twelfth and thirteenth holes. Evidence of nests for other birds is also readily observable. Perhaps interviews with the course maintenance staff would be helpful. Migrating Canadian geese occupy the course for a number of months in recent years

Section 4.6 (Greenhouse Gas Emissions)

General Comment: I am assuming that this section on greenhouse gas emissions and the analysis contained in this section will specifically address and be appropriately revised and updated to reflect and conform with the holding and intent of the recent California Supreme Court opinion, Center for Biological Diversity v. California Department of Fish and Wildlife (filed November 30, 2015). I have concerns that the analysis in the draft EIR is not necessarily in compliance with this opinion's provisions on greenhouse gas emissions analysis for EIRs.

Pages 4-6-50 and 4-6-51: After several pages of highly technical analysis which I concede is rather incomprehensible to me without substantial further review, the draft EIR is still not able to conclude that the proposed project's emission reductions would exceed the 28.5 percent reduction necessary to avoid such emissions being classified as a potentially significant impact; however, the draft EIR then rather remarkably finds some very flexible and questionable mitigations which are just sufficient to allow the draft EIR to claim a mitigated emission reduction of 28.6 percent for the proposed project, which being 0.1 percentage over the required minimum reduction percentage permits the draft EIR to ultimately conclude on the very next page that the project's GHG emissions are deemed to be less than significant. More specifically, based on a single study, the draft EIR assumes that provision of bicycle parking and related changing/shower facilities would create an estimated 1.5 percent reduction in GHG emissions; additionally, based on almost pure speculation, the draft EIR also assumes that electric vehicle charging facilities would create an additional 0.5 percent reduction in GHG emissions; and finally, the draft EIR assumes that installation of high energy non-incandescent light bulbs and fixtures and Energy Star rated appliances would create the remaining needed 0.6 percent reduction in GHG emissions. When I earlier mentioned that I felt at times that the draft EIR was biased towards the Applicant, this GHG analysis is one section that got my attention. Looking at the analysis objectively, it feels like the preparers of the draft EIR hunted for or created "fudge factors" just sufficient enough to massage an undesired outcome into an acceptable outcome from the Applicant's perspective, i.e., after a complex analysis initially concludes that GHG emissions reductions for the project will probably fail to meet the required standard, a few very questionable mitigating activities are cited and assumed with limited authority to provide just enough additional emission reduction to meet the necessary standard to avoid citing GHG emissions as a significant environmental concern for the Project.

Pages 4.6-54 and 4.6-55: I am troubled by the paragraphs which seem in some degree to attempt to make the project's additional GHG emissions of little consequence by noting that a single project's emissions are not significant when emissions are viewed on a state or global basis. I would think that the City with its emphasis on healthy living and being a leader in urban planning would want to be a leader in reducing insidious GHG emissions rather than passing the burden onto other governmental agencies. Success in global reduction of GHG emissions is going to require hundreds of thousands of small efforts. In particular, I am troubled by the sentence reading "Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, it is speculative to identify the specific impact, if any, to the global climate change from one project's incremental increase in global greenhouse emissions."

Pages 4.6-56 and 4.6-57: As I read these pages, the draft EIR essentially resolves the GHG emissions problems with the proposed project by assuming that other governmental agencies will take steps in the future to make the project's emissions less than significant. For example, "The City believes that these agencies will implement these measures to reduce and control GHG emissions. Therefore, at a project level impact, under AB 32, the amount of GHG the project will emit is less than significant," or in a later paragraph, "The significance of the project's impact from greenhouse gas emissions depends on measures that are within the responsibility and jurisdiction of other public agencies....If such measures are implemented and the City believes that the measures will be implemented, the project's ... are less than significant." While such belief is nice, it is also a very large assumption as governmental adoption of measures is subject to many unforeseen variables and therefore to a significant degree the conclusion that the project's GHG emissions are less than significant is highly speculative, especially given the present adversarial and gridlocked national political environment and highly controversial nature of the climate change issue.

Section 4.9 (Land Use and Planning)

Page 4.9-12: Please see my comments on golf course usage presented later in this comment letter. In particular, the statement that golf course rounds declined from 53,894 rounds in 2012 to 50,103 rounds in 2014 is rather misleading as implying the course usage is declining naturally. I believe a clarifying explanation is necessary indicating that a strong likelihood that the decline was a result of management actions or omissions such as extremely poor maintenance of the course and a several month delay in replacing an aging golf cart fleet which often resulted in golfers having to obtain replacement carts, if available, during the round. The poor playing conditions during 2014 were made widely known to golfers via word of mouth and golf social media. It might also be noted that the course ownership in 2014 had commenced its discussions with the Applicant to sell the course for development, and realistically, declining usage would enhance the course's saleability for development purposes.

Page 4.9-13: Please see my comments on alternative golf courses presented later in this comment letter with such comments incorporated in this comment to the fourth full paragraph of this page.

Page 4.9-39: This page contains several paragraphs attempting to justify that the golf course has limited benefit to the community and substantial convenient alternative courses exist. The reasoning is very superficial, often inaccurate and comprising many broad unsupported opinions. Rather than repeat my extensive comments to an almost identical discussion in Section 4.12, I refer to such comments and incorporate them by reference into this comment. While technically correct as stated that the City can't mandate the continued operation of the course as being privately owned, the preparers of this draft EIR can make a reasoned analysis as to the likelihood of the course's continuation in the event the project's approval is denied or consideration of the proposed project is substantially delayed or postponed for additional study and analysis. For example, the preparers of the EIR can interview the Applicant regarding its intentions regarding the course in such events. It could be noted that the Applicant owns golf courses and has a golf course management company, and indeed, to my understanding, it has been announced to users of the Empire Lakes Golf Course, including local high schools, that the new owner, i.e., the Applicant, would continue in all events to operate the course at least through 2016 after the

change of ownership in March, 2016. Realistically, it is unlikely the Applicant would simply close the course in any event as it is my understanding from discussions with course employees and other golf industry personnel that regardless of the course's ultimate return on investment for the selling owners or the Applicant, the course has a positive operating cash flow exclusive of any existing debt service. Also, it is hard to believe that the closure of the golf course can really be characterized as not a significant land use impact.

Section 4.11 (Population and Housing)

Page 4.11-3: When discussing the concept of AMI, it would be informative to state what the actual income amounts in dollars are for various percentage levels of the AMI.

Page 4.11-4: References are made to reports listing pending projects, Vacant Uncommitted Residential Land Inventory and Mixed Use inventory in the City, I believe these reports should be included in the EIR or at least either added to the City project website or the website should provide a means of accessing these reports as these reports contain information central to evaluating the project's public benefit. These reports don't seem to be referenced in the References subsection of this section although possibly part of another cited reference which I can't locate or identify after searching.

Page 4.11-4: I am perplexed by the conclusion that the City has a shortfall of sites for meeting its moderate income housing requirements as that would seem to be the targeted group for many of the apartment complexes being constructed or already constructed by Lewis Homes or other developers in the City.

Page 4.11-7: In the first paragraph of the subsection entitled "Existing and Projected Employment", the sentence stating the golf course provides 32 jobs seems entirely gratuitous and an unnecessary "cheap shot" at the course. It is another example of the draft EIR's preparation bias in favor of the Applicant and possible excessive involvement of the Applicant in its drafting. It is a relevant but minor fact in context and legitimately addressed four pages later when employment growth is discussed in depth.

Page 4.11-11: In the interest of balance, it should perhaps be noted that the jobs at the golf course while small in number are actual jobs often held by the same employees for many years as compared to a purely theoretical 373 jobs projected to be generated by the proposed project, i.e. no discussion of the mechanism by which these jobs will be created by the project but merely based on the assumption that by magic every 590 square feet of additional residential space creates one additional job. Admittedly, neither the project nor the golf course are significant job creators but just in the interests of compassion shouldn't the economic impact on the existing long term employees of the golf course be given some consideration and mention.

Page 4.11-5: I am confused. I had thought that one of the key reasons that supported this project is that it would potentially be a generator of higher income or professional and technology employment for the City's residents, but the draft EIR seems to conclude that the benefit of the project is that it would only minimally increase employment in the City as apparently the City is a "jobs-rich" area.

Section 4.12 (Public Services and Recreation)

Page 4.12-11: The statement in the second full paragraph reading, "Plans to complete Central Park...will further expand the City's park system." is another example of the draft EIR's inherent bias in favor of the Applicant and use of misleading statements due to the failure to fully state the underlying facts. The statement as written implies that Central Park will be completed in the foreseeable future and that the City is actively moving towards such completion. However, as any long time resident of the City is aware, other than the construction of the senior center (due mainly to the efforts of former State Senator Brulte), little or no progress has been made on the development of Central Park since 1990 when the City promised Central Park would be a comprehensive state of the art recreational facility including pools, duck ponds, tennis courts and many other recreational features. I am unaware of nor can I find any reference in any publicly available City materials of any serious current efforts to complete the long promised Central Park, so any implication that Central Park will help satisfy the increased demand for recreational facilities arising from the proposed project is purely speculative.

Page 4.12-11: In the third full paragraph on this page, shouldn't for completeness and accuracy, it be clarified that unlike the Empire Lakes Golf Course which is open to the public, the Red Hills Country Club Golf Course is a membership only facility charging substantial initiation and monthly fees making it not a reasonable alternative to the Empire Lakes Golf Course for most of the City's residents.

Section 4.12.2(Existing Setting-Parks and Recreation-Empire Lakes Golf Course)

General Comment: I am extremely disappointed in the superficial and often seemingly Applicant biased analysis contained in "Empire Lakes Course". I would have expected that this section addressing a key issue of expressed public concern would have received more careful attention. I have the impression, perhaps not accurate, that the preparation of this crucial subsection was delegated to a rather junior member of the EIR preparation team evidenced by the referenced telephone inquiries to golf courses being made by a person with the title of Assistant Analyst. I have the similar, possibly mistaken, impression that the preparer of this subsection may not necessarily be a golfer or familiar with this recreational activity in sufficient detail to fairly and properly analyze a golf facility and its alternatives.

General Comment: I believe it would be appropriate to mention in this subsection that (i) the teaching professionals at the Empire Lakes Golf Course are very active in introducing children of all ages to the game of golf and use the course to teach large groups of children the fundamentals of golf including taking them out on the actual course to experience actual golf play; (ii) a charity uses the course to permit blind and other disabled persons to experience the joys of golf, with the convenient location of the course's driving range to flat sidewalks and streets particularly suitable for this purpose; and (iii) golf courses are utilized in significant ways by non golfers as the courses' clubhouses and vistas are frequently used for weddings, baby showers, community service organization meetings and business related meetings and seminars..

Page 4.12-11 (1st paragraph of subsection "Empire Lakes Golf Course"): I'm not sure whether the intended implication of stating that the course has averaged 52,364 rounds over the last three years is that the course is underutilized but I suspect that such is the implicit implication, even though 52,364

rounds per year means a minimum of 143 rounds per day which is not insubstantial use, and even more rounds per day if adjusted for the estimated 10 to 20 days a year that the course play is minimal due to severe weather conditions, e.g., rain or high winds, and for the estimated 15 to 30 days where usage is restricted for twice yearly course maintenance periods. Further, over the last three years, the course has been subject to some major events that significantly reduced course play and encouraged golfers to seek alternative venues, e.g., for several months, the golf carts were consistently breaking down due to age until ultimately replaced, and during such times, golfers were often forced to interrupt rounds to obtain replacement carts which caused significant playing delays; for several months during 2015 until repaired in September, 2015, six of the courses greens were so damaged by rot or a fungus that many golfers including members just refused to play the course; since spring, 2015, management primarily to avoid paying for reclaimed water(rather than drought concerns) ceased adding water to the ponds and lakes allowing the pond on the 16th hole to dry up and disappear and the lakes on holes 2, 3, 7, 9 and 18 to evaporate creating rather ugly and increasingly odoriferous water features; very limited and largely ineffectual measures, presumably due to cost, to limit the fouling of several greens and the lakes by the dropping of the flocks of mud hens residing on the course for four to five months a year; lack of an on course food and beverage cart (a feature of every course other than Empire Lakes); closure of a fully lit driving range one hour after sunset; lack of a men's club (a feature of every other course) and more recently frequent breakdowns in the electronic tee time booking system (almost completely unavailable before and during the crucial 2015 Thanksgiving holiday period) which systems have become the primary means utilized by golfers to make tee times conveniently. The general feeling among golfers and current and former employees is that management has at least taken a very casual and cost minimization approach to marketing and maintaining the course as compared with other local golf courses of the same category, with such approach possibly motivated by a desire to make the course more justifiable for development by the Applicant.

Page 4.12-11(1st paragraph of subsection "Empire Lakes Golf Course"): This paragraph contains the statement reading "Currently there are 111 golf club members and 57 range members...." Without further explanation, this statement is very misleading (and perhaps biased in favor of the Applicant) as it suggests that golf course usage is limited to less than 200 persons, i.e., for the sake of completeness and objectivity, it is crucial that it be clearly stated that such memberships are really just discount programs available to golfers who frequently use the course by permitting them to pay a set annual or monthly fee in advance for the right to play the course at will during the prescribed time, and more importantly, golfers with memberships represent only a very small percentage of the persons playing the course as the course is fully open to the public for daily play, i.e., the course is played annually by several hundred or thousands of different individuals.

Page 4.12-11(2nd paragraph of subsection "Empire Lakes Golf Course"): While a small point in of itself, Isn't the use of "some" in lieu of "many" in the first sentence rather misleading and against biased towards the Applicant as the very next paragraph states clearly that every high school in the City utilizes the golf course as well as two of the Pomona colleges.

Page 4.12-12: I am very disappointed in the superficial, biased, misleading and unsupported opinions of this subsection entitled "Other Golf Courses" especially when the subsection is implicitly directed at

addressing one of the key underlying Applicant and perhaps City assumptions, that the closure of the Empire Lakes Golf Course would have minimal impact on the quality and convenience of golf to residents of the City. I believe this subsection needs to substantially redrafted to reflect reality. Let me illustrate in some detail:

First, the subsection states that there are eight golf courses within ten miles of the Empire Lakes Golf Course. I presume from the maps contained in the draft EIR, this is literally true; however, it is not a particularly relevant or meaningful statistic as not terribly relevant regarding access to alternative courses by City residents that the alternative courses are within ten miles of Empire Lakes Golf Course as the crow flies on a straight line. It should be obvious that, at the very least, a more meaningful and relevant distance measure would be the distance as measured by actual driving distance. Using Google maps, the relevant driving distances in miles from the Empire Lakes Golf Course for the eight courses cited as being within 10 miles on a straight line are, respectively, for the Goose Creek Golf Club, the Indian Hills Country Club, the Oak Quarry Golf Club, the Paradise Knolls Golf Course, the Red Hills Country Club, the Sierra Lakes Golf Course, the Upland Hills Country Club and the Whispering Lakes Golf Course are 10.6 miles, 12.9 miles, 11.6 miles, 12.3 miles, 6.5 miles , 11.3 miles, 7.2 miles and 7.2 miles. Or put another way, there actually are only two open to public courses within 10 miles of Empire Lakes Golf Course rather than the claimed eight by driving distance, i.e., the Upland Hills Country Club and the Whispering Lakes Golf Course (Red Hills being a private country club not open to public play). And neither of these two remaining courses within 10 miles of Empire Lakes are even remotely of the same quality as Empire Lakes Golf Course, as the Upland Hills Country Club is an extremely short course measuring less 6,000 yards from its longest set of tees and Whispering Lakes Golf Course has had a long history of very poor playing conditions and is known as a very low cost facility.

Second, even this revised distance measure based on actual driving distances doesn't fully represent the true distances to alternative golfing facilities for City residents: as shouldn't such distances be measured from say a midpoint in the City rather than from the Empire Lakes Golf Course which is located on the extreme southern border of the City. For example, if I were to measure driving distances from a more central point in the City such as Central Park, then using Google maps, the relevant driving distances in miles to the eight cited golf courses would now, respectively, be for the Goose Creek Golf Club, the Indian Hills Country Club, the Oak Quarry Golf Course, the Paradise Knolls Golf Course, the Red Hills Country Club, the Sierra Lakes Golf Course, the Upland Hills Country Club and the Whispering Lakes Golf Course 13.2 miles, 17 miles, 14.7 miles, 18.4 miles, 4.5 miles, 9.1 miles , 5.3 miles and 9.3 miles. Using a centralized starting point in the City, there are again only three open to the public courses within 10 miles, i.e., the Whispering Lakes Golf Course and the Upland Hills Country Club, both of which as previously noted are not really equivalent courses to the Empire Lakes Golf Course, as well as additionally Sierra Lakes Golf Course.

Third, the subsection states that there are an additional seven courses (the El Prado Golf Courses, the Fairmount Golf Course, the Hidden Valley Golf Club, the Jurupa Hills Country Club, the Los Serranos Country Club, the Marshall Canyon Golf Course and the Van Buren Golf Center) within 10 to 12 miles of the Empire Lakes Golf Course. Again, using actual driving distances, measured from the Empire

Lakes Golf Course, of the cited seven courses, none are within 12 miles of the Empire Lakes Golf Course, and measured from Central Park, again none of the cited seven courses are within 12 miles of the City.

Fourth, of course, not even use of actual driving distances reflects the relative convenience or inconvenience of the initial listed 15 proposed course alternatives to the Empire Lakes Golf Course, as perhaps, the most meaningful measure of convenience, or lack thereof, would be estimated commuting time, which for many of these courses is considerably more than what would be initially expected for the distances involved because reaching many of these courses from the City requires using the 10, 210, 15 and even possibly the 57 and 71 freeways, often during the congested business commuting morning hours, and needless to say, that these freeways are getting increasingly congested especially the 10 and 15, thanks, in part, to the construction of massive housing projects along or near the freeways especially along the 15. Even courses which are only 15 to 20 miles away often involve driving times of 45 to 60 minutes as I can readily attest having played all of these courses.

Finally, I would think a part of any objective analysis would involve determining which of the proposed alternative courses would provide a reasonably comparable golf experience to the Empire Lakes Golf Course as the quality and playability of golf course varies considerably. Again, let me illustrate:

(a) While the subsection correctly identifies the Van Buren Golf Center as an executive golf course and thus not equivalent to a standard 18 hole course, it, as a clear oversight, fails to mention that the Fairmount Golf Course is only a nine hole course and also not equivalent to a standard 18 hole course. Regular golfers do not generally play executive or nine hole courses and wouldn't view them as adequate substitutes for an 18 hole full sized golf course, e.g., I haven't played an executive or nine hole course in over ten years and only would consider them if playing with young children or non golfers.

(b) As a rather surprising oversight, the subsection doesn't not mention that that two of the listed proposed alternative courses are not likely to be around as courses for very long. Paradise Knolls Golf Course is scheduled to be closed soon and redeveloped as a large retail/residential project. Also very surprisingly not mentioned is that Lewis Homes has entered into an exclusive bargaining agreement with the County of Los Angeles to purchase the Marshall Canyon Golf Course and adjoining land for redevelopment as a massive master planned community. The staff at Marshall Canyon has advised golfers that the course is likely to close this winter. I don't know which of the other proposed golf course alternatives are under consideration for purchase by Lewis Homes and other developers for closure and redevelopment, but I wouldn't be surprised if Lewis Homes is actively seeking to purchase other courses as golf courses represent opportunities for large scale development projects. Presumably, the preparer of the EIR could interview the Applicant which I must believe is well informed of such future development possibilities by itself and other competing developers. This subsection should reflect that the number of alternative courses in the near or intermediate future may be substantially pruned down as other local courses have been shuttered for redevelopment. In addition to the slated closures of the Paradise Knolls Golf Course and the

Marshall Canyon Golf Course, other local courses have already been shuttered for redevelopment, e.g. El Rancho Verde Golf Course in Fontana. I also know that in the recent past the Hidden Valley Golf Course and the Whispering Lakes Golf Course have been subject to serious developer interest.

(c) Not all golf courses are equivalent in quality and amenities. The Empire Lakes Golf Course is a high quality 18 hole course with a premier design by Arnold Palmer and has a full practice and warm up facility comprising an extensive mat and grass driving range, putting greens and practice chipping and sand shot areas. Quite a number of the proposed alternative courses do not have reasonably equivalent practice and warm up facilities or any practice and warm up facilities other than putting greens. For example, the Indian Hills Country Club, the Paradise Knolls Golf Course and the Upland Hills Country Club do not have driving ranges at all while the Los Serranos Country Club's driving range is all mats (no grass) and the Marshall Canyon Golf Course's, the Hidden Valley Golf Club's, the El Prado Golf Course's and the Jurupa Hills Country Club's driving ranges are of low quality, poorly maintained or inconveniently located. I also don't believe, with the possible exception of the Los Serranos Country Club, that any of the proposed alternative courses have lit driving ranges so that golfers with full time jobs can practice in the evenings. Also, as any interviews with golfers or the reading of golf course review websites such as Greenkeepers.com would reveal, a number of the proposed alternative courses are of a substantial lesser quality and playability than the Empire Lakes Golf Course. While a subjective view (but one that most golfers would agree with), I believe that only three of the alternative cited golf courses are of comparable or higher quality and playability than the Empire Lakes Golf Course and also have full practice facilities, and therefore would certainly be considered equivalent to the Empire Lakes Golf Course, i.e., the Sierra Lakes Golf Club (although not playable on a considerable number of days due to high winds issues and lacking a practice chipping/sandtrap area), the Oak Quarry Golf Club and the Goose Creek Golf Club. Other than for an absolutely inconvenient and seldom used driving range, the Hidden Valley Golf Club also should be considered equivalent to the Empire Lakes Golf Course (although this course is quite a commute from the City) and to be utterly fair, the Los Serranos Golf Club may also qualify as an equivalent course although one that is not very convenient as often a long and tough commute from the City. I believe I have previously expressed my reasons for the other cited courses not being either equivalent to the Empire Lakes Golf Course or convenient to residents of the City with the exception of El Prado Golf Course; El Prado is another low end golf course which is very poorly maintained, not particular convenient to the City and moreover subject to periodical shutdowns for flood control purposes as located in a flood control basin.

Section 4.12-3 (Thresholds of Significance-Parks and Recreation)

Page 4.12-25 (second full paragraph): Much of this paragraph seems to be taken from the Applicant's rosy marketing materials without further analysis. Adding the word "seamless" to "pedestrian connections" really doesn't change sidewalks into something better or innovative. And similarly, calling a street underpass the "ION" (whatever that means) and describing it as an "aesthetic amenity" doesn't make an underpass more than an underpass and a potentially dangerous and often less than hygienic

feature as anyone with experience with urban underpasses can personally attest unless the underpass is well lit, frequently cleaned and has adequate security measures. I wonder whether a person walking alone, especially late at night, is going to elect to forego the colorful ION experience and cross the street above ground.

Page 4.12-25 (third full paragraph): I am having trouble understanding, after reading the preceding two pages of the subsection entitled "Increased Demand for Parks and Recreational Facility From New Residents" which seems to state that the proposed project will not have any new large scale parks for the proposed additional 10,488 residents but just a few so called pocket parks, plazas, walking trails, etc., how the draft EIR could then broadly and emphatically conclude "Therefore, the project would result in less than significant impact related to the needs to provide new or expanded park and recreational facilities....No additional mitigation would be required." An absolute conclusion of this nature doesn't seem supported by the preceding analysis as well as being contrary to logic and ordinary common sense.

Page 4.12-25 (fourth full paragraph): Again, I have difficulty in understanding the conclusion contained in this paragraph that "Implementation of the proposed project would not require the expansion of any existing recreational facilities outside the PAI...." This seems to be a largely unsupported opinion; shouldn't there be information regarding whether the existing City park structure can support an additional 10,000 plus residents who are likely accordingly to the Applicant to be relatively young and thus heavy users of the City's parks and recreational facilities. Similarly, I find the conclusion in the next paragraph less than believable that "Implementation of the proposed project would not require the expansion of any existing recreational facilities outside PAI...."

<u>Section 4.12-3 (Thresholds of Significance-Loss of the Empire Lakes Golf Course)</u>

Page 4.12-26(2nd full paragraph): As previously discussed in my comment letter, the reference to 14 other golf courses within 12 miles of Empire Lakes Golf Course is rather misleading and for the most part inaccurate. At most, I believe only six of those courses are actually within 12 miles of the Empire Lakes Golf Course using driving distances (and that includes the Red Hills Country Club which is a private course not open to the public).

Page 4-12-26(2nd full paragraph): I find this paragraph to contain two rather unsupported opinions regarding the consequences of the loss of the Empire Lakes Golf Course, which opinions suggest the evident bias in favor of the Applicant of the drafters of the EIR and their awareness of the outcomes desired by the Applicant. This paragraph, firstly, contains the rather vague and broad opinion stating "When taking into consideration just the recreational benefit provided to the portion of the City's general population by Empire Lakes Golf Course, the loss of the golf course would not be considered a significant recreational impact." What analysis in the draft EIR even remotely supports this Applicant desired opinion? Don't we need to first know what portion of the City's general population utilizes the recreational benefit of the course? What distinguishes general population from population? What does "just the recreational benefit" mean and doesn't it suggest that there are additional benefits beyond recreation that should be mentioned and discussed? This paragraph, secondly, ends with another

broadly worded and basically unsupported opinion that "There may be increased demand for the use of the other golf courses in the area; however, with one exception, these are operated as private commercial entities, **and the increase in patronage would not be considered a significant impact to those uses.** Obviously, the opinion stated in bold lettering, if true, would be of significance and favorable to the Applicant which has implicitly and explicitly contended that the course is an unnecessary recreational facility for reasons less than clear to me or many other members of the public; however, more on point is the fact that the draft EIR stated this without any specific analysis showing that the limited number of comparable courses within reasonable commuting times of the City could readily absorb the additional rounds of golf resulting from the closure of the course, with such rounds being per the draft EIR's own statistics a minimum of 53,000 rounds annually unadjusted for the ever increasing population of the City. This is a lot of rounds to be absorbed by other nearby courses, and it shouldn't be automatically assumed that such absorption is feasible or doesn't have adverse consequences. Also not clear on the relevance of "operated as private commercial entities." Additionally, my observations as frequent golfer is that as a consequence of steadily increasing local population and the rising economic prosperity since the 2008 recession, golf course usage locally recently has and will continue to steadily increase. This belief is supported by various observations. First, golf course fees are being raised by most courses for the first time in several years and the availability of discounts are becoming less widespread suggesting that local courses are experiencing increased usage and revenues. Second, while not precise, I and other golfers have noticed that tee times, especially during prime times, are becoming significantly more difficult to obtain at a number of courses, and in particular, at the courses which are the most viable and comparable alternatives to the Empire Lakes Golf Course. For example, tee times have been and continue to be very difficult to obtain at Goose Creek Golf Club even though this course seldom, if ever, offers any form of discounted pricing. Tee time availability at this course is likely to become even less available upon the completion of the several hundred family housing development currently under construction immediately adjacent to the course. Similarly, prime tee times at the Sierra Lakes Golf Course and the Oak Quarry Golf Course are also increasingly difficult to obtain although admittedly not as difficult as at the Goose Creek Golf Course (which is a perennial favorite of golfers for its beautifully maintained course and outstanding management). Additionally, major residential housing projects are going up all over the local area which inevitably must add significantly to golf course demand, including, I understand, a projected huge housing project near the Sierra Lakes Golf Course (where the now closed El Rancho Verde Golf Course was located) and a monster estimated 46,000 residential unit master planned community in the Eastlake area on or near the old Chino Valley dairy preserve. Bottom line is that a far more through and objective analysis of projected golf usage in the area needs to be reflected in the draft EIR which is forward looking rather than reflecting out-of-date statistics from the depths of the recent recession.

Page 4.12-25 (last paragraph): I question whether the previous analysis of the draft EIR really supports the incredibly broadly expressed conclusion/opinion that "The community benefit provided by these facilities, including a Joint Used Public Facility to be used by the Community Services, Library Services and Police departments, along with the payment of required development impact and mitigation fees, would ensure that the recreation impact associated with the removal of the golf course is less than significant." The facilities referred to in the above quoted sentence is the proposed 25,000 square foot

community building which is being built to provide the additional police, library and community services required by the project and is highly unlikely to be used by the residents of the City outside of the project in significant amounts as they already have these services elsewhere. Also highly unlikely in reality is that the small open spaces and the sidewalks in the proposed project are really likely to be used in any material way by City residents from outside the project as additional recreational sources as I don't see any references to parking for the general public nor frankly do I believe that City residents are going to flock to the extreme southern portion of the City to walk through an apartment complex for recreational purposes. Additionally, to claim that the collection of additional fees from the Applicant is going to mitigate recreation detriments assumes that such fees will be promptly and wisely spent on recreational facilities and services benefitting more than the project's residents which is questionable as no information is presented regarding the proposed usage of such fees, and just witness, the sad 25 year saga of Central Park.

Page 4.12-27 (Impacts 12.5, 12.6 and 12.7): How does the conclusions under these Impacts correlate with the seemingly contradictory statements in the first paragraph of "Parks and Recreation" on page 4.12-29 especially the last sentence which states, "Therefore, future residential development in the City, and including other proposed residential developments such as the proposed Specific Plan Amendment, would contribute to the cumulative need for more recreational open space and park facilities generated by the increase in residents?" Where is this additional recreational open space going to come from and isn't removing 160 acres of the City's remaining 420 acres of open space only likely to exacerbate this shortfall.

Section 4.12.6 (Mitigation Measures)

Page 4.12.30: Given the preceding discussion in Section 4.12, I am confused as to how it is possible to conclude "No significant impacts related to public services and recreation have been identified; therefore, no mitigation is required.

Section 4.12.8 (References)

General Comment: The references related to the golf course analysis of Section 4.12 seem rather skimpy and superficial. No studies or reports relating to golf are cited, and it seems that the references for the analysis consist only of telephone inquiries to golf course employees at only five courses (Oak Quarry, Whispering Lakes, Marshall Canyon, Upland Hills and Paradise Knolls), of which two such inquiries were made to golf course starters which positions are generally not considered management positions and often held by part time employees as well as some undisclosed emails between the general manager of the Empire Lakes Golf Course and an officer of the Applicant and the general manager of the Sierra Lakes Golf Course and an officer of the Applicant. The contents of these emails is not disclosed in the draft EIR, and it is worth noting that the information supplied by these general managers may not be entirely objective as the general manager of the Empire Lakes Golf Course, I believe, is the son of the selling owner of the course, and general manager of the Sierra Lakes Golf Course is essentially an employee of the Applicant since the Applicant owns the course and manages the course through its golf course management subsidiary, Donovan Golf.

Section 5.3 (Project Objectives)

Page 5-3: Regarding the second objective, shouldn't it be stated at an appropriate section of the EIR that locating the proposed project near existing light industry which surrounds the project site may be counterproductive to the objective of maximizing housing in the proximity of existing employment, for as noted by owners of businesses in the area of the project site at the November Workshop, they are very concerned that the project will adversely impact their businesses and possibly force relocation, e.g., inevitably the residents near industrial sites demand noise and truck abatement rules which make running a business more difficult and expensive. Also as an aside, the choice of language of this objective is a bit biased, e.g., really "repurpose the existing golf course" rather than "close the existing golf" and describing the area as "highly active" without clarification of how this area is more active than other areas of the City.

Section 5.5.1 (Alternatives Considered But Not Carried Forward for Detailed Analysis-Alternative Sites)

General Comment: I am very troubled by the rather quickly made and definitive rejection of the no-alternative site alternative using reasoning which at times is incomplete, speculative, sophistic and at least in my view not entirely consistent with observable facts.

General Comment: To a large degree, the no-alternative site alternative conclusion/opinion implicitly assumes that a crucial feature of the proposed project is its close proximity to the Metrolink station permitting residents to walk to the station. As previously noted, this crucial assumption in support of the proposed project is dependent on a series of underlying and currently unsupported additional assumptions including, but not limited to: (i) a significant number of residents will utilize the Metrolink because of its proximity who would otherwise not utilize the Metrolink if the station was not immediately adjacent to the proposed project and not within walking distance; (ii) a significant number of residents will walk to the Metrolink station who would not walk to the station if residing in another nearby residential area if such area was more than the distance between the station and the furthest located residence in the proposed project; (iii) Metrolink has the capacity to handle the assumed substantial increase in ridership due to the proposed project and (iv) residents in already nearby existing apartments complexes don't walk to or otherwise use Metrolink in meaningful numbers.

Page 5-5 (2nd and third full paragraphs): These two paragraphs basically argue that the no-alternative site alternative should not merit consideration in the draft EIR because any alternative site would have the same adverse impacts as the proposed site. This is essentially true except for the glaring omission that alternative sites would not require the loss of the existing 160 acres (or possibly about 148 acres if the driving range is excluded) of irreplaceable and conveniently located "open space" as well as incidentally not requiring the destruction of the Empire Lakes Golf Course.

Page 5-6 (1st full paragraph). The first sentence should be clarified to make clear that it doesn't state the Applicant doesn't own other land in the City but simply states that in the opinion of the preparers of the draft EIR (or perhaps the Applicant's or another unidentified person's opinion) that the Applicant

doesn't own land in the City that would accommodate the proposed project and meet the project objectives. It is probably true that if a specific requirement of the proposed project is a space greater than 160 acres (which seems rather arbitrary given that that is the exact size of the golf course), then there may not be any alternative sites, but if again the appropriate requirement is only that an alternative site be sufficient to permit the construction of a residential development reasonably satisfying the stated project objectives, then I believe the draft EIR needs to list and analyze other parcels of undeveloped land owned (or considered or available for purchase) by the Applicant in the southern one third of the City for suitability prior to reaching the conclusion/opinion contained in the first sentence of this paragraph.

Section 5.6 (Alternative Analysis)

Page 5-8. Could there be clarification of the "New Jobs Created" listing in Table 5-1? Are those jobs related to the construction of the project or some theoretical formula that assumes that additional residential square footage automatically creates jobs? What would be the nature of these jobs? Are these jobs likely to have sufficient income to enable the job holders to reside in the proposed project?

Section 5.6.1 (Alternative 1: No Project)

Page 5-9 (last full paragraph): I would think it should be noted that Alternative 1: No Project would provide an opportunity for the City to consider alternatives to the golf course over a several year period that would be consistent with existing open space zoning rather than selecting the very first proposed alternative to the golf course, i.e., the Applicant's housing project. Once the land is rezoned for residential development, this precious open space disappears forever. Once the golf course is gone, the City will never have an opportunity to have a conveniently located golf course in the city as no land for new course exists in the City as the costs for building a totally new golf course likely would be economically prohibitive.

Page 5-10 (2nd full paragraph): For objectivity, "reflective of the current golf course industry, which is declining" should be deleted from the first sentence as not appropriate. Furthermore, as previously discussed in this comment letter, the opinion reflected In the clause reading,"reflective of the current golf course industry, which is declining" is overly general, retrospective rather than forward looking, not necessarily true currently and highly unlikely to be true locally in the future (national trends for golf are not reflective of local trends in areas with rapidly increasing populations). And who exactly is the owner of the course? Isn't the Applicant going to become the owner as of March 15, 2016 independent of the pending City approval processes? This is what the Applicant's representative at the December community meeting stated. Have the preparers of the EIR inquired of the Applicant whether the Applicant's own golf management company, Donovan Golf, is going to manage the course until resolution of pending development applications? The current management of the golf course is telling its patrons that the course is not closing upon the change of ownership on March 15, 2016 but will continued to be operated at least temporarily by the new owner, i.e., the Applicant. This also seems like a reasonable assumption as continued operation of the course is a source of revenue for the new owners until resolution of the Applicant's pending development applications.

Page 5-22: Regarding the statement, "The golf course would remain and would continue to be accessible only to golf course patrons." under "4. Provide a continuous multi modal....," as previously noted, the concept of golf course patrons includes more than golfers paying to play golf. The Empire Lakes Golf Course, like many other golf courses, hosts various social and business events using its meeting facilities, including weddings, as golf courses with their scenic outdoor vistas are popular wedding sites. Additionally, it should be noted that like many golf courses, the putting greens and chipping/sandtrap practice areas are open to the public without the payment of a fee.

Page 5-22: Regarding the statement "It is possible that continued operation of the golf course under both No Project alternatives would not yield a reasonable rate of return" under "6. Develop an attractive, viable project that yields a reasonable rate of return", this is a misleading statement without additional information and clarification. Since the Applicant has already bought the site allegedly without any assurances, informal or otherwise, from City officials that the zoning change from open space to high density residential and the proposed project itself would be approved, it must be assumed that Applicant would have paid no more than current fair market value for the site based on either uses consistent with its existing "open space" zoning or consistent with the risk of the requested zoning change not being approved. If the site is so priced, then there is a strong likelihood that the site would still return a reasonable rate of return without the project, i.e., continued use as a golf course. The Park family as the sellers of the Empire Lakes Golf Course would bear all or almost all of any decease in the value of the site arising from the golf course not meeting previous financial expectations. If the Applicant purchased the site based on a fair market value as high density residential property, it probably won't achieve a reasonable return on investment if Applicant's proposed project does not occur; however, this scenario shouldn't be considered under any analysis of objective no. 6 as the Applicant should bear the full risk of paying for the site based on an usage that hasn't yet been approved by the City. It is pure bootstrapping to argue that the Applicant can only earn a reasonable return on investment if the site is developed as the Applicant desires when the Applicant paid, for example, hypothetically, $50,000,000 for the site based on its worth as a site of high or medium density residential usage when the site as currently zoned is only valued much lesser amount, say, hypothetically $25,000,000.

Section 6.0 (Other CEQA Considerations)

Page 6.3: As previously commented upon, the draft EIR constantly emphasizes the public transit oriented unique nature of the proposed project by being adjacent to the Rancho Cucamonga Metrolink Station as inevitably leading to significant usage of the Metrolink by project residents with such residents walking rather than driving to the Metrolink. For example, in the second full paragraph on this page, a representative statement of that viewpoint reads, "The location of the project site adjacent to the Rancho Cucamonga Metrolink Station provides a unique opportunity for development of a dense urban community near transit." However, the draft EIR provides little discussion of or reasoned support for this perceived viewpoint and opinion. No analysis is presented on the expected usage of the project's residents of Metrolink. Nor is an analysis presented supporting the broad assumption that residents would actually walk to Metrolink rather than drive the short distance to the station, especially since the walking convenience of the station varies depending on which residence area a project resident resides

in. The term, "adjacent" is ambiguous in the context of the project, as only a few residential areas in the project are truly adjacent to the Metrolink station while many residential areas in the project are merely adjacent to the residential areas which are actually adjacent to the Metrolink station. Also no analysis is presented as to what the actual threshold proximity to the station, in time or distance, is required to cause residents to walk to the station in significant numbers. There are currently apartment complexes quite close to the station being adjacent to the golf course; has any attempt been made to determine what the usage of Metrolink is by the residents of these existing complexes and the means by which they commute to the station? Also, the location of the proposed project is only unique in the sense that it may be somewhat closer to the station than other nearby residential projects, which is a rather broad concept of uniqueness. Finally, I also note that other residential projects in the City can be constructed or made to be public transit friendly merely by providing shuttle vehicle services for persons residing in such projects desiring to utilize Metrolink. Much of the project's transit friendliness is based on the unsupported underlying assumption that proximity of the station to the project automatically will cause meaningful additional usage of the Metrolink for commuting purposes.

Page 6.3: The last full paragraph ends with a sentence reading, "The proposed project is not, therefore, considered to be growth inducing with respect to removal of obstacles of growth." I have read this paragraph and sentence several times, and frankly, I still can't figure out the meaning of this sentence and its relevance.

Smith, Michael

From: Hiker Guy <steve.carn@gmail.com>
Sent: Sunday, February 14, 2016 9:04 AM
To: Smith, Michael
Subject: Re: Empire Lakes development inquiry

Hi Mike,

Thank you for the response. I appreciate the information in the DEIR. I noticed this line in the report:

"During the aquatic survey conducted on May 19, 2015, three fish species were observed in each of the ponds: mosquito fish (Gambusia affinis), bluegill (Lepomis macrochirus) and largemouth bass (Micropterus salmoides)."

As the largemouth bass and bluegill are popular gamefish for anglers, would the city consider relocating these fish to another local body of water, such as Cucamonga-Guasti Regional Park? I am aware this occurred with the similar drainage and renovation of local Red Hill Park (link). I've spoken with the California Department of Fish and Wildlife, and they are interested in helping out. The contact point person is Mike Giusti, senior environmental scientist, and he can be reached at Mike.Giusti@wildlife.ca.gov

I hope the city of Rancho Cucamonga can take this opportunity to help improve fishing opportunities at existing parks. Would be happy to help recruit volunteers if any were needed for such a relocation effort. I believe in the past the city used AquaBio Environmental Technologies for relocation efforts too.

Thanks again!

On Thu, Feb 4, 2016 at 7:49 PM, Smith, Michael <Michael.Smith@cityofrc.us> wrote:

Hello, Steve

Per your request, this is the link to the Draft Environmental Impact Report (DEIR) >>>
https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25341

This is the link to the City's webpage that has a general overview of the project >>>
https://www.cityofrc.us/cityhall/planning/current_projects/empire_lakes_specific_plan_project/default.asp

Also, at the bottom of the webpage there are additional links to documents related to the project.

If you have any questions, let me know.

Thanks.

Mike Smith

Senior Planner

City of Rancho Cucamonga

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

(909) 477-2750 ext. 4317

michael.smith@cityofrc.us

From: Hiker Guy [mailto:steve.carn@gmail.com]
Sent: Saturday, January 30, 2016 9:00 AM
To: Smith, Michael
Subject: Empire Lakes development inquiry

Dear Mike Smith,

I live near Empire Lakes and recently received a flyer discussing the development of the Empire Lakes Golf Course. Has there been an environmental impact assessment done already for the development, and if so, where may I view it? The golf course ponds hold numerous fish and the grounds have a lot of wild animals (we routinely hear packs of coyotes on the course at night), and was wondering what the plan was for them.

Thank you!

EMPIRE LAKES

FINAL ENVIRONMENTAL IMPACT REPORT

SCH NO. 2015041083

PREVIOUSLY DISTRIBUTED UNDER SEPARTE COVER

EXHIBIT CC

Staff Recommended Text Revisions in the Proposed Amended Specific Plan

1. Pedestrian Crossings - Insert text that addresses the following:

   Pedestrian crossings shall be provided at street intersections and at mid-block locations at intervals that are no greater than 350 feet apart in order to reinforce the pedestrian intent of the project.

2. Gates and Fences - Insert text that addresses the following:

   Gates and fences shall not be permitted anywhere within Empire Lakes, except where required by Building Code and/or to secure private spaces/amenities to facilitate and encourage walking and bicycle use throughout the project, minimize physical barriers to regular and emergency access, and prevent housing developments (single-family residential tracts, condominium/apartment complexes, etc.) within Empire Lakes from becoming isolated and enclosed 'sub-communities'.

3. Joint Use Public Facility - Insert text that addresses the following:

   A "Joint Use Public Facility" (alternately referred to as a "Municipal Joint Use Facility") of up to 25,000 square feet in floor area is required as a mitigation of impacts to public services. In furtherance of this mitigation, the applicant shall:

   a. Dedicate 1.75 acres (net) parcel of land which includes a fine graded pad for development for the "Joint Use Public Facility" to address the increase in demand for public services such as police, library, and parks/recreation. This land shall be generally located at the intersection of The Vine and 7th Street. The dedication shall occur after the completion by the applicant of full public improvements and include all utilities stubbed to the property line.

   b. Pay an initial deposit amount equal to the greater of $11,000,000 or the actual impact fees collected, to the City (or fund through a similar financial mechanism acceptable to the City) upon issuance of the first building permit within the Empire Lakes project. The final contribution shall include an annual, compounded, 3 percent cost inflation escalator up to the start of construction of the facility. Development Impact Fees (DIF) for police, library, and parks facilities collected for all construction in the development shall be credited to the applicant as an offset to the initial $11,000,000 cash deposit plus all accrued interest until the facility begins construction.

   Construction of this facility shall be required to be completed by the time of the issuance of the building permit for the 2,000th residential dwelling unit. The final size, site layout, operational requirements, and design features of the facility will be subject to the City's review and approval.

4. Phasing - Insert text that addresses the following:

   All phases of the project should have connectivity to the Metrolink station in order to fulfill the intent of the project. To ensure direct access to the station from Phase 1 (while either Phases 2 and 3 are being graded and/or under construction, or are dormant/inactive due to market conditions), the construction of the segments of both The Vine and 7th Street, between 4th

Street and the existing intersection of Anaheim Place and 7th Street near the Metrolink station, shall be completed prior to occupancy of the first unit in Phase 1 to the satisfaction of the City.

5. Circulation – Drive Aisles – Insert text that addresses the following:

   The drive aisle network shall be required to follow a grid pattern with multiple direct, 'straight line' travel routes between destinations (similar to the street network) with direct connections to the street network (particularly The Vine). Furthermore, multiple points of vehicle access to The Vine from each development within Empire Lakes shall be provided.

RESOLUTION NO. 16-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT DRC2015-00114, 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 AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66. .

A. Recitals.

1. SC Rancho Development Corp., an entity of Lewis Operating Corp., filed an application for General Plan Amendment DRC2015-00114 as described in the title of this Resolution. Hereinafter in this Resolution, the subject General Plan Amendment is referred to as "the application."

2. On April 13, 2016 , the Planning Commission conducted a duly noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. Recitals. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Findings. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on April 13, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a property that is currently improved with the Empire Lakes Golf Course, a privately owned and operated 18-hole golf course with an area of 160 acres.

b. Development of the subject property is governed by the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, the City's Development Code, and the City's General Plan.

c. The Specific Plan, as it was originally approved in 1994, consists of eleven (11) "Planning Areas" which are identified with Roman numerals, i.e. Planning Area IA/IB through X. The golf course is within "Planning Area IA", "Planning Area IB", and (partly) "Planning Area III" of the Specific Plan.

d. The overall area of the Specific Plan is 347 acres. The Specific Plan is bound by 4th Street to the south, Milliken Avenue to the east, Cleveland Avenue and Utica Avenue to the west, and 8th Street and the BNSF/Metrolink rail line to the north. The golf course is generally located at the center, and covers about 46%, of the Specific Plan. Both the Specific Plan and the golf course are bisected into north and south halves by 6th Street.

e. To the east of the golf course are multi-family residences within 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 the Rancho Cucamonga Metrolink station. To the west of the part of the golf course located south of 6th Street is an office complex comprised of multiple tenants including Southern California Edison (SCE) and Inland Empire Health Plan (IEHP). To the west of the part of the golf course located north of 6th Street are logistics/manufacturing buildings. To the north of the golf course, beyond the BNSF/Metrolink rail line, are additional logistics/manufacturing buildings. To the south, on the opposite side of 4th Street, is vacant land within the City of Ontario.

f. The zoning designations surrounding the Empire Lakes Specific Plan are as follows: north - Minimum Impact/Heavy Industrial (MI/HI) District; south - Ontario Center Specific Plan (2254-SP) (in the City of Ontario); east - General Industrial (GI) District and Industrial Park (IP) District, and Industrial Park (IP) District, (Industrial Commercial Overlay District (ICOD)); and west - General Industrial (GI) District and Industrial Park (IP) District.

g. Concurrent with this application, the applicant has also applied for Specific Plan Amendment DRC2015-00040 and Development Code Amendment DRC2015-00115. The purpose of these applications is to enable the applicant to replace the existing golf course with a new mixed use, transit-oriented, high density development project;

h. This proposed amendment to the General Plan will change the land use designation of the subject private property from "Open Space" to "Mixed Use";

i. The proposed amendment is necessary as the Open Space designation applies to areas that are devoted to preservation of natural resources and outdoor recreation;

j. The Open Space designation only permits zero to 0.10 dwelling units per acre and a maximum population density of 0.3 persons per acre;

k. The amendment is necessary as the limits on the number of dwelling units per acre and population density within an Open Space designated area do not permit the applicant's proposed project. Furthermore, the Open Space designation generally applies to areas that are for preservation of natural resources and outdoor recreation. In order to fulfill their economic objective for the property, the applicant is requesting the change in the land use designation to Mixed Use as it will allow a greater number of dwelling units per acre and more intense land uses.

l. As the City faces build-out, a shift in this type of land uses will be more common as underperforming, under-utilized, or underdeveloped properties may change to support future housing and business needs.

m. The proposed amendment also includes revisions to Figured LU-2 (Land Use Plan) and LU-3 (Mixed Use Areas). Text in the General Plan that refers to the project site as a golf course and describes the development characteristics within the Specific Plan will be deleted or revised;

n. A Notice of Preparation (NOP) for the Environmental Impact Report was prepared and circulated with the Initial Study on April 27, 2015 to the State Clearinghouse (SCH No. 2015041083), and to public agencies that have discretionary approval power over the project, i.e. "Responsible Agencies" and Native American Governments in accordance with the California Environmental Quality Act (CEQA). Also, the NOP was made available for review at the Archibald and Paul A. Biane Libraries, at City Hall, and on the City's website. Per State law, the comment period ended 30 days after the date of circulation (in this case, May 26, 2015). However, as the Public Scoping meeting was scheduled for June 10, 2015, comments, if any, in response to the NOP were accepted until that date. The Initial Study was made available to the public during and after the comment period. The City received several comment letters in response to the NOP.

o. The City conducted a noticed Public Scoping meeting during a Planning Commission meeting on June 10, 2015. The notice for this scoping meeting appeared in the Inland Valley Daily Bulletin newspaper and notices were mailed to the owners of all properties located within 1,000 feet of the Empire Lakes Specific Plan planning area.

p. A Draft EIR was prepared and was distributed to all Responsible and Trustee agencies, and individuals who had expressed interest in the project and/or had previously requested copies. The Draft EIR was distributed for a 45-day public review period on November 10, 2015, with the comment period expiring on December 24, 2015. During the 45-day public review period, the Draft EIR and technical appendices were made available for review at the Archibald Library, the Paul A. Biane Library, the Planning Information and Services Counter at City Hall, and on the City's website. Comment letters were received from the City of Ontario, San Bernardino County Department of Public Works, Metrolink, and several members of the public during the public comment period that specifically discussed the Draft EIR. Written responses to all significant environmental issues raised were prepared and made available in the Final EIR.

q. A "Findings of Fact in Support of Determinations related to Significant Environmental Impacts" has been prepared and are attached (as Attachment "A") to this Resolution.

r. Environmental impacts identified in the Final EIR that will be "less than significant" without mitigation measure or project design features are described in Section A, page 7 of Attachment "A".

s. Environmental impacts identified in the Final EIR that will be "less than significant" after mitigation measures have been implemented are described in Section B, page 15 of Attachment "A". In accordance with CEQA requirements, a Mitigation Monitoring and

Reporting Program (MMRP) has been prepared to assure compliance with the adopted mitigation measures.

t. Environmental impacts identified in the Final EIR that will be "significant and unavoidable" despite the implementation of all feasible mitigation measures are described in Section C, page 25 of Attachment "A".

u. A proposed Statement of Overriding Considerations for the environmental impacts that cannot be fully mitigated to a "less than significant level" is located in Section V, page 40 of Attachment "A". The proposed Statement provides substantial evidence that the environmental risks of the application have been balanced against its benefits.

v. Based on the totality of the administrative record, the Planning Commission finds that the Final EIR complies with the requirements of CEQA and recommends that the City Council certify the Final EIR as being prepared in compliance with CEQA and that the City Council also adopt the Mitigation Monitoring and Reporting Program (MMRP).

w. Approval of the application would not be materially injurious or detrimental to the adjacent properties.

x. The findings set forth in this Resolution reflect the independent judgment of the Planning Commission.

C. Recommendation. On the basis of the foregoing and the totality of the administrative record before it, the Planning Commission hereby recommends that the City Council certify the Final EIR, adopt the Findings and Statement of Overriding Considerations contained in Exhibit B, adopt the Mitigation Monitoring and Reporting Program (MMRP), as conditions of approval, and approve General Plan Amendment DRC2015-00114.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 13THh DAY OF APRIL 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST:_____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of April 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

FINDINGS OF FACT IN SUPPORT OF DETERMINATIONS

RELATED TO SIGNIFICANT ENVIRONMENTAL IMPACTS

State CEQA Guidelines Sections 15090, 15091 and 15093

For

RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN

(ALSO KNOWN AS EMPIRE LAKES)

SUB-AREA 18 SPECIFIC PLAN AMENDMENT PROJECT

Final Environmental Impact Report

(State Clearinghouse No. 2015041083)

Lead Agency: City of Rancho Cucamonga

I. INTRODUCTION

The following findings of fact are based in part on the information contained in the Draft and Final Environmental Impact Report ("EIR") for the Rancho Cucamonga Industrial Area Specific Plan ("IASP") (also referred to as Empire Lakes) Sub-Area 18 Specific Plan Amendment Project ("Project"), as well as additional facts found in the complete record of proceedings. The EIR is hereby incorporated by reference and is available for review at the City of Rancho Cucamonga Planning Department (10500 Civic Center Drive), Archibald Library (7368 Archibald Avenue), and Paul A. Biane Library (12505 Cultural Center Drive). The EIR is also available at the City's website:
http://www.cityofrc.us/cityhall/planning/current_projects/empire_lakes_specific_plan_project/default.asp

Public Resources Code section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" The same statute provides that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." Section 21002 goes on to provide that "in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles announced in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental

effect as identified in the Final EIR. The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency. The third potential conclusion is that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR. (CEQA Guidelines, § 15091.) Public Resources Code section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." CEQA Guidelines section 15364 adds another factor: "legal" considerations. (See also *Citizens of Goleta Valley v. Bd. of Supervisors* (1990) 52 Cal.3d 553, 565 (*Goleta II*).)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417 (*City of Del Mar*); *Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1506-1509 [court upholds CEQA findings rejecting alternatives in reliance on applicant's project objectives]; see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 (*CNPS*) ["an alternative 'may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record'"] (quoting Kostka & Zischke, *Practice Under the Cal. Environmental Quality Act* [Cont.Ed.Bar 2d ed. 2009] (*Kostka*), § 17.39, p. 825); *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1165, 1166 (*Bay-Delta*) ["[i]n the CALFED program, feasibility is strongly linked to achievement of each of the primary project objectives"; "a lead agency may structure its EIR alternative analysis around a reasonable definition of underlying purpose and need not study alternatives that cannot achieve that basic goal"].) Moreover, "'feasibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors." (*City of Del Mar*, *supra*, 133 Cal.App.3d at p. 417; see also *CNPS*, *supra*, 177 Cal.App.4th at p. 1001 ["an alternative that 'is impractical or undesirable from a policy standpoint' may be rejected as infeasible"] [quoting *Kostka*, *supra*, § 17.29, p. 824]; *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 17.)

For purposes of these findings (including the table described below), the term "avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise potentially significant effect to a less than significant level. Although CEQA Guidelines section 15091 requires only that approving agencies specify that a particular significant effect is "avoid[ed] *or* substantially lessen[ed]," these findings, for purposes of clarity, in each case will specify whether the effect in question has been "avoided" (i.e., reduced to a less than significant level).

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. Project modification or alternatives are not required, however, where such changes are infeasible or where the responsibility for modifying the project lies with some other agency. (CEQA Guidelines, § 15091, subd. (a), (b).)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources

Code, § 21081, subd. (b).) The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Goleta II, supra*, 52 Cal.3d at p. 576.) An agency's determination that a project's benefits outweigh significant effects that cannot be mitigated "lies at the core of the lead agency's discretionary responsibility under CEQA." (*City of Marina v. Board of Trustees of the Cal. State Univ.* (2006) 39 Cal.4th 341, 368.) The EIR for the Project concluded the Project would create some significant and unavoidable impacts; thus, a Statement of Overriding Considerations is required.

These findings constitute the City's best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various mitigation measures outlined in the Final EIR are feasible and have not been modified, superseded or withdrawn, the City hereby binds itself to implement these measures as measures built into the design of the Project itself or as conditions of Project approval. (See Public Resources Code § 21081.6, subd. (b); Guidelines, § 15126.4, subd. (a)(2).) These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the City Council adopts a resolution approving the Project.

In addition, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project, and is being approved by the City Council by the same Resolution that has adopted these findings. The City will use the MMRP to track compliance with Project mitigation measures. The Mitigation Monitoring and Reporting Program will remain available for public review during the compliance period. The Final Mitigation Monitoring and Reporting Program is attached to and incorporated into the environmental document approval resolution and is approved in conjunction with certification of the EIR and adoption of these Findings of Fact.

II. FINDINGS CERTIFYING THE ENVIRONMENTAL IMPACT REPORT

When approving a project for which an EIR has been prepared, the lead agency must certify that the EIR complies with CEQA, that the EIR reflects the lead agency's independent judgment and analysis, and that the EIR was presented to the decision-making body of the lead agency, which reviewed and considered the information contained in the EIR before approving the project. (Public Resources Code § 21082.1, subd. (c); Guidelines, § 15090, subd. (a).)

The Rancho Cucamonga City Council hereby finds, determines and certifies that the EIR complies with CEQA, for reasons explained in the EIR itself, and in staff reports and other information in the record of proceeding. The Council hereby finds, determines and certifies that the EIR reflects the City's independent judgment and analysis. The Council also hereby finds, determines and certifies that the EIR was presented to the Council, and that the Council reviewed and considered the information in the draft and final EIR before approving the project.

III. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

In compliance with Section 15201 of the State CEQA Guidelines, the City has taken steps to provide opportunities for public participation in the environmental review process. An Initial Study (IS) and Notice of Preparation (NOP) were distributed on April 27, 2015, to federal, State, regional, and local government agencies and interested parties for a 30-day public review period to solicit

comments and to inform agencies and the public of the proposed project. The project was described; potential environmental effects associated with project implementation were identified; and agencies and the public were invited to review and comment on the Initial Study and NOP. The City received 15 comment letters in response to the IS/NOP, and eight letters or email correspondence after the end of the scoping period. Table 2-1 of the DEIR summarizes the NOP comments and other correspondence received addressing environmental and related issues. Additionally, the City of Rancho Cucamonga held a scoping meeting for the Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment EIR on June 10, 2015, at the City of Rancho Cucamonga City Council chambers. The issues raised by commenters at the scoping meeting are summarized in Chapter 2.2.1 of the EIR.

Based on the Initial Study and Notice of Preparation, and on public comments received during scoping, the City has identified environmental issues for which the proposed project would result in no impacts or less than significant impacts, and therefore these issues were not discussed in detail in the EIR. This includes the entirety of the Agriculture and Forestry Resources and Mineral Resources topical areas, and individual checklist questions listed on Appendix G to the CEQA Guidelines within the remaining environmental issue areas. Refer to Section 7.1, Effects Determined Not to be Significant, for a summary discussion of the environmental effects which were found to be less than significant.

To address potentially significant environmental effects in the remaining topical areas, an Environmental Impact Report (EIR) was prepared for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines. As required by CEQA, the EIR includes appropriate review, analysis, and mitigation measures for the environmental impacts of the proposed project. This Final EIR could be utilized by other permitting agencies in their capacity as Responsible and Trustee agencies under CEQA.

Based on the analysis contained in the Initial Study and comments received in response to the Notice of Preparation, a Draft EIR was prepared and circulated for a public review period, beginning on November 10, 2015, and concluding on December 24, 2015. In total, over 230 Notices of availability of the Draft EIR were distributed. The Draft EIR was also available on the City's webpage, as well as the Planning Information and Services Counter at City Hall, the Archibald Library, and the Paul A. Biane Library. A Planning Commission Workshop to discuss the Project was held on Tuesday, November 10, 2015 at 4:30 pm in the Tri-Communities Room at City Hall. Materials from these meetings, including agendas, staff reports, and presentations were made available at the City's website. The applicant conducted the first of several planned Community Meetings on Thursday, December 10, 2015 at The Courtyard Marriott at 11525 Mission Vista Drive, Rancho Cucamonga. Materials from these meetings, including agendas, staff reports, and presentations were made available at the City's website. Three additional Community Meetings were held by the applicant on January 14th, 21st and 28th at the Four Points Sheraton, 11960 Foothill Boulevard, Rancho Cucamonga.

Thirty-five written comment letters from individuals or agencies/organizations were received on the Draft EIR during this public review period, and three additional letters were received after the end of the public review period. A letter was also received from the State Clearinghouse acknowledging compliance with CEQA review requirements. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies a minimum of 10 days prior to this hearing. Written responses were also provided to interested parties that submitted return addresses.

For the purposes of CEQA, and the findings herein set forth, the administrative record for the Project consists of those items listed in Public Resources Code section 21167.6, subdivision (e).

The record of proceedings for the City's decision on the Project consists of the following documents, at a minimum, which are incorporated by reference and made part of the record supporting these findings:

- The NOP and all other public notices issued by the City in conjunction with the Project;
- The Draft EIR for the Project and all documents relied upon or incorporated by reference;
- All comments submitted by agencies or members of the public during the 45-day comment period on the Draft EIR;
- All comments and correspondence submitted to the City during the public comment period on the Draft EIR, in addition to all other timely comments on the Draft EIR;
- The Final EIR for the Project, including the Planning and Historic Commission staff report, minutes of the Planning Commission public hearing; City Council staff report; minutes of the City Council public hearing; comments received on the Draft EIR; the City's responses to those comments; technical appendices; and all documents relied upon or incorporated by reference;
- The mitigation monitoring and reporting program (MMRP) for the Project;
- All findings and resolutions adopted by the City in connection with the Project, and all documents cited or referred to therein;
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the Project;
- All documents submitted to the City by other public agencies or members of the public in connection with the Project, up through the close of the public hearing;
- Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the Project;
- Any documentary or other evidence submitted to the City at such information sessions, public meetings and public hearings;
- All resolutions adopted by the City regarding the Project, and all staff reports, analyses, and summaries related to the adoption of those resolutions;
- The City's General Plan and applicable Specific Plans and all updates and related environmental analyses;
- Matters of common knowledge to the City, including, but not limited to Federal, State, and local laws and regulations;
- The City's Zoning Code;
- Any documents expressly cited in these findings, in addition to those cited above; and
- Any other materials required for the record of proceedings by Public Resources Code section 21167.6, subdivision (e).

Pursuant to Guidelines section 15091(e), the administrative record of these proceedings is located and available for review at 10500 Civic Center Drive, during normal business hours. The custodian of these documents and other materials is the City of Rancho Cucamonga Planning Department.

The City has relied on all of the documents listed above in reaching its decisions on the proposed Project even if not every document was formally presented to the City Council or City Staff as part of the City files generated in connection with the Project. Documents set forth above that are not found in the Project files include prior planning or legislative decisions of which the Board of Supervisors was aware in approving the Project, and documents that influenced the expert advice provided to City Staff or consultants, who then provided advice to the Planning Commission and the City Council as final decision maker. (See *City of Santa Cruz v. Local Agency Formation*

Commission (1978) 76 Cal.App.3d 381, 391-391; *Dominey v. Department of Personnel Administration* (1988) 205 Cal.App.3d 729, 738, fn. 6.) Such documents form part of the underlying factual basis for the City's decisions relating to approval of the Project. (See Pub. Resources Code, § 21167.6, subd. (e)(10); *Browning-Ferris Industries v. City Council of City of San Jose* (1986) 181 Cal.App.3d 852, 866; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 153, 155.)

Based upon the evidence before it, the City finds that the Project will result in one or more "significant and unavoidable" impacts. Therefore, a statement of overriding considerations is required. In other words, the City must consider whether overriding economic, social, and other considerations outweigh the significant, unavoidable effects of the Project. The required statement of overriding considerations is included herein.

The EIR's analysis of each topical issue describes applicable Regulatory Requirements (RR)s, Project Design Features (PDFs), and project-specific Mitigation Measures (MMs). These components are described below.

- **Regulatory Requirements.** RRs are based on federal, State, or local regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts.

- **Project Design Features.** PDFs are specific project components or design elements that have been incorporated into the project to prevent the occurrence of, or to reduce the significance of, potential environmental effects. Because PDFs have been incorporated into the project, they do not constitute mitigation measures, as defined by CEQA. However, if applicable, PDFs are identified for each topical issue and are included in the MMRP developed for, and to be implemented as a part of, the proposed project. Where, in the absence of the implementation of a PDF, a significant impact could occur, the PDF is a binding obligation by the Project Applicant that is enforceable by the City as if it were a MM.

- **Mitigation Measures.** Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of PDFs or RRs, project-specific MMs have been recommended in accordance with CEQA.

The Findings below describe in detail the PDFs and MMs in the EIR, since both types of measures prevent or reduce the significance of impacts that the Project would otherwise potentially have on the environment. These Findings refer to RRs to the extent that they are relevant to the City's analysis of environmental effects, but the full text of the RRs is not provided below. For the details of applicable RRs, please see the appropriate text in the EIR, which these Findings incorporate by reference.

The Findings below describe numbered impacts (e.g, Impact 1.1) that were analyzed in detail in the EIR. Other, non-numbered impacts were analyzed and considered less than significant in the Initial Study (included as Appendix A to the EIR), as described in Section 7.0 of the EIR. Impacts are presented below in summary form. For a detailed description of impacts, please see the appropriate text of the IS and EIR, which these Findings incorporate by reference.

Finally, for some impacts analyzed in the EIR, the EIR concludes that certain aspects of the impact can be mitigated to a less than significant level with mitigation, while certain other aspects of the

impact remain significant and unavoidable even with mitigation. For example, in analyzing Impact Threshold 2.2 – "Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?" – the EIR concludes that regional and local construction emissions would be less than significant after mitigation, but that certain long-term regional operational emissions would be significant and unavoidable. In order to organize impacts to correspond with their applicable mitigation measures, Section III-C of these Findings, "Findings With Respect to Significant Effects That Cannot Be Mitigation to a Less Than Significant Level," lists all impacts in which any aspect of the impact is considered significant and unavoidable. Section V of these Findings, the Statement of Overriding Considerations, addresses only those aspects of each impact area in which an impact is considered significant and unavoidable after mitigation.

A. FINDINGS WITH RESPECT TO EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT WITHOUT MITIGATION MEASURES OR PROJECT DESIGN FEATURES

The City agrees with the characterization in the Final EIR with respect to all impacts identified as "less than significant" and finds that, based upon substantial evidence in the record, as discussed below, the following impacts associated with the project are not significant or are less than significant, and do not require mitigation, as described in the Final EIR. Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3); 15091.) Note that impacts are presented below in summary form. For a full description of impacts, see the appropriate text in the EIR, which the Council hereby incorporates by reference into these findings.

1. Aesthetics

As described in the IS, the project would have no significant impact in the following area:

- **Damage Scenic Resources within a State Scenic Highway:** There are no State scenic highways or highways eligible for Scenic highway designation in or near the City, and the project site is not visible from any designated scenic highways.

2. Air Quality

Impact 2.4: The proposed project would have a less than significant impact related to (1) off-site CO hotspots, (2) exposure of persons to construction and operational phase criteria pollutants, (3) exposure of persons to construction and operational phase TACs generated on site, and (4)TAC on-site impacts from off-site warehouse/distribution center and train operations.

In addition the foregoing impact area, which was analyzed in detail in the EIR, the project would also have no significant impact in the following area, as described in the IS:

- **Objectionable Odors:** Construction odors would be temporary and would dissipate rapidly from the source with an increase in distance. During operation, some odors associated with residential uses would be expected to occur, but these types of odors are not generally

considered objectionable. The proposed Specific Plan Amendment does not allow any and uses that are associated with odor complaints, according to the South Coast Air Quality Management District's (SCAQMD's) *CEQA Air Quality Handbook.*

3. Biological Resources

Impact 3.1: The project site and surrounding properties do not support native plant communities, nor do they provide suitable habitat for sensitive plant or wildlife species. Therefore, the proposed project would not impact Candidate, Sensitive, or Special Status species.

Impacts 3.2 and 3.3: The project site and surrounding properties do not support riparian habitat; USACE, CDFW, or RWQCB jurisdictional areas; or sensitive natural communities. Therefore, no impact would occur.

In addition the foregoing impact areas, which were analyzed in detail in the EIR, the project would also have no significant impact in the following area, as described in the IS:

- **Habitat Conservation Plan or Other Approved Local, Regional, or State Habitat Conservation Plan:** 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.

4. Cultural Resources

Impact 4.3: Construction activities would not disturb known human remains. However, if human remains are encountered in subsurface soils, implementation of RR 4-1 would ensure potential impacts are less than significant.

In addition the foregoing impact area, which was analyzed in detail in the EIR, the project would also have no significant impact in the following area, as described in the IS:

- **Historical Resource:** No historical resources are present, and none would be impacted by project implementation.

5. Geology and Soils

Impact 5.2: The potential for secondary seismic hazards at the site is low. There would be a less than significant impact related to seismic-related ground failure.

Impact 5.3: With adherence to City, regional, and State regulations related to management of windblown dust and other sources of soil erosion (RR 5-3, RR 5-4, RR 2-1, and RR 8-3), there would be a less than significant impact related to soil erosion during construction and no impact during operation of the project.

In addition the foregoing impact areas, which were analyzed in detail in the EIR, the project would also have no significant impact in the following areas, as described in the IS:

- **Rupture of a Known Earthquake Fault:** No active or potentially active faults are known to exist at the project site and the project site is not within a current State of California Earthquake Fault Zone, or any existing or proposed Alquist-Priolo Earthquake Zones. The lack of active faults on the project site would preclude impacts related to surface fault rupture, and no mitigation is required.

- **Seismic-Related Ground Failure, Including Liquefaction:** The project site is underlain by relatively dense, alluvial materials; therefore, the potential for settlement is considered low. There would be less than significant impacts related to liquefaction and other ground failure.

- **Landslides:** The Geotechnical Investigation concludes that there would be no impacts related to landslides due to the low relief of the site and surrounding region. There would be no impacts related to landslides.

- **Soils Incapable of Supporting Septic Tanks:** The proposed project will connect to existing sewer facilities; therefore, septic tanks or an alternative wastewater disposal system would not be permitted or utilized.

6. Greenhouse Gas Emissions

No impacts were identified as less than significant without mitigation.

7. Hazards and Hazardous Materials

Impact 7.1: Construction and operation of the proposed project would involve handling of hazardous materials in limited quantities and typical to urban environments. Through compliance with existing hazardous materials regulations applicable to the proposed project (RR 7-1 through

RR 7-3), there would be less than significant impacts associated with the transport, use, or disposal of hazardous materials during construction or operation of the proposed project.

Impact 7.2: Existing and past use of the project site and existing uses surrounding the project site have involved the uses of hazardous materials. However, the existing and previous use of hazardous materials would not 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. This impact is less than significant.

In addition the foregoing impact areas, which were analyzed in detail in the EIR, the project would also have no significant impact in the following area, as described in the IS:

- **Emissions and/or Handling of Hazardous Materials Substances or Waste within One-Quarter Mile of an Existing or Proposed School:** There are no schools located within 0.25 mile of the project site, and proposed land uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

- **Located on a Site Included on a List of Hazardous Materials Sites that would create a Significant Hazard to the Public or Environment:** Based on a Phase I Environmental Site Assessment, no hazardous materials sites would would pose an adverse environmental impact to the project site, and the project site is not included on any Cortese list.

- **Private Airstrip Safety Hazard:** The proposed project is not located in the vicinity of a private airstrip, would not expose people to excessive noise levels, and would not adversely affect activities at any airport.

- **Impair Implementation of or Interfere with an Emergency Response Plan:** The proposed project does not include any uses that would impede or interfere with implementation of the City's current and planned emergency response plans or hazardous mitigation plans.

- **Wildland Fires:** The project site is located outside all designated fire hazard areas.

8. Hydrology and Water Quality

Impacts 8.1 and 8.2: Short-term construction and long-term operation of development under the proposed Specific Plan Amendment would generate pollutants that may enter storm water. However, compliance with existing regulations, as identified in RR 8-1 through RR 8-4, would prevent the violation of water quality standards and the degradation of storm water quality. Impacts would be less than significant.

Impacts 8.3 and 8.4: Changes in drainage patterns would occur on the site, but storm water would continue to be discharged into the 4th Street storm drain. There is capacity at these downstream

storm drainage facilities to handle runoff from the site. Runoff will be conveyed to the Guasti-Cucamonga Regional Park and Turner Basins for ground percolation and would not lead to erosion, siltation, or flooding. Impacts would be less than significant.

Impacts 8.5 and 8.6: Storm water runoff from the site would increase flows in downstream lines, but would not exceed the capacities of the 66-inch line in Cleveland Avenue and the 4th Street Storm Drain. Storm water pollutants and storm water runoff quantities would be reduced by on-site BMPs. No expansion of existing off-site storm drain facilities is needed. Impacts would be less than significant.

In addition the foregoing impact areas, which were analyzed in detail in the EIR, the project would also have no significant impact in the following areas, as described in the IS:

- **Substantially Deplete Groundwater Supplies or Interfere with Groundwater Recharge:** The project site is not in a recharge basin, and the proposed project would not deplete groundwater supplies or interfere with groundwater recharge.
- **Housing or Structures in a 100-year Flood Hazard Area:** The project site is located in a minimum flood hazard area, and does not contain any drainages or large water bodies that would pose a flood hazard.
- **Expose People or Structures to Significant Risk as a Result of the Failure of a Levee or Dam:** The project site is located in a minimum flood hazard area and is located outside all identified dam inundation areas.
- **Inundation by Seiche, Tsunami, or Mudflow:** 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.

9. Land Use

Impact 9.1: No conflict with applicable regional or local land use plans and policies would occur with the proposed Specific Plan Amendment. Impacts would be less than significant.

In addition the foregoing impact area, which was analyzed in detail in the EIR, the project would also have no significant impact in the following area, as described in the IS:

- **Physically Divide an Established Community:** 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.

- **Conflict with a Habitat Conservation Plan:** As discussed in Section III-A-3, above, and in Section 7.1.4 of the EIR, the project site is not within a Habitat Conservation Plan or Natural Community Conservation Plan.

10. Noise

The project would have no significant impact in the following areas, as described in the IS:

- **Expose People Residing or Working in the Project Area to Excessive Noise Levels Due to Airport or Airstrip Noise:** The *LA/Ontario International Airport Land Use Compatibility Plan* (ONT LUCP) states that Rancho Cucamonga is not an affected jurisdiction for noise.

- **Expose People Residing or Working in the Project Area to Excessive Noise Levels Due to Private Airstrip Noise:** The proposed project is not located in the vicinity of a private airstrip and would not expose people to excessive noise levels.

11. Population and Housing

The project would have no significant impact in the following areas, as described in the IS:

- **Displace Substantial Numbers of Existing Housing or People:** 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.

12. Public Services

Impact 12.3: Implementation of the proposed project would generate additional students in the Cucamonga School District and Chaffey Joint Union High School District. Payment of required new development fees pursuant to Section 65995 of the California Government Code (RR 12-4) would result in less than significant impacts to school services.

13. Transportation/Traffic

Impact 13.5: The proposed project promotes the use of alternative transportation systems. Impacts related to potential conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities would be less than significant.

In addition to the foregoing impact area, which was analyzed in detail in the EIR, the project would also have no significant impact in the following area, as described in the IS:

- **Changes in Air Traffic Patterns:** The anticipated increase in population and employment would not impact air traffic volumes and the project would not include any uses that would change air traffic patterns.

14. Utilities and Service Systems

Impact 14.1: Development allowed by the proposed Specific Plan Amendment would require water supplies from the Cucamonga Valley Water District (CVWD). The Water Supply Assessment (WSA) shows that CVWD has available water supplies to meet the water demands of the project for the next twenty years through 2035, including demands during normal, single dry and multiple dry years. The CVWD has concurred with the findings of the WSA that available water supplies would be adequate to serve the project. Any future development meeting the applicable requirements would have to comply with RR 14-1, regarding compliance with SB 221 and water conservation requirements (refer to RR 14-4 and RR 16-3). Impacts would be less than significant.

Impact 14.3: Wastewater generated by residential, non-residential, and associated uses allowed by the proposed Specific Plan Amendment would be treated at the Inland Empire Utilities Agency's Regional Plant No. 4, which has available treatment capacity. Impacts would be less than significant.

Impact 14.4: Development allowed by the proposed Specific Plan Amendment would be served by a landfill with available capacity. Impacts would be less than significant.

Impact 14.5: Construction and operation associated with implementation the proposed project would be conducted in compliance with applicable statutes and regulations related to solid waste. No impact would occur.

Impact 14.6: Development allowed by the proposed Specific Plan Amendment would require the construction and installation of new electricity, natural gas, and telecommunications infrastructure on site. However, no off-site improvements are needed beyond that planned by utility purveyors. Construction of infrastructure improvements in and immediately adjacent to the project area would result in short-term impacts related to air quality, noise, and traffic. These impacts are addressed in Section 4.2, Air Quality; Section 4.10, Noise; Section 4.6, Greenhouse Gas; and Section 4.13, Transportation and Traffic. No additional impacts related to construction and operation of utility systems would occur.

In addition to the foregoing impact areas, which were analyzed in detail in the EIR, the project would also have no significant impact in the following areas, as described in the IS:

- **Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board:** New development in the City would be required to comply with all applicable wastewater discharge requirements of the National Pollutant Discharge Elimination System program, as enforced by the Santa Ana Regional Water Quality Control Board. Therefore, implementation of the project would not result in an exceedance of wastewater treatment requirements and impacts would be less than significant.

- **Comply with Federal, State, and Local Statutes and Regulations Related to Solid Waste:** The proposed project would be required to coordinate with Burrtec Waste Industries to develop a collection program for recyclables 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 (Assembly Bill [AB] 939) and any other applicable local, State, and federal solid waste management regulations. In summary, the proposed project would comply with all regulatory requirements regarding solid waste.

15. Agriculture and Forestry Resources

As described in the IS, the project would have no significant impact in the following areas:

- **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to Non-Agricultural Use:** Because the project site is not designated as Prime, Unique, or Statewide Important Farmland, no impact would occur.

- **Conflict with Agricultural Zoning or a Williamson Act Contract:** The project site and surrounding areas are not zoned for agricultural uses, and are not covered under a Williamson Act Contract.

- **Conflict with Zoning for Forest Land or Timberland, Cause Forest Land or Timberland to Be Rezoned, or Result in the Loss or Conversion of Forest Land to Non-Forest Use:** There are no existing forest lands, nor is there zoning for forest lands or timberland in the City, including the project site.

- **Involve Other Changes that Could Result in Conversion of Farmland or Forest Land:** There is no existing farmland, forest lands, or areas zoned for agriculture, or timberlands on the project site or in the immediately surrounding areas.

16. Mineral Resources

As described in the IS, the project would have no significant impact in this area:

- **Loss of Availability of a Known, Valuable Mineral Resource or a Locally Important Mineral Resource Recovery Site:** 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.

B. FINDINGS WITH RESPECT TO EFFECTS DETERMINED TO BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

The EIR identified certain potentially significant effects that could result from the project. However, the City finds for each of the significant or potentially significant impacts identified in this section that based upon substantial evidence in the record, changes or alterations have been required or incorporated into the project which avoid or substantially lessen the significant effects as identified in the Final EIR and, thus, that adoption of the mitigation measures set forth below will reduce these significant or potentially significant effects to less-than-significant levels. Adoption of the recommended mitigation measures will effectively make the mitigation measures part of the project. Impacts and Mitigation Measures are presented below in summary form. For a detailed description of impacts and Mitigation Measures, see the appropriate text in the EIR.

As stated in Part I of these findings, above, the City hereby binds itself to implement these measures as measures built into the design of the Project itself or as conditions of Project approval.

1. Aesthetics

Impact 1.1: While views from the City's designated view corridor on 6th Street would change, northerly views would continue to be available from nearby north-south streets and on site along the Vine. Impacts on scenic vistas would be less than significant.

Implementation of the following measure would ensure that impacts would be less than significant:

PDF 1-1: Section 7.3.4, Development Standards, of the proposed Empire Lakes/Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment includes development standards by Placetype for PAI [Planning Area I], including, but not limited to maximum building heights. Structures shall not exceed 70 feet above ground north of 6th Street, 60 feet above ground south of 6th Street, and 45 feet above ground adjacent to existing residential uses within 20 feet of the PAI boundary line. Compliance with the established height limits shall be confirmed by the City in accordance with implementation provisions outlined in Section 7.7 of the Empire Lakes/IASP Sub-Area 18 Specific Plan.

Impact 1.2: Changes in the visual character of the site (as seen by those traveling along adjacent roadways, adjacent residents, and adjacent employees) would occur with implementation of development allowed by the proposed Specific Plan Amendment. However, development of the proposed buildings and the associated uses in compliance with Regulatory Requirements, the

development standards and design guidelines identified in the proposed Specific Plan Amendment, including height restrictions (refer to PDF 1-1), and PDF 1-2 would create a visually cohesive community that would not substantially degrade the existing visual character or quality of the site and its surroundings.

Implementation of the following measure would ensure that impacts would be less than significant:

PDF 1-2: The construction staging area shall be located as far as possible from residential neighborhoods east of the project site, and perimeter fencing shall be installed to obstruct views from adjacent ground level vantage points into the project site during construction. Implementation of this feature shall be verified by the City during construction.

Impact 1.3: Potentially construction-related lighting impacts would be reduced to a less than significant level with incorporation of MM 1-1 into the proposed project. New sources of light and glare would be introduced with the proposed project; however, adherence to the development standards and design guidelines (architectural and landscape) outlined in the proposed Specific Plan Amendment, would ensure that potential impacts related to light and glare are less than significant.

MM 1-1 Prior to the issuance of grading permits, the Property Owner/Developer shall provide evidence to the City that the contractor specifications require that the construction staging area be located as far as possible from the existing residential development east of the project site to minimize light intrusion. Temporary nighttime lighting installed during construction for security or any other purpose shall be downward-facing and hooded or shielded to prevent light from spilling outside the staging area and from directly broadcasting security light into the sky or onto adjacent residential properties. Compliance with this measure shall be verified by the City's Building and Safety Services Department during inspections of the construction site.

2. Air Quality

No impacts were found less than significant with mitigation.

3. Biological Resources

Impact 3.4: Vegetation and trees on the project site and in the vicinity have the potential to provide suitable nesting opportunities for avian and raptor species. Compliance with the MBTA and Sections 3503, 3503.5, 3511 and 3513 of the California Fish and Game Code, as outlined in RR 3-1 and RR 3-2, and planting of new trees (refer to PDF 6-1), would ensure that potential impacts to nesting birds and raptors are less than significant.

PDF 6-1 The proposed project shall include the planting of a minimum of 5,600 new trees to provide sequestration of CO2 thereby reducing the net GHG emissions attributable to the project.

Impact 3.5: Removal of on-site heritage trees and potential eucalyptus windrows would be conducted in compliance with the City's tree protection policies/requirements, as outlined in RR 3-3 and RR 3-4. No impact would occur related to conflict with tree protection policies or ordinances. Refer to PDF 6-1, which addresses tree planting.

PDF 6-1 is described above.

4. Cultural Resources

Impact 4.1: The proposed project has a low potential to impact unknown archaeological resources; however, this is a potentially significant impact. Implementation of MM 4-1 and MM 4-2 would reduce this impact to a less than significant level:

MM 4-1 Prior to site preparation or grading activities, construction personnel shall be instructed by a qualified Archaeologist and qualified Paleontologist of the potential for encountering unique archaeological and/or paleontological resources and instructed on steps to take in the event such resources are encountered. This shall include the provision of written materials to familiarize personnel with the range of resources that might be expected, the type of activities that may result in impacts, and the legal framework of cultural resources protection. All construction personnel shall be instructed to stop work in the vicinity of a potential discovery until a qualified Archaeologist or Paleontologist, as appropriate, assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of archaeological and paleontological resources is prohibited.

MM 4-2 In the event that cultural resources are inadvertently unearthed during excavation and grading activities, the Contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Property Owner/Developer shall retain a qualified Archaeologist (Project Archaeologist), subject to approval by the City of Rancho Cucamonga, to evaluate the significance of the find and to determine an appropriate course of action. All artifacts except for human remains and related grave goods or sacred objects belong to the Property Owner.

All artifacts discovered at the development site shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American origin are discovered, the Property Owner/Developer and Project Archaeologist shall notify the City of Rancho Cucamonga Planning Department and the appropriate local Native American tribe identified by the Native American Heritage Commission. The significance of

Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the tribe. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling (see RR 4-1). Native American artifacts that cannot be avoided or relocated at the project site shall be prepared in a manner for curation and the Project Archaeologist shall deliver the materials to an accredited curation facility approved by the City of Rancho Cucamonga within a reasonable amount of time.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts shall be subjected to curation or returned to the Property Owner, as deemed appropriate.

Once ground-altering activities have ceased or the Project Archaeologist determines that monitoring activities are no longer necessary, monitoring activities may be discontinued following notification to the City of Rancho Cucamonga Planning Department.

A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report and inventory, when submitted to the City of Rancho Cucamonga Planning Department, shall signify completion of the program to mitigate impacts to archaeological and/or cultural resources. A copy of the report shall also be filed with the Archaeological Information Center (AIC) at the San Bernardino County Museum and the Native American tribe, as appropriate.

Impact 4.2: The proposed project has the potential to impact non-renewable paleontological resources, resulting in a potentially significant impact. Implementation of MM 4-1 and MM 4-3 would reduce this impact to a less than significant level.

Please refer to MM 4-1 above.

MM 4-3 If any paleontological resources (i.e., plant or animal fossils) are encountered before or during grading, the Property Owner/Developer shall retain a qualified Paleontologist to monitor construction activities, and to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:

- Assign a Paleontological Monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full time during earth-disturbing activities.

- Divert earth-disturbing activities away from the immediate area of the discovery until the Paleontological Monitor has completed salvage. If construction personnel

make the discovery, the grading contractor shall immediately divert construction and notify the Paleontological Monitor of the find.

- Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (e.g., San Bernardino County Museum).

- Prepare and submit a technical report describing the identification, salvage, evaluation, and treatment of all fossils discovered during grading to the City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to the depository.

5. Geology & Soils

Impact 5.1: With adherence to the City's Building Regulations/2013 CBC and the City's Grading Standards (RRs 5-1 and 5-2), all recommendations presented in the Geotechnical Feasibility Study, and any future site-specific geotechnical investigations (MM 5-1), there would be a less than significant impact related to strong ground shaking.

MM 5-1 Prior to approval of each tentative tract map and/or development application, supplemental geotechnical investigations prepared by a qualified engineer licensed by the State of California to perform such work, shall be provided to the City Engineer. The supplemental geotechnical investigation shall include sampling of representative soils and laboratory tests, as necessary, to confirm the information provided in the Geotechnical Feasibility Study Proposed Mixed-Use Commercial and Residential Development Empire Lakes Golf Course Property Rancho Cucamonga, California (dated March 23, 2015, and prepared by LOR Geotechnical Group, Inc.) (Geotechnical Feasibility Study). The supplemental geotechnical investigation shall incorporate recommendations from the 2015 Geotechnical Feasibility Study, listed below, and shall identify additional site-specific recommendations developed based on the results of the site-specific analysis. Recommendations shall include, but not be limited to, the following areas, as identified in the 2015 Geotechnical Feasibility Study:

- General Site Grading
- Initial Site Preparation
- Preparation of Fill Areas
- Preparation of Foundation Areas
- Engineered Compacted Fill
- Short-Term Excavations
- Slope Construction
- Slope Protection
- Soil Expansiveness
- Foundation Design
- Settlement
- Slabs-on-Grade
- Wall Pressures
- Pavement Design

- Sulfate Protection
- Supplemental Geotechnical Investigation and Plan Reviews
- Construction Monitoring

The City Engineer shall confirm that site-specific recommendations are incorporated into the project.

Impact 5.4: With adherence to the City's Building Regulations/2013 CBC, the City's Grading Standards (RR 5-1 and RR 5-2), and all recommendations presented in the Geotechnical Investigation and future site-specific geotechnical investigations and grading plan submittals (RR 5-2 and MM 5-1 through MM 5-3), there would be a less than significant impact related to unstable soils if encountered on the site.

Please refer to MM 5-1, above.

MM 5-2 The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.

MM 5-3 A separate grading plan check submittal shall be required where improvements being proposed would generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.

Impact 5.5: With adherence to the City's Building Regulations/2013 CBC, the City's Grading Standards (RR 5-1 and RR 5-2), and all recommendations presented in the Geotechnical Investigation and in future site-specific geotechnical investigations (RR 5-2 and MM 5-1), there would be a less than significant impact related to expansive soils if encountered on the site.

Refer to MM 5-1, above.

6. Greenhouse Gas Emissions

Impacts 6.1 and 6.2: With project implementation in accordance with RR 6-1 through RR 6-4, and incorporation of PDF 6-1 and MM 6-1 into the proposed project, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment nor would the proposed project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

PDF 6-1 The proposed project shall include the planting of a minimum of 5,600 new trees to provide sequestration of CO2 thereby reducing the net GHG emissions attributable to the project.

MM 6-1 Prior to the issuance of each building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga

demonstrating that high efficiency non-incandescent light bulbs and lighting fixtures shall be installed in residential and non-residential buildings, and Energy Star-rated appliances for clothes washers, dish washers, refrigerators, and fans shall be installed in all residences. Alternatively, the Property Owner/Developer or its contractors shall submit for approval alternate measures to provide GHG emissions reductions equivalent to those achieved by the installation of high-efficiency lighting and Energy Star appliances, which is 814 MTCO2e per year, as shown in Table 4.6-14

7. Hazards and Hazardous Materials

Impact 7.3: The project site is within the Airport Influence Area for the LA/Ontario International Airport. With adherence to the requirements of the Ontario International Airport Land Use Compatibility Plan (RR 7-4) and proposed Specific Plan Amendment (PDF 7-1), the proposed project would not result in safety hazard to people residing or working on the site or in the project area. There would be a less than significant impact.

PDF 7-1 As identified in Table 7.4, Development Standards, of the proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment, and in compliance with the height restrictions identified in Section 5.3.2 of the Empire Lakes/IASP Sub-Area 18 Specific Plan, primary buildings in PAI [Planning Area I] north 6th Street shall not exceed 70 feet and primary buildings south of 6th Street shall not exceed 60 feet.

8. Hydrology and Water Quality

No impacts were found less than significant with mitigation.

9. Land Use

No impacts were found less than significant with mitigation.

10. Noise

Impact 10.1: The proposed project would result in less than significant increases in long-term ambient noise levels from project-generated traffic to off-site sensitive receptors, and at residences adjacent to the project site from noise generated on-site by traffic on project site roads. Potential noise impacts to on-site and off-site residential uses from operation of proposed uses in PAI [Planning Area I] would be less than significant with adherence to the noise standards outlined in the City's Development Code and the California Building Standards Code (refer to RR 10-3, and RR 10-4).

Implementation of the following Project Design Feature would also ensure that impacts would be less than significant:

PDF 10-1 As identified in Section 7.3.4(b), Rail Road Edge, of the proposed Specific Plan Amendment, a solid wall shall be installed along the northern property line to provide noise reduction and a visual barrier from the adjacent rail line. The wall shall be at least six feet high. Where feasible, a berm, or berm-wall combination may be used.

Impact 10.2: The proposed project would result in potentially significant construction vibration annoyance impacts to residents of adjacent buildings (from heavy equipment operation close to buildings). MM 10-1 would be incorporated into the project to reduce impacts to a less than significant level. There would be a less than significant impact for structural vibration impacts. Long-term vibration impacts to residences within 200 feet of the railroad tracks north of the project site would be potentially significant. MM 10-2 would be incorporated into the project to require a vibration analysis prior to the approval of building permits. With MM 10-2, impacts would be less than significant.

MM 10-1 Prior to the issuance of each grading permit, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the equipment to be used for demolition and grading that would occur within 25 feet of an off-site structure shall not include vibratory rollers, large bulldozers, or similar heavy equipment. Vibratory rollers operated in the static mode would be allowed.

MM 10-2 Prior to issuance of building permits for buildings within 200 feet of the railroad tracks north of the project site, the Property Owner/Developer shall submit a vibration analysis to the City of Rancho Cucamonga Building Official that demonstrates that anticipated building vibrations, based on the best available forecast of future rail operations, would not exceed the vibration impact criteria recommended by the Federal Transit Administration or similar authority. The vibration analysis shall describe if increased setback or vibration-reducing structural building elements are required to achieve the performance standard.

11. Population and Housing

No impacts were found less than significant with mitigation.

12. Public Services

Impact 12.1: If not already addressed through a separate agreement, the proposed/potential Development Agreement would include provisions regarding the Rancho Cucamonga Fire Protection District's (RCFPD) fair market value acquisition of property under common ownership as the Project Applicant for a future fire station (PDF 12-4). Additionally, implementing the

proposed project in compliance with applicable regulations related to fire protection service (refer to RR 12-1), and increases in property taxes collected by the RCFPD would ensure that impacts to fire protection services resulting from the project are less than significant.

PDF 12-4 The proposed/potential Development Agreement for the proposed project, or separate agreement between the City and the Property Owner/Developer or entity under common ownership, shall address the Rancho Cucamonga Fire Protection District's (RCFPD) acquisition, at fair market value, of the property at Assessor Parcel Number No. 1077-422-58, or other site acceptable to the Rancho Cucamonga Fire Protection District (RCFPD) for a potential future fire station within 0.5-mile of the identified fire station site. A purchase and sale agreement shall be executable immediately upon granting of any final approvals for the General Plan Amendment and Specific Plan Amendment. If no final approvals are granted the purchase and sale agreement may only be executed if both parties mutually agree.

Impact 12.2: The proposed project would not require the provision of new or physically altered off-site police protection facilities; however, an on-site substation shall be required in the future. The on-site police substation would be accommodated in the joint-use facility to be constructed as part of the project to accommodate the Community Services and Library Services departments (refer to PDF 12-2), and there would be no physical impacts to the environment beyond those addressed in this Draft EIR. Additionally, the Property Owner/Developer would pay the City's required Police Impact Fee (refer to RR 12-2), and any fees established through a Community Facilities District (or similar mechanism). With the construction of the required on-site police substation, and payment of the required fees, the project would result in a less than significant impact related to police services.

PDF 12-1 In compliance with Section 7.4.1, Site Planning Criteria, of the proposed Specific Plan Amendment, appropriate Crime Prevention Through Environmental Design (CPTED) features, as determined by Rancho Cucamonga Police Department (RCPD) in coordination with the Community Services Department and the Public Works Service Department, shall be implemented in Planning Area I. CPTED features incorporated into the design of spaces shall include, but not be limited to, territorial reinforcement, strategic natural surveillance, well-lit spaces, and appropriate maintenance. CPTED review of each proposed development shall be completed by the RCPD prior to issuance of building permits. Additionally, infrastructure to support the RCPD electronic systems shall be provided; the systems to be installed shall be coordinated with and approved by the RCPD.

PDF 12-2 To provide space for the Library Services, Community Services, and Police Departments, and ancillary use by the Public Works Department, a Joint Use Public Facility shall be accommodated within PAI [Planning Area I]. The provisions for ensuring implementation of this facility in PAI shall be outlined in the proposed Development Agreement between the Project Applicant and the City. The resources provided by the Joint Use Public Facility shall be sufficient to adequately serve the future project residents, employees and visitors, as determined by the City. The final size, location, operational requirements, and design features of the facility shall be determined during the master planning stage of the area north of 6th Street in coordination with the respective City departments. It is expected that the Joint Use Public Facility would be up to 25,000 sf, and the square footage would be within the

maximum amount of non-residential development allowed by the proposed Specific Plan Amendment.

In the event the Development Agreement is not approved, establishment of provisions for implementation of a Joint Use Public Facility within PAI shall be required as a Condition of Approval. The condition shall be included in the Mitigation Monitoring Program and specify that construction of the facility shall commence no later than the issuance of the building permit for the 2,000th residential dwelling unit.

Impact 12.4: The proposed project would increase the demand for library services provided by the City. The Property Owner/Developer would implement an onsite joint use facility to be used for library services (PDF 12-2), or provide an alternative community benefit agreed to by the City and Property Owner/Developer, and would pay the required City's Library Impact Fee (refer to RR 12-2). Therefore, the project would result in a less than significant impact related to library services.

Refer to PDF 12-2, above.

Impacts 12.5, 12.6 and 12.7: With incorporation of park, recreation, and community facilities into the proposed development in PAI [Planning Area I], including a joint-use public facility (refer to PDF 12-2 and PDF 12-3); adherence to the City's Local Park Ordinance (refer to RR 12-3); and payment of the required impact fees (refer to RR 12-2); the project would result in a less than significant impact related to the need to provide new or expanded park and recreational facilities and the potential for physical deterioration of park and recreation facilities due to increased use.

Refer to PDF 12-2, above.

PDF 12-3 As shown on Exhibit 3-4, Conceptual Development Plan by Placetype, the Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment includes three central community recreation (REC) areas (approximately 6.8 acres) and a 0.6-acre Urban Plaza. The (REC) areas may include the following types of amenities: fitness area, pool and spa, community meeting rooms, and plaza space.

13. Transportation/Traffic

Impacts 13.3 and 13.4: The proposed project provides adequate project access and an internal circulation system (refer to PDF 13-1), which would be in compliance with applicable requirements for emergency access (refer to RR 12-1). The proposed project would not create traffic hazards or result in inadequate emergency access. Impacts would be less than significant.

PDF 13-1 The Property Owner/Developer shall construct the following intersection improvements at the project access locations:

- 7th Street and Cleveland Avenue: Side-street stop control
- 7th Street and Anaheim Place: Side-street stop control
- 6th Street and Project Access: Signalized intersection
- 4th Street and Project Access: Signalized intersection
- Site access improvements at the Metrolink Transit Station.

14. Utilities and Service Systems

Impact 14.2: Development allowed by the proposed Specific Plan Amendment would require the construction of new water, recycled water, and sewer lines on site. However, no off-site improvements are needed. Construction of infrastructure improvements within and immediately adjacent to the project area would result in short-term impacts related to air quality, noise, greenhouse gas and traffic. These impacts are addressed in Section 4.2, Air Quality; Section 4.10, Noise; Section 4.6 Greenhouse Gas, and Section 4.13, Transportation and Traffic. No additional impacts related to construction and operation of utility systems would occur.

The following measure would ensure that impacts would be less than significant:

PDF 14-1 The 12-foot 8-inch Metropolitan Water District (MWD) Meadow Upper Feeder located in the existing 40-foot-wide easement that traverses the northern portion of the project site shall be protected in place during construction. Any encroachment to the easement during construction would be conducted in compliance with applicable MWD encroachment specifications.

15. Agriculture and Forestry Resources

No impacts were found less than significant with mitigation.

16. Mineral Resources

No impacts were found less than significant with mitigation.

C. FINDINGS WITH RESPECT TO SIGNIFICANT EFFECTS THAT CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

Note that impacts and analyses are presented below in summary form. For a full description of impacts, see the appropriate text in the EIR, which the Council hereby incorporates by reference into these Findings. Only impacts related to Air Quality, Noise, Population and Housing and Transportation were found to be significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to reduce the Project's impacts. Although the following mitigation measures will not reduce impacts to a less than significant level, the City binds itself to implement these measures in order to lessen the impacts to the greatest extent feasible.

2. Air Quality

Impact 2.1: Significant and unavoidable conflict with the SCAQMD's 2012 AQMP due to long-term emissions of nonattainment pollutants exceeding SCAQMD significance thresholds and project trip generation substantially greater than trip generation anticipated in the General Plan for PAI [Planning Area I].

There is no feasible mitigation that would lessen or eliminate this impact, because even after implementation of all feasible measures discussed in Impact 2.2 below, the project would remain in conflict with SCAQMD's 2012 AQMP because the project was not included in the SCAQMD's projected growth estimates so the project remains inconsistent with the AQMP but provides mitigation recommended by SCAQMD.

Impact 2.2: Regional and local construction emissions would be less than significant with the incorporation of MM 2-1 and MM 2-2. Even with incorporation of MM 2-3 through MM 2-6, long-term regional operational emissions of O3 precursors (VOC and NOx), CO, PM10, and PM2.5 due to mobile and consumer product sources would be significant and unavoidable.

MM 2-1 Prior to issuance of each grading and building permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that construction documents require construction contractors to implement the measure listed below. The contractor shall comply with the identified requirements, and verification that the contractor has complied shall be confirmed by the Building and Safety Services Department during construction.

All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified Tier specification shall be provided to the Building and Safety Services Department at the time of mobilization of each applicable unit of equipment.

MM 2-2 Construction activities for future development within PAI [Planning Area I] shall include the following measures to reduce criteria pollutant emissions. These measures shall be incorporated into the contractor specifications and shall be verified during review of project plans and specifications and during construction.

- All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.

- The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible.

- The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

MM 2-3 Prior to the issuance of each non-residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.

- For buildings with 25,000 square feet or more net area and with more than ten tenant-occupants (i.e., employees), changing/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CALGreen) Code.

- Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1, Nonresidential Voluntary Measures, of the CALGreen Code.

- Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CALGreen Code.

MM 2-4 Prior to the issuance of each residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.

- One- and two-family dwellings shall provide for the future installation of electric vehicle charging, as specified in Section A4.106.8.1, Residential Voluntary Measures, of the CALGreen Code.

- Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles.

- Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5).

MM 2-5 Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the parking facility. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.

- The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles.

- The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5).

- For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code.

MM 2-6 Once constructed, the Property Owner/Developer shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the City of Rancho Cucamonga within one month following the issuance of each occupancy permit.

- Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law).

- Post both bus and Metrolink schedules in conspicuous areas.

- Configure the employee work schedules around the Metrolink schedule to the extent reasonably feasible.

Impact 2.3: The proposed project would result in less than significant cumulative regional and local construction emissions with the incorporation of MM 2-1 and MM 2-2. The project would result in significant and unavoidable cumulative long-term regional emissions of O3 precursors (VOC and NOX), PM10, and PM2.5, all nonattainment pollutants, due to mobile and consumer products sources. As described for Threshold 2.2, even with implementation of MM 2-2 through MM 2-4, operational VOC, NOx, PM10, and PM2.5 emissions would exceed the significance thresholds and could contribute to existing violations of the O_3 and PM10 standards (VOC and NOx are O_3 precursors).

Please refer to MMs 2-1 through MM 2-6 above.

10. Noise

Impact 10.3: Construction of the proposed uses would result in temporary construction noise impacts from site preparation, demolition, grading, concrete and asphalt crushing, green waste mulching, and similar construction activities. Compliance with RR 10-1 and implementation of MM 10-3 through MM 10-5 would reduce impacts; however, because of the proximity of construction to existing structures, some of these activities may not be reduced to less than 65 dBA at residential receptors and 70 dBA at industrial or commercial receptors, this impact is considered significant and unavoidable under the City's Development Code.

MM 10-3 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences, the Property Owner/Developer shall submit construction plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the installation of a temporary noise barrier between the construction area and the adjacent residences is required. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. For maximum effectiveness, the barrier shall be located as close as feasible to the residences or as close as feasible to the noise sources. Where feasible, the barrier shall remain in place until the completion of construction near residences.

MM 10-4 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences or within 325 feet of commercial or industrial buildings, the Property Owner/Developer shall submit a construction-related noise mitigation plan to the Rancho Cucamonga Planning Department. The plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction of the project. The plan shall demonstrate that the construction plans and specifications include the following noise-abatement, notification, and control measures:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices.
- Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible.
- If a perimeter block wall is required for a project, the wall shall be constructed as early as possible during the first phase of construction.
- A "Construction Noise Coordinator" shall be identified. The Construction Noise Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Construction Noise Coordinator shall notify the City within 48 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the compliant, as deemed

acceptable by the Planning Department. Signs shall be posted at the construction that include the contact information for the Construction Noise Coordinator.

MM 10-5 Prior to the issuance of each permit for site clearing and demolition, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that, if crushing, grinding, chipping or similar equipment is to be used, the equipment must be located at least 500 feet from residences and at least 300 feet from commercial or industrial buildings and oriented so that the noisiest side is facing away from the residences.

Impact 10.4: With implementation of MM 10-6 through MM 10-8, potential impacts related to operational noise that exceeds the General Plan noise and land use compatibility levels would be reduced to less than significant levels. Construction noise would potentially exceed the noise level limits established in the City's Development Code. With implementation of RR 10-1 and MM 10-3, MM 10-4, and MM 10-5, impacts from construction noise that exceed the City Development Code requirements would be reduced, but not to a less than significant level. This impact is significant and unavoidable.

Refer to MM 10-3 through MM 10-5 above.

MM 10-6 Prior to issuance of building permits for buildings adjacent to 4th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 4th Street. The Property Owner/Developer shall also submit plans and specifications showing that:

- All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.
- All exterior use areas within 200 feet of 4th Street shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL.

MM 10-7 Prior to issuance of building permits for buildings adjacent to 6th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 6th Street. The Property Owner/Developer shall also submit plans and specifications showing that:

- All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.
- All exterior use areas shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL.

MM 10-8 Prior to issuance of building permits for buildings facing adjacent to or near the northern property line, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing the rail line. The Property Owner/Developer shall also submit plans and specifications showing that:

- All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.

11. Population and Housing

Impact 11.1: Although the proposed project would be consistent with local, regional, at State policies that encourage mixed use higher density housing development near employment centers and transit opportunities, the proposed project could induce substantial housing and population growth in the City and region beyond the currently adopted growth forecasts, resulting in a significant and unavoidable project impact. The project would have a less than significant impact related to employment.

The project was not included in the City's General Plan, which assumed continued operation of the golf course, hence the project is inconsistent with the Population and Housing projections. However, there is no feasible mitigation to reduce the significance of this impact because it is not consistent with Project objectives or the principles of the General Plan to incorporate changes into the project that would avoid inducing housing and population growth in the City. For the City's analysis of lower-density alternatives to the Project, please see Section VI of these Findings and Section 5.0 of the EIR.

13. Transportation/Traffic

Impacts 13.1 and 13.2: Vehicle trips generated by operation of the proposed project would lead to study area intersections and freeway facilities operating at deficient LOS (exceeding City of Rancho Cucamonga, City of Ontario, and/or Caltrans standards). Implementation of RR 13-2 and RR 13-3, and MM 13-1 through MM 13-4, would reduce impacts, but some impacts would remain significant due to the lack of feasible mitigation or because the project Property Owner/Developer or the City of Rancho Cucamonga cannot guarantee the implementation of improvements in another jurisdiction which they do not control.

Specifically, the proposed project would result in significant and unavoidable project impacts at one study area intersection, which is also a San Bernardino County Congestion Management Plan (CMP) intersection, under the Existing Plus Project traffic analysis scenario, and at seven study area intersections (including 5 CMP intersections) under the Completion Year 2024 Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable impacts along segments of Interstate (I) 10 and I-15 and at I-10 and I-15 on- and off-ramps under these traffic analysis scenarios; I-10 and I-15 are also CMP facilities.

The proposed project would result in significant and unavoidable cumulative impacts at four study area intersections (including 3 CMP intersections) under the Cumulative Year (2036) Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable cumulative impacts along segments of I-10 and I-15 and at I-10 and I-15 on- and off-ramps under this traffic analysis scenario; I-10 and I-15 are also CMP facilities.

PDF 13-1 The Property Owner/Developer shall construct the following intersection improvements at the project access locations:

- 7th Street and Cleveland Avenue: Side-street stop control
- 7th Street and Anaheim Place: Side-street stop control
- 6th Street and Project Access: Signalized intersection
- 4th Street and Project Access: Signalized intersection
- Site access improvements at the Metrolink Transit Station.

MM 13-1 Prior to the issuance of the first occupancy permit, and in coordination with the City of Rancho Cucamonga, the Property Owner/Developer shall implement the following intersection improvements:

2. **Foothill Boulevard and Milliken Avenue.** Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length.

3. **Foothill Boulevard and Rochester Avenue.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length.

4. **Foothill Boulevard and Day Creek Boulevard.** Convert the rightmost northbound through lane into a through/right shared lane.

7. **Arrow Route and Haven Avenue.** Modify the southbound approach from having two left turn lanes, two through lanes, and one through/right shared lane to having two left turn lanes, three through lanes, and one right turn lane (MM 13-1).

8. **Arrow Route and Milliken Avenue.** Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would require changing the coordinated cycle length.

13. **6th Street and Haven Avenue.** To achieve additional lanes on the northbound and westbound approach, modify the northbound approach from having two left-turn lanes, two through lanes, and one shared through/right-turn lane to having two left-turn lanes, three through lanes, and one right-turn lane. Modify the westbound approach from having one left-turn lane, two through lanes, and one right-turn lane to having two left-turn lanes, two through lanes, and one right-turn lane.

14. **6th Street and Cleveland Avenue.** Install a traffic signal and signal interconnect and other appropriate traffic signal hardware to ensure coordination with upstream and downstream signals. This improvement is consistent with planned improvements within the City of Rancho Cucamonga's DIF Program

(refer to RR 13-2), and the Property Owner/Developer may be eligible for partial reimbursement with implementation of this mitigation measure.

MM 13-2 Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that optimization of the PM-coordinated cycle lengths, and/or adjustment and optimization of the coordinated maximum splits for the PM signal timing plan, as appropriate, at the City of Ontario's **4th Street and Haven Avenue, 4th Street and Milliken Avenue,** and **Inland Empire Boulevard and Haven Avenue** intersections have been completed, and that the coordinated cycle length for other locations these intersections are in coordination with have been re-evaluated, if required.

MM 13-3 Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that adjustment and optimization of coordinated maximum splits for the PM signal timing plan at the Caltrans intersection of **I-10 Westbound Ramps-Ontario Mills Parkway and Milliken Avenue** has been completed. This would not require changing the coordinated cycle length.

MM 13-4 Prior to issuance of buildings permits, the Property/Owner Developer shall pay its fair share fee to the City of Rancho Cucamonga for the following measures required to mitigate Cumulative Year (2036) Plus Project conditions:

- **Foothill Boulevard and Day Creek Boulevard.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length.

- **6th Street and Haven Avenue.** Adjust, optimize and maintain the coordinated the PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length.

- **6th Street and Milliken Avenue.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length.

The fair share payment amount shall be established by the City of Rancho Cucamonga Engineering Department. The timing of implementation of the improvements shall be determined by the City and, to the extent feasible, shall be completed by the City in the timeframe necessary to avoid identified significant cumulative impacts.

MM 13-5 Prior to the issuance of a demolition permit or grading permit, whichever occurs first, the Property Owner/Developer shall submit a Traffic Control Plan to the Engineering Services Department for review and approval. The Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of

construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.

IV. FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE CHANGES, GROWTH-INDUCING IMPACTS, AND ENERGY CONSERVATION

A. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by a proposed project. Generally, a project would result in significant irreversible environmental changes if the following occurs:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; and
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

The project site has historically been used for agricultural purposes and was developed as a golf course in the mid-1990s. The proposed project would permanently alter the site by converting the existing golf course to a mixed-use community. Because no agricultural uses, sensitive biological resources, or significant mineral resources were identified within the project limits, no significant impacts related to these issues would result from development of the project site.

Construction and long-term operation of the proposed project would require the commitment and reduction of nonrenewable and/or slowly renewable resources, including petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures) as well as lumber, sand/gravel, steel, copper, lead, and other metals (for use in building and roadway construction and utility infrastructure). Other resources that are slow to renew and/or recover from environmental stressors would also be impacted by project implementation; these include air quality (through the combustion of fossil fuels and production of greenhouse gases) and water supply (through the increased potable water demands for drinking, cleaning, landscaping, and general maintenance needs).

An increased commitment of public services (e.g., police, fire, school, sewer, and water services) would also be required. Project development is an irreversible commitment of the land, energy resources, and public services. After the 50- to 75-year structural lifespan of the buildings is reached, it is improbable that the site would revert to permanently undeveloped conditions due to the large capital investment that will already have been committed.

B. GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines provides the following guidance on growth-inducing impacts: a project is identified as growth inducing if it "could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." To address this issue, Section 6.2 of the EIR examines whether the project would remove obstacles to growth, whether the project would result in the need to expand one or more public services to maintain desired levels of service, whether the project would encourage or facilitate economic effects that could result in other activities that could significantly affect the environment, and whether approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment.

1. Would this project remove obstacles to growth?

Existing roadways would be extended into the site and new roadways built on the site to serve individual structures and development. Roadway improvements proposed as mitigation for traffic impacts would serve the project and anticipated development in the area but would not provide the additional capacity to induce unplanned growth. As identified in Section 4.14 of the EIR, Utilities and Service Systems, the proposed Specific Plan Amendment would not involve development that would establish an essential public service or utility/service system. The project site and surrounding areas are already served by essential public services and an extensive network of utility/service systems and the other infrastructure necessary to accommodate or allow the existing conditions and planned growth.

The existing utility/service systems in the vicinity of the project site can serve the development allowed by the proposed Specific Plan Amendment with connections to on-site facilities. It should be noted that the Rancho Cucamonga Municipal Utility (RCMU) does not currently provide electricity service to the project site; however, it does plan to provide this service with an extension of a new electricity line to the project site. Electricity would also be available to the project site from adjacent Southern California Edison (SCE) facilities. The utility infrastructure installed as part of the proposed project would be sized and located expressly to serve the proposed project, and would not, therefore, induce growth in the project vicinity. Further, future development would be reviewed on a project-by-project basis at the time of proposed construction in order to determine the utility/service systems necessary to serve the proposed land uses.

With respect to changes in existing regulations pertaining to land development, the proposed project involves a General Plan Amendment to change the land use designation for the project site from "Open Space" to "Mixed Use", and a Zoning Amendment to update text related to the Mixed Use zone. These discretionary actions would allow for the development of a mixed-use community with up to 3,450 residential units, 220,000 square feet (sf) of non-residential development, and other supporting uses on the approximate 160.4-acre project site, which is currently developed with a golf course. The location of the project site adjacent to the Rancho Cucamonga Metrolink Station provides a unique opportunity for development of a dense urban community near transit. This is consistent with the General Plan's land use growth strategy, which focuses on the following three objectives:

- Protect and maintain established residential neighborhoods.
- Target new infill development opportunities.
- Integrate land use and transportation.

While the proposed General Plan and Zoning amendments would allow for growth at the project site that is not currently anticipated in the City's General Plan, approval of the project and these discretionary actions would not lead to similar regulatory changes that would remove an obstacle

to growth, because the areas adjacent to the project site are currently developed or are already planned for development. Additionally, as discussed in Section 4.9, Land Use and Planning, the proposed project would be consistent with the goals and policies of the City's General Plan and other relevant planning documents that address development in the City. The proposed project is not, therefore, considered to be growth inducing with respect to removal of obstacles to growth.

Refer to the discussion of Item 3 below, which addresses potential opportunities for redevelopment, revitalization or intensification of areas in the vicinity of the project site.

2. Would this project result in the need to expand one or more public services to maintain desired levels of service?

As discussed in Section 4.12, Public Services and Recreation, of the EIR, the proposed project would increase the demand for public services (police, fire, schools, libraries, and parks and recreational facilities). Based on input from the Community Services, Library Services, Police and Fire departments, new facilities would ultimately be needed to serve future residents of the proposed project and other development in the City that is or would be underserved in the future. As identified in PDF 12-2 in Section 4.12, as part of the proposed project, a Joint Use Public Facility would be implemented in PAI [Planning Area I] to accommodate the needs of the Rancho Cucamonga Community Services, Library Services, and Police departments. This facility would be available not only to future residents of the proposed project, but other residents in the City. With implementation of the community benefit as part of the project, project impacts related to parks/recreation, libraries and police protection would be less than significant. The proposed project would also contribute to the need for a new fire station to in order to provide an adequate level of fire protection service throughout the RCFPD's response system. To facilitate the eventual construction of a new fire station, and if not already addressed through a separate agreement, the proposed/potential Development Agreement would include provisions regarding the RCFPD's fair market value acquisition of property under common ownership as the Project Applicant. With this provision in an executed agreement, the project's impact on the response system that is not addressed by the increase in property taxes would be less than significant.

Additionally, funding mechanisms are in place through existing regulations and standard practices to accommodate growth in the City, including the proposed project. This project would not, therefore, have significant growth-inducing consequences with respect to public services.

3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During project construction, a number of design, engineering, and construction-related jobs would be created. This would last until project construction is completed (assumed to be up to eight years). This growth in employment would be an indirect, growth-inducing effect of the proposed project.

As further discussed in Section 4.11, Population and Housing, of the EIR, buildout of the maximum amount of development allowed by the proposed Specific Plan Amendment would result in up to 3,450 residential units and 220,000 sf of non-residential uses. This could generate up to 10,488 new residents and approximately 341 net new employment opportunities. The increase in housing and population at the project site was not anticipated in the City of Rancho Cucamonga General Plan, which estimates the buildout conditions for the City (by 2030), or SCAG's 2012-2035 Regional Growth Forecasts. The adopted growth forecasts anticipate the continued operation of a golf course at the project site. Therefore, the housing and associated population growth resulting from implementation is considered a significant and unavoidable project impact for purposes of the

CEQA analysis. However, it is important to note that the proposed project would be consistent with local, regional, at State policies that encourage mixed use, higher density housing development near employment centers and transit opportunities (refer the policy consistency analysis provided in Section 4.9, Land Use and Planning, of the EIR.

With respect to employment, the City's General Plan estimates that there will be 103,400 employment opportunities in the City and SOI by 2030. Compared to the 2013 employment estimate of 72,600 jobs, this represents an increase of 30,800 jobs. Therefore, the employment generation estimated for the proposed project (net increase of 341 employees) represents approximately one percent of the total employment generation anticipated in the City and SOI with buildout of the General Plan. Further, it is expected that the short-term construction jobs and new positions during operation would be filled by workers who already reside in the local area or region.

As residential development occurs onsite, project residents and employees would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. In addition to the proposed non-residential uses, the proposed project is located near and within walking distance of existing employment and retail areas in the cities of Rancho Cucamonga and Ontario, which would help serve the employment and shopping needs of the future residents. However, the increased demand for such economic goods and services could encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs. This growth may be experienced in the areas in proximity to the project site that are either currently undeveloped or underutilized. However, this type of growth is already anticipated in the City's General Plan, even without the proposed project. Notably, the areas surrounding the project site within Industrial Area Specific Plan (IASP) Sub-Area 18, including the Rancho Cucamonga Metrolink Station, are designated as "Mixed Use Areas" in the City's General Plan. The intent of the Mixed Use designation in this area is to:

- Promote planning flexibility to achieve more creative and imaginative employment-generating designs.
- Integrate a wider range of retail commercial, service commercial, recreational, and office-related uses in 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.

Additionally, as shown in the aerial photograph provided in Exhibit 4.9-6 in Section 4.9, Land Use and Planning, there are parcels immediately south of the project site that are currently undeveloped; however, this area is already planned for mixed use development associated with the approved Piemonte at Ontario Center. The approved development includes approximately 1.29 million sf of mixed retail, commercial, office, hotel and multi-family residential units at buildout (Ontario 2006).

Therefore, implementation of residential and non-residential uses allowed by the proposed Specific Plan Amendment would support existing uses in the area, and could encourage or facilitate the growth envisioned in the City of Rancho Cucamonga General Plan and planned in the City of Ontario.

4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

As identified above, the proposed project involves a General Plan Amendment and Zoning Amendment to allow for development of the proposed mixed use community, which is consistent with planning policies that encourage the introduction of higher density, mixed use development near transit to decrease dependency on the automobile and to reduce associated air pollution GHG emissions. However, no changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement this project. In addition to project design features and regulatory requirements, project-specific MMs have been identified in Sections 4.1 through 4.14 of this Draft EIR to ensure that implementation of the project complies with all applicable City plans, policies, and ordinances. This ensures that there are no conflicts with adopted land development regulations and that environmental impacts are minimized. The proposed project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur.

C. ENERGY CONSERVATION

Section 21100(b)(3) of the *California Public Resources Code* and Appendix F to the CEQA Guidelines require a discussion of potential energy impacts of proposed projects. Appendix F states:

> The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:
>
> (1) Decreasing overall per capita energy consumption,
> (2) Decreasing reliance on fossil fuels such as coal, natural gas and oil, and
> (3) Increasing reliance on renewable energy sources.

Appendix F of the CEQA Guidelines also identifies that "EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy."

Section 6.3 of the EIR contains the required discussion of these issues, which is summarized below.

1. Short-Term Construction

For dust control, it is estimated that approximately 11.63 million gallons of water would be used during grading activities and 10 million gallons of water would be used during the building phases. A total of 606,959 kWh of electricity from water consumption, 670,939 gallons of diesel fuel, 927,377 gallons of gasoline, and 45.65 MWh of electricity from water consumption is estimated to be consumed during project construction. To reduce impacts, reclaimed water would be used for dust control, resulting in an estimated 81 percent savings in electricity use as well as the savings of potable water.

Fuel energy consumed during construction would be temporary in nature and would not represent a significant demand on energy resources. The project also implements MM 2-2 which requires equipment to be properly maintained, minimize idling, and use electric or clean alternative fuel equipment where feasible. Furthermore, there are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the State. For comparison, the State of California consumed 14.70 billion gallons of gasoline and 2.78 billion gallons of diesel fuel in 2014 (BOE 2015a, 2015b). The estimated construction energy consumed by the proposed project would be spread over the

approximate eight year construction duration. Therefore, the proposed construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption.

2. *Transportation*

The proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment involves the development of a mixed use community that would decrease dependency on the automobile by locating new housing near existing and planned employment-generating uses, local regional activity centers, and transit service. The overall circulation concept for the proposed project places an emphasis on pedestrian, bicycle, and vehicular connectivity emanating from the Metrolink Transit Station and major circulation corridors. The Vine provides a backbone of multi-modal connectivity from 4th Street to the Metrolink Transit Station, connecting all neighborhoods in between. This pedestrian-scaled roadway includes vehicular lanes, sharrows, on-street parking, and a variable median. To facilitate non-vehicular travel, the project would include bicycle parking facilities.

Additionally, as described in Section 4.2, Air Quality of this Draft EIR, mitigation measures (MMs) have been incorporated into the project to reduce vehicle emissions. MM 2-3 requires preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles; changing/shower facilities; and EV charging facilities for some nonresidential buildings. MM 2-4 and MM 2-5 require EV charging facilities, preferential visitor parking for alternative-fueled vehicles and bicycle parking for residential buildings and parking facilities. MM 2-6 includes operational measures that would limit truck idling and would provide incentives for employees of commercial and industrial businesses to commute by Metrolink or bus.

When taking into consideration the location of the project near transit, the high density of the proposed residential uses, and the mixed use nature of the proposed project, it is estimated that there would be an overall reduction in VMT from approximately 95.5 million VMT/year to 89.5 million VMT/year. This represents a reduction of approximately 6 million VMT/year or 6.2 percent. Based on the annual VMT, gasoline and diesel consumption rates were calculated using estimated miles per gallon factors based on San Bernardino County data for 2024 from EMFAC2014. It is estimated that the project-generated traffic would use 498,000 gallons of diesel fuel, and 2.8 million gallons of gasoline per year. Fuel consumption associated with vehicle trips generated by the proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment would not be considered inefficient, wasteful, or unnecessary.

3. *Energy Demand*

The proposed project would promote building energy efficiency through compliance with energy efficiency standards (Title 24 of the California Code of Regulations, and CALGreen, the 2013 California Green Buildings Standards Code) and the provision of energy efficiency measures that exceed required standards. Based on the CalEEMod, the electricity demand from the project would be approximately 16.3 million kilowatt hours per year (kWh/yr) and the natural gas consumption would be approximately 38 billion British Thermal Units per year (BTU/yr) (this includes peak demands), or 380,000 therms per year. Natural gas fireplaces would use approximately 19 billion BTU/yr. The electricity use associated with the project water consumption is estimated to be approximately 4.2 million kWh per year. San Bernardino County's total electrical and natural consumption in 2013 was approximately 14,000 million KWh and 503 million therms. At full build-out, project's electricity use would be approximately 0.14 percent of the existing electricity use in San Bernardino County and natural gas use would be approximately 0.08 percent of the existing natural gas use in San Bernardino County. Energy supplies to meet this demand are

available and development of new capacity is not required. With implementation of mitigation measure (MM) 6-1 and MM 6-2, identified in Section 4.6, Greenhouse Gas Emissions, the electricity and natural gas consumption would be reduced by 15 percent in residential land uses and 10 percent in non-residential land uses. The proposed project would not result in excessive long-term operational building energy demand.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

The analysis in Sections 4.1 through 4.14 of the EIR concludes that, despite implementation of mitigation measures, significant environmental impacts would result from the construction and operation of the proposed project. Significant and unavoidable impacts that would result from implementation of the proposed project include those listed below.

- **Operational Air Quality Impact.** Maximum daily emissions from project operations (mobile and consumer product sources) would exceed the South Coast Air Quality Management District's (SCAQMD's) CEQA significance thresholds for ozone (O_3) precursors (i.e., volatile organic compounds [VOCs] and nitrogen oxides [NOx]), carbon monoxide (CO), respirable particulate matter with a diameter of 10 microns or less (PM10), and fine particulate matter with a diameter of 2.5 microns or less (PM2.5).

- **Cumulative Air Quality Impact.** The project would result in significant and unavoidable cumulative long-term regional emissions of O_3 precursors (VOC and NOx), PM10, and PM2.5, all nonattainment pollutants, due to mobile and consumer product sources.

- **Air Quality Management Plan Consistency.** The proposed project would conflict with the SCAQMD's Air Quality Management Plan (AQMP) due to (1) the projected long-term operational emissions of non-attainment pollutants exceeding SCAQMD significance thresholds, which could increase the frequency or severity of existing air quality violations or delay timely attainment of air quality standards and (2) project trip generation at the project site substantially greater than trip generation anticipated in the General Plan for PAI [Planning Area I] resulting from proposed high density development and associated population growth in an area designated as a golf course in current planning documents.

- **Substantial Temporary or Periodic Increase in Noise.** Construction of the proposed uses would result in temporary noise impacts from construction activities because some of these activities may not be reduced to less than 65 A-weighted decibels (dBA) at residential receptors and 70 dBA at industrial or commercial receptors (the noise level standard established in the City's Development Code), and these noise levels would be substantially greater than existing noise levels that range from the low to high 50s dBA.

- **Construction-Related Noise Would Exceed Noise Standards.** Construction noise would potentially exceed the noise level limits established in the City's Development Code.

- **Population and Housing Growth.** With the development of up to 3,450 residential units, the proposed project would directly induce substantial housing and population growth in the City beyond adopted growth forecasts, resulting in a significant and unavoidable project impact. This is because the City's General Plan did not plan for the redevelopment of the project site. However, the proposed project would be consistent with local, regional, and State growth

strategies that encourage mixed use, higher density housing development near employment centers and transit opportunities.

- **Project-Related Traffic Impacts.** The proposed project would result in significant and unavoidable project impacts at one study area intersection, which is also a San Bernardino County Congestion Management Plan (CMP) intersection, under the Existing Plus Project traffic analysis scenario, and at seven study area intersections (including 5 CMP intersections) under the Completion Year 2024 Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable impacts along segments of Interstate (I) 10 and I-15 and at I-10 and I-15 on- and off-ramps under these traffic analysis scenarios; I-10 and I-15 are also CMP facilities.

- **Cumulative Traffic Impacts.** The proposed project would result in significant and unavoidable cumulative impacts at four study area intersections (including 3 CMP intersections) under the Cumulative Year (2036) Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable cumulative impacts along segments of I-10 and I-15 and at I-10 and I-15 on- and off-ramps under this traffic analysis scenario; I-10 and I-15 are also CMP facilities.

When an agency approves a project with significant environmental effects that will not be avoided or substantially lessened, in must adopt a "statement of overriding considerations" explaining that, because of the project's overriding benefits, the agency is approving the project despite its environmental harm. (14 Cal. Code Regs. § 15043.) The City's statement of overriding considerations for the Project is as follows:

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a proposed project against its significant unavoidable adverse impacts in determining whether to approve a project. The Project will result in environmental effects, which, although mitigated to the extent feasible by the implementation of mitigation measures required for the Project, will remain significant and unavoidable, as discussed in the Final Environmental Impact Report (EIR) and CEQA Findings of Fact. These impacts are summarized below and constitute those impacts for which this Statement of Overriding Considerations is made.

Findings:

The City Council hereby adopts all mitigation measures identified in the EIR. The City Council finds and determines in approving the Project that the Final EIR has considered the identified means of lessening or avoiding the Project's significant effects and that to the extent any significant direct or indirect environmental effects, including cumulative project impacts, remain unavoidable or not mitigated to below a level of significance after mitigation, such impacts are at an acceptable level in light of the social, legal, economic, environmental, technological and other project benefits discussed below, and such benefits override, outweigh, and make "acceptable" such remaining environmental impacts of the project (CEQA Guidelines Section 15092(b)).

The following benefits and considerations outweigh such significant and unavoidable adverse environmental impacts. All of these benefits and considerations are based on the facts set forth in the Findings, the Final EIR, and the record of proceedings for the Project. Each of these benefits and considerations is a separate and independent basis that justifies approval of the Project, so that if a court were to set aside the determination that any particular benefit or consideration will occur and justifies project approval, this City Council determines that it would stand by its determination that the remaining benefit(s) or consideration(s) is or are sufficient to warrant project approval.

Facts:

The Project would have the following benefits:

1. **Approval of the Project would ensure that development of the project site is accomplished consistent with numerous applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan.***

The proposed Specific Plan Amendment serves as a tool for implementing the preferred development strategies for Planning Area I of Industrial Area Specific Plan Sub-Area 18, a specific plan that is itself a tool for implementation of the City's General Plan. (See City of Rancho Cucamonga General Plan, at LU-48 through LU-53.) The Project includes high-density and medium-high density residential, mixed use, open space, and transit-oriented land uses near transit services, including the Rancho Cucamonga Metrolink Station and local regional activity centers.

As described in the EIR, at Table 4.9-2 in Section 4.9, and at Appendix D to Appendix B-2, approving the Project would further numerous goals and policies of the City of Rancho Cucamonga's General Plan. The City Council finds that the Project would advance and further the General Plan's policies and objectives for all of the reasons described in the EIR and its appendices. Particularly relevant goals and policies include, but are not limited to, the following:

- **Goal LU-1, "Ensure established residential neighborhoods are preserved and protected, and local and community-serving commercial and community facilities meet the needs of residents," and related policies.** The Project will support higher density living environments near transportation alternatives to protect existing neighborhoods from increased density pressures. The Project would encourage the development of commercial centers in the Transit Placetype, Mixed Use Placetype, and Mixed Use Overlay areas, serving a broad range of retail and service needs for the community.

- **Goal LU-2, "Facilitate sustainable and attractive infill development that complements surrounding neighborhoods and is accessible to pedestrians, bicycles, transit, and automobiles" and related policies.** The Project would promote mixed use and high density residential uses in a pedestrian-friendly setting with direct access to transit. The Specific Plan Amendment allows up to 3,450 residences, 220,000 square feet of non-residential, and 6.8 acres of recreation amenities within 0.5 mile of the Metrolink station. The Vine is designed as a "complete street," with pedestrian circulation provided by the Vine and through internal connections.

- **Goal LU-3, "Encourage sustainable development patterns that link transportation improvements and planned growth, create a healthy balance of jobs and housing, and protect the natural environment," and related policies.** The project would focus development on a previously disturbed infill site where development would cause minimal impact on natural resources and where residents would have access to existing infrastructure. In addition, the project would also encourage employment, professional, light industrial, and commercial uses on the project site in the Transit Placetype, Mixed Use Placetype, and Mixed Use Overlay areas.

- **Goal CM-2, "Plan, implement, and operate transportation facilities to support healthy and sustainable community objectives," and related policies such as CM-2.1, "Facilitate bicycling and walking citywide."** The Specific Plan Amendment includes a continuous pedestrian and bikeway corridor along the Vine that links users from the Metrolink station to 4th Street. Pedestrians may also use the existing 6th Street undercrossing to avoid the 6th Street intersection. The Vine is designed to include a protected bike lane for enhanced bicycle connectivity traveling north/south through the site. The Transit Placetype facilitates easy pedestrian and bicycle access through the site and supports transit and multi-modal users with commercial, retail, and services. At the time of development, plans will be reviewed by the City and/or transit agency for appropriate bus stops/shelter locations. Transit services may include, but not be limited to car-share facilities, bike-share stations, transit pass kiosks, or concierge services. All projects would meet CALGreen requirements related to bicycle parking.

- **Goal CS-1, "Provide attractive, high-quality community services facilities that adequately meet the community's need," and related policies.** Parkland/recreation facilities include the provision of on-site facilities and open space; provision of a 25,000 square foot joint use facility to be used by the Community Services Department, Library Department and Police Department or alternative community benefit agreed to be the City and the Property Owner/Developer; and payment of applicable mitigation fees. The Specific Plan Amendment requires the development of "3rd Place spaces" throughout the project to provide smaller passive and programmed open spaces; private recreation amenities will be provided in the REC Placetype.

- **Goal HE-1, "Allow and create new opportunities that enable a broad range of housing types, maintain a balanced supply of ownership and rental units, and provide sufficient numbers of dwelling units to accommodate expected new household formations," and related policies.** The Project would promote the development of up to 3,450 attached and detached medium-high and high-density housing units, Live-Work units, and Shopkeeper units.

The Council finds that the Project is more than merely "consistent" with the City's General Plan; the Project represents a specific and unusual opportunity to promote infill development on an already developed site, near to transit, in a manner that will advance important City policies and goals identified in the General Plan.

2. The Project would repurpose the existing golf course within a highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.

Because of its location, the Project site represents an unusual opportunity to promote environmentally beneficial infill development within the City. There are few other currently developed sites in the City that can be repurposed to create new housing opportunities and mixed-use development without causing any direct residential displacement. The project site also provides a rare opportunity to promote infill development on a site already surrounded by existing active development, and with significant proximity to existing employment, transit and entertainment uses, as described in Chapters 3 and 4 of the EIR.

3. **The Project would decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.**

As described in Chapters 3 and 4 of the EIR, the Project is located close to both transit service and existing employment-generating uses. For example, the Rancho Cucamonga Metrolink Station is immediately adjacent to and east of the northern portion of the project site, the entire project site is located in a High Quality Transit Area (HQTA), and the northern portion of the site (north of 6th Street) is in a Southern California Association of Governments' (SCAG)-designated Transit Priority Area. The area immediately surrounding the Project Site contains light and heavy industrial uses, office uses, and commercial/retail uses. By locating housing opportunities at a location near both transit and employment-generating uses, the Project will decrease dependency on the automobile and reduce associated air pollution and greenhouse gases, among other environmental benefits.

4. **The Project would provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.**

As described in Section 3.5.2 of the EIR and Section 7.3.6 of the Specific Plan Amendment, approval of the Project would result in the creation of a multi-modal circulation system that would address both regional and local circulation requirements and reinforce the goal of creating a pedestrian-friendly environment. The overall circulation concept places an emphasis on pedestrian, bicycle, and vehicular connectivity emanating from the Metrolink Station and major circulation corridors. The system is designed to provide easy access to the Metrolink Station for increased transit usage, which leads to a reduction in the number and length of vehicle trips, and associated reduction in greenhouse gas (GHG) emissions and an increase in energy conservation.

Primary vehicular access to Planning Area I is provided from 7th Street, 6th Street, and 4th Street. The overall on-site circulation concept places an emphasis on pedestrian, bicycle, and vehicular connectivity emanating from the Metrolink Transit Station and major circulation corridors. 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 4th Street to the Metrolink Station, via the proposed "Vine" and the Ion (pedestrian undercrossing at 6th Street) would allow seamless pedestrian connections without crossing a major road. Within the Placetypes, transitional spaces and pathways would connect enclaves and promote pedestrian circulation.

The Council finds that creation of the multi-modal circular system would provide significant benefits to the City and the region by, among other things, reducing dependence on the automobile, promoting pedestrian and bicycle usage, improving transportation efficiencies, enhancing the area surrounding the Metrolink station, conserving energy and reducing GHG emissions and air pollution.

5. **The Project would provide a range of housing options to meet the needs of a variety of demographics.**

The proposed Specific Plan Amendment would allow for the development of up to 3,450 residential units, including attached and detached high density and medium-high density housing. This would provide new housing options for workforce families and young professionals and would allow entry level and move-up home ownership opportunities in an urban setting. As described in more detail in Section 4.11, Population and Housing, the provision of housing at the project site would assist the City in its ability to achieve its share of the Regional Housing Needs Assessment (RHNA), as allocated by the Southern California Association of Governments (SCAG).

The Council finds that the Project would provide significant benefits to the City and region by maximizing the opportunity to create new and varied housing options on an infill site with direct proximity to transit.

6. Approval of the Specific Plan Amendment would result in the development of an attractive, viable development project that yields a reasonable return on investment.

The Specific Plan Amendment would establish a set of Landscape Design standards, Architectural Guidelines, and a Landscape Design scheme. The conceptual development plan strategically locates a range of Placetypes, which encourage variety within the built environment by addressing the relationship of the built form to people places rather than the strict relationship of uses to each other. The Urban Design Standards would prescribe the specific development potential and land uses as appropriate for each Placetype, and establish appropriate setbacks, edge conditions, open space requirements, and parking requirements, among other features.

The Architectural Guidelines would provide a design framework for parcels and buildings to convey an aesthetically interesting community identity within an urban living environment, promoting engaging streetscapes without limiting the product type or configuration of the built environment to allow for the greatest adaptability to market changes. The Guidelines would provide appropriate site planning criteria, scale, massing and articulation regulations, roof design requirements, and regulation of elevations, color application, and architectural styles, among other features. Under the Guidelines, the built environment at the Project site would exhibit design quality, including consideration of articulated entries and facades, proportionate windows, and quality building materials.

Finally, the Specific Plan Amendment's attention to landscape design will promote a distinct landscape character with a creative and unique landscape aesthetic. Streets will be designed to be enjoyable, walkable, and interactive to pedestrians. Interior streetscapes shall be designed to provide a cohesive and hierarchal element tying the community together as a whole. Wall treatments will be made more apparent and distinct with decorative pilasters accentuated by selected accent trees and plants for visual impact. Trees shall be strategically located so as not to interfere with driving visibility.

Sustainability is also an integral to Planning Area I's design, with features including the 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.

Together, establishment of these urban design standards, architectural guidelines, and landscape design schemes, among other features of the Project, will ensure that development at the project site will be of high quality design, attractive, and in keeping with the City's policies and priorities for development and design.

The City Council also finds that the density of development permitted through the Specific Plan Amendment is both appropriate for the site and also necessary to facilitate development of the site and result in an economically viable project.

7. The Project would provide tax revenue and employment opportunities and attendant economic benefits to the City.

During project construction, a number of design, engineering, and construction-related jobs would be created. In addition, as explained in Section 4.11, Population and Housing, of the EIR, buildout of the maximum amount of development allowed by the proposed Specific Plan Amendment would result in up to 3,450 residential units and 220,000 sf of non-residential uses, which could generate approximately 341 net new employment opportunities. As residential development occurs onsite, project residents and employees would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. In addition to the proposed non-residential uses, the proposed project is located near and within walking distance of existing employment and retail areas in the cities of Rancho Cucamonga and Ontario. The influx of new residents would spur economic development and business growth in these areas. All of this increased employment and economic activity would create additional tax revenue to the City and the region.

The Council finds that this additional tax revenue and economic activity would provide significant benefit to the City and to the region.

VI. FINDINGS REGARDING PROJECT ALTERNATIVES

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. The concept of "feasibility" encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417 (*City of Del Mar*); *Sierra Club v. County of Napa* (2004) 121 Cal.App.4th 1490, 1506-1509 [court upholds CEQA findings rejecting alternatives in reliance on applicant's project objectives]; see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 (*CNPS*) ["an alternative 'may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the record'"] (quoting Kostka & Zischke, *Practice Under the Cal. Environmental Quality Act* [Cont.Ed.Bar 2d ed. 2009] (*Kostka*), § 17.39, p. 825); *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1165, 1166 (*Bay-Delta*) ["[i]n the CALFED program, feasibility is strongly linked to achievement of each of the primary project objectives"; "a lead agency may structure its EIR alternative analysis around a reasonable definition of underlying purpose and need not study alternatives that cannot achieve that basic goal"].) Moreover, "'feasibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors." (*City of Del Mar*, *supra*, 133 Cal.App.3d at p. 417; see also *CNPS*, *supra*, 177 Cal.App.4th at p. 1001 ["an alternative that 'is impractical or undesirable from a policy

standpoint' may be rejected as infeasible"] [quoting *Kostka, supra*, § 17.29, p. 824]; *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 17.)

Where an alternatives analysis required, CEQA requires evaluations of alternatives that can reduce the significance of identified Project impacts that will not be avoided or substantially lessened by mitigation measures and can "feasibly attain most of the basic objectives of the proposed Project." Thus, overall Project objectives were considered by the City in evaluating the alternatives.

The objectives that have been established for the proposed project are listed below.

1. Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan.*

2. Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.

3. Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.

4. Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.

5. Provide a range of housing options to meet the needs of a variety of demographics.

6. Develop an attractive, viable project that yields a reasonable return on investment.

The following findings and brief explanation of the rationale for the findings regarding Project alternatives identified in the EIR are set forth to comply with the requirements of Section 15091(a)(3) of the CEQA Guidelines.

The consideration of alternatives is an integral component of the CEQA process. The selection and evaluation of a reasonable range of alternatives provides the public and decision-makers with information on ways to avoid or lessen environmental impacts created by a proposed project. When selecting alternatives for evaluation, CEQA requires alternatives that meet most of the basic objectives of the Project, while avoiding or substantially lessening the Project's significant effects.

Four alternatives to the Project were defined and analyzed.

<u>Alternative 1: No Project</u>

As required by CEQA Guideline § 15126.6, the EIR describes and analyzes a "no project" alternative for the purpose of comparing the impacts of approving the Project with the impacts of not approving the Project. As described in Chapter 5, the EIR analyzes both types of no project alternative described in Guideline § 15126.6(e)(3). Under the "No Project/No Development Alternative," the development project would not proceed, and the existing golf course would remain operational. The "No Project/Existing General Plan and Zoning Alternative" assumes

continued operation of the golf course, but also redevelopment of Planning Area III with 290,000 square feet of mixed use commercial development.

Findings Regarding Environmental Impacts

The No Project/No Development Alternative would avoid significant air quality (operational, cumulative and AQMP consistency), construction-related noise, population and housing, and operational traffic impacts that would occur with implementation of the proposed project. Because no development would occur under the No Project/No Development Alternative, there would also be less impacts for the following environmental topics: aesthetics, biological resources, cultural resources, geology and soils, GHG emissions, hazardous and hazardous materials, hydrology and water quality, land use and planning, operational noise, public services and recreation, and utilities and service systems. The project's impacts for these topics are less than significant.

The No Project/Existing General Plan and Zoning Alternative would avoid significant air quality impacts that would occur with implementation of the proposed project, with the exception of direct and cumulative operational NOx emissions primarily from mobile sources. Population and housing impacts would also be avoided because the growth from development of Planning Area III is anticipated in the City and regional and local growth projections. Significant and unavoidable construction-related noise impacts that would occur with the proposed project would be reduced but would still be significant and unavoidable. The trip generation from this alternative would be reduced, thereby reducing traffic impacts compared to the proposed project. Less than significant project intersection impacts would be avoided at nine study area intersections; however, significant and unavoidable traffic impacts would only be avoided at two study area intersections. The proposed project's impacts along three freeway segments and at three freeway ramps where the project would cause a segment at LOS C or better without the project to become LOS D or worse with the project would be avoided with this alternative under the Existing Plus Project, and Completion Year 2024 Plus Project conditions. No cumulative traffic impacts would be avoided. The freeway facilities that are already operating at LOS D or worse under all traffic conditions would have significant and unavoidable impacts with this alternative, consistent with the proposed project. The amount of GHG emissions with development of 290,000 sf of mixed commercial uses in Planning Area III would be reduced compared to the proposed project, but the GHG impacts would be significant and unavoidable because the established efficiency threshold would not be met. This alternative would not conflict with any local or regional planning programs and would not result in any land use impacts, similar to the proposed project. There would be less impacts for the following environmental topics: aesthetics, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, operational noise, public services and recreation, and utilities and service systems. The project's impacts for these topics are less than significant.

Findings Regarding Project Objectives

The two No Project alternatives would generally attain one of the Project Objectives (consistency with the General Plan) because they would be consistent with the existing General Plan land use designation and Zoning for the site, as outlined in the existing Empire Lakes/IASP Sub-Area 18 Specific Plan. The No Project alternatives would not attain any of the other project objectives, or attain the objectives to the same extent as the proposed project. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan.*** Under the No Project/No Development Alternative and No Project/Existing

General Plan and Zoning Alternative, the existing golf course would remain operational and would be consistent with the land use and zoning designations for the project site, which assume continued use of the site as a golf course or open space use, and potential redevelopment of Planning Area III. However, this alternative would not implement General Plan goals and policies to the same extent as the project to provide mixed use and high density residential areas near transit and along transit routes and to provide bicycle and pedestrian facility connections.

2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The No Project/No Development Alternative and No Project/Existing General Plan and Zoning Alternative would retain the golf course and would not introduce any new housing near existing employment, transit, and entertainment uses.

3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** The No Project/No Development Alternative would not decrease dependency on the automobile as it would not introduce any housing near existing employment-generation uses and transit service. There would be new employees generated with redevelopment of Planning Area III with mixed use commercial under the No Project/Existing General Plan and Zoning Alternative; however, there would not be efficient access to existing transit along 4th Street or the Metrolink Station.

4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** The No Project/No Development Alternative and No Project/Existing General Plan and Zoning Alternative would not introduce any new pedestrian, bicycle, or transit facilities that would decrease dependency on the automobile. The golf course would remain and would continue to be accessible only to golf course patrons.

5. **Provide a range of housing options to meet the needs of a variety of demographics.** The No Project/No Development Alternative and No Project/Existing General Plan and Zoning Alternative would not provide any housing.

6. **Develop an attractive, viable project that yields a reasonable return on investment.** While development of Planning Area III, which encompasses only 11.5 acres of the approximately 160.4-acre site, may yield a reasonable return on investment, as previously noted, it is unknown if the golf course would remain operational if the project does not proceed. It is possible that continued operation of the golf course under both No Project alternatives would not yield a reasonable return on investment.

The EIR, including Section 5.0, contains additional facts and analysis supporting this Finding. Since Alternative 1 is infeasible in light of the Project Objectives, the City Council hereby rejects Alternative 1.

Alternative 2: Higher Density (4,000 Residential Units)

The purpose of the Higher Density Alternative is to further meet the project objectives related to the provision of housing near existing employment, transit, and entertainment uses and to reduce vehicle miles traveled (VMT). The Higher Density Alternative would involve a modification to the proposed Specific Plan Amendment to allow for a maximum of 4,000 residential units (2,100 north of 6th Street and 1,900 south of 6th Street) (refer to Table 5-1). The conceptual development plan by Placetype for this alternative would be the same as the proposed project, as presented in Exhibit 3-3. The distribution of Placetypes and permitted density ranges established in the proposed

Specific Plan Amendment would also be the same as with the proposed project. This information is provided in Table 7.1, PAI [Planning Area I] Development Program, of the proposed Specific Plan Amendment included in Appendix B, which is reproduced as Table 3-1 in Section 3, Project Description, of this Draft EIR. In summary, and as shown in Table 3-1 in Section 3, Project Description, there would be 220,000 square feet (sf) on non-residential development, 6.8 acres in the Recreation Placetype, 0.6 acres of Urban Plaza, 1.4 acres associated with the Metropolitan Water District (MWD) easement, and 17.4 acres of Roads and Miscellaneous Open Space, consistent with the proposed Specific Plan Amendment.

Findings Regarding Environmental Impacts

Due to the increase in the number of dwelling units and associated increase in population under the Higher Density Alternative, significant and unavoidable air quality, construction-related noise, population and housing, and traffic impacts resulting from the project would also occur with this alternative. Additionally, there would be increased traffic impacts with new significant and unavoidable intersection impacts at two locations. Thus, this alternative would worsen already significant impacts under Project conditions. For all other topical areas, including GHG emissions, similar or slightly increased impact levels would occur with this alternative compared to the proposed project; however, the impacts would be less than significant, consistent with the proposed project.

Findings Regarding Project Objectives

The Higher Density Alternative would meet most of the project objectives, but may not meet the objective for a reasonable return on investment. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan*.** Consistent with the proposed project, the Higher Density Alternative would not be consistent with the land use and zoning designations for the project site, which assume continued use of the site as a golf course or open space use. A General Plan Amendment and Zoning Amendment would be required. However, consistent with the proposed project, this alternative would implement General Plan goals and policies to provide mixed use and high density residential areas near transit and along transit routes and to provide bicycle and pedestrian facility connections.
2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The Higher Density Alternative would meet this objective to a greater extent than the proposed project as it would involve the redevelopment of the golf course with 4,000 new high-density and medium-high density dwelling near existing employment, transit, and entertainment uses that currently surround or are in proximity to the project site. This is an increase of 550 dwelling units compared to the proposed project.
3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** Consistent with the proposed project, the Higher Density Alternative would decrease dependency on the automobile as it would involve the construction of new housing and employment-generating uses near existing employment-generating uses and transit service.

4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** Consistent with the proposed project, the Higher Density Alternative would involve the construction of a multi-modal circulation system that accommodates not only vehicular circulation, but also pedestrian and bicycle facilities that would provide safe and efficient connections to existing and planned pedestrian and bicycle facilities and transit lines adjacent to the project site. The circulation system would also allow for continuous circulation that connects 4th Street to the Metrolink Station.

5. **Provide a range of housing options to meet the needs of a variety of demographics.** The Higher Density Alternative would allow for the development of up to 4,000 dwelling units, an increase of approximately 16 percent compared to the proposed Specific Plan Amendment, which would allow for up to 3,450 dwelling units. Based on the City's General Plan (Table LU-16, Land Plan Summary-Residential Designations), there would be 12,323 acres of residential development at buildout of the City. Of this amount, only 689 acres (approximately 6 percent) are identified for high density, medium-high density, and mixed use residential development. Consistent with the proposed project, the Higher Density Alternative would include high-density and medium-high density residential units that would help meet the needs of variety of demographics.

6. **Develop an attractive, viable project that yields a reasonable return on investment.** This alternative would meet the objective to provide an attractive project since the development would comply with the development standard and guidelines outlined in the proposed Specific Plan Amendment. However, the construction costs for higher density development, which typically involves more wrap and podium type products, are substantially higher than wood frame, slab on grade products, which are anticipated with the proposed project. . In order to achieve that density proposed in the High Density Alternative, the Project Applicant would need to build more product types in the upper density ranges including five- to six- story podium, elevator buildings with underground parking. This type of construction typically costs up to 65 percent more than the cost to construct housing up to three levels without elevators. With the rents and sales prices in the local housing market fixed within a range supportable by median incomes, a greater proportion of higher density products would not be economically supportable. The increase costs with higher density development may be cost prohibitive so the assurance of a reasonable return on investment for this level of density would be questionable.

The EIR, including Section 5.0, contains facts and analysis supporting this Finding. Because this alternative would not avoid or substantially lessen any significant environmental effects of the Project, the Council hereby rejects Alternative 2.

Alternative 3 - Reduced Development Area/Executive Golf Course Alternative (2,650 Units North of 6th Street Only)

In Notice of Preparation (NOP) comment letters and during the Draft EIR public scoping process, several members of the public raised concerns regarding the loss of the existing Empire Lakes Golf Course. It was requested that the Draft EIR consider an alternative that would allow for development north of 6th Street while the area south of 6th Street be retained for golf course use, potentially as an executive golf course. The Reduced Development Area/Executive Golf Course Alternative has been developed to respond to these requests and to reduce construction-related and operational impacts resulting from the proposed project. With respect to the reduction in impacts, with the reduced number of units, this alternative addresses significant and unavoidable long-term air quality impacts (project and cumulative), inconsistency with the AQMP, construction-related

noise impacts, population and housing growth, and direct and cumulative traffic impacts. Construction impacts are reduced due to the reduction in development area (limited to the area north of 6th Street).

Findings Regarding Environmental Impacts

Operation-related air quality, construction-related noise, population and housing, and traffic impacts would be reduced with the Reduced Development Area/Executive Golf Course Alternative; however, they would still be significant and unavoidable, similar to the proposed project. This alternative would avoid four intersection impacts where the project's impact is less than significant with mitigation, and one significant and unavoidable intersection impact, and the significant and unavoidable operational PM2.5 impact and associated cumulative air quality impact resulting from the proposed project.

Because the physical impact area under the Reduced Development Area/Executive Golf Course Alternative would be reduced and there would be less residential units and associated population and traffic with development of only the area north of 6th Street, this alternative would have less impacts related to aesthetics, construction-related air quality emissions, biological resources, hazards and hazardous materials, hydrology/water quality, land use and planning, operational noise, and public services and recreation. Impacts related to cultural resources and geology and soils would be similar. The overall GHG emissions from this alternative would also be less than the proposed project; however, the efficiency threshold would be higher. The proposed project would result in less than significant impacts for each of these environmental topics.

Findings Regarding Project Objectives

The Reduced Development Area/Executive Golf Course Alternative would meet the project objectives, but not to the same extent as the proposed project because the amount of housing near transit is not maximized. Additionally, this alternative does not accomplish the same level of multi-modal circulation that would be provided by the project. These are key components of reducing dependency on the automobile and reducing associated air pollution and GHG emissions. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan.*** Consistent with the proposed project, development of the portion of the project site north of 6th Street would not be consistent with the land use and zoning designations for this site, which assume continued use of the site as a golf course or open space use. A General Plan Amendment and Zoning Amendment would be required. However, this alternative would implement General Plan goals and policies to provide mixed use and high-density residential areas near transit and along transit routes and to provide bicycle and pedestrian facility connections.
2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The Reduced Development Area/Executive Golf Course Alternative would meet this objective but not to the same extent as the proposed project. This alternative would provide 2,650 dwelling units compared to 3,450 dwelling units with the proposed project, a reduction of approximately 23 percent. With a reduction in units to accommodate retention of a portion of the golf course, the provision of housing near existing employment, transit, and entertainment uses is not being maximized.

3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** Consistent with the proposed project, the Reduced Development Area/Executive Golf Course Alternative would decrease dependency on the automobile as it would involve the construction of new housing and employment-generating uses near existing employment-generating uses and transit service but with fewer units this alternative would not maximize this objective.

4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** The Reduced Development Area/Executive Golf Course Alternative would involve the construction of multi-modal circulation system that accommodates not only vehicular circulation, but also pedestrian and bicycle facilities that would provide safe and efficient connections to existing and planned pedestrian and bicycle facilities and transit lines adjacent to the project site. However, these facilities would be limited to the area north of 6th Street and would not provide similar connectivity from 4th Street, which provides pedestrian, transit, and bicycle facilities. Therefore, the Reduced Development Area/Executive Golf Course Alternative would not meet this object to the same extent as the proposed project.

5. **Provide a range of housing options to meet the needs of a variety of demographics.** The Reduced Development Area/Executive Golf Course Alternative would involve the development of up to 2,650 dwelling units, a decrease of approximately 23 percent compared to the proposed Specific Plan Amendment, which would allow for up to 3,450 dwelling units. Based on the City's General Plan (Table LU-16, Land Plan Summary-Residential Designations), there would be 12,323 acres of residential development at buildout of the City. Of this amount, only 689 acres (approximately 6 percent) are identified for high-density, medium-high density, and mixed use residential development. The Reduced Development Area/Executive Golf Course Alternative would include high-density and medium-high density residential units, which would help the meet the needs of variety of demographics, but not to the same extent as the proposed project.

6. **Develop an attractive, viable project that yields a reasonable return on investment.** This alternative would develop 2,650 units and 220,000 sf non-residential uses on the portion of the site north of 6th Street. The southern half of the project site would remain as an executive golf course. It is uncertain whether the return from 2,650 units and 220,000 sf of non-residential uses could support the development costs or that development returns could support the infrastructure and improvements costs required for the overall project. Additionally, it is unknown if operation of an executive golf course on the southern portion of the project site is economically viable.

The EIR, including Section 5.0, contains facts and analysis supporting this Finding. Since Alternative 3 is infeasible in light of the Project Objectives, it is hereby rejected by the City Council.

<u>Alternative 4 – Increased Non-Residential/Optimized Mixed-Use (375,000 sf Non-Residential and 1,200 Units)</u>

The purpose of this alternative is to address comments raised at the Draft EIR scoping meeting that (1) the project should have more non-residential development to provide a better balance for a mixed use development and (2) the residential development allowed by the proposed Specific Plan Amendment is too dense (with high-density residential uses). This alternative assumes that there would be an increase in non-residential development compared to the proposed Specific Plan

Amendment (375,000 sf compared to 220,000 sf) and that the residential density would be reduced (1,200 units compared to 3,450 units).

Findings Regarding Environmental Impacts

Operation-related air quality, construction-related noise, population and housing, and traffic impacts would be reduced with the Increased Non-Residential Development/Optimized Mixed Use Alternative; however, they would still be significant and unavoidable, similar to the proposed project. This alternative would avoid one significant and unavoidable intersection impact, and the significant and unavoidable for operational CO and PM2.5 impacts and associated cumulative air quality impacts resulting from the proposed project.

Because the physical impact area under this alternative is the same as with the proposed project, impacts related to biological resources, cultural resources, and geology and soils would be the same as the proposed project and would be less than significant. For all other topical areas, similar or reduced impact levels would occur with this alternative compared to the proposed project and would be less than significant.

Findings Regarding Project Objectives

The Increased Non-Residential Development/Optimized Mixed Use Alternative would not meet all of the project objectives, and with the exception of providing a multi-modal circulation system, would not meet any of the objects to the same extent as the proposed project. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan.*** Consistent with the proposed project, the Increased Non-Residential Development/Optimized Mixed Use Alternative would not be consistent with the land use and zoning designations for the project site, which assume continued use of the site as a golf course, or open space use. A General Plan Amendment and Zoning Amendment would be required. This alternative would implement goals and policies to provide mixed use and residential areas near transit and along transit routes, and to provide bicycle and pedestrian facility connections, although not to the same extent as the proposed project. The General Plan goals and policies focus on the provision of high-density housing near transit facilities, consistent with project objectives discussed below.

2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The Increased Non-Residential Development/Optimized Mixed Use Alternative would not meet this objective. While the golf course would be redeveloped with a mixed use development, the residential development is not maximized as demonstrated with the reduction in units (1,200 units compared to 3,450 units with the proposed project), and the lower densities that would be attained with 1,200 units (density ranges of 8 to 18 dwelling units per acre compared to 14 to 80 dwelling units per acre anticipated with the proposed project). Additionally, an important component of the proposed project is to provide higher-density residential uses in an area that already has employment-generating uses, transit, and entertainment uses. Increasing the non-residential development on the project site negates the benefit of providing housing by existing non-residential development. The "balance" of land uses that the proposed project is attempting to attain is not focused on the project site, but rather the larger area surrounding the project site, which is largely developed with non-residential

uses. As further discussed in this Draft EIR, this strategy is consistent with local and regional goals to reduce vehicle miles traveled and associated air quality and GHG emissions.

3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** The Increased Non-Residential Development/Optimized Mixed Use Alternative would meet this goal by providing housing and employment-generating uses on the project site, which is currently developed with a golf course. However, this goal would not be met to the same extent as the proposed project due to the substantial reduction in the number of units.

4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** Consistent with the proposed project, the Increased Non-Residential Development/Optimized Mixed Use Alternative would involve the construction of a multi-modal circulation system that accommodates not only vehicular circulation, but also pedestrian and bicycle facilities that would provide safe and efficient connections to existing and planned pedestrian and bicycle facilities and transit lines adjacent to the project site. The circulation system would also allow for continuous circulation that connects 4th Street to the Metrolink Station.

5. **Provide a range of housing options to meet the needs of a variety of demographics.** The Increased Non-Residential Development/Optimized Mixed Use Alternative would involve the development of up to 1,200 dwelling units compared to the proposed project, which would allow for up to 3,450 dwelling units. Based on the City's General Plan (Table LU-16, Land Plan Summary-Residential Designations), there would be 12,323 acres of residential development at buildout of the City. Of this amount, only 689 acres (approximately 6 percent) are identified for high-density, medium-high density, and mixed use residential development. The Increased Non-Residential Development/Optimized Mixed Use Alternative would include residential uses, but it would not provide higher density uses, which are limited in the City and needed to help meet the needs of variety of demographics. Therefore, while this alternative would generally meet this objective, it would not meet it to the same extent as the proposed project.

6. **Develop an attractive, viable project that yields a reasonable return on investment.** This alternative would only develop 1,200 units, which is approximately 35 percent of the units allowed by the proposed Specific Plan Amendment. The development of 375,000 sf of non-residential uses represents an approximately 70 percent increase in non-residential compared to the proposed project. With the existing commercial, office and industrial uses surrounding the project site, and the current market conditions, it is uncertain whether there is a demand for 375,000 sf of non-residential development at the project site and whether it would be economically viable. In the 2nd quarter of 2015, the City of Rancho Cucamonga had approximately 658,000 sf of non-residential building space available, and the City of Ontario had approximately 777,000 sf available. This represents approximately 89 percent of the available building space in the western area of the Inland Empire, which includes the cities of Chino, Chino Hills, Fontana, Ontario and Rancho Cucamonga. Additionally, there has been a negative absorption through the 2nd quarter of 2015 (CBRE 2015). It is also uncertain whether the return from the development under this alternative could support the development costs or that development returns could support the infrastructure and improvements costs required for the overall project which would encompass the entire 160.4-acre site.

The EIR, including Section 5.0, contains facts and analysis supporting this Finding. Since Alternative 4 is infeasible in light of the Project objectives, the Council hereby rejects Alternative 4.

Environmentally Superior Alternative

The State CEQA Guidelines require the identification of an environmentally superior alternative to the Project. (CEQA Guidelines, Section 15126.6(e)(2).) An environmentally superior alternative is an alternative to the Project that would reduce and/or eliminate the significant adverse environmental impacts associated with the Project without creating other significant adverse environmental impacts and without substantially reducing and/or eliminating the environmental benefits attributable to the Project. Selection of an environmentally superior alternative is based on an evaluation of the extent to which the alternatives reduce or eliminate the significant impacts associated with the Project and on a comparison of the remaining environmental impacts of each alternative. Section 15126.6(e)(2) of the State CEQA Guidelines states that, if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

The No Project/Existing General Plan and Zoning Alternative, even with redevelopment of Planning Area III, has the least impact to the environment and would avoid significant and unavoidable impacts of the project associated with air quality (with the exception of operational NOx emissions), and population and housing. Significant and unavoidable construction-related noise impacts and traffic impacts resulting from the proposed project would not be avoided but would be substantially reduced. GHG emissions would be reduced overall but with this alternative the efficiency threshold would not be met. This alternative, which involves continued operation of a golf course at the project site, would be consistent with the existing General Plan and zoning designations for the site, but would not meet the project objectives or not meet them to the same extent as the proposed project.

With regard to the remaining development alternatives, the Reduced Development Area/Executive Golf Course is environmentally superior to the project. As shown in Table 5-17 of the EIR, it would have less impacts for more environmental impact categories compared to the Higher Density Alternative, which has greater impacts than the project and the Increased Non-Residential Development/Optimized Mixed Use Alternative. The reduction in impacts for the Reduced Development Area/Executive Golf Course Alternative is due to the fact that this alternative would not involve development of the portion of the project site south of 4th Street (approximately 78.4 acres). This area would continue in its current condition with a golf course. Therefore, project impacts associated with physical changes to the site would be eliminated in this area.

Additionally, the Reduced Development Area/Executive Golf Course Alternative would involve the development of up to 2,650 residential units and 220,000 sf of non-residential uses concentrated in the portion of the project site north of 6th Street (82 acres). The reduction of 800 units would result in reduced trip generation (refer to Table 5-12) and reduced housing and population growth. Reduce traffic would reduce not only traffic impacts, but also operational air quality impacts, GHG emissions, and traffic noise. The reduction in housing and associated new residents would lessen the impacts of the project associated with unanticipated population and housing growth. This includes impacts to public services (fire, police, schools, libraries, and parks/recreation). However,

even with these reduced impacts, the Reduced Development Area/Executive Golf Course Alternative would not avoid the project's significant unavoidable impacts related to air quality (operational, cumulative, and AQMP consistency), construction-related noise impacts, population and housing growth, and traffic (direct and cumulative).

The Council hereby finds that the environmentally superior alternative is Alternative 1, and that Alternative 3 is the environmentally superior alternative among the other alternatives. However, for the reasons discussed above, Alternatives 1 and 3 are rejected because they are not feasible in light of the project objectives, among other factors.

VII. FINDINGS REGARDING RECIRCULATION OF THE DRAFT EIR

The City Council adopts the following findings with respect to whether to recirculate the Draft EIR. Under section 15088.5 of the CEQA Guidelines, recirculation of an EIR is required when "significant new information" is added to the EIR after public notice is given of the availability of the Draft EIR for public review but prior to certification of the Final EIR. The term "information" can include changes in the project or environmental setting, as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

> (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
>
> (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
>
> (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
>
> (4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(CEQA Guidelines, § 15088.5.)

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The above standard is "not intend[ed] to promote endless rounds of revision and recirculation of EIRs." (*Laurel Heights Improvement Assn. v. Regents of the University of California* (1993) 6 Cal. 4th 1112, 1132.) "Recirculation was intended to be an exception, rather than the general rule." (*Ibid.*)

The City Council recognizes that the Final EIR contains minor additions, clarifications, modifications, and other changes to the Draft EIR.

CEQA case law emphasizes that "'[t]he CEQA reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal.'" (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 736-737; see also *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168, fn. 11.) "CEQA compels an interactive process of assessment of environmental impacts and responsive project modification which must be genuine. It must be open to the public, premised upon a full and meaningful disclosure of the scope, purposes, and effect of a consistently described project, with flexibility to respond to unforeseen insights that emerge from the process. In short, a project must be open for public discussion and subject to agency modification during the CEQA process." (*Concerned Citizens of Costa Mesa, Inc. v. 33rd Dist. Agricultural Assn.* (1986) 42 Cal.3d 929, 936 (internal citations omitted).) Here, the changes made to the Draft EIR in the Final EIR are exactly the kind of revisions that the case law recognizes as legitimate and proper.

The City Council finds that none of the revisions to the Draft EIR made by, or discussion included in, the Final EIR involves "significant new information" triggering recirculation because the changes do not result in any new significant environmental effects, substantial increase in the severity of previously identified significant effects, or feasible project alternatives that would clearly lessen the environmental effects of the project. Under such circumstances, the City Council hereby finds that recirculation of the EIR is not required.

EMPIRE LAKES/IASP SUB-AREA 18
SPECIFIC PLAN AMENDMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment Project

Applicant: City of Rancho Cucamonga

Prepared by: City of Rancho Cucamonga

Date: March 2016

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Aesthetics					
PDF 1-1 Section 7.3.4, Development Standards, of the proposed Empire Lakes/Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment includes development standards by Placetype for PAI, including, but not limited to maximum building heights. Structures shall not exceed 70 feet above ground north of 6th Street, 60 feet above ground south of 6th Street, and 45 feet above ground adjacent to existing residential uses within 20 feet of the PAI boundary line. Compliance with the established height limits shall be confirmed by the City in accordance with implementation provisions outlined in Section 7.7 of the Empire Lakes/IASP Sub-Area 18 Specific Plan.	PD	A	Prior to issuance of building permits	C	
PDF 1-2 The construction staging area shall be located as far as possible from residential neighborhoods east of the project site, and perimeter fencing shall be installed to obstruct views from adjacent ground level vantage points into the project site during construction. Implementation of this feature shall be verified by the City during construction.	BO	C	During construction	A	

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee	A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: During Occupancy/Operations	A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
RR 1-1 The maximum height of walls, fences and gates would not exceed the limits established in Section 17.48.050 of the City of Rancho Cucamonga Development Code, unless otherwise determined necessary for noise attenuation. Compliance with these requirements shall be confirmed by the Planning Department prior to issuance of building permits.	PD	A	Prior to issuance of building permits	C	
MM 1-1 Prior to the issuance of grading permits, the Property Owner/Developer shall provide evidence to the City that the contractor specifications require that the construction staging area be located as far as possible from the existing residential development east of the project site to minimize light intrusion. Temporary nighttime lighting installed during construction for security or any other purpose shall be downward-facing and hooded or shielded to prevent light from spilling outside the staging area and from directly broadcasting security light into the sky or onto adjacent residential properties. Compliance with this measure shall be verified by the City's Building and Safety Services Department during inspections of the construction site.	BO	B/C	Prior to the issuance of grading permits, and during construction	A/C	
Air Quality					
RR 2-1 During construction of future development in Planning Area (PA) 1, the Contractor shall comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the	BO	B/C	During plan check and construction activities	A/C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 prescribes the Best Available Control Measures that are applicable to all construction projects and is included in Appendix C. The developer of each project in PAI shall provide the City of Rancho Cucamonga with a SCAQMD-approved Dust Control Plan or other sufficient proof of compliance with Rule 403, prior to grading permit issuance.					
RR 2-2 Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications. The specifications for each project in PAI shall be reviewed by the City of Rancho Cucamonga Building and Safety Services Department for compliance with this requirement prior to issuance of a building permit.	BO	A	Prior to issuance of building permits	C	
RR 2-3 Industrial, commercial, medical office, or similar uses developed in the Shopkeeper Units or Live/Work Units shall comply with SCAQMD Rule 201 and Regulation II (requiring a Permit to Construct prior to the installation of any equipment that may cause air contaminants) as well as Rule 203 (requiring a Permit to Operate prior to the use of any equipment that may cause air contaminants). These rules and regulation are required unless the equipment or aspects of the project are exempt under Rule 219, which identifies those equipment, processes, or operations that do not require permits. The developer of each project in PAI shall provide the City of Rancho Cucamonga with the SCAQMD-approved Permit to Construct and Permit to	BO	A	Prior to issuance of occupancy permits	D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Operate or other sufficient proof of compliance with Rules 201 and 203, prior to occupancy permit issuance.					
RR 2-4 Future development in PAI shall comply with SCAQMD Rule 445, Wood Burning Devices. Rule 445 was adopted to reduce emissions of fine particulate matter with a diameter of 2.5 microns or less (PM2.5) and precludes the installation of indoor or outdoor wood burning devices (i.e., fireplaces/hearths) in new development on or after March 9, 2009.	BO	A	Prior to issuance of building permits	C	
RR 2-5 Future development in PAI shall include bicycle parking in compliance with established standards in Section 17.64.100, Bicycle Parking Requirements, of the City of Rancho Cucamonga Development Code. These standards establish the required number and types of long-term and short-term bicycle parking spaces required in residential and visitor-attracting land uses.	PD	A	Prior to issuance of building permits	C	
RR 2-6 Future development in PAI shall operate in compliance with established standards in Section 17.66.060, Odor, Particulate Matter, and Air Containment Standards, of the City of Rancho Cucamonga Development Code. These standards address compliance with the rules and regulations of the air pollution control district and the state Health and Safety Code related to odorous emissions, particulate matter, and air containment; noxious odor emissions; restrictions on emission of dust and particulate matter; and location of exhaust air ducts away from abutting residentially zoned properties.	BO	A	Prior to issuance of building permits	C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
MM 2-1 Prior to issuance of each grading and building permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that construction documents require construction contractors to implement the measure listed below. The contractor shall comply with the identified requirements, and verification that the contractor has complied shall be confirmed by the Building and Safety Services Department during construction. All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified Tier specification shall be provided to the Building and Safety Services Department at the time of mobilization of each applicable unit of equipment.	BO	B/C	Prior to issuance of grading and building permits / during construction	A/D	
MM 2-2 Construction activities for future development within PAI shall include the following measures to reduce criteria pollutant emissions. These measures shall be incorporated into the contractor specifications and shall be verified during review of project plans and specifications and during construction. • All construction equipment shall be maintained in	BO	B/C	Prior to issuance of building permits / during construction	A/C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturers' specifications. Maintenance records shall be available at the construction site for City verification. • The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible. • The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.					
MM 2-3 Prior to the issuance of each non-residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits. • For buildings with 25,000 square feet or more net area and with more than ten tenant-occupants (i.e., employees), changing/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CALGreen) Code. • Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1, Nonresidential	BO	A/B/D	Prior to issuance of building permits and occupancy permits	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Voluntary Measures, of the CALGreen Code. • Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CALGreen Code.					
MM 2-4 Prior to the issuance of each residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits. • One- and two-family dwellings shall provide for the future installation of electric vehicle charging, as specified in Section A4.106.8.1, Residential Voluntary Measures, of the CALGreen Code. • Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles. • Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5).	BO	A/B/D	Prior to issuance of building permits and occupancy permits	C/D	
MM 2-5 Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have	BO	A/B/D	Prior to issuance of building permits and occupancy permits	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
been incorporated into the parking facility. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits. • The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles. • The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5). • For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code.					
MM 2-6 Once constructed, the Property Owner/Developer shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the City of Rancho Cucamonga within one month following the issuance of each occupancy permit. • Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as	CE	D	One month after issuance of occupancy permit	D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
required by State law). • Post both bus and Metrolink schedules in conspicuous areas. • Configure the employee work schedules around the Metrolink schedule to the extent reasonably feasible.					
Biological Resources					
RR 3-1 All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA), the Golden Eagle Protection Act, and California Fish and Game Code Sections 3503, 3511 and 3513. The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA shall be accomplished by completing the following: • Construction activities involving vegetation removal shall be conducted between September 2 and January 31. If construction occurs inside the peak nesting season (between February 1 and September 1), a pre-construction survey (or possibly multiple surveys) by a qualified Biologist shall be conducted within 72 hours prior to construction activities to identify any active nesting locations. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur. If the biologist finds an active nest on the project site and determines that the nest may be impacted,	PD	B/C	Prior to construction/ during construction	A/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
the Biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the biologist in consultation with California Department of Fish and Wildlife (CDFW), and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of listed species. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer, CDFW and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.					
RR 3-2 All construction activities shall comply with Sections 3503, 3503.5, 3511 and 3513 of the *California Fish and Game Code*, which protect active nests of any raptor species, including common raptor species. Compliance with	PD	B/C	Prior to construction/ during construction	A/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
these codes shall be accomplished by completing the following: • If vegetation is to be cleared during the potential raptor nesting season (December 1 to August 31), all suitable habitat within 500 feet of the project site shall be thoroughly surveyed for the presence of nesting raptors by a qualified Biologist within 72 hours prior to clearing. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur. If any active nests are detected, the area shall be flagged and mapped on the construction plans with a buffer. The size of the buffer shall be determined by the biologist in consultation with CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 500 feet from the nests of raptors. The buffer area shall be avoided until the nesting cycle is complete or until it is determined that the nest has failed. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer, CDFW and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the					

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
designated buffer area shall not proceed until authorization is received by the applicant from CDFW. • Although presumed absent, prior to development of the project site, a pre-construction burrowing owl clearance survey shall be conducted to ensure burrowing owls remain absent from the project site. The clearance survey shall be conducted in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation which requires that two clearance surveys be conducted 14 – 30 days and 24 hours prior to any grading or vegetation removal on the project site. If burrowing owls are observed on the project site during the pre-construction surveys, a burrowing owl passive relocation plan shall be prepared and submitted to CDFW for review and approval prior to commencement of vegetation clearing/grubbing, grading, and construction activities on the project site. The burrowing owl relocation plan shall outline methods to passively relocate any burrowing owls occurring on the project site and ensure compliance with the MBTA and *California Fish and Game Code*.					
RR 3-3 All tree replacement, protection, and maintenance associated with implementation of the proposed project shall be conducted in accordance with the requirements set forth in Chapter 17.80 of the City's Development Code).	PD	A	Prior to issuance of grading permit/during construction	A/C	
RR 3-4 In compliance with the City's Tree Removal Permit process (Rancho Cucamonga Development Code, Chapter 17.16.080), the Property Owner/Developer shall obtain a Tree Removal Permit from the Planning Director prior to	PD	B	Prior to tree removal	D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
removal, relocation, or destruction of any heritage tree. The Tree Removal Permit application shall be submitted with each tentative subdivision map. Conditions imposed by the Planning Director for replacement of removed trees or tree relocation shall be completed by the Property Owner/Developer.					
Cultural Resources					
RR 4-1 If human remains are encountered during the conduct of ground-disturbing activities, Section 7050.5 of the California Health and Safety Code states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to Section 5097.98 of the California Public Resources Code. The provisions of Section 15064.5 of the California Environmental Quality Act Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendent must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specification and verified by the Community Development Department, prior to issuance of grading permits.	PD/BO	C	Prior to issuance of grading permit/during grading and construction	C/D	
MM 4-1 Prior to site preparation or grading activities, construction personnel shall be instructed by a qualified	PD	B	Prior to the start of demolition,	A/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Archaeologist and qualified Paleontologist of the potential for encountering unique archaeological and/or paleontological resources and instructed on steps to take in the event such resources are encountered. This shall include the provision of written materials to familiarize personnel with the range of resources that might be expected, the type of activities that may result in impacts, and the legal framework of cultural resources protection. All construction personnel shall be instructed to stop work in the vicinity of a potential discovery until a qualified Archaeologist or Paleontologist, as appropriate, assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of archaeological and paleontological resources is prohibited.			site clearing or grading		
MM 4-2 In the event that cultural resources are inadvertently unearthed during excavation and grading activities, the Contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Property Owner/Developer shall retain a qualified Archaeologist (Project Archaeologist), subject to approval by the City of Rancho Cucamonga, to evaluate the significance of the find and to determine an appropriate course of action. All artifacts except for human remains and related grave goods or sacred objects belong to the Property Owner. All artifacts discovered at the development site shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American origin are discovered, the Property Owner/Developer and Project Archaeologist shall notify the City of Rancho Cucamonga Planning Department	PD	C	During grading and construction	A/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
and the appropriate local Native American tribe identified by the Native American Heritage Commission. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the tribe. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling (see RR 4-1). Native American artifacts that cannot be avoided or relocated at the project site shall be prepared in a manner for curation and the Project Archaeologist shall deliver the materials to an accredited curation facility approved by the City of Rancho Cucamonga within a reasonable amount of time. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts shall be subjected to curation or returned to the Property Owner, as deemed appropriate. Once ground-altering activities have ceased or the Project Archaeologist determines that monitoring activities are no longer necessary, monitoring activities may be discontinued following notification to the City of Rancho Cucamonga Planning Department. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report and inventory, when submitted to the City of Rancho Cucamonga Planning Department, shall signify completion					

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
of the program to mitigate impacts to archaeological and/or cultural resources. A copy of the report shall also be filed with the Archaeological Information Center (AIC) at the San Bernardino County Museum and the Native American tribe, as appropriate.					
MM 4-3 If any paleontological resources (i.e., plant or animal fossils) are encountered before or during grading, the Property Owner/Developer shall retain a qualified Paleontologist to monitor construction activities, and to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures: • Assign a Paleontological Monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full time during earth-disturbing activities. • Divert earth-disturbing activities away from the immediate area of the discovery until the Paleontological Monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the Paleontological Monitor of the find. • Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (e.g., San Bernardino	PD	C	During grading and construction	A/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
County Museum). • Prepare and submit a technical report describing the identification, salvage, evaluation, and treatment of all fossils discovered during grading to the City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to the depository.					
Geology and Soils					
RR 5-1 In accordance with the City's Building Regulations, as contained in Title 15, Buildings and Construction, of the Rancho Cucamonga Municipal Code, which includes adoption of the 2013 California Building Code (CBC), all construction in Planning Area (PA) 1 shall comply with the CBC and the amendments and exemptions to the CBC that the City has adopted. This Title requires site-specific investigation and establishes construction standards and inspection procedures to ensure that development does not pose a threat to public safety.	BO	B/C	Prior to issuance of building permits	A/C	
RR 5-2 All grading operations and construction in PAI shall be conducted in conformance with the applicable City of Rancho Cucamonga Grading Standards (Municipal Code Chapter 19.04). Grading operations shall also be consistent with the recommendations included in the most current geotechnical reports for the project area prepared by the Engineer of Record.	BO	B/C	During construction	A/C	
RR 5-3 Development in PAI shall comply with Section 17.66.060 of the Rancho Cucamonga Development Code, with regard to dust control. Specifically, "no dust or particulate matter shall be emitted that is detectable by a reasonable person without instruments". Further the project shall comply with the rules and regulations of the South	BO	B/C	Prior to issuance of building permits/ during construction	A/C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Coast Air Quality Management District and the California Health and Safety Code related to dust control.					
RR 5-4 In accordance with Chapter 17.56, Landscaping Standards, of the Rancho Cucamonga Development Code, which establishes minimum landscape requirements to control soil erosion, among other purposes, development in PAI shall submit preliminary and final landscape and irrigation plans as part of the design review process (Section 17.20.040 of the Rancho Cucamonga Development Code).	PD	A	Prior to approval of site plans	C/D	
MM 5-1 Prior to approval of each tentative tract map and/or development application, supplemental geotechnical investigations prepared by a qualified engineer licensed by the State of California to perform such work, shall be provided to the City Engineer. The supplemental geotechnical investigation shall include sampling of representative soils and laboratory tests, as necessary, to confirm the information provided in the Geotechnical Feasibility Study Proposed Mixed-Use Commercial and Residential Development Empire Lakes Golf Course Property Rancho Cucamonga, California (dated March 23, 2015, and prepared by LOR Geotechnical Group, Inc.) (Geotechnical Feasibility Study). The supplemental geotechnical investigation shall incorporate recommendations from the 2015 Geotechnical Feasibility Study, listed below, and shall identify additional site-specific recommendations developed based on the results of the site-specific analysis. Recommendations shall include, but not be limited to, the following areas, as identified in the 2015 Geotechnical Feasibility Study: • General Site Grading	CE/BO	A/B/C	Prior to approval of each tentative tract map and/or development application	C/D	

C,D,E – 1218

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
• Initial Site Preparation • Preparation of Fill Areas • Preparation of Foundation Areas • Engineered Compacted Fill • Short-Term Excavations • Slope Construction • Slope Protection • Soil Expansiveness • Foundation Design • Settlement • Slabs-on-Grade • Wall Pressures • Pavement Design • Sulfate Protection • Supplemental Geotechnical Investigation and Plan Reviews • Construction Monitoring The City Engineer shall confirm that site-specific recommendations are incorporated into the project.					

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
MM 5-2 The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.	BO	A/B	Prior to issuance of building permits	C/D	
MM 5-3 A separate grading plan check submittal shall be required where improvements being proposed would generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.	CE	A/B	Prior to issuance of building permits	C/D	
Greenhouse Gas Emissions					
PDF 6-1 The proposed project shall include the planting of a minimum of 5,600 new trees to provide sequestration of CO2 thereby reducing the net GHG emissions attributable to the project.	PD	A/B	Prior to approval of each tentative tract map and/or development application	C/D	
RR 6-1 Projects shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The 2013 standards, which were effective July 1, 2014, are approximately 25–30 percent more energy efficient than the 2008 Building and Energy Efficiency Standards.	BO	A/B	Prior to issuance of building permits	C	
RR 6-2 The project shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11).	BO	A/B	Prior to issuance of building permits	C	
RR 6-3 The Property Owner/Developer shall install recycled water systems for all projects with a total landscape area equal to or greater than 2,500 square feet as required	CE	A/B	Prior to issuance of building permits	C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
by Section 17.82 of the Rancho Cucamonga Municipal Code.					
RR 6-4 The project shall be designed in accordance with the applicable residential and non-residential sections of the CALGreen Building Code as designated in the City of Rancho Cucamonga Green Building Compliance Matrices, as required by Section 17.50 of the Rancho Cucamonga Municipal Code.	BO	A/B	Prior to issuance of building permits	C	
MM 6-1 Prior to the issuance of each building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that high efficiency non-incandescent light bulbs and lighting fixtures shall be installed in residential and non-residential buildings, and Energy Star-rated appliances for clothes washers, dish washers, refrigerators, and fans shall be installed in all residences. Alternatively, the Property Owner/Developer or its contractors shall submit for approval alternate measures to provide GHG emissions reductions equivalent to those achieved by the installation of high-efficiency lighting and Energy Star appliances, which is 814 MTCO2e per year, as shown in Table 4.6-14.	BO	A/B	Prior to issuance of building permits	C/D	
Hazards and Hazardous Materials					
PDF 7-1 As identified in Table 7.4, Development Standards, of the proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment, and in compliance with the height restrictions identified in Section 5.3.2 of the Empire Lakes/IASP Sub-Area 18 Specific Plan, primary buildings in PAI north 6th Street shall not exceed 70 feet and primary buildings south of 6th Street shall not exceed 60 feet.	PD	A/B	Prior to approval of each tentative tract map and/or development application	C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
RR 7-1 Future development in the Empire Lakes/IASP Sub-Area 18 Planning Area (PA) I shall comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation, which governs the transport of hazardous materials and wastes. Vehicles transporting hazardous materials are required to comply with the regulations, as implemented by the California Department of Transportation (Caltrans).	FC	C/E	During construction and operations	A/B	
RR 7-2 Future development in PAI shall comply with the Resource Conservation and Recovery Act (RCRA), the California Hazardous Waste Control Act, and the California Accidental Release Prevention Program, where applicable, which collectively manage the transport, storage, use, and disposal of hazardous materials and wastes.	FC	C/E	During construction and operations	A/B	
RR 7-3 Future development in PAI shall comply with Section 17.66.040, Hazardous Materials, of the City of Rancho Cucamonga Development Code to ensure that required information is reported to the Rancho Cucamonga Fire District, as the regulatory authority. Businesses required by State law to prepare hazardous materials release response plans and Hazardous Materials Inventory Statements shall, upon request, submit copies of these plans, including any revisions, to the Fire District. Underground storage of hazardous materials shall comply with all applicable requirements and shall comply with the procedures for notification outlined in this section.	FC	E	During operations	A/B/D	
RR 7-4 PAI is within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). As identified in Section 7.7.5, ALUCP Compliance, of the proposed Specific Plan Amendment, construction activities and future development	PD	A/B	Prior to approval of each tentative tract map and/or development application	B/C	

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C,D,E – 1222

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
in PAI shall be implemented in compliance with the applicable policies and requirements as identified in the ONT ALUCP. These include, but are not limited to: • **Compliance with Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace, Subpart C, Obstruction Standards (Airspace Protection Policy A1).** As identified in Section 5.3.2, Architecture/Building Heights/Massing, of the Empire Lakes/IASP Sub-Area 18 Specific Plan, building height limits in Sub-Area 18 shall not exceed the height limits prescribed in the ONT ALUCP. Proposed structures shall comply with Federal Aviation Administration (FAA) height restrictions. Prior to approval of each tract map and/or parcel map, whichever comes first, the Property Owner/Developer shall submit an FAA Determination of No Hazard to Air Navigation to the City of Rancho Cucamonga. The Property Owner/Developer shall notify the FAA via filing FAA Form 7460-1 to initiate the FAA review and determination process. The Property Owner/Developer shall comply with the requirements of the FAA determination, including but not limited to further aeronautical study; installation of roof-top obstruction lighting; and/or marking requirements, if necessary. • **Avigation Easement.** In compliance with ONT ALUCP Airspace Protection Policy A2b and Special Compatibility Policy SP1a, an avigation easement shall be dedicated to the owner/operator of the Ontario International Airport for any portion of PAI					

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
that is within the High Terrain Zone, which includes the areas between 4th Street and 6th Street. • **Real Estate Transaction Disclosure.** In compliance with Airport Land Use Compatibility Plan for LA/Ontario Airport's (ONT ALUCP's) Overflight Policy O2, a Real Estate Transaction Disclosure is required for all development in PAI. State Law (Business and Professions Code Section 11010) provides the following disclosure language: NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.					
Hydrology and Water Quality					
RR 8-1 The Property Owner/Developer shall comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) applicable at the time a grading permit is issued. The Property Owner/Developer shall prepare and implement	BO	A/B/C	Prior to issuance of grading permits/ during construction	A/B/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
a Storm Water Pollution Prevention Plan (SWPPP), which must include erosion- and sediment-control Best Management Practices (BMPs) that will meet or exceed measures required by the determined risk level of the Construction General Permit, as well as BMPs that control the other potential construction related pollutants. A Construction Site Monitoring Program that identifies monitoring and sampling requirements during construction is a required component of the SWPPP. Evidence of compliance with the NPDES Construction General Permit shall be provided to the City's Building and Safety Services Director prior to issuance of a grading permit.					
RR 8-2 The Property Owner/Developer shall comply with Section 19.20.260, Water Quality Management Plan, of the Rancho Cucamonga Municipal Code, which requires that all qualifying land development/redevelopment projects submit and have approved a water quality management plan (WQMP) to the City's Building and Safety Services Director on a form provided by the City. The WQMP shall identify all BMPs to be incorporated into the project to control storm water and non-storm water pollutants during and after construction.	BO	A/B	Prior to issuance of grading permits	D	
RR 8-3 The Property Owner/Developer shall comply with Chapter 19.20 of the Rancho Cucamonga Municipal Code, which is the City's Storm Water and Urban Runoff Management and Discharge Control Ordinance and which provides regulations to comply with the Clean Water Act (CWA), the California Porter-Cologne Water Quality Control Act, and the NPDES permit for San Bernardino County. This ordinance prohibits the discharge of specific pollutants into the storm water; regulates connections to the storm drain	BO	E	During operations	A/B	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
system; and requires development projects to implement permanent BMPs on individual sites to reduce pollutants in the storm water.					
RR 8-4 The Property Owner/Developer shall comply with Chapter 6.6, Storm Water Drainage System, of the City of Ontario Municipal Code, for the necessary connections to the City of Ontario storm drain system. The Chapter provides regulations to comply with the CWA, the California Porter-Cologne Water Quality Control Act, and the NPDES permit for San Bernardino County, and to effectively prohibit non-storm water discharges into the City's storm water drainage system. In addition to dischargers in the City of Ontario, this chapter applies to dischargers outside the City who, by agreement with the City, utilize the City's storm water drainage system.	CE	B/E	Prior to issuance of building permits/ during operations	A/C	
Noise					
PDF 10-1 As identified in Section 7.3.4(b), Rail Road Edge, of the proposed Specific Plan Amendment, a solid wall shall be installed along the northern property line to provide noise reduction and a visual barrier from the adjacent rail line. The wall shall be at least six feet high. Where feasible, a berm, or berm-wall combination may be used.	BO	B	Prior to issuance of building permits	C	
RR 10-1 Noise-generating construction activities shall comply with Section 17.66.050(D)(4) of the City of Rancho Cucamonga Development Code as follows: • Construction adjacent to residences shall be limited to the hours of 7:00 AM to 8:00 PM, Monday through Saturday, with no construction on Sundays or National Holidays and shall not exceed 65 dBA at the	BO	C	During grading and construction	A	

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C,D,E – 1226

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
adjacent property line. • Construction adjacent to commercial or industrial uses shall be limited to the hours of 6:00 AM to 10:00 PM on all days and shall not exceed 70 dBA at the adjacent property line.					
RR 10-2 Future development in Planning Area (PA) 1 shall comply with Title 24 of the California Building Standards Code, which establishes building standards applicable to all occupancies throughout the state. Title 24 requires that residential structures (other than detached single-family dwellings) be designed to prevent the intrusion of exterior noise such that the interior noise level (CNEL) with windows closed shall not exceed 45 dBA in any habitable room.	BO	A/B	Prior to issuance of building permits	C	
RR 10-3 Noise-generating operational equipment in PAI shall be designed and installed to comply with Section 17.66.050(F)(1) of the City of Rancho Cucamonga Development Code, which limits exterior noise to residential receptors to 65 A-weighted decibels (dBA) or less between 7:00 AM and 10:00 PM and to 60 dBA or less between 10:00 PM and 7:00 AM. (Noise levels are determined based on measurements at the adjacent residential property line).	CE	B/E	Prior to issuance of building permits	A/C	
RR 10-4 Operations and businesses in PAI shall be conducted to comply with Section 17.66.050(G) of the City's Development Code, which has the following provisions: • Commercial and office activities shall not create exterior noise that, when measured at the adjacent property line, exceeds 65 dBA between 10:00 PM and 7:00 AM and that exceeds 70 dBA between 7:00 AM and 10:00 PM.	CE	E	During operations	A	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
• Between 10:00 PM and 7:00 AM, no loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects shall cause a noise disturbance to a residential area. • Between 10:00 PM and 8:00 AM, no repairing, rebuilding, modifying, or testing or any motor vehicle, motorcycle, or motorboat shall cause a noise disturbance in an adjacent residential area.					
MM 10-1 Prior to the issuance of each grading permit, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the equipment to be used for demolition and grading that would occur within 25 feet of an off-site structure shall not include vibratory rollers, large bulldozers, or similar heavy equipment. Vibratory rollers operated in the static mode would be allowed.	PD	A/B/C	Prior to issuance of grading permits/ During construction	A/C/D	
MM 10-2 Prior to issuance of building permits for buildings within 200 feet of the railroad tracks north of the project site, the Property Owner/Developer shall submit a vibration analysis to the City of Rancho Cucamonga Building Official that demonstrates that anticipated building vibrations, based on the best available forecast of future rail operations, would not exceed the vibration impact criteria recommended by the Federal Transit Administration or similar authority. The vibration analysis shall describe if increased setback or vibration-reducing structural building elements are required to achieve the performance standard.	BO	A/B	Prior to issuance of building permits	D	
MM 10-3 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences, the	PD	A/B/C	Prior to issuance of demolition or	A/C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Property Owner/Developer shall submit construction plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the installation of a temporary noise barrier between the construction area and the adjacent residences is required. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. For maximum effectiveness, the barrier shall be located as close as feasible to the residences or as close as feasible to the noise sources. Where feasible, the barrier shall remain in place until the completion of construction near residences.			grading permits/ during construction		
MM 10-4 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences or within 325 feet of commercial or industrial buildings, the Property Owner/Developer shall submit a construction-related noise mitigation plan to the Rancho Cucamonga Planning Department. The plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction of the project. The plan shall demonstrate that the construction plans and specifications include the following noise-abatement, notification, and control measures: • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices. • Stationary construction equipment shall be placed such that emitted noise is directed away from	PD	B/C	Prior to issuance of demolition or grading permits/ during construction	A/C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
sensitive noise receivers. • On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. • If a perimeter block wall is required for a project, the wall shall be constructed as early as possible during the first phase of construction. • A "Construction Noise Coordinator" shall be identified. The Construction Noise Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Construction Noise Coordinator shall notify the City within 48 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the compliant, as deemed acceptable by the Planning Department. Signs shall be posted at the construction that include the contact information for the Construction Noise Coordinator.					
MM 10-5 Prior to the issuance of each permit for site clearing and demolition, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that, if crushing, grinding, chipping or similar equipment is to be used, the equipment must be located at least 500 feet from residences and at least 300 feet from commercial or industrial buildings and oriented so that the noisiest side is facing away from the residences.	PD	A/B/C	Prior to issuance of demolition or grading permits	A/C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
MM 10-6 Prior to issuance of building permits for buildings adjacent to 4th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 4th Street. The Property Owner/Developer shall also submit plans and specifications showing that: • All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed. • All exterior use areas within 200 feet of 4th Street shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL.	BO	A/B	Prior to issuance of building permits	C/D	
MM 10-7 Prior to issuance of building permits for buildings adjacent to 6th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 6th Street. The Property Owner/Developer shall also submit plans and specifications showing that: • All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with	BO	A/B	Prior to issuance of building permits	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
windows closed. • All exterior use areas shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL.					
MM 10-8 Prior to issuance of building permits for buildings facing adjacent to or near the northern property line, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing the rail line. The Property Owner/Developer shall also submit plans and specifications showing that: • All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.	BO	A/B	Prior to issuance of building permits	C/D	
Public Services					
PDF 12-1 In compliance with Section 7.4.1, Site Planning Criteria, of the proposed Specific Plan Amendment, appropriate Crime Prevention Through Environmental Design (CPTED) features, as determined by Rancho Cucamonga Police Department (RCPD) in coordination with the Community Services Department and the Public Works Service Department, shall be implemented in Planning Area I. CPTED features incorporated into the design of spaces shall include, but not be limited to, territorial reinforcement, strategic natural surveillance, well-lit spaces, and	PD/PO	A/B	Prior to issuance of building permits	C	

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C,D,E – 1232

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
appropriate maintenance. CPTED review of each proposed development shall be completed by the RCPD prior to issuance of building permits. Additionally, infrastructure to support the RCPD electronic systems shall be provided; the systems to be installed shall be coordinated with and approved by the RCPD.					
PDF 12-2 To provide space for the Library Services, Community Services, and Police Departments, and ancillary use by the Public Works Department, a Joint Use Public Facility shall be accommodated within PAI. The provisions for ensuring implementation of this facility in PAI shall be outlined in the proposed Development Agreement between the Project Applicant and the City. The resources provided by the Joint Use Public Facility shall be sufficient to adequately serve the future project residents, employees and visitors, as determined by the City. The final size, location, operational requirements, and design features of the facility shall be determined during the master planning stage of the area north of 6th Street in coordination with the respective City departments. It is expected that the Joint Use Public Facility would be up to 25,000 sf, and the square footage would be within the maximum amount of non-residential development allowed by the proposed Specific Plan Amendment. In the event the Development Agreement is not approved, establishment of provisions for implementation of a Joint Use Public Facility within PAI shall be required as a Condition of Approval. The condition shall be included in the Mitigation Monitoring Program and specify that construction of the facility shall commence no later than the issuance of the building permit for the 2,000th residential dwelling unit.	PD	B	Prior to approval of Development Agreement or prior to issuance of building permit for the 2,000th residential dwelling unit	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
PDF 12-3 As shown on Exhibit 3-4, Conceptual Development Plan by Placetype, the Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment includes three central community recreation (REC) areas (approximately 6.8 acres) and a 0.6-acre Urban Plaza. The (REC) areas may include the following types of amenities: fitness area, pool and spa, community meeting rooms, and plaza space.	PD	B	Prior to approval of each tentative tract map and/or development application	C	
PDF 12-4 The proposed/potential Development Agreement for the proposed project, or separate agreement between the City and the Property Owner/Developer or entity under common ownership, shall address the Rancho Cucamonga Fire Protection District's (RCFPD) acquisition, at fair market value, of the property at Assessor Parcel Number No. 1077-422-58, or other site acceptable to the Rancho Cucamonga Fire Protection District (RCFPD) for a potential future fire station within 0.5-mile of the identified fire station site. A purchase and sale agreement shall be executable immediately upon granting of any final approvals for the General Plan Amendment and Specific Plan Amendment. If no final approvals are granted the purchase and sale agreement may only be executed if both parties mutually agree.	PD/FC	B	Upon granting of final approvals or as mutually agreed upon	D	
RR 12-1 The Property Owner/Developer shall comply with all applicable codes, ordinances and standard conditions, including the current edition of the California Fire Code and the Rancho Cucamonga Fire Protection District (RCFPD) Fire Protection Standards and Guidance Documents, regarding fire prevention and suppression measures, fire hydrants, automatic fire extinguishing systems, access, water availability, and fire sprinkler system, among other measures. Prior to issuance of building permits, the	FC/BO	A/B/D	Prior to issuance of building permits and occupancy permits	A/C	

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C,D,E – 1234

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Planning Department and RCFPD shall verify compliance with applicable codes and that appropriate fire safety measures are included in the project design. All such codes and measures shall be implemented prior to occupancy.					
RR 12-2 Pursuant to Chapter 3.52 (Community and Recreation Center Impact Fee), Chapter 3.56 (Library Impact Fee), Chapter 3.64 (Police Impact Fee), and Chapter 3.68 (Park In-Lieu/Park Impacts Fees) of the City's Municipal Code, prior to issuance of each building permit, the Property Owner/Developer shall be responsible for payment of the City's Development Impact Fees in an amount established by City Council Resolution. The fees paid shall be that in effect at the time of issuance of the building permit, subject to applicable fee credits for community facilities provided as part of the project.	PD	A/B	Prior to issuance of building permits	C	
RR 12-4 Prior to the issuance of each building permit, the Property Owner/Developer shall pay applicable developer's fees to the impacted school district(s) pursuant to Section 65995 of the California Government Code. Under State law, payment of the developer fees provides full and complete mitigation of the project's impacts on school facilities. Evidence that these fees have been paid shall be submitted to the Planning Department.	PD	A/B	Prior to issuance of building permits	C	
RR 12-3 Pursuant to Chapter 16.32, Park and Recreational Land, of the City's Municipal Code, as a condition to the approval of a tentative map, parcel map, planned community, land development or real estate development (assuming future project entitlements include one or more of these approvals), the Property Owner/Developer shall dedicate land, pay in-lieu fees, or do a combination of both for the provision of neighborhood and community park or	PD	A/B		C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
recreational purposes. Land to satisfy dedication requirements is required to be conveyed to the City at the time of recordation of the final map or parcel map. In lieu fees are required to be paid to the City prior to the issuance of building permits. The provision of on-site private open space and recreational facilities may be credited against the parkland dedication and/or fee requirement at the discretion of the Planning Commission, assuming standards outlined in the Municipal Code are met.					
Transportation/Traffic					
PDF 13-1 The Property Owner/Developer shall construct the following intersection improvements at the project access locations: • 7th Street and Cleveland Avenue: Side-street stop control • 7th Street and Anaheim Place: Side-street stop control • 6th Street and Project Access: Signalized intersection • 4th Street and Project Access: Signalized intersection • Site access improvements at the Metrolink Transit Station.	CE	C/D	Prior to issuance of occupancy permits	A/C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
RR 13-1 Work within streets, sidewalks, and public places shall comply with Title 12 of the City of Rancho Cucamonga Municipal Code, and Chapter 3 of the City of Ontario Municipal Code, which require an encroachment permit from the City. The City of Rancho Cucamonga also requires compliance with applicable standards in the Manual on Uniform Traffic Control Devices (MUTCD). Application for the permit shall be made as part of the respective plan check process and prior to any work on public areas or rights-of-way.	CE	B/C	Prior to issuance of building permits/ during construction	A/B/C	
RR 13-2 In accordance with Chapter 3.28, City-Wide System Fees for Transportation Development, of the City of Rancho Cucamonga Municipal Code, prior to the issuance of each building permit, the Property Owner/Developer shall pay applicable city-wide transportation development impact fees to the satisfaction of the City Engineering Department. These impact fees, along with the use of State and federal funds, is expected to implement various freeway, highway, and roadway projects in and near Rancho Cucamonga.	CE	A/B	Prior to issuance of building permits	C	
RR 13-3 The Property Owner/Developer shall comply with the City's Transportation Demand Management Ordinance, which calls for the provision of amenities or programs to encourage the use of alternative modes of travel by employees; patrons; and visitors of commercial, industrial, office, and mixed use developments. These may include, but are limited to shower facilities, preferred parking, bicycle storage, video conference facilities, transit improvements, and other measures to reduce vehicle trips in the City. These facilities shall be shown in the site improvement and building plans submitted to the City during the permit process.	PD/CE	A	Prior to issuance of building permits	C	

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C,D,E - 1237

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
RR 13-4 In accordance with Chapter 10.56, Truck Routes and Restrictions, of the City of Rancho Cucamonga Municipal Code, commercial vehicles and vehicle combinations described in Sections 35400 and 35401 of the California Vehicle Code, or their successor provisions, and vehicles which exceed a maximum gross weight of three tons shall use designated truck routes. Non-designated truck routes shall be used only as necessary for the purpose of making pickups or deliveries of goods, wares, and merchandise from or to any building or structure located on a city street or for the purpose of delivering materials to be used in the repair, alteration, remodeling, or construction of any building or structure upon a city street for which a building permit has previously been obtained.	CE	C/E	During construction and operations	A	
MM 13-1 Prior to the issuance of the first occupancy permit, and in coordination with the City of Rancho Cucamonga, the Property Owner/Developer shall implement the following intersection improvements: 2. **Foothill Boulevard and Milliken Avenue.** Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length. 3. **Foothill Boulevard and Rochester Avenue.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length. 4. **Foothill Boulevard and Day Creek Boulevard.** Convert the rightmost northbound through lane into	CE	B	Prior to the issuance of the first occupancy permit	C	

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C,D,E – 1238

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

a through/right shared lane. 7. **Arrow Route and Haven Avenue.** Modify the southbound approach from having two left turn lanes, two through lanes, and one through/right shared lane to having two left turn lanes, three through lanes, and one right turn lane (MM 13-1). 8. **Arrow Route and Milliken Avenue.** Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would require changing the coordinated cycle length. 13. **6th Street and Haven Avenue.** To achieve additional lanes on the northbound and westbound approach, modify the northbound approach from having two left-turn lanes, two through lanes, and one shared through/right-turn lane to having two left-turn lanes, three through lanes, and one right-turn lane. Modify the westbound approach from having one left-turn lane, two through lanes, and one right-turn lane to having two left-turn lanes, two through lanes, and one right-turn lane. 14. **6th Street and Cleveland Avenue.** Install a traffic signal and signal interconnect and other appropriate traffic signal hardware to ensure coordination with upstream and downstream signals. This improvement is consistent with planned improvements within the City of Rancho Cucamonga's DIF Program (refer to RR 13-2), and the Property Owner/Developer may be eligible for partial reimbursement with implementation of this mitigation measure.					

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C,D,E - 1239

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
MM 13-2 Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that optimization of the PM-coordinated cycle lengths, and/or adjustment and optimization of the coordinated maximum splits for the PM signal timing plan, as appropriate, at the City of Ontario's **4th Street and Haven Avenue, 4th Street and Milliken Avenue,** and **Inland Empire Boulevard and Haven Avenue** intersections have been completed, and that the coordinated cycle length for other locations these intersections are in coordination with have been re-evaluated, if required. The Property Owner/Developer shall pay its fair share fee to the City of Ontario for these improvements prior to the 2,001st occupancy permit or when signal timing enhancements are deemed necessary by the City of Ontario.	CE	D	Prior to issuance of occupancy permits	D	
MM 13-3 Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that adjustment and optimization of coordinated maximum splits for the PM signal timing plan at the Caltrans intersection of **I-10 Westbound Ramps-Ontario Mills Parkway and Milliken Avenue** has been completed. This would not require changing the coordinated cycle length.	CE	D	Prior to issuance of occupancy permits	D	
MM 13-4 Prior to issuance of building permits, the Property/Owner Developer shall pay its fair share fee to the City of Rancho Cucamonga for the following measures required to mitigate Cumulative Year (2036) Plus Project conditions: • **Foothill Boulevard and Day Creek Boulevard.** Adjust, optimize and maintain the coordinated PM	CE	B	Prior to issuance of building permits	B	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length. • **6th Street and Haven Avenue.** Adjust, optimize and maintain the coordinated the PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length. • **6th Street and Milliken Avenue.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length. The fair share payment amount shall be established by the City of Rancho Cucamonga Engineering Department. The timing of implementation of the improvements shall be determined by the City and, to the extent feasible, shall be completed by the City in the timeframe necessary to avoid identified significant cumulative impacts.					
MM 13-5 Prior to the issuance of a demolition permit or grading permit, whichever occurs first, the Property Owner/Developer shall submit a Traffic Control Plan to the Engineering Services Department for review and approval. The Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on	CE	A/B	Prior to issuance of a demolition permit or grading permit, whichever is first	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.					
Utilities and Service Systems					
Water Supply					
PDF 14-1 The 12-foot 8-inch Metropolitan Water District (MWD) Meadow Upper Feeder located in the existing 40-foot-wide easement that traverses the northern portion of the project site shall be protected in place during construction. Any encroachment to the easement during construction would be conducted in compliance with applicable MWD encroachment specifications.	PD	B	Prior to issuance of building permits	C	
RR 14-1 Prior to approval of a tentative map that includes a subdivision involving more than 500 dwelling units, the Property Owner/Developer shall demonstrate compliance with applicable requirements of SB 221 (Government Code Section 66473.7(b)(2)) in order to demonstrate the availability of an adequate and reliable water supply.	PD	A	Prior to approval of tentative maps	D	
RR 14-2 Water and sewer plans shall be designed and constructed to meet the applicable requirements of the Cucamonga Valley Water District (CVWD) Municipal Code and City of Rancho Cucamonga Development Code. Approval of the plans by the CVWD is required prior to final map approval or issuance of permits, whichever occurs first.	CE	A/B	Prior to final map approval or issuance of building permits, whichever occurs first	B/D	
RR 14-3 Landscaping associated with future development in Planning Area (PA) I shall be implemented in compliance with Chapter 17.56 of the City of Rancho Cucamonga Development Code, which requires preparation and review of landscape and irrigation plans during the Design Review	PD	A/B	During design review	C/D	

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee	A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: During Occupancy/Operations	A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
process. A preliminary landscape plan and irrigation plan shall be submitted to the designated approving authority, which shall be the same as the designated approving authority of the requested entitlement, and shall show a water budget that includes the estimated water use (in gallons); the irrigated area (in square feet); the precipitation rate; the flow rate in gallons per minute; the conceptual locations for trees, shrubs, ground cover, and other vegetation; and a corresponding list of planting material by species, quantity, and size. Pursuant to Section 17.56.030(B) of the Development Code, the final landscape planting and irrigation plans shall be prepared by a registered licensed Landscape Architect and shall be in substantial compliance with the preliminary landscape and irrigation plan approved by the designated approving authority.					
RR 14-4 Landscape plans prepared for future development in PAI shall be in compliance with Chapter 17.82, Water Efficient Landscaping, of the City Rancho Cucamonga Development Code, which includes requirements for development of a water budget, landscape design guidelines, soil and grading requirements, and a requirement to use recycled water.	PD	A/B	Prior to issuance of building permits	C	
Solid Waste Disposal					
RR 14-5 Demolition and construction activities in PAI shall be conducted in compliance with requirements of Section 8.19.280, Construction and Demolition Waste, of the City's Municipal Code. Construction and demolition waste shall be made available for deconstruction, salvage, and recovery prior to demolition. Inclusive of the recovered and salvaged materials, the following specified percentages of waste	CE	A/B/D	Prior to issuance of demolition, grading, and building permits/after construction	C/D	

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee	A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: During Occupancy/Operations	A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST (Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
tonnage of demolition and construction waste shall be diverted from landfills through recycling, reuse, and diversion: 50 to 75 percent of demolition waste tonnage that includes concrete and asphalt; 15 percent of demolition waste tonnage that excludes concrete and asphalt; 50 to 75 percent of roofing waste tonnage; and 50 to 75 percent of construction and remodeling waste tonnage. Prior to issuance of each Demolition or Building Permit, a "Form CD-1 Waste Management and Recycling Plan" shall be submitted to the Engineering Services Department.					
RR 14-6 Development in PAI shall comply with Chapter 8.17, Residential Refuse, Recyclables and Green Waste Collection, of the City's Municipal Code. The collection and disposal of refuse, recyclables or green waste shall only be conducted by entities issued a permit to do so by the City, with certain exceptions, as identified in the Municipal Code.	CE	E	After issuance of occupancy permits	A	

C,D,E – 1244

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee	A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: During Occupancy/Operations	A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)

RESOLUTION NO. 16-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RECOMMENDING APPROVAL OF SPECIFIC PLAN AMENDMENT DRC2015-00040, 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; AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH –69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66.

A. Recitals.

1. SC Rancho Development Corp., an entity of Lewis Operating Corp., filed an application for Specific Plan Amendment DRC2015-00040 as described in the title of this Resolution. Hereinafter in this Resolution, the subject General Plan Amendment is referred to as "the application."

2. On April 13, 2016 , the Planning Commission conducted a duly noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. Recitals. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Findings. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on April 13, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a property that is currently improved with the Empire Lakes Golf Course, a privately owned and operated 18-hole golf course with an area of 160 acres.

b. Development of the subject property is governed by the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, the City's Development Code, and the City's General Plan.

c. The Specific Plan, as it was originally approved in 1994, consists of eleven (11) "Planning Areas" which are identified with Roman numerals, i.e. Planning Area IA/IB through X. The golf course is within "Planning Area IA", "Planning Area IB", and (partly) "Planning Area III" of the Specific Plan.

d. The overall area of the Specific Plan is 347 acres. The Specific Plan is bound by 4th Street to the south, Milliken Avenue to the east, Cleveland Avenue and Utica Avenue to the west, and 8th Street and the BNSF/Metrolink rail line to the north. The golf course is generally located at the center, and covers about 46%, of the Specific Plan. Both the Specific Plan and the golf course are bisected into north and south halves by 6th Street.

e. To the east of the golf course are multi-family residences within 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 the Rancho Cucamonga Metrolink station. To the west of the part of the golf course located south of 6th Street is an office complex comprised of multiple tenants including Southern California Edison (SCE) and Inland Empire Health Plan (IEHP). To the west of the part of the golf course located north of 6th Street are logistics/manufacturing buildings. To the north of the golf course, beyond the BNSF/Metrolink rail line, are additional logistics/manufacturing buildings. To the south, on the opposite side of 4th Street, is vacant land within the City of Ontario.

f. The zoning designations surrounding the Empire Lakes Specific Plan are as follows: north - Minimum Impact/Heavy Industrial (MI/HI) District; south - Ontario Center Specific Plan (2254-SP) (in the City of Ontario); east - General Industrial (GI) District and Industrial Park (IP) District, and Industrial Park (IP) District, (Industrial Commercial Overlay District (ICOD)); and west - General Industrial (GI) District and Industrial Park (IP) District.

g. Concurrent with this application, the applicant has also applied for General Plan Amendment DRC2015-00114 and Development Code Amendment DRC2015-00115. The purpose of these applications is to enable the applicant to 'redevelop' the golf course with a mixed use project, transit-oriented, high density development.

h. Specific Plan Amendment DRC2015-00040 will amend the Empire Lakes Specific Plan. This amendment will re-designate "Planning Area IA", "Planning Area IB", and part of "Planning Area III" of the existing Specific Plan as "Planning Area 1 (PA1)". The amendment will also revise and/or delete existing text, graphics, and exhibits that are associated with, or refer to, the above-noted Planning Areas and the existing golf course. In addition, new design and technical standards/guidelines will be created and incorporated, as a new section (chapter) that will be used to govern development within Planning Area 1 (PA1). This new section will be identified as Section 7 in the proposed amended Specific Plan, and follow the existing six (6) sections (chapters) of the existing Specific Plan.

i. A Notice of Preparation (NOP) for the Environmental Impact Report was prepared and circulated with the Initial Study on April 27, 2015 to the State Clearinghouse (SCH

No. 2015041083), and 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 Paul A. Biane Libraries, at City Hall, and on the City's website. Per State law, the comment period ended 30 days after the date of circulation (in this case, May 26, 2015). However, as the Public Scoping meeting was scheduled for June 10, 2015, comments, if any, in response to the NOP were accepted until that date. The Initial Study was made available to the public during and after the comment period. The City received several comment letters in response to the NOP.

j. The City conducted a noticed Public Scoping meeting during a Planning Commission meeting on June 10, 2015. The notice for this scoping meeting appeared in the Inland Valley Daily Bulletin newspaper and notices were mailed to the owners of all properties located within 1,000 feet of the Empire Lakes Specific Plan planning area.

k. A Draft EIR was prepared and was distributed to all Responsible and Trustee agencies, and individuals who had expressed interest in the project and/or had previously requested copies. The Draft EIR was distributed for a 45-day public review period on November 10, 2015, with the comment period expiring on December 24, 2015. During the 45-day public review period, the Draft EIR and technical appendices were made available for review at the Archibald Library, the Paul A. Biane Library, the Planning Information and Services Counter at City Hall, and on the City's website. Comment letters were received from the City of Ontario, San Bernardino County Department of Public Works, Metrolink, and several members of the public during the public comment period that specifically discussed the Draft EIR. Written responses to all significant environmental issues raised were prepared and made available in the Final EIR.

l. A "Findings of Fact in Support of Determinations related to Significant Environmental Impacts" has been prepared and are attached (as Attachment "A") to this Resolution.

m. Environmental impacts identified in the Final EIR that will be "less than significant" without mitigation measure or project design features are described in Section A, page 7 of Attachment "A".

n. Environmental impacts identified in the Final EIR that will be "less than significant" after mitigation measures have been implemented are described in Section B, page 15 of Attachment "A". In accordance with CEQA requirements, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assure compliance with the adopted mitigation measures.

o. Environmental impacts identified in the Final EIR that will be "significant and unavoidable" despite the implementation of all feasible mitigation measures are described in Section C, page 25 of Attachment "A".

p. A proposed Statement of Overriding Considerations for the environmental impacts that cannot be fully mitigated to a "less than significant level" is located in Section V, page 40 of Attachment "A". The proposed Statement provides substantial evidence that the environmental risks of the application have been balanced against its benefits.

q. Based on the totality of the administrative record, the Planning Commission finds that the Final EIR complies with the requirements of CEQA and recommends that the City Council certify the Final EIR as being prepared in compliance with CEQA and that the City Council also adopt the Mitigation Monitoring and Reporting Program (MMRP).

r. Approval of the application would not be materially injurious or detrimental to the adjacent properties.

s. The findings set forth in this Resolution reflect the independent judgment of the Planning Commission.

C. Recommendation. On the basis of the foregoing and the totality of the administrative record before it, the Planning Commission hereby recommends that the City Council certify the Final EIR, adopt the Findings and Statement of Overriding Considerations contained in Exhibit B, adopt the Mitigation Monitoring and Reporting Program (MMRP), as conditions of approval, and approve Specific Plan Amendment DRC2015-00040.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 13TH DAY OF APRIL 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST:_____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of April 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

RESOLUTION NO. 16-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, RECOMMENDING APPROVAL OF DEVELOPMENT CODE AMENDMENT DRC2015-00115, 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, AND MAKING FINDINGS IN SUPPORT THEREOF. APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH –69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66.

A. Recitals.

1. SC Rancho Development Corp., an entity of Lewis Operating Corp., filed an application for Development Code Amendment DRC2015-00115 as described in the title of this Resolution. Hereinafter in this Resolution, the subject General Plan Amendment is referred to as "the application."

2. On April 13, 2016 , the Planning Commission conducted a duly noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. Recitals. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Findings. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on April 13, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a property that is currently improved with the Empire Lakes Golf Course, a privately owned and operated 18-hole golf course with an area of 160 acres.

b. Development of the subject property is governed by the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, the City's Development Code, and the City's General Plan.

c. The Specific Plan, as it was originally approved in 1994, consists of eleven (11) "Planning Areas" which are identified with Roman numerals, i.e. Planning Area IA/IB through X. The golf course is within "Planning Area IA", "Planning Area IB", and (partly) "Planning Area III" of the Specific Plan.

d. The overall area of the Specific Plan is 347 acres. The Specific Plan is bound by 4th Street to the south, Milliken Avenue to the east, Cleveland Avenue and Utica Avenue to the west, and 8th Street and the BNSF/Metrolink rail line to the north. The golf course is generally located at the center, and covers about 46%, of the Specific Plan. Both the Specific Plan and the golf course are bisected into north and south halves by 6th Street.

e. To the east of the golf course are multi-family residences within 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 the Rancho Cucamonga Metrolink station. To the west of the part of the golf course located south of 6th Street is an office complex comprised of multiple tenants including Southern California Edison (SCE) and Inland Empire Health Plan (IEHP). To the west of the part of the golf course located north of 6th Street are logistics/manufacturing buildings. To the north of the golf course, beyond the BNSF/Metrolink rail line, are additional logistics/manufacturing buildings. To the south, on the opposite side of 4th Street, is vacant land within the City of Ontario.

f. The zoning designations surrounding the Empire Lakes Specific Plan are as follows: north - Minimum Impact/Heavy Industrial (MI/HI) District; south - Ontario Center Specific Plan (2254-SP) (in the City of Ontario); east - General Industrial (GI) District and Industrial Park (IP) District, and Industrial Park (IP) District, (Industrial Commercial Overlay District (ICOD)); and west - General Industrial (GI) District and Industrial Park (IP) District.

g. Concurrent with this application, the applicant has also applied for General Plan Amendment DRC2015-00114 and Specific Plan Amendment DRC2015-00040. The purpose of these applications is to enable the applicant to 'redevelop' the golf course with a new mixed use, transit-oriented, high density development project.

h. Development Code Amendment DRC2015-00115 amends the Development Code to revise text and graphics that apply to the existing Specific Plan so that they reflect the amended Specific Plan. In addition, a new land use table that will apply only to Planning Area 1 will be incorporated.

i. A Notice of Preparation (NOP) for the Environmental Impact Report was prepared and circulated with the Initial Study on April 27, 2015 to the State Clearinghouse (SCH No. 2015041083), and 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 Paul A. Biane Libraries, at City Hall, and on the City's website. Per State law, the comment period ended 30 days after the date of circulation (in this case, May 26, 2015). However, as the Public Scoping meeting was scheduled for June 10,

2015, comments, if any, in response to the NOP were accepted until that date. The Initial Study was made available to the public during and after the comment period. The City received several comment letters in response to the NOP.

j. The City conducted a noticed Public Scoping meeting during a Planning Commission meeting on June 10, 2015. The notice for this scoping meeting appeared in the Inland Valley Daily Bulletin newspaper and notices were mailed to the owners of all properties located within 1,000 feet of the Empire Lakes Specific Plan planning area.

k. A Draft EIR was prepared and was distributed to all Responsible and Trustee agencies, and individuals who had expressed interest in the project and/or had previously requested copies. The Draft EIR was distributed for a 45-day public review period on November 10, 2015, with the comment period expiring on December 24, 2015. During the 45-day public review period, the Draft EIR and technical appendices were made available for review at the Archibald Library, the Paul A. Biane Library, the Planning Information and Services Counter at City Hall, and on the City's website. Comment letters were received from the City of Ontario, San Bernardino County Department of Public Works, Metrolink, and several members of the public during the public comment period that specifically discussed the Draft EIR. Written responses to all significant environmental issues raised were prepared and made available in the Final EIR.

l. A "Findings of Fact in Support of Determinations related to Significant Environmental Impacts" has been prepared and are attached (as Attachment "A") to this Resolution.

m. Environmental impacts identified in the Final EIR that will be "less than significant" without mitigation measure or project design features are described in Section A, page 7 of Attachment "A".

n. Environmental impacts identified in the Final EIR that will be "less than significant" after mitigation measures have been implemented are described in Section B, page 15 of Attachment "A". In accordance with CEQA requirements, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assure compliance with the adopted mitigation measures.

o. Environmental impacts identified in the Final EIR that will be "significant and unavoidable" despite the implementation of all feasible mitigation measures are described in Section C, page 25 of Attachment "A".

p. A proposed Statement of Overriding Considerations for the environmental impacts that cannot be fully mitigated to a "less than significant level" is located in Section V, page 40 of Attachment "A". The proposed Statement provides substantial evidence that the environmental risks of the application have been balanced against its benefits.

q. Based on the totality of the administrative record, the Planning Commission finds that the Final EIR complies with the requirements of CEQA and recommends that the City Council certify the Final EIR as being prepared in compliance with CEQA and that the City Council also adopt the Mitigation Monitoring and Reporting Program (MMRP).

r. Approval of the application would not be materially injurious or detrimental to the adjacent properties.

s. The findings set forth in this Resolution reflect the independent judgment of the Planning Commission.

C. Recommendation. On the basis of the foregoing and the totality of the administrative record before it, the Planning Commission hereby recommends that the City Council certify the Final EIR, adopt the Findings and Statement of Overriding Considerations contained in Exhibit B, adopt the Mitigation Monitoring and Reporting Program (MMRP), as conditions of approval, and approve Development Code Amendment DRC2015-00115.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 13TH DAY OF APRIL 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST:_____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 13th day of April 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS: