

Smith, Michael

From: Gillison, John
Sent: Thursday, May 12, 2016 10:03 AM
To: Smith, Michael; Burnett, Candyce
Subject: FW: Empire Lakes Project - OPPOSED

John R. Gillison
City Manager
City of Rancho Cucamonga
909-477-2700 ext. 2000
john.gillison@cityofrc.us

CITY OF RANCHO CUCAMONGA

MAY 12 2016

RECEIVED - PLANNING



From: skylane075@aol.com [mailto:skylane075@aol.com]
Sent: Thursday, May 12, 2016 9:45 AM
To: City Council <Council@cityofrc.us>; Gillison, John <John.Gillison@cityofrc.us>; skylane075@aol.com; Kendrena, Donna <Donna.Kendrena@cityofrc.us>
Subject: Empire Lakes Project - OPPOSED

Dear Mayor Michael's and City Council Members,

Back on November 18, 2015, I composed the below letter and sent it to the respective individuals noted. You were all on the list to receive it. I hope you did. My opinions, from my previous letter, still stand.

Unfortunately, I won't be able to attend the upcoming City Council meeting, on May 18, to voice my opposition to the proposed Empire Lakes Project. Therefore, I'm sending this letter. Please share as needed.

I still strongly oppose this project, for the same reasons listed below.

I think we need to come up with better plan as to what to do with this land. High-Density, pack n' stack living, is NOT a good fit for Rancho Cucamonga.

I continue to hear that Rancho needs more housing to accommodate those that want to live here. In fact, Mayor Michael's was recently quoted as saying, "Our region is facing a housing crisis, as far as housing affordability." Since when is it our responsibility to provide housing for everyone, because they want to live here? We have to compromise our quality of life, with more and more traffic, schools being overcrowded, etc. in order to provide housing? I don't agree with this. We live in a great city and deserve better. If there isn't enough rental places or houses to buy, that should be a good thing...the Inn is FULL!!!

Also, the proposed cost for rents at the Empire Lakes project, would still be out of reach, cost-wise, for a lot of people.

ATTACHMENT E

The proposed 140-unit senior affordable housing (near Baseline Road) seems to be a good idea. Provided it's maintained and meets the need for senior housing.

I know there was a full Environmental Impact Report done for the Empire Lakes project. In my opinion, you can put anything down on paper and make it look good!

still can't believe that CVWD gave their approval stating there is plenty of water for this project. If that is the truth, then why do we have to conserve and pay the inflated water rates?

I recently saw the city electronic sign with the notice we are in severe drought conditions and need to conserve. I'm sure 3,400 proposed housing units would require much more water than a golf course.

Maybe a moratorium on ALL building should be imposed until the drought is over.

While Lewis Homes has done a lot of good for our community, in the past, I don't think this project is a good fit for Rancho Cucamonga.

Please take time to discuss other alternatives for this space. There are many, many residents counting on you to make a good decision and oppose this project. In fact, there was a petition signed by 1,025 residents telling you that we don't want this project. There are many others that are opposed as well.

LISTEN to what your constituents are telling you. Don't let the minority (5 council members) decide unfavorably for the majority (we the people) on a project that we don't want.

Regards,
Kim Earl
909-921-4473

From: skylane075@aol.com [<mailto: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)

Council Member Williams:

Attached for your consideration is my rebuttal memo to the arguments favoring the so called "repurposing" of the Empire Lakes Golf Course site presented by the City's Planning Department and the Applicant, Lewis Operating Corporation.

Having spent a considerable amount of time on this memo and given the importance of the matter to the community, I really would appreciate your reading of the memo rather than merely having forwarded to Mike Smith for attachment as an appendix to the Staff Report. As an additional incentive, I will be conducting a pop quiz on my memo at the public hearing, and I'm sure you want to get a high grade (this is my attempt at humor on a rather serious concern.)

Hopefully, after the public hearings on the matter is concluded and you are free to speak to the public on the matter, you will do me the courtesy of a quick telephone call to discuss the concerns raised in this and my other memos/communications to you on the Empire Lakes matter as I have spent a considerable amount of time and effort on this matter with no feedback other than absolute silence.

Finally, I would appreciate your reminding the Planning Department that this memo and its contents should not be forwarded or disclosed to the Applicant.

Thank you.

Stuart J. Schwartz

26 Year Resident of Rancho

RECEIVED

MAY 12 2018

**CITY CLERK
CITY OF RANCHO CUCAMONGA**

4:20 PM

MEMORANDUM

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: May 11, 2016

RE: Rebuttal to the Arguments of the City Planning Department and the Applicant Supporting Approval of the Applicant's Proposed Project and Rezoning for the Empire Lakes Golf Course Site

Note: I apologize for not fully editing this memo and fully verifying every cited fact; however, given that notice of upcoming public hearing was only released last Thursday evening, I only had one weekend and three evenings to prepare this memo order to get it to you before the close of the City's business week on May 12 to permit you sufficient time to read this memo prior to the May 18 City Council public hearing on the Empire Lakes matter.

Having carefully listened to the presentations of the City Planning Department and the Applicant made at the April 13, 2016 Planning Commission public hearing in favor of the repurposing (i.e., destroying) of the Empire Lakes Golf Course ("Site") to permit the development of the Applicant's proposed high density multi family residential project ("proposed project") and the very limited comments of the Commissioners supporting such repurposing, I am having great trouble identifying the reasons that the Applicant, the City Planning Department and the Planning Commission find sufficiently compelling to justify such discretionary repurposing.¹ Moreover, upon a careful reading of the April 13, 2016 Staff Report of the Planning Department ("Staff Report" or "SR") and the Finding of Fact in Support of Determinations Relating to Significant Environmental Impacts attached as Attachment A to Resolutions 16-18, 19 and 20 adopted by the Planning Commission at its April 27, 2016 public hearing ("Findings" or "FF"), the approval of the repurposing of the golf course is based on a single factor, i.e., even though impacts relating to Air Quality, Noise, Population and Housing Growth and Traffic are significant and unavoidable (FF41), approval of the repurposing of the golf course is justified by the proposed project's compatibility with seven overlapping and very broad long term development goals for the City as set forth in the 2010 General Plan (FF42). That's it; there is no significant discussion or analysis of any offsetting detriments associated with the

¹ I have also read the draft EIR and the final EIR as well as goodly portion of the documentation attached to the full agendas for the Planning Commission public hearings on April 13 and 27. I have also attended the June, 2015 scoping meeting, the November, 2015 Workshop and three of the four community meetings held by the Applicant in early 2016.

repurposing of the golf course nor any recognition that approval of a Statement of Overriding Considerations is simply a minimum requirement to permit the City Council to exercise its discretion.² The City Council is not required to approve the repurposing merely because a Statement of Overriding Considerations has been adopted. Upon reviewing the seven stated alleged benefits listed in the Statement of Overriding Considerations (beginning on FF 41), the primary underlying justifications for the repurposing of the golf course are simply boiled down as the following:

A. Use of the Site as a golf course is not viable and therefore the Site as a golf course or even for another use compatible with its “open space” designation constitutes an “underperforming, under-utilized or underdeveloped property.” Maintaining the Site’s zoning as “open space” and permitting the golf course to continue to operate is somehow an underutilization of the space as merely a long standing recreational use which makes little or no contribution to the City and its residents.

NOT TRUE. Until very recently, the Applicant has been misdirecting the public and the City on the viability of the golf course and the manner in which the Applicant got involved in repurposing the golf course. Without citing any specific evidence other than some out of date national golf statistics, it has stated or implied that the golf course was no longer economically viable and the current owners wanted out, i.e., the Applicant was going to be a savior to the City to prevent the horror of a closed golf course going to seed and becoming an eyesore. Alas, such isn’t the case: The golf course wasn’t operating at a

² This is hardly surprising as the so called objective Staff Report and Findings are actually advocacy statements in favor of the proposed project; indeed, I doubt the Applicant could have written more favorable reports than the City Planning Department has done on the Applicant’s behalf. Given that the Planning Department head, Candyce Burnett, has repeatedly made public statements strongly expressing her support for the proposed project and the Applicant, it is hardly surprising that her planners were unable to be objective. Just read the Findings and the Staff Report, they are filled with unsupported opinions on crucial issues, e.g., “It has been suggested that the Southern California region may have a deficit of as many as 1,000,000 housing units....” (Staff Report 15) and rather general and stretched statements of benefits, “...an option is created for older residents looking to “downsize” and select a location which requires less driving to reach services.” Another example of City staff bias and misdirection were the the entirely false comments by a senior City manager implying the City was involved in efforts to permit public play at Red Hills Country Club. Perhaps, the most glancing example of Planning Department bias and cooperation with the Applicant is the Findings handling of proposed project alternatives of higher density project (4,000 units), lower density project (2650 units) and increased non residential mixed use project (1,200 units and more commercial development). Somehow, the Planning Department was able with a straight face to conclude that the Applicant’s 3,450 unit proposed project was better than each of these alternatives. The more commercial use alternative was rejected as not meeting project objectives (particularly providing sufficient housing units) to the same extent as Applicant’s proposed project and perhaps not economically viable as the City may have too much commercial space. The other lower density project was rejected for similar reasons. And then there was the higher density project which by providing more housing units than the Applicant’s proposed project couldn’t be rejected as not meeting project objectives to the same extent as the proposed project, here the staff amazingly rejected this higher density project as not being economically viable as the additional 500 units would require a major reconfiguration of the housing units increasing costs substantially.

loss (and indeed reliable sources state that the course has a positive operating cash flow) as otherwise the owners as sane businesspersons would have long ago closed the course and they haven't. Indeed, we now know, as finally admitted by the Applicant, the owners initially approached the Applicant merely about selling the already "mixed use" zoned driving range to the Applicant for development presumably using the proceeds to improve or maintain the golf course or simply kept as profit. It was the Applicant which then offered to buy the entire golf course for a price presumably well above what the course was worth as a golf course or as open space, with the Applicant never having any intention of operating the Site as golf course, meaning to make their speculative investment worthwhile they had to have a rezoning to mixed use. This, of course, raises the question whether a rational and experienced developer like the Applicant would enter into such a purchase transaction without a rather strong belief that the City would approve its required rezoning. I find it very interesting and actually quite remiss that the City Planning Department never made any effort to contact the sellers of the golf course for additional information about the viability of the golf course as admitted by Mike Smith at the April 13 public hearing relying solely on information and opinions from the Applicant.

Let's talk about the viability of the golf course and its "open space" zoning just a little more. The golf course is constantly, directly and indirectly, placed in the category of "underperforming, under-utilized or underdeveloped properties" by the Applicant and the City Planning Department for which change in usage is consistent with the City's goal of using such land to support future housing and business needs. However, nowhere are we told why the golf course is such a property. And this is not surprising, as the golf course is not such a property. As previously mentioned, no specific evidence has been presented about the economical viability of the golf course other than some carefully selected and rather old statistics showing a slight decline in national golf play during the recent financial crisis. Public participants have presented more recent national statistics showing golf play is rising slightly but consistently. Of course, national statistics aren't particularly relevant. On the local level, I believe golf is doing very well and will do much better in the near future as our population continues to rapidly grow thanks to developers like the Applicant. As a frequent golfer of local courses, I can tell you that in the last year or so golf courses have gotten significantly busier with good tee times often unavailable and most local golf courses raising prices and eliminating discounts reflecting increased demand and improving economics.³ Also of interest is that while the Applicant owns local golf courses

³ I considered forming an investor group to purchase the golf course. My analysis, after consulting with experienced golf industry professionals, is that were we able to purchase the course for fair market value as a golf course, the course could be operated at a highly profitable level with proper marketing and maintenance. The course was at one time a highly regarded course; however, current management has been extremely negligent with respect to basic maintenance causing golfers to avoid the course, e.g., golf carts that broke regularly and often more than once in a same round, a frequently out of order electronic tee time reservation system, sand traps without sand, poorly maintained fairways and lakes, etc. Also there has been a lack of carefully considered

such as Sierra Lakes Golf Course in Fontana, the Applicant declined to provide any local statistics showing golf course industry distress. Ironically, the Applicant's golf course in Fontana being the nearest course to the City is going to be the primary beneficiary of Empire Lakes golf course's closure, which I doubt has been overlooked by the Applicant even though never mentioned.

Further I don't think that use of land for recreational purposes makes the land underperforming, under-utilized or underdeveloped especially where the recreational facility is used by several thousand residents annually and is consistent with the healthy living goals of the City and 2010 General Plan. The golf course has performed exactly as intended as the centerpiece of the specific plan for Empire Lakes Area; it is not right to repurpose the golf course once the use of the golf course to attract multi family residential and commercial projects to the surrounding area has been attained. The golf course's continued existence and value was explicitly recognized in the 2010 General Plan ("The 144-acre Empire Lakes Golf Course also provides an important amenity and recreational facility in Rancho Cucamonga."), and the golf course has been used by the City and developers to attract residents and businesses to the City as evidenced by its prominent mention until lately in City and developer marketing materials. It has obvious and significant intangible value to the quality of life and maintenance of property values to the residents of the City. And ironically, closure of the golf course substantially offsets the walkability and traffic benefits allegedly associated with the proposed project, as Rancho golfers will no longer be able to drive a short distance to a local golf course but will now add tens of thousands of additional longer drives, often involving the freeways, to courses located outside the City. If recreational use of land is by definition always an underperforming, under-utilizing or under developed use of land, then doesn't the "open space" zoning designation become meaningless.

B. "'Open Space' is not scarce in the City so not need to be concerned about losing the 140 acres of 'open space' of the Site

NOT TRUE. Large and even small plots of "open space" are very scarce in the City, i.e., 420 to 700 acres depending on the source representing an infinitesimal portion of the City's land; as such, open space land should not be destroyed until it is clear that such land is not viable as open space whether as a golf course or as an alternative usage consistent with "open space.". Remember once open space land is rezoned, it is gone forever. The Applicant and the Planning Department are unable to deny the scarcity of open space in the City so at the last minute, they adopted the clever gambit of including the 8,224 acres of land zoned as open space within the City's Sphere of Influence to claim the City is 31% open space land. This is sophistry at its best, as (i) such additional open space land is by

marketing and a failure to maximize the benefits of one of the best practice facilities in the area, e.g., a driving range with night lighting which closed at dusk to avoid expending money on electricity.

definition not within the City, (ii) such additional open land is not particularly accessible or convenient for recreational uses and includes land reserved for flood control purposes and (iii) once the land of the sphere of influence counts for land use analysis then the shortage of land for development in the City is also resolved cancelling the need for infill developments such as the proposed project as no longer is there a lack of developable land in large plots.

And perhaps before you destroy open space, whether public or privately owned, you might want to make some progress on the City's most important open space project, yes, I do mean Central Park, which the 2010 General Plan describes as "Central Park is the crown jewel of the City's parks and recreation system and will grow in importance when completed." Yes, that project which I was promised would be completed with state of the art ponds, walkways, and recreational facilities within a few years of my arriving in Rancho back in 1990.

C. There is a need for additional housing in the City affordable to certain desirable groups such as young professionals, entry level homebuyers, millennials, early career workers, and downsizing seniors, who can actually afford the housing desired to be built by the Applicant on the Site.

TRUE BUT NOT TO EXTENT STATED BY THE APPLICANT AND THE CITY PLANING DEPARTMENT. The parties favoring the proposed project have placed the most emphasis on the housing benefits to be derived from the proposed project as the strongest by far of the reasons supporting the proposed project. Quoting the Staff Report at SR15, "The EIR identifies the underserved and unmet housing needs in the region. It has been suggested that the Southern California region may have a deficit of as many as 1,000,000 housing units necessary to meet the public's housing needs for safe and affordable housing. Yet the Staff Report doesn't provide any citation or support for this unattributed opinion presented as fact that the region has an affordable housing shortfall of a 1,000,000 units. Moreover, the implicit implication that the EIR supports this opinion is simply false. First, the EIR in Section 4.11 (population and housing) has some rather less alarming official statistics. Admittedly the statistics are complex and not fully comprehensible to me; however, the gist of the statistics are the HCD assigned a target range of 409,000 to 438,000 residential units to the 6 county SCAG region for 2014-2021 period and the City's share of this future housing target is only 848 units for the 8 year period with 60 percent to be truly affordable housing units and 40 percent as above moderate income units.

More relevantly, the City is projected to have a build out of 63,253 dwelling units and a population of 203,800 as compared with a current 58,575 units and a population of 174,064. The EIR specifically states "The 2013-2021 Housing Element indicates the City can realistically accommodate 5,866 net housing units through pending projects and its

Vacant Uncommitted Residential Land Inventory and Mixed Use sites inventory. This capacity is more than adequate to accommodate the City's 2014-2021 RHNA [goals]." Nothing in the EIR suggests that the proposed project is required to meet anticipated housing demand or need, indeed, the EIR and the Findings determine the opposite, that the proposed project has an adverse impact on the City, i.e. "...it is concluded that the proposed project would induce substantial population growth in the City, which is considered a significant impact. There is no mitigation to reduce this impact to less than a significant level." Finally, I mention that, contrary to the Applicant's and the Planning Department's claim, that the City has a significant imbalance between owned units and rented units which the proposed Project would significantly resolve, the City's housing units are already about 30% rental units. The EIR and Findings support for the proposed project is summed up as simply as being consistent with certain of the City's long term and very broad housing goals, not necessary to such goals, "The proposed project is consistent with the City's overarching Housing Element goal to provide opportunities and incentives for the provision of a variety of housing types for all economic segments wishing to reside in the community regardless of race, religion, ex or income group." I must question that the proposed project's fostering of the "income group" goal as both the Applicant and the Planning Department proudly and explicitly state that the proposed project will have no subsidized housing and will require a minimum income of approximately \$71,000 in current dollars to afford to live in the proposed project's housing units.

D. The proposed project is going to be a state of the art, revolutionary and unique high density housing project serving as a prototype for future urban planning.

NOT TRUE AND BASICALLY NONSENSE. Undoubtedly, the proposed project will be a nice multi family housing project as the Applicant is very good at building such projects. It will be a nice place to live. However, the proposed project has been marketed to the City and the community as something far more than that, i.e., a unique masterpiece of modern mixed use urban planning development with a "WOW" factor (the Applicant's exact wording in its initial public presentation of the proposed project back at the November, 2015 workshop.). And how could the proposed project be less than a "WOW" with its ION (a neon lighted pedestrian tunnel under Sixth Street), or its VINE (wide street with walkways , bike paths and retail convenience stores or its PLACETYPES or its tabletop crossings (street crossings raised 3 to 3.5 inches) or its "pocket parks (small green spaces) or its "Grand Paseos" or its "Gathering Spaces" or "3rd Place" spaces (whatever they are) or its "continuous multi-modal circulation system." Once the jargon and marketing hype is removed or toned down, the proposed project is simply a traditional high density apartment project containing traditional amenities, with perhaps a few minor extra bells and whistles.

However, more importantly, and largely deemphasized by the Applicant and the Planning Department, the proposed project is currently a figment of their collective

imaginations and the proposed project so beautifully depicted in their presentations simply doesn't exist at this moment and may never exist in a form anywhere like depicted. The scope and nature of the proposed project hasn't been determined at this time, with the Applicant and the Planning Department explicitly admitting that the ultimate composition of the proposed project's housing units and amenities will be dependent on prevailing so called "market forces" during each construction phase. The City by approving this proposed project is granting the Applicant a blank slate to develop the proposed project for maximum profitability subject to a limited number of technical constraints adopted by the Planning Department regarding minor details for most part, e.g., setbacks, broad density limitations, street grid restrictions, etc. Pricing and housing unit type mix is basely determined by the Applicant. The Applicant speaks of car share facilities, bike share stations, transit pass kiosks and concierge services. however, it is not compelled to actually incorporate or provide any of these features or services. As stated in the Staff Report, "At this time, no development applications, such as tentative tract/parcel maps and/or conceptual site and building plans have been submitted by the Applicant for review by the City." Jargon is not reality.

E. The proposed project is consistent with several of the generalized goals and objectives contained in the City's 2010 General Plan.

TRUE TO A CERTAIN EXTENT. Yes, the proposed project is compatible with certain housing oriented long term goals of the 2010 General Plan as stated in the Findings; however, the Findings neglects to mention that (i) the retention of the Site as open space also is compatible with certain non housing long term goals of the 2010 General Plan, (ii) the proposed project is not compatible with certain non housing long term goals of the 2010 General Plan relating to sustainability, healthy living, recreation, resource conservation, traffic, air quality and general quality of life, and (iii) the proposed project insures the destruction of a key recreational facility in the City. Moreover, compatibility and consistency with such goals is not the same thing as being essential to the fulfillment of such goals. The proposed project is not essential to the fulfillment of such goals, as housing projects constructed within two or three miles of the proposed project also are also compatible with such goals and will readily permit the fulfillment of such goals. With the possible minor exception of the proximity to the Metrolink station which obviously is unique to the particular site to the extent it is adjacent to the station rather merely being close to the station, there is no necessity for the proposed project being located on the Site rather than on other sites located within a few miles. Indeed, a different site might eliminate some of the negative issues about the proposed project such repurposing of the golf course, residents likely to shop in Ontario costing the City sales tax revenues or might create less traffic congestion; a few miles is not going to make any difference regarding the employment situation. Yes, a different slightly smaller site might mean that the proposed project can't be built exactly as the Applicant desires but then again the

Applicant has stated a number of times that the actual scope and design of the proposed project will vary considerably from its current presentation to reflect changing “market forces.”

Also, even the arguments showing compatibility with General Plan goals are worded rather vaguely and weakly. Below are just a few examples:

“...it could contribute to the revitalization of underperforming existing retail centers.”

“It could result in less automobile usage as residents choose transit use.”

“...small compact spaces can be effective for creating welcoming and active pedestrian-scale gathering areas.”

“Potentially, transportation costs for local residents and workers could be reduced which will create economic sustainability.”

I also note the proposed project’s employment related benefits are overstated. The proposed project actually makes no significant contribution to employment in the City. It contains no land or improvements set aside to foster the high technology employment so desired by the City. Frankly, the proposed project is an employment freeloader depending on others to create the employment opportunities that might encourage the residents of the proposed project to work in the City rather than commute to jobs elsewhere. The Applicant claims having a jobs component for the proposed project is unnecessary as it is located in a jobs rich environment, but neglects to mention that vast majority of the jobs near the Site, being retail, warehousing and light industry, are not the type of jobs which are appealing to the targeted residents of the proposed project nor generate incomes sufficient to enable such employees to live in the proposed project. The City or at least its planners envision the proposed project as the initial step in creating Silicon Valley- Rancho Cucamonga; this is nonsense as the next Apple won’t locate in the City merely because professionals or millennials live there; first you create the business infrastructure to encourage technology companies to come and then housing follows.

F. The proposed project wouldn’t be a drain on the City’s revenues and might be a small contributor to the City’s general fund upon its eventual built out.

SORT OF TRUE IN A VERY LIMITED TECHNICAL SENSE BUT NOT IN ANY MEANINGFUL WAY. In the hunt to articulate specific benefits of the proposed project to offset the significant unmitigated adverse environment impacts like traffic, the Applicant and the Planning Department focused on the net revenue benefits accruing to the City from the proposed project as compared to three other alternatives, no project/keep golf course; lower density project/executive golf course and a higher density project. Based on a study prepared by Keyser Marston Associates for the City (but presumably paid for by the

Applicant), the Findings and the Staff Report state that the proposed project would generate a net annual benefit to the City of \$473,833 (annual revenues of \$2,440,017, less annual costs of \$1,966,184) while the No Project Alternative (keeping the golf course) has a net annual benefit of \$5,104 (revenues of \$9,319, less costs of \$4,215). The higher density alternative would generate a net annual benefit of \$328,259 while the lower density alternative would generate the highest net annual benefit of \$584,073. This study's outcomes is the sole support for the Staff Report to conclude, "It can be expected that the proposed project will have a net economic benefit to the City, and this net benefit would exceed the net benefit of the private golf course remaining as is." As I'm sure you recognize, the net benefit from the proposed project is rather nominal in the overall scheme of things and should hardly be considered a key factor favoring the proposed project, especially when you further recognize the inherent degree of possible error contained in these numbers. First, they are based on the estimated annual revenues and costs for each alternative as of the date that the proposed project is fully built out which is likely to be between eight to ten years from now, with the costs for the build out year simply scaled up from current costs using various inflation and adjustment factors. These are simply educated guesses with a high margin of error. A half million dollars of additional net revenue 10 years in the future is hardly much to support the proposed project. The small size of the net benefit of the proposed project indicates that no matter how hard the consultants tried, the proposed project's net fiscal benefit to the City is simply insignificant especially since costs inevitably raise more than anticipated in most multi year projections. Also please note the study supports the selection of the higher density alternative based on maximum net revenue generation to the City.

One reason for why the net revenue projections are so small is that the proposed project is in a horrible location to increase retail sales revenues in the City, being on the border of the City and immediately adjacent to massive retail projects located in Ontario, e.g., Ontario Mills. The residents of the proposed projects are inevitably going to spend most of their retail dollars in the conveniently located City of Ontario retail establishments conveniently located adjacent to the proposed project.

G. The proposed project proximity to the Metrolink station might encourage additional ridership and induce some Metrolink commuters to walk to the station.

From the beginning of the review process for the proposed project, the Applicant and the Planning Department have constantly emphasized the transit oriented nature of the proposed project due to its proximity to the Metrolink Station and referred to the proposed project as an example of a TOD (transit oriented development). They have cited the proximity of the Metrolink Station as making the Site uniquely suited to the proposed project and the presumed usage of Metrolink by the proposed project's residents sufficient to justify the increased and unmitigable traffic congestion arising from the proposed project. However, they have produced no substantive evidence to support this crucial

assumed benefit, i.e., that the proximity of the proposed project to the Metrolink station would cause project residents in significant numbers to actually walk to the station or even use Metrolink. Indeed, Commissioner Oaxaca, who approved the repurposing of the golf course, noted in his public comments that the MTA has been disappointed that surveys don't show that the proximity of a Metrolink Station is a significant factor in residence selection. This is not the first time that the proximity to the Metrolink Station has been used to support multi family residential projects in the City, i.e., quoting from the 2010 General Plan, "The purpose of the Sub-Area 18 Specific Plan is to provide for a broader mix of land uses than was originally permitted with the Industrial Area Specific Plan. The plan was expanded to include such uses as recreational, hotel/conference center, retail, restaurant and entertainment as well as office, research and development, and light industrial uses. These uses are intended to surround the existing 18-hole golf course. A subsequent amendment to further expand the use list included limited multi-unit residential development to maximize potential use of the Metrolink Station near Milliken Avenue." No evidence has been presented or attempted to be obtained regarding whether the high density residential projects already close to the Metrolink Station have increased usage or non automobile access to the Metrolink Station. Commonsense suggests proximity is not a key factor in Metrolink usage as primarily a commuter system, i.e., residents having jobs reachable by Metrolink will use it whether residing within half mile or 5 miles of the station while residents not having jobs accessible by train won't use Metrolink regardless of closeness to the station.

As for describing the proposed project as a TOD, in response to a question from Commissioner Fletcher. Mike Smith, In one of those rare unorchestrated off the cuff responses, had to admit that that the description of the proposed project as a TOD was technically not true, a TOD being "A mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TOD's mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car". He instead stated only that the proposed project's proximity to the station might have some long term public transit benefits.

H. The City may not compel the owners of the Site to continue to operate the golf course as property rights are sacred. Or more bluntly, property rights require the City to permit property owners the unconstrained right to develop their properties to maximize profit in response to "market forces" or "market demand".

NOT TRUE AND UTTER NONSENSE. No one is denying that the Applicant can't be compelled to continue to operate the golf course; however, realistically, if the City in its permitted discretion were to deny the Site's rezoning to "mixed use" from its current "open space", the Applicant may well be inclined at least for the near future to operate the Site as a golf course in lieu of leaving the Site vacant or using the Site for other "open space"

permissible uses. Further, denying the rezoning at least creates a situation in which negotiation and a compromise solution could be worked out by the City and Applicant, e.g., operate the golf course in good faith for five years with a reconsideration of the zoning request if such operation proves not economically viable.

Moreover, private property rights also do not mean that the buyer of a property is entitled to a rezoning to maximize the property's value (even if his name is Lewis). Buyers of property take the property subject to existing zoning constraints and a host of other legal constraints and limitations. Property owners do not have and never have had the right to do whatever development of their properties market forces dictate. They do not have the automatic right to a rezoning. Zoning was created to place restraints on uncontrolled development which might not be in the best interests of the community as a whole. It is not sufficient for a rezoning of open space be granted that the open space can be used for uses which are more profitable to the owner of the land and more revenue generating to the city without any regard for the viability of the open space's current usage.

Property rights do not mean that the seller of the golf course is entitled to a rezoning merely to avoid suffering a loss. The sellers bought the property zoned as open space and paid a reduced property tax for years based on that zoning. Now by the stroke of a pen, the City will guarantee them a substantial profit on their investment.

Perhaps a slightly silly example indicates my concerns. If the Applicant can obtain a rezoning simply because market forces dictate that the Site can be used more profitably for housing rather than open space usage such as a golf course, then shouldn't I similarly be entitled to a rezoning of my home from single family residential to retail so that I can open a marijuana dispensary on my property as certainly such is a more profitable use to the me as the owner and certainly a generator of greater revenues to the City (plus such rezoning would have favorable TOD characteristics just like the Applicant's proposed project as it would encourage less use of automobiles as people could walk to my store rather than driving and air quality would likely improve).

Market driven forces is a popular expression repeatedly used by Mr. Lewis in his public presentations in support of his proposed project, claiming the proposed project is merely the Applicant responding to the overwhelming demand for housing in this allegedly jobs rich environment. However, the existence of a demand for housing doesn't mean that a particular site must be repurposed for housing. There is still plenty of land for development of housing in the City and the housing needs will be readily met without this particular proposed project on this particular Site, witness the numerous housing projects under construction throughout the City at this very moment and the numerous projects in the pipeline as approved projects and pending approval projects. The more relevant question is will such alleged housing needs not be met if this proposed project is rejected.

This is not a unique property or opportunity as even the Applicant is trying to build similar projects throughout the region.

I. The Applicant is an outstanding developer and a great corporate citizen in the City and wouldn't promote a housing project that doesn't have substantial benefit to the City and might be detrimental to the City and its residents.

NOT REALLY TRUE. The proposed project from the Applicant's perspective is primarily about money, more money and even more money. The proposed project is quite likely to provide revenues well in excess of a billion dollars to the Applicant. The Applicant made no effort to obtain any input from the public regarding the closure of the golf course and its replacement with the proposed project, nor according to the City Manager did the Applicant seek any guidance from the City prior to offering to purchase the Site. Wanting the Site, the Applicant simply made the golf course's owners an offer that was too good to refuse. At the very least, a good corporate citizen, especially one that happens to own a golf course management company, would be willing to continue to operate the golf course or at least the driving range until actual construction commences (which I understand is at least a year away), but the Applicant instead has elected to immediately close the golf course upon consummation of its purchase of the Site on May 31, apparently because the Applicant has been advised that immediate closure is the best way to dissipate any remaining public opposition. Instead of concern for the City and its residents, the Applicant has expressed hubris and arrogance in its public remarks. Mr. Randall Lewis in his rather patronizing remarks at the April 13 public hearing stated that if the community wants a golf course then there is plenty of land north of the City for the community to build one. He also made quite clear that persons opposing the proposed project were essentially Luddites who oppose progress and don't understand the concepts of private property and "market forces." Perhaps his most out of touch and insulting comment was that increased traffic was the inevitable price of progress so learn to live with it (of course, Mr. Lewis actually doesn't live in Rancho so he can readily live with the traffic nightmare to be created by his proposed project). Sometimes progress actually means protecting a scarce resource like open space. Mr. Lewis also spoke quite eloquently of the unique nature of the Site and the proposed project, but neglected to mention that his organization is engaged in developing similar projects in California and other states and that it is actively attempting to acquire golf courses for development in several cities. He spoke of the uniqueness of the Site for its proximity to the Metrolink Station but we know full well that had he been able to purchase the property adjoining the golf course rather than the golf course, he would extolling the unique virtues of that property for development as being adjacent to a outstanding recreational resource.

J. Other than for air quality, noise, population and housing and transportation/traffic, which are found to be significant adverse environment impacts that

can't be mitigated to less than a significant level, the environment impacts of the proposed project are minimal or can be mitigated.

TRUE. However, aren't these enough unmitigated adverse environmental impacts to require the City Council to exercise its discretion and not grant the requested rezoning. How much traffic congestion must we live with in the so called name of progress?

That's it and I would contend that it would be difficult to find additional more specific reasons articulated to support the proposed project and repurposing of the golf course in the aforementioned Resolutions No. 16-18,19 and 20 (and the accompanying about 300 pages of supporting findings) and the Staff Report. I strongly recommend that you read these two documents and I think you will find, as I did, upon a careful reading that what I have said is true and proposed project/rezoning should not be approved.

Thank you for your consideration.

Smith, Michael

From: Burnett, Candyce
Sent: Thursday, May 12, 2016 3:00 PM
To: Smith, Michael
Subject: FW: Lewis Homes Empire Lakes Project

CITY OF RANCHO CUCAMONGA

MAY 12 2016

RECEIVED - PLANNING

-----Original Message-----

From: Rob Cavanaugh [mailto:robjrc@aol.com]
Sent: Thursday, May 12, 2016 1:29 PM
To: Gillison, John <John.Gillison@cityofrc.us>
Subject: Lewis Homes Empire Lakes Project

Mr. Gillison,

It has come to my attention that the Empire Lakes Golf Course will be closing to accommodate more housing projects. I am asking you to vote NO on this initiative for two main reasons:

- Empire Lakes is the only course in RC, and with its size not having its own course is ludicrous. Unless there are firm plans to construct another course to replace Empire Lakes, shutting the course down is a major disservice to all RC residents.
- Additional high density housing in an already crowded area will increase crime rates and traffic problems. The balance provided in the original planning with the golf course was just the right mix of density housing & recreation.

Rob Cavanaugh, RC resident for 30 Years
Sent from my iPad

Arguments to the Staff Report Dated April 13, 2016

In the Rancho Cucamonga Staff Report dated April 13, 2016 to the Planning Commission, References in the 2010 RC General Plan were used to justify the Planning Department's recommendation to vote for the Empire Lakes Specific Plan.

Supporting References used

- Land Use (1-9)
LU-1.2, LU-1.6, LU-2.1, LU-2.2, LU-2.3, LU-2.4, LU-3.7, LU-3.8, LU-12.3
- Economic Development (10-12)
ED-1.5, ED-3.4, ED-5.1
- Public Safety (13-14)
PS-12.3, PS-12.4
- 2015 Council Goals (D.2)
A-24, A-25
- City Goals for Development Projects
LU-4

CITY OF RANCHO CUCAMONGA

MAY 11 2016

RECEIVED - PLANNING

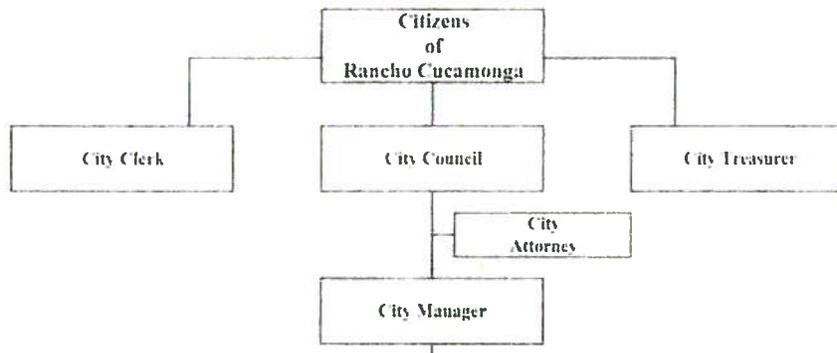
In this communication I will present my opposing arguments using the

- Empire Lakes Specific Plan
- 2015/2016 Adopted Budget – June 18, 2015

The organizational chart that is shown in the 2015/2016 RC Adopted Budget illustrates the desires and needs of the "Citizens of Rancho Cucamonga" should be considered by the City Council, those elected to represent them.

CITY OF RANCHO CUCAMONGA, CALIFORNIA Fiscal Year 2015/16 Adopted Budget

Organization Chart



Arguments to the Staff Report Dated April 13, 2016

The Staff Report omitted critical 2010 Rancho Cucamonga General Plan References. Identified are the following;

- Introduction

“General Plan Advisory Committee (GPAC) members are a broad cross section of community.”

There were workshops for the Planning Commissioners. Was there a GPAC for the Empire Lakes Specific Plan? Who attended?

General Plan Workshop – Resident participation

“The Spirit of Rancho Cucamonga is a reflection of the strengths of our community, and shows awareness of what we need. It challenges our imaginations, but is grounded in reality. It captures the voices of all of Rancho Cucamonga, and reaffirms that our community is, and continues to be, on the right path.”

The Spirit of Tomorrow – “We are dedicated to a sustainable balance in land use patterns (residential, business, educational, agricultural, recreational, open space, and historic uses) and supporting transportation.”

Table I-1: General Plan Chapters that Reference Healthy RC

General Plan Chapter	Mind	Body	Earth
Managing Land Use, Community Design, and Historic Resources	○	○	○
Community Mobility		○	○
Economic Development	○		○
Community Services	○	○	○
Resource Conservation			○
Public Facilities and Infrastructure	○	○	○
Public Health and Safety	○	○	○
Housing	○	○	○

Arguments to the Staff Report Dated April 13, 2016

"The Rancho Cucamonga General Plan documents our shared vision of tomorrow and defines the steps to progress from the present to the future. The General Plan is a long-range policy document (with a projected horizon of 15 to 20 years), frequently referred to as the guidebook or "blueprint" for our City's development."

-2010 General Plan pg. 12

The applicant For the Empire Lakes Project is causing a change to our "blueprint" in less than the minimum 15 years horizon. There is no shortage of apartments in Rancho Cucamonga. Golf is a healthy activity that many persons of all ages in this city use to stay active. Losing the golf course to development does not promote "Healthy RC".

"This comprehensive approach is the foundation for Rancho Cucamonga's "Healthy RC" program which promotes a healthy community lifestyle..."

-2010 General Plan pg. 12

- Land Use

"A cooperative partnership between government, the development community, neighborhood organizations, and other resources is essential to achieve infill success.

Mixed Use: Industrial Area Specific Plan (Sub-Area 18)

"Integrate a wider range of retail commercial, service commercial, recreation, and office uses within this industrial area of the City."

All of this is present as it is today. It is the most heavily used open space in the city. Re-zoning the Empire Lakes golf course to "Mixed Use" would decrease the recreational opportunity for residents in RC that cannot afford to play golf at the Red Hill Country Club. Amending the 2010 RC General Plan by excluding the Empire Lakes open space is an extreme act that discriminates against residents who can only afford to enjoy that recreational open space today. If managed effectively, more people could enjoy the beauty of this Rancho Cucamonga open space. More time is needed to determine if a different golf management company can effectively return our beautiful golf course to the splendor that it once was. As with any business, an owner must not neglect his customers satisfaction or business will decline.

LU-3.1, "Encourage the creation and maintenance of regional employment, cultural and retail destinations, as well as a full range of amenities and services to support residents of Rancho Cucamonga."

Arguments to the Staff Report Dated April 13, 2016

LU-3.4, "Promote development that is sustainable in its use of land and that limits impacts to natural resources, energy, and air and water quality." "Bicycle and pedestrian paths connect housing with schools and shopping centers."

The proposed Empire Lakes Specific Plan does not connect people living there with schools and a supermarket.

LU-13.1, "On north-south roadways, open space corridors, and other locations where there are views of scenic resources, trees, and structures, encourage framing and orientation of such views at key locations, and endeavor to keep obstruction of views to a minimum."

The proposed Empire Lakes Specific Plan eliminates an open space corridor.

- Community Services

"The 144-acre Empire Lakes Golf Course also provides an important amenity and recreation facility in Rancho Cucamonga. Although both golf courses are not included in the acreage calculation of parks, they do provide the community with valuable open space and a special recreational activity."

This comment in our 2010 General Plan is true today. This should not be invalidated by a need for more "Sustainability" and high density housing that is not needed in RC. There are plenty of available apartments in Rancho Cucamonga. All four of the apartment complexes in the Empire Lakes Specific Plan (Ironwood, Amli at Empire Lakes, The Village Greens and The Reserve at Empire Lakes) all have vacancies. The new high density Vistara apartments built on the South side of 4th Street at Haven have many vacancies. There are no barriers that inhibit pedestrian or bicycle traffic to the Metro-Link station and shopping in the area as it is today.

As identified in the 2010 Rancho Cucamonga General plan, there is a demographic need for two golf courses in this city (albeit the City actually has one public golf course as the other is private). This has not changed. The number of persons golfing today has not changed significantly. The problem, as has been mentioned is that Empire Lakes has not been competently managed. City managers need to give the market more time to see if a different management company is willing to fulfill this need in Rancho Cucamonga.

Arguments to the Staff Report Dated April 13, 2016

Table CS-6: Recreation Facility Needs Ratio for Rancho Cucamonga

Facility	Facility Needs Ratio (facility per population)	Total Facility Demand at Build Out Acres
Softball Fields	1/6,500	31
Baseball Fields	1/3,500	57
Football Fields	1/48,400	4
Soccer Fields	1/3,400	59
Basketball Courts	1/9,000	22
Recreational Swimming Pools	1/23,950	8
Competitive Swimming Pools	1/34,000	6
Tennis Courts	1/3,100	65
Golf Courses	1/85,800	2
Equestrian Trails (miles)	1/8,500	24
Roller Hockey Facilities	1/65,650	3
Community Centers and Senior Centers	1/55,800	4

Arguments to the Staff Report Dated April 13, 2016

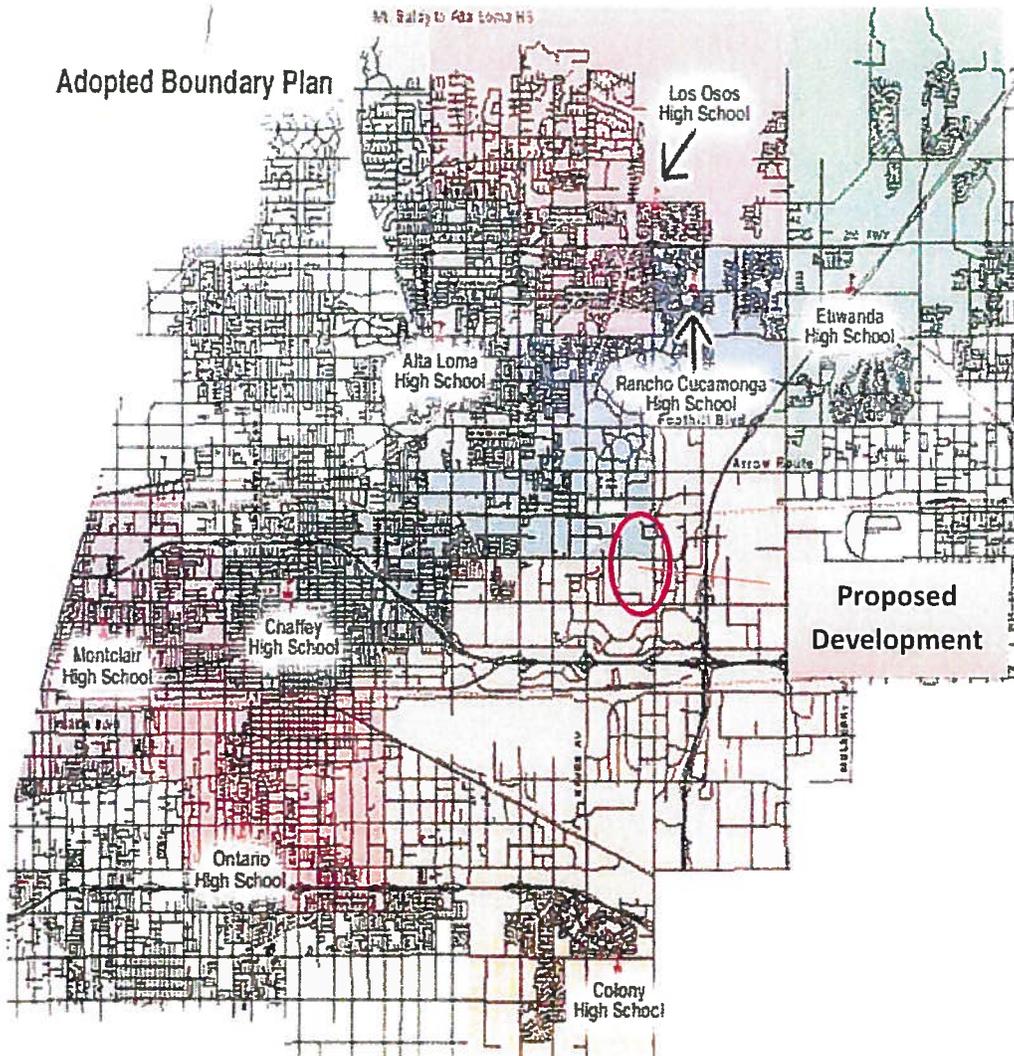
Table CS-7: Sports Programs and Activities

Program Type	Programs		
Adult Sports Classes and Leagues	<ul style="list-style-type: none"> ▪ Basketball ▪ Flag Football ▪ Golf ▪ Jazzercise ▪ Martial Arts and Self-Defense ▪ Racquetball ▪ Soccer 	<ul style="list-style-type: none"> ▪ Softball ▪ Softball Umpires' Certification ▪ Swimming ▪ Tennis ▪ Volleyball ▪ Women's Hiking Club ▪ Yoga 	
Teen Sports Classes and Leagues	<ul style="list-style-type: none"> ▪ Basketball ▪ Bowling ▪ Boxing ▪ Figure Skating ▪ Fitness ▪ Flag Football ▪ Golf 	<ul style="list-style-type: none"> ▪ Gymnastics ▪ Ice Hockey ▪ Indoor Soccer ▪ Jazzercise ▪ Racquetball ▪ Roller Hockey ▪ Rock Climbing 	<ul style="list-style-type: none"> ▪ Sports Camps ▪ Tennis ▪ Track and Field ▪ Trampoline ▪ Volleyball ▪ Wallyball
Organized Youth Sports Leagues, Classes and Activities	<ul style="list-style-type: none"> ▪ Baseball ▪ Basketball ▪ Bowling ▪ Boxing ▪ Dancing ▪ Deck Hockey ▪ Flag Football ▪ Golf ▪ Gymnastics 	<ul style="list-style-type: none"> ▪ Ice Hockey ▪ Ice Skating ▪ Indoor Soccer ▪ Karate or Martial Arts ▪ Pee Wee Sports ▪ Racquetball ▪ Rock Climbing ▪ Roller Hockey 	<ul style="list-style-type: none"> ▪ Soccer ▪ Softball ▪ Sports Camps ▪ Tennis ▪ Track and Field ▪ Tumbling ▪ Volleyball

Has the RC Senior Advisory Committee been consulted on eliminating golf as a recreational resource?

Arguments to the Staff Report Dated April 13, 2016

- Public Facilities and Infrastructure



CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT DESCRIPTION OF HIGH SCHOOL ATTENDANCE BOUNDARIES

The proposed Empire Lakes Specific Plan does not promote walking or bicycling to School? The project location is a significant distance to schools. TOD?

PF-1.3, Locate new community facilities in neighborhoods and centers where they will serve populations with the greatest needs.

Arguments to the Staff Report Dated April 13, 2016

PF-2.1, Consult with local school districts to enhance the development of joint-use agreements, allowing for optimum use of school facilities, to provide broad community benefits such as public safety and education.

If developed as planned, more students will need to be taken to school by car and buses. This will add much more traffic and "greenhouse gases" to the area.

PF-2.2, Consider the needs of the school districts that serve Rancho Cucamonga in future planning and development activities.

The proposed development plan is not near Library resources.

PF-3.3, Continue to foster pride in the Library as a place for the entire community.

Walking/Bicycling distance to Library?

PF-3.6, Encourage non-exclusive, cross-generational cultural activities and resources that are accessible to people of all ages and backgrounds.

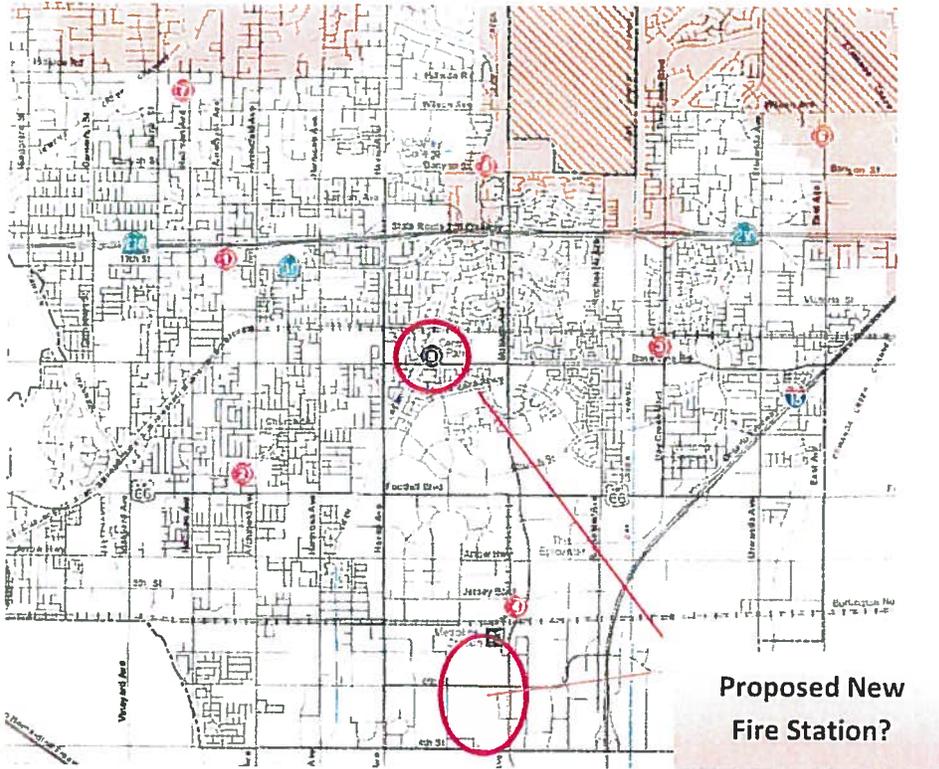
A public golf course is an activity for all ages and cultures. Red Hill Country Club is not for families with a lower income.

- Public Health & Safety

Additional future fire Station land is included in the development area (PS-5).

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.

Arguments to the Staff Report Dated April 13, 2016



FY 2015/16 Budget Highlights

- Continuation of capital projects with construction plans and ground breaking of the all-risk training center. (City Council Goal PS-1)
- Purchase land for Fire Station 178. (City Council Goal PS-5)
- Retrofit existing fire stations with drought tolerant landscaping.
- Outfit the Banyan and Day Creek Stations with cost-saving solar technology.
- Additional six paramedic stipends for existing positions
- Reinforcement of Fire Prevention Bureau to meet growing inspection and risk reduction needs.



Funding for a new fire station (#178) has not yet been considered by the City Council for this property. Cumulative costs for a new fire station (land, design, construction, equipment and staffing) would exceed City net revenue for the completed Empire Lakes Specific Plan in 2024.

Arguments to the Staff Report Dated April 13, 2016

PS-4.2, Maintain, and improve where feasible, **police response** times to all calls for service and require that a minimum four minute response time is maintained for emergency calls.

Police resources for Rancho Cucamonga are currently the biggest budget item identified in the 2015/2016 Adopted Budget at over \$32,000,000 dollars. Adding more police resources at the heart of this project will increase this budget item.

PS 13.3, Consider the use of **noise barriers or walls to reduce noise levels** generated by ground transportation noise sources and industrial sources.

Who wants to live adjacent to railroad tracks? There is already a significant amount of noise generated by vehicles and flights into Ontario International Airport. The proposed plan does not promote a "Healthy RC" environment adjacent to a very busy Burlington Northern Santa Fe rail route.

PS 13.4, **Require that acceptable noise levels are maintained** near residences, schools, health care facilities, religious institutions, and other noise sensitive uses in accordance with the Development Code and noise standards contained in the General Plan.

Will this requirement be amended in the 2010 General Plan as well? The proposed Empire Lakes Plan does not call for a required maximum sound level (in decibels) to be mitigated due to train activity. It only states a 6-foot wall and/or earth berm will be utilized. It is bad enough when people move into an apartment near the airport and then complain about the noise let alone trains as well. The airport has an extensive plan to mitigate airport noise complaints. Does Burlington-Northern Santa Fe?

PS 14.2, Require development that is, or will be, **affected by railroad noise** to include appropriate measures to minimize adverse noise effects on residents and businesses.

- Housing

Government Code §65583(c) (7) states that "The local government shall make a diligent effort **to achieve public participation of all economic segments** of the community in the development of the housing element, and the program shall describe this effort."

Arguments to the Staff Report Dated April 13, 2016

In the 2010 General Plan it states, "This Housing Element was updated in conjunction with a comprehensive update to the City of Rancho Cucamonga General Plan. An **extensive community outreach program** was implemented as part of the General Plan update.

- A public opinion survey,
- Visioneering,
- Forty-five (45) presentations of the "Road Show"
- The creation of a General Plan Update website,
- Periodic newsletters and press releases, and
- A recent telephone survey.

Prior to the public hearing copies of the draft Housing Element were made available to the **Chamber of Commerce**, at both City Libraries, and at the Planning Department public counter."

The Rancho Cucamonga Chamber of Commerce was not involved with the Empire Lakes Specific Plan. This was not placed on the Board of Directors agenda for discussion.

The Empire Lakes Specific Plan did not include many of these actions to get public input to City management. The City 2015/2016 Adopted Budget was positively biased before any formal public input was received by the Planning Commission.

With the future development of the Empire Lakes property, the City's southern boundary has the potential to increase its profile as the southern gateway to Rancho Cucamonga. At build-out, the Empire Lakes property could add a few thousand new residential units, as well as new retail, and office uses to the Fourth Street corridor. As a result, overall activity in the area will increase allowing for potential development of key parcels such as the northeast corner of Fourth Street and Haven Avenue. This key property could act as a more formal gateway to the City of Rancho Cucamonga. This may include restaurants, which are already performing well in the City, and/or a hotel if the hospitality market continues to improve and local control of the airport is resumed. A new restaurant or restaurants at that location would also serve to increase access to amenities for nearby hotels and office uses, thereby improving the competitive position of both the Fourth Street and Haven Avenue Corridors.

Rewritten: As a result, traffic will increase, noise will increase and the loss of a valuable view corridor and open space will occur. This key property could act as a key parcel that epitomizes the beauty of a recreational open space in Rancho Cucamonga.

Arguments to the Staff Report Dated April 13, 2016

It was apparent that the City 2015/2016 Adopted Budget was influenced by outside organizations. Those outside organization's political agendas seem to have prevailed over the People and the City Planning Department's agenda as well.

Continue to work with SANBAG on the San Bernardino County Reduction Plan on Greenhouse Gas emissions.

Empire Lakes - The applicant, Lewis Operating Corp., proposes to establish a mixed use development on the existing Empire Lakes Golf Course property. The proposed long-range project 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 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. The new community is expected to appeal to a user group that is currently not supported with existing development in the city.

Because the grant was received, did SCAG compel this TOD redevelopment project at Empire Lakes before public input?

SCAG Grant – Metrolink Study - Planning received a Compass Blueprint Grant through SCAG to look at the feasibility of a secondary Metrolink Station on Haven Avenue, and create transit-oriented development concepts surrounding the current Metrolink Station off Milliken Avenue. This project is expected to continue into 2016.

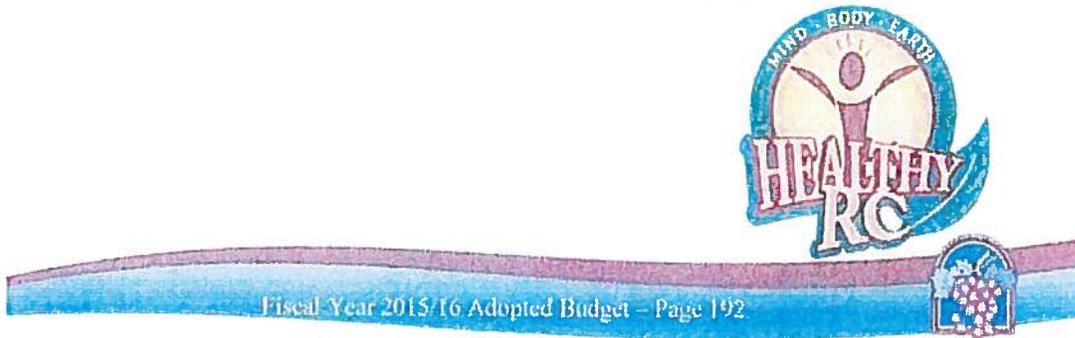
Staff is also working with SANBAG on the development of a transit-oriented, mixed residential and commercial project at the Metrolink Station. In addition to public parking for the Metrolink, the development would include multiple-family residential units as well as retail and service uses. It is anticipated that a private developer could be selected by the end of 2015 to enter into a long-term lease of the project site with the City and SANBAG.

- ML-4 By January 2016, utilizing the SCAG Sustainability Planning Grant award, commence the development of a citywide sustainability action plan. **City Manager's Office/Planning**
- ML-5 By July 2015, develop standards to address mixed use, high density, Transit Oriented Development and underperforming or underutilized areas and initiate a Development Code amendment to incorporate new development standards. **Planning**
- ML-6 By May 2016, review the City's zoning districts and evaluate/investigate creating overlay districts or specific plan areas that will create villages or development districts in order to revitalize underperforming or underutilized areas and create synergy amongst the varying land uses. **Planning**

Arguments to the Staff Report Dated April 13, 2016

FY 2015/16 Budget Highlights

- Continue efforts to proactively manage Cucamonga Canyon, in concert with the US Forest Service.
- Enhance the performance measurement dashboard to include information about programs and services provided by all city departments. *(City Council Goals EP-12 and EP-13)*
- Develop a Sustainability Action Plan. *(City Council Goal MI-4)*
- Complete and implement a strategic Communications Plan. *(City Council Goal EP-8)*



The City 2015/2016 Adopted Budget calls for “open space preservation”. This is being ignored by our City planners.

CITY OF RANCHO CUCAMONGA, CALIFORNIA Fiscal Year 2015/16 Adopted Budget Capital Improvement Program Summary by Category

The City's Capital Improvement Program (CIP) for Fiscal Year 2015/16 will provide needed infrastructure improvements city-wide. The CIP summarizes the projects planned for the upcoming fiscal year by the following categories:

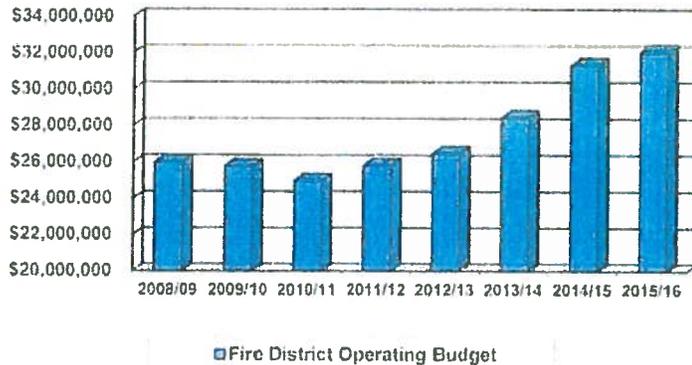
Beautification - Projects include parkway landscape, median islands, plant material replacement, community trail landscape, and open space preservation.

Fire District Budget. The recommended FY 2015/16 operating budget for the Fire District is \$32,048,450. This is a \$773,920 or 2.5% increase over FY 2014/15. The budget is balanced without the use of reserves. The budget also continues to redistribute operating expenses in various areas in order to improve accountability and transparency.

Adding another fire station anytime soon will be a mistake for City planners who care about a balanced budget. What City resources will be cut to pay for more firefighters?

Arguments to the Staff Report Dated April 13, 2016

Changes in Operating Budget – Fire District



In conclusion, it would be prudent for City management to reconsider their position that this Empire Lakes Specific Plan is badly needed. The people of RC who are aware of this major project do not understand why their City managers are being prompted by SCAG and SANBAG to cut back on greenhouse gases and water consumption for "Sustainability", when a project like this will exacerbate existing and future environmental conditions by adding more traffic and over a million gallons of more water consumed per day from the CVWD. The Empire Lakes Specific Plan is a drastic amendment proposed to our 2010 General Plan to accommodate this knee-jerk reaction, to a poorly managed golf course condition that demonstrates political appeasement and financial opportunity for Lewis Corporation.

With copious amounts of available apartments already existing in the City (and adjacent in Ontario), existing accessible routes to shopping, schools and Metro Link transportation and no immediate shortage of business space for future business needs, an urgency for the City Council to make the decision to re-zone and redevelop this from an open space recreational resource to mixed use is not necessary. City management would be wiser to allow more time (maybe a year or two) to elapse and keep this plan as a future option if a better alternative plan does not prevail. The Lewis Corp. subsidiary Donovan Golf could competently manage the golf course as demonstrated in Fontana at Sierra Lakes Golf Course. The development of Central Park should be a greater City priority.

Sincerely,

Danny Pierce
9656 Whirlaway Street
Alta Loma, CA. 91737

Smith, Michael

From: Danny Pierce <dmpierce@charter.net>
Sent: Friday, May 06, 2016 2:21 PM
To: Smith, Michael
Subject: FW: Information to Refute Lewis Claims

CITY OF RANCHO CUCAMONGA

MAY 06 2016

RECEIVED - PLANNING

Mr. Smith,
Please post as exhibit for City Council.

-Danny Pierce

From: Danny Pierce [mailto:dmpierce@charter.net]
Sent: Friday, May 06, 2016 2:17 PM
To: 'helpdesk@cityofrc.us'
Subject: Information to Refute Lewis Claims

Please pass this information on to the Mayor and City Council. This information refutes Lewis' development plan allegations that "golf is in decline", that is a fundamental premise for changing the property usage from open space as it is. The course has been in decline (but is still in good playing conditions) due to management not putting revenue back into course maintenance and costs associated with recycled water from CVWD.

Golf Industry Overview

2015 EDITION

SUMMARY

Golf continued its macro trend toward stabilization in 2014, in contrast with the sensational negative perceptions of the game and business portrayed by many in the mainstream media. Rather than balanced coverage of the big picture in participation and course supply, last year's headlines promoted a "falling off a cliff" view of golf

**"THE SKY IS NOT
FALLING ON GOLF..."**

Sociodemographic, financial and cultural headwinds certainly persist for recreational golf, and it remains highly competitive for golf-related businesses. Golf's pay-for-play greens fee revenues and spending on the sport will always be vulnerable to outside forces including weather and the economy, but the game remains incredibly popular and fortunate to have a deep well of interested prospects to activate. The sky is not falling on golf, despite the gloomy scenarios portrayed by multiple media outlets and some industry pundits during the past 12 months.

Positive economic indicators, stabilization in participation and rounds played, an increase in weather-adjusted utilization, and the return of private equity funding to the industry are just a few of the under-reported developments in golf that tell the current story of the industry.

Much was written about the course closures that continued in 2014, absent the acknowledgement that they remain part of a positive trend—the ongoing, natural correction in total course supply. Expect that trend to continue as we move toward a healthier balance between supply and demand. It's important to note that

closures continue to represent a very small percentage of the overall U.S. supply.

That supply correction notwithstanding, the industry saw the most active year in golf course acquisitions in recent memory. Four prominent 2014 portfolio deals involved some of the largest owned/operator groups in the country, and were backed by well-funded private equity firms. These deals not only demonstrate a bullish attitude toward golf by savvy investment groups, but are also likely to result in substantial investments in course infrastructure and amenities at facilities involved in the deals.

Despite poor weather that suppressed first-quarter play in 2014, rounds played finished the year only 1.7% behind 2013, according to the rounds played coalition (comprised of NGF, Golf DataTech, PGA of America and the NGCOA). On a positive note, average rounds per day open were up in 2014 despite a decrease in overall playable days, according to PGA PerformanceTrak. The increase in rounds played per day open is an encouraging indicator of demand and utilization.

The golfer number (participation) appears to be continuing a stabilization trend. 2014 was the fourth consecutive year at approximately 25 million golfers that played at least one round of golf in the past 12 months. The number of core golfers (eight or more rounds per year) also appears to have held steady with 2013 figures.

The golf industry has many unique segments, so one's perspective on the year clearly would depend on the type of business they are in. Yet all things considered, 2014 may well be remembered as the year golf found its post-recession footing and turned a corner toward a future at least a little brighter than its recent past.

Published by National Golf Foundation
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GOLF INDUSTRY OVERVIEW • 2015 EDITION • TOLL FREE (888) ASK-4NGF • WWW.NGF.ORG

Thank-you,

Danny Pierce
9656 Whirlaway Street
Alta Loma, CA 91737
909-476-7174

Smith, Michael

From: Stuart J. Schwartz <stuart77@charter.net>
Sent: Friday, May 06, 2016 9:21 AM
To: Smith, Michael
Subject: Empire Lakes

CITY OF RANCHO CUCAMONGA

MAY 06 2016

RECEIVED - PLANNING

Mike,

Please include this email in the public comments for the Empire Lakes Proposed Project:

You just sent the following message to Francie Palmer:

 Stuart Jay, Vintage Park

Francie,

Would you please post notices on the City's Facebook page and on the Nextdoor sites for Rancho Cucamonga announcing that the Planning Commission's public hearing on Empire Lakes which was held last Wednesday, April 13, 2016, has been continued to the Planning Commission's next public hearing date on April 27, 2016 so that the public will have a continued opportunity to express their concerns about the proposed rezoning of the golf course from open space to mixed use to permit Lewis Homes to develop a high density residential project.

Could you also use "sticky" notes or do daily repostings of such notices so that that such postings don't disappear within a few hours of posting?

Also could you have the reference on the home page of the City's website announcing the Planning Commission's next public meeting on April 27 indicating that the subject of that public hearing will be the Empire Lakes proposed rezoning as otherwise no easy way for the public to determine the purpose of such meeting without going to the agenda page and opening and reading the agenda.

Thank you and I'm sure the public would appreciate and be better informed by such basic notice enhancements.

[View or reply](#)

This message is intended for stuart77@charter.net
[Unsubscribe or adjust your email settings](#)

Nextdoor, 760 Market Street, Suite 300, San Francisco, CA 94102

Smith, Michael

From: Villenas, Fabian on behalf of City Council
Sent: Tuesday, May 10, 2016 5:10 PM
To: Smith, Michael
Subject: FW: Email for Ms. Diane Williams
Attachments: RPTalking Points for May 4 City Council Public Hearing.docx

Hi Mike, here's another one. you'll respond back and add to file??

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

From: Stuart J. Schwartz [mailto:stuart77@charter.net]
Sent: Thursday, May 05, 2016 8:03 PM
To: City Council <Council@cityofrc.us>
Subject: Email for Ms. Diane Williams

Mayor Michael,

I spoke at last night's Council meeting during the public comment period during which I made some procedural requests regarding the handling of the Empire Lakes matter. Since I had prepared and rehearsed a five minute presentation and was permitted only three minutes, I was forced to shorten by presentation on the fly so to speak.

Attached hopefully for your fuller consideration is the text of my intended presentation and at the very least inclusion in the submissions for the Empire Lakes matter.

Alas, as I am typing this, I am getting an email from Mike Smith informing me that the Empire Lakes matter is to be heard on May 18, which I guess comes as no surprise (and makes my requests/comments moot) as the matter continues to be on its fast tracked and orchestrated approval road. It's a shame that public participation and government transparency has come to this and our City is about get a mega residential project that is neither wanted or needed to satisfy the financial ambitions of the Lewis Group. Sorry for the venting, but I'm just so saddened over the course of events and also so frustrated and worn down over the lack of the slightest response from any of my elected and appointed City officials; just silence and forwarding to Mike Smith for inclusion in the appendix of apparently completely unread public comments.

I just feel like such a fool and a rather humiliated one at that addressing the City Council on providing additional time and notice on the public hearing while you all already knew that the matter was already on the agenda for the next meeting.

Stuart J. Schwartz.

CITY OF RANCHO CUCAMONGA

MAY 05 2016

RECEIVED - PLANNING

MAY 05 2016

Talking Points for May 4 City Council Public Hearing

Stuart J. Schwartz 26 year resident

RECEIVED - PLANNING

I have five simple procedural requests for your consideration regarding the upcoming public hearings on the repurposing of the Empire Lakes Golf Course.

First, that the public be given more than the usual advance notice for the public hearings, say 21 to 28 days between notice of the hearing and the actual date of the hearing. This would permit greater public participation regarding a huge prototype project affecting the entire City. Word of the public hearings spreads informally among the residents, which takes time.

Second, that the public hearing comprise at least two council meetings to enable the public to meaningfully respond to the presentations of the city officials and the applicant. At the just completed Planning Commission hearing, the public was expected to immediately present their comments after sitting through two and one half hours of applicant and staff presentations containing complex and often new information without any opportunity to fully consider what they had just heard. For example, Mike Smith's astonishing admission that the proposed project really isn't a TOD and the CVWD's statement that water conservation is not necessary for the City. I ask that you give the public some time to digest presentations before having to address them. Remember, City representatives have repeatedly assured the public that they would have plenty of opportunities to express their concerns regarding the proposed project; this hasn't happened so far.

Third, that that you instruct the appropriate City employees to take additional actions to provide the public with notice of the public hearings. Yes, the City has given the legally required notice, but, as I'm sure you are well aware, these legally mandated notices are rather archaic and ineffective to provide citywide public notice for a proposed project having serious consequences for the entire city and not just the property owners within 600 to 1,000 feet. I don't believe that signage posted around the perimeter of the golf course coupled with a legal notice in a local newspaper only subscribed to by only a small percentage of the City's residents is adequate. I and other residents have repeatedly advised City officials that the vast majority of City residents are not aware of the proposed project or the related public hearings. We have asked them to consider citywide emails, mailings, mobile

LED displays, library displays, active social media postings, mention in the Grapevine or even in Francie Palmer's newsletter. In response, we have been met with silence or told that such actions are too expensive, ineffective, impossible to do or more candidly not going to be done because they are not legally required. Given the City's emphasis on public participation and transparency and given that these requested notice methods are actually the same proposed by the City to inform residents about its new sustainability programs, this is dismaying.

Fourth, that the comment time per public speaker not be reduced from 5 minutes to three minutes or the even more miniscule two minutes (as I believe was done at the Planning Commission April 13 public hearing). Five minutes is a rather limited amount of time to make a meaningful presentation on a highly substantial and complex matter. The public's already limited opportunity to speak should not be reduced merely because large numbers of the public desire to speak on an issue of importance; indeed, such large numbers are suggestive that perhaps the issue is of sufficient importance to permit longer public presentations. Perception and fairness are issues here, as the shortening of presentation times for the public have been coupled with the Planning Department and the Applicant being provided with unlimited time for their presentations, the ability to respond to and interact with the officials at the public hearings and the ability to make unlimited rebuttals to the public comments. Plus I mention one very practical matter. Given the public speakers are limited usually to 5 minutes, we are forced to rehearse our comments prior to the meeting to insure that they fit the time limits, but if the time limited is arbitrarily reduced to three minutes at the meeting, then our presentations become ad hoc and frequently sound awkward and incomplete as must edit prepared presentation on the fly.

Finally, regarding a concern of some sensitivity, yet one that must be raised: that is the temptation for city employees to cross ethical lines and possibly even commit breaches of the public trust when involved in a project creating a great deal of wealth for private individuals. We have seen this happen in other IE cities undertaking large scale development projects. I request that you take all steps to insure that this does not happen here and that you advise the public of the steps you take.

Thank you.

Smith, Michael

From: Jeff Anderson <jeffrey panderson@aol.com>
Sent: Wednesday, May 04, 2016 12:13 AM
To: City Council
Cc: Smith, Michael
Subject: Empire Lakes

CITY OF RANCHO CUCAMONGA

MAY 04 2016

RECEIVED - PLANNING

Dear City Council Members,

I've been a resident of Rancho Cucamonga since before we became a city. Before Proposition 13. During the days when La Mancha golf course was still around. I first played golf when I was 12 years old. At La Mancha. I still remember my first round. Since Empire Lakes Golf Course opened 20 years ago (1996), I've seen golf flourish in our city. Empire Lakes has hosted U.S. Open Qualifiers and PGA Tour sanctioned tournaments (including televised events that brought tremendous prestige to Rancho Cucamonga). More importantly, Empire Lakes Golf Course has been a place where families have made memories while enjoying one of the most beautiful properties in the city.

As you know, the current owners of Empire Lakes Golf Course have agreed to sell the property to The Lewis Group. The Lewis Group wants to close the golf course and is proposing to build 3,450 high density units, mostly apartments, on the site. The current owners claim to be struggling financially, but it's a private business so few are aware of the real metrics and/or strategic opportunities available to them. Mr. Lewis and others are quick to point out that the golf industry is in national decline. It's true that the business of golf, like many other enterprises, has struggled in the aftermath of the recent recession. Even so, it's a huge leap to conclude it's in the best interest of Rancho Cucamonga to bury the golf course in favor of The Lewis Group's proposal.

In fact, reports discussed at a recent public hearing suggest that more than 50,000 tee times were booked at Empire Lakes in 2015. Again, as a privately held business, it's difficult to know what the real numbers are and I understand the golf course appears to have been poorly managed in recent years. But, 50,000 tee times is probably conservative. That translates to 100+ tee times per day and at least 100,000 golfers per year. Where are those golfers going to play without a public course in our city? We have 4 high schools and a community college in our city with golf teams in need of a local venue at which to practice and compete. Red Hill Country Club is private and very few can afford a membership there.

Regardless, this is not just a private property matter as some city leaders have attempted to argue. This is a public policy issue because it requires both the elimination of our city's only public golf course and the destruction of 160 acres of open space enjoyed by millions of people during its 20 year history as a golf course. As a person who is passionate about the game of golf and the character it instills in young people, I urge you to vote no on the Empire Lakes proposal and seek every opportunity to save our city's only public golf course.

The Rancho Cucamonga Planning Commission voted 4-1 On April 27, 2016 to approve the Empire Lakes project as proposed by The Lewis Group and send the matter to the City Council for additional public hearings and a final vote. I've attended several public hearings on this matter, including the planning commission meetings on April 13th, which lasted 5 hours. I was also in attendance at the April 27th meeting when the commission voted to approve the proposal.

The Lewis Group (“the applicant”) does not own the property. In fact, all evidence suggests The Lewis Group doesn’t intend to close escrow on their purchase of the property until they secure approval from the City Council on their proposal. Given the fact that the current owners have publicly stated they will close the golf course at the end of this month, it seems The Lewis Group believes they’re assured of swift approval by the City Council. I sincerely hope that’s not the case. I hope you will keep your minds open during this ongoing process, ask questions, and listen carefully to the answers. This is a decision that will be long remembered by the voters of Rancho Cucamonga.

Empire Lakes Golf Course is a jewel in the crown of our community, designed by the great Arnold Palmer. This decision will say a great deal about who we are as a city, and what we intend to become. Culture matters, and public access to golf is part of the culture in Rancho Cucamonga. You’re free to disagree with me on that point. But, at the very least, please send the proposal back to the planning commission to explore other options and mitigation for the many serious issues that have been raised by the Final Environmental Impact Report (FEIR).

According to the FEIR and Senior Planner Michael Smith, replacing Empire Lakes Golf Course with 3,450 high density units will more than TRIPLE the amount of water used at the site. Despite CCWD’s public comments that indicate we can accommodate the water, how much more will existing residents and homeowners be forced to conserve because of this significant increase in our city’s water use?

Traffic congestion is already a problem at the major intersections around the Empire Lakes property (Milliken/4th, Haven/4th, Haven/Arrow, Rochester/Foothill to name a few). Adding several thousand high density residences in the middle of this high traffic zone will add significantly to congestion, especially considering the already approved high density housing projects under development on the south side of 4th Street in Ontario. I’ve seen nothing in the proposal to mitigate this problem.

Michael Smith indicated at the April 27th planning commission meeting that Rancho Cucamonga already has more than 17,000 apartments in the city. Do we need more? 3,450 more? I doubt it. The Lewis Group is not proposing “affordable housing” for the site. Rather, Mr. Lewis said several times throughout the public hearing process that he will develop the site “according to what the market will bear”.

Michael Smith also estimated net positive revenue to Rancho Cucamonga from this project of less than \$475,000 annually. That, of course, assumes the project is fully completed and even then it assumes significant tax revenue from retail sales originated by new businesses locating at the site. First, considering the economic realities of brick and mortar retail in the marketplace today, who are we kidding? Second, even if Mr. Smith’s projection comes true, \$475,000 doesn’t even cover the cost of staffing our City Manager’s office. Do you really see that small benefit as outweighing the value of Empire Lakes Golf Course to our community? I don’t and most RC residents agree with me.

I’ve heard some city leaders rationalize their support of this proposal because of its importance as a “Transit Oriented Development”. That appears to be nonsense, especially considering that The Lewis Group’s proposal doesn’t even seek to develop the property immediately adjacent to the Metrolink station until phase 3 of 3. Seriously? That’s probably 10 years out and by then, who knows “what the market will bear”.

The Lewis Group has been an excellent corporate citizen throughout my 40 years as a resident of Rancho Cucamonga. They build beautiful things and I have great respect for the Lewis family. But, this is not a proposal I can support nor should you. I ask you to send the proposal back to the planning commission, and encourage the current property owner to come forward to participate in the process by sharing vital information they’ve been unwilling to share to date. Have they even tried to sell the property as a golf course? If not, why not? Please listen to your constituents, vote no and help us save Empire Lakes Golf Course!

Thank you for your consideration.

Jeff Anderson
909-322-0439

Smith, Michael

From: Danny Pierce <dmpierce@charter.net>
ent: Thursday, April 28, 2016 3:27 PM
To: Smith, Michael
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Continued Planning Commission Meeting on 04/27/2016
Attachments: NGF Publications.JPG

Mr. Smith,

I have not seen any data at the last two meetings using any of these current publications other than that emphasized by the applicant to support the reasoning for completely eliminating golfing resources in Rancho Cucamonga for all RC residents. Please consider purchasing this information and disseminating it to the RC Council members.

CITY OF RANCHO CUCAMONGA

APR 28 2016

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LATEST RELEASES

INDUSTRY INTELLIGENCE FOR BETTER BUSINESS DECISIONS



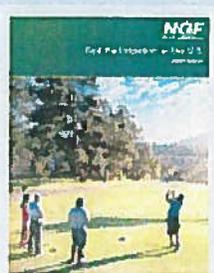
GOLF AND THE MILLENNIAL GENERATION

Examination of 18- to 34-year-old golfers and non-golfers, details the attitudes, behaviors and perceptions ...



SUMMARY OF GOLF PARTICIPATION IN THE U.S. - 2016

One-page summary of golfers in 2015 including age groups, Committed, Female, Junior and Minority ...



GOLF PARTICIPATION IN THE U.S. - 2016 EDITION

A detailed profile of U.S. golfers in several segments including interested non-golfers...



GOLF FACILITIES IN THE U.S. - 2016

NGF's annual tally of U.S. golf course development and total golf supply. Includes openings, closures and construction data...



GOLF INDUSTRY OVERVIEW

Summarizes recent trends in golf participation, rounds played, golf course development and equipment sales...



CORE GOLFERS & TECHNOLOGY

A snapshot of golfers and technology from NGF's new 2011 Study...

<http://www.ngf.org/>

Smith, Michael

From: Danny Pierce <dmpierce@charter.net>
Sent: Thursday, April 28, 2016 12:37 PM
To: Smith, Michael
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Continued Planning Commission Meeting on 04/27/2016
CITY OF RANCHO CUCAMONGA

APR 28 2016

Mr. Smith,

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After attending last night's Planning Commission meeting I would like to make comments for the record that may be important considerations for our RC City Council.

- 1,031 people signed a petition opposing rezoning the land use to keep the golf course, those persons voices were not mentioned as a consideration by four of the five commissioners. Planning Commissioner Fletcher was the only person to recognize the public opposition to changing the 2010 General Plan.
- Although mismanaged, the open space used for the Empire Lakes golf course is the most utilized open space in the city (in excess of 100,000 people per year) although used specifically by golfers and others enjoying the beauty of the golf course who live adjacent to it.
- No mitigation efforts were identified for the loss of the open space golfing recreational area identified as an arguably insignificant impact in the FEIR and by Commissioner Macias.
- No alternative proposal(s) for a combination golf/pedestrian/bicycle traffic plan submitted or considered for use of the golf course open space. This point was made by Commissioner Fletcher.
- None of the Planning Commissioners play golf. How can those four voting to accept the Empire Lakes Plan begin to understand the significance of this loss to RC city residents utilizing the resources that by they do not enjoy? This is an example of a discriminatory biased opinion by four Commissioners on the land use.
- FACT: More documented people oppose this project than those supporting it. Commissioner Macias's comment that use of this open space by golfers is an insignificant consideration for an open space is not justified.
- Building a future fire station, purchasing additional fire apparatus and staffing it on the property provided by the applicant (Lewis Corporation, PDF 12-4), would cost the city more money than the additional revenue generated by the fully developed project.
- There is no RCFD response study that shows existing RCFD/OFD emergency resources are inadequate to provide emergency services to the completed 2024 planned area.

- AMR ambulance response is not identified as an emergency response consideration factor for the planned development.
- Lewis Corporation's subsidiary company Donovan Golf benefits the closure of Empire Lakes as they manage the two nearest golf courses at Sierra Lakes in Fontana and Whispering Lakes in Ontario. Donovan Golf has the capital and resources to manage Empire Lakes and maintain it for public use as it was intended in the 2010 General Plan.
- Building high density housing adjacent to railroad tracks presents additional risk for occupants to hazardous materials transported by rail involved in accidents.
- The Empire Lakes Plan adds additional risk to future residents who will live adjacent to businesses using hazardous materials for manufacturing.
- The Empire Lakes Plan admittedly exacerbates the additional traffic growth recognized in the vicinity of the existing golf course.
- There is no empirical proof that so called "Millennials" (supposedly appeased by this project) prefer to live in the TOD type of community as planned.
- Commissioner Fletcher was correct that the Lewis "market driven" development project reasoning was neither successfully proven nor justified changing the land use of this open space.
- Commissioner Oaxaca was correct that the TOD theme of this project was speculative at best at increasing the use of the Metrolink facilities.
- No elevators identified in the plan for handicapped or elderly occupants.
- As identified by Commissioner Fletcher, planned city net revenue is speculative at best for the commercial retail mixed use overlay space identified.
- A six-foot sound wall does not eliminate the noise and vibration generated by railroad traffic for homes adjacent to the railroad tracks. Who wants to live adjacent to railroad tracks?
- Additional noise (sirens) generated from fire equipment responding to emergencies from a future fire station is a consideration.
- Whereas there are two existing golf courses needed by the RC demographics identified in the 2010 General plan, the proposed Empire Lakes plan eliminates any public use golf course as the Red Hill golf course is private used predominately by members only. How did we go from two to zero? Where is the data to justify this change to the 2010 General Plan.
- The FEIR reasons that there are other public golf courses available in the general area within 15 miles. This does not justify eliminating a community specific recreational resource. The demand for the recreational open space for golf has not changed enough to warrant the elimination of all public golfing resources in the city. Why concern ourselves with planned commercial development in the proposed mixed use overlay if other unoccupied structures are available in the city and in adjacent cities?
- How is the city planning staff compelled/influenced by a subjective FEIR to recommend adoption of the Empire Lakes Plan before extensive public input is solicited/received?

- Why is public communications at city planning/council meetings limited from 3-5 minutes when the applicant and consultants for the applicant can use as much time as they want to support their arguments?

RSVP,

Danny Pierce
9656 Whirlaway Street
Alta Loma, CA 91737
909-476-7174

From: Smith, Michael [mailto:Michael.Smith@cityofrc.us]
Sent: Monday, April 25, 2016 1:47 PM
To: Danny M Pierce
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Continued Planning Commission Meeting on 04/27/2016

Hello, Mr. Pierce

The email/attachments that you sent on April 13th were placed on the dais that evening for the Planning Commissioners for their review. The email/attachments that you sent on April 14th will be forwarded to the Planning Commission, and attached (with other correspondence received) as an exhibit to the Staff Report prepared for the City Council public hearing. As the minutes serve as a brief summary of the meeting, not all issues or points will be specifically identified. The petition was mentioned in the written Staff Report for the 04/13 Planning Commission public hearing and during Staff's oral presentation that evening.

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: Danny M Pierce [mailto:dmpierce@charter.net]
Sent: Thursday, April 21, 2016 9:28 PM
To: Smith, Michael
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Continued Planning Commission Meeting on 04/27/2016

Mike, I did not see the emails I sent to you on 4/13 and 4/14 as exhibits in the information packet. I assume you received other communications from the public as well regarding the last meeting on the 13th. Did the Planning Commission read them? There was no mention of the 1,000+ signed petition supporting keeping the golf course mentioned at the last meeting in the minutes either.

Please advise,
Dan Pierce

From: Smith, Michael [<mailto:Michael.Smith@cityofrc.us>]

Sent: Thursday, April 21, 2016 7:15 PM

To: Undisclosed recipients:

Subject: Empire Lakes Specific Plan DRC2015-00040 - Continued Planning Commission Meeting on 04/27/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The Planning Commission held and concluded a public hearing for this project on Wednesday, April 13, 2016. **This is a reminder that the Planning Commission continued its deliberations to the meeting on Wednesday, April 27, 2016.** The meeting will start at 7:00pm and will be held at:

City of Rancho Cucamonga
City Council Chambers
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

The Agenda Packet/Staff Report for this meeting can be found at the following link:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=26683>

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: Smith, Michael

Sent: Monday, March 21, 2016 8:29 AM

Subject: Empire Lakes Specific Plan DRC2015-00040 - Planning Commission Public Hearing on 04/13/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The City will be conducting a Planning Commission public hearing for the above-noted project on **Wednesday, April 13, 2016 starting at 7:00pm.** The public hearing will be held at:

City of Rancho Cucamonga
City Council Chambers
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

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: Smith, Michael
Sent: Tuesday, January 26, 2016 6:36 PM
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/28/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it. This email is a reminder for the fourth of four Community Meetings that will be conducted by the applicant on **Thursday, January 28, 2016 between 6:00pm and 8:00pm**. The meeting will be held at:

The Four Points by Sheraton
11960 Foothill Boulevard
Rancho Cucamonga, CA 91739

The invitation for Community Meeting #4 can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25957>

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: Smith, Michael
Sent: Thursday, January 21, 2016 9:31 AM
Subject: FW: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/21/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it. This email is a reminder for the third of four Community Meetings that will be conducted by the applicant tonight, **Thursday, January 21, 2016 between 6:00pm and 8:00pm**. The meeting will be held at:

The Four Points by Sheraton
11960 Foothill Boulevard
Rancho Cucamonga, CA 91739

NOTE: The 4th Community Meeting will be hosted by the applicant on January 28, 2016 at the same time and location. I will forward to you the invitation for that Community Meeting when the City receives it from the applicant.

The invitation for Community Meeting #3 can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25879>

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: Smith, Michael

Sent: Thursday, January 07, 2016 7:09 PM

Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/14/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it. This email is a reminder for the second of four Community Meetings that will be conducted by the applicant on **Thursday, January 14, 2016 between 6:00pm and 8:00pm**. The meeting will be held at:

The Four Points by Sheraton
11960 Foothill Boulevard
Rancho Cucamonga, CA 91739

NOTE: Additional Community Meetings will be hosted by the applicant on January 21 and 28, 2016 at the same time and location. I will forward to you the invitations for the 3rd and 4th Community Meetings when the City receives them from the applicant.

The invitation for Community Meeting #2 can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25695>

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: Smith, Michael
Sent: Tuesday, December 22, 2015 4:07 PM
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/14/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The applicant for the above-noted project will be conducting the second of four Community Meetings on **Thursday, January 14, 2016 between 6:00pm and 8:00pm**. The meeting will be held at:

 The Four Points by Sheraton
11960 Foothill Boulevard
Rancho Cucamonga, CA 91739

NOTE: Additional Community Meetings will be hosted by the applicant on January 21 and 28, 2016 at the same time and location. On Thursday, January 7, 2016, you will receive a reminder for the 2nd Community Meeting. Also, I will forward to you the invitations for the 3rd and 4th Community Meetings when the City receives them from the applicant.

The invitation for Community Meeting #2 can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25695>

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: Smith, Michael

Sent: Wednesday, December 09, 2015 6:48 PM

Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 12/10/2015

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The applicant for the above-noted project informed the City late today that there was a scheduling error and, as a result, **the location has changed for the Community Meeting** that they will be conducting tomorrow, December 10, 2015 between 6:00pm and 8:00pm.

The original meeting location was:

Hilton Garden Inn
Conference Room
11481 Mission Vista Drive
Rancho Cucamonga, CA 91730

The new meeting location is:

Courtyard Marriott
Conference Room
11525 Mission Vista Drive
Rancho Cucamonga, CA 91730

The updated Community Meeting invitation can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25594>

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: Smith, Michael

Sent: Monday, November 23, 2015 6:41 PM

Subject: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 12/10/2015

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The applicant for the above-noted project will be conducting a Community Meeting on **Thursday, December 10, 2015** between 6:00pm and 8:00pm. The meeting will be held at:

Hilton Garden Inn
Conference Room
11481 Mission Vista Drive
Rancho Cucamonga, CA 91730

The Community Meeting invitation can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25470>

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

DT: April 28, 2016

TO: Mayor - L. Dennis Michael,
Mayor Pro Tem - Sam Spagnolo
Council Members:
William J. Alexander
Lynne Kennedy
Diane Williams
City of Rancho Cucamonga

CITY OF RANCHO CUCAMONGA

APR 28 2016

RECEIVED - PLANNING

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

RE: Empire Lakes Project

Dear Mr. Mayor and City Council Members:

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 into 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” our 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 strategic 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.

Every Great City has a Great "Public" Golf Course! 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!

Rancho Cucamonga, California is a Great City and Empire Lakes Golf Course is Our Great Public Golf Course!

I urge all of you, as the intelligent and levelheaded leaders of our great city, to reconsider the recreational values, health benefits and social importance Empire Lakes Golf Course provides our City's citizens, schools, businesses and local government sponsored recreational programs. I am worried that the Lewis Housing Project planned for this vital recreational area 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!

I appeal to your collective good judgement and ask each of you to please reexamine the strategic importance and long-term advantages of saving Empire Lakes as our Great Public Golf Course!

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: Walker, Gregory <Gregory.Walker@cjuhsd.net>
Sent: Thursday, April 28, 2016 7:08 AM
To: Smith, Michael
Subject: Empire Lakes

CITY OF RANCHO CUCAMONGA

APR 28 2016

RECEIVED - PLANNING

Mr. Smith,

I sent you an email letter back in June of 2015 expressing my concern over the Empire Lakes project. I am the golf coach at Los Osos High School. My fear of the closure of the course, came from the fear of the end of our golf program here at the high school. Empire Lakes has been our home course for the past 14 seasons. Los Osos has many talented golfers who will definitely be in line for Division 1 college scholarships, and I did not want to see them lose the opportunity to continue to pursue their hopes and dreams. As I have said before, a golfer is not a golfer without a golf course.

Back in August Mr. Bryan Goodman, and Mr. Mauricio Letona of the Lewis Group met with me to assure me that they would allow us use of the course they own in Fontana, Sierra Lakes. So our new home course will be Sierra Lakes, allowing us to continue our pursuit of league championships, college scholarships, fun and friendship that the golf program provides for the students who compete for the team here at Los Osos.

While a golf coach should never want to see a golf course close, I understand that the course has had economic troubles, and this is the way private enterprise works. I am just grateful to the Lewis group for their commitment to our program, and their willingness to provide our golfers the ability to participate in a positive program.

If you have further questions, please contact me.

Greg Walker
Los Osos High School Varsity Golf Coach
909-373-7640

Smith, Michael

From: BARRY SOLTANI <barry@westernpacificlp.com>
Sent: Wednesday, April 27, 2016 4:04 PM
To: Smith, Michael
Cc: Bill Kennedy
Subject: Empire Lakes Planning Commission Meeting April 27th, Lewis Project

April 27, 2016

VIA EMAIL

Mr. Michael Smith, Senior Planner
City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

CITY OF RANCHO CUCAMONGA

APR 27 2016

RECEIVED - PLANNING

Dear Mr. Smith,

My company Western Pacific, LP is a vendor to Lewis Apartment Communities, and we have had the pleasure of serving Lewis on the apartment Turnover side, for many years.

I can tell you first hand about our positive experience with Lewis as a customer, and we see their diligent degree of Care, in providing a wonderful experience for their residents, their employees and their vendors.

Working with Lewis has helped our company become a better organization, through learning that occurs from long-term contact and relationship. We have had to raise our standards to meet theirs and this has been a wonderful learning experience for our entire organization.

As a result, our company has been able to offer better service not only to Lewis, but also to Equity Apartments, UDR, Irvine Company, Western National Group, Essex, and many other top-tiers of the multi-unit residential communities.

We believe the Empire Lakes project of Lewis Management Corp. will add significantly to the overall economic luster that surrounds the area around the project. It will have a very positive impact on the regional economy because it will provide long-term quality jobs not only directly — but also through their vendors (with WP being only one of them) and the entire economic eco-system surrounding this Project. We are proud of our relationship with Lewis in creating additional employment to the area.

Please do not hesitate to contact me with any questions.

Very truly yours,

Barry Soltani, Ph.D.
Chief Executive Officer

Western Pacific, LP
Anaheim Tel: 714-731-5550
Ontario Tel: 909-923-6024
San Jose Tel: 408-659-7789
Cell: 818-915-2127
Email: barry@westernpacificlp.com

CC: Mr. Bill Kennedy, VP Regional Project Manager, Lewis Management Corp.

BLUM | COLLINS LLP

Aon Center
707 Wilshire Boulevard
Suite 4880
Los Angeles, California
90017

213.572.0400 phone
213.572.0401 fax

April 27, 2016

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

CITY OF RANCHO CUCAMONGA

APR 27 2016

RECEIVED - PLANNING

Via Email & U.S. Mail

Re: *Comments on Empire Lakes Project, including Empire Lakes/Rancho Cucamonga Industrial Area Specific Plan Sub-Area 18 Specific Plan Amendment DEIR and FEIR*

Dear Mr. Smith, and the Planning Department:

We represent Social Environmental Justice Alliance, a not-for-profit corporation whose members are interested in responsible development in the Inland Empire.

We wanted on behalf of our client to join in the comments others have made regarding the Empire Lakes project, including comments to the DEIR and the FEIR.

We look forward to your response. You can contact us at collins@blumcollins.com and bentley@blumcollins.com. Thank you.

Sincerely,

Craig M. Collins

Smith, Michael

From: Derrill Neilson <ust3898@icloud.com>
Sent: Wednesday, April 27, 2016 3:21 PM
o: Smith, Michael
Subject: Concerned neighbor

To whom it may concern:

Would like to be kept in the loop of information on the plans for the golf course and surrounding neighborhood!
Please advise on available web sites for updates on planning meetings and designs for up coming work to be done.

Thank you Derrill Neilson
9400 Fair view way. derrillneilson@gmail.com Apt. 2102. 91730

Sent from my iPad

CITY OF RANCHO CUCAMONGA
APR 27 2016
RECEIVED - PLANNING

Smith, Michael

From: Philip Buchiarelli <pbuch@att.net>
Sent: Tuesday, April 26, 2016 3:01 PM
To: Smith, Michael
Cc: pbuch@att.net
Subject: Fw: Empire Lakes Specific Plan DRC2015-00040 - Continued Planning Commission Meeting on 04/27/2016

CITY OF RANCHO CUCAMONGA

APR 26 2016

I am in favor of the proposed project.

RECEIVED - PLANNING

I live in the Victoria Windrows Community, near Day Creek and Baseline and I work at the corner of Haven Avenue and Acacia Street, just west of the proposed project. My commute to work typically takes me south on Milliken Avenue, then west on 6th Street and north on Cleveland as I make my way to work at the corner of Acacia Street and Haven Avenue. Typically, my commute brings me through this area between 7:30 and 7:45 in the morning.

For a period of 2 or 3 years as I drove west on 6th street, I would often see a young woman walking west on 6th Street, or south on Cleveland. Sometimes she would be holding a young boy by the hand (her son, I presumed) and sometimes I would see her cut across (jaywalk) to the south side of 6th Street about mid-way between Milliken and Cleveland. Over time it became apparent to me that she probably lived in the Amli Apartments at the northwest corner of Milliken and 6th and probably worked in the commercial buildings southwest of 6th Street and Cleveland.

It is unusual to see many people walk in Rancho Cucamonga and 6th Street in particular is not really pedestrian friendly. There are no crosswalks across 6th Street in this area except at Milliken (a crosswalk is not marked at Cleveland) and the sidewalks on 6th street are narrow and just barely wide enough from two people to walk side by side. There is no sidewalk on Cleveland south of 6th Street. The streetscape, while not unpleasant from a passing vehicle is not really friendly to pedestrians.

After seeing this woman a few times I began to wonder about her story. Because so few of us walk to work, she sort-of stood out to me as different. Did she have a car? Where did she take her son during the day? Was there a day care center near her work? Where would he go to school. Did she walk him to school? Where did she shop? Other than Gandolfo's and the few shops at 7th and Milliken near the Metrolink, there aren't really many retail shops in the area. Where is the nearest grocery store? Are there parks nearby where she can take her son?

Rancho Cucamonga, like most of the Inland Empire is suburban. Most of us live in single family homes and have cars to get us where we need to go. But not all Rancho Cucamonga residents are like us, and to be a diverse community, we need housing and amenities that serve the needs of all types of people. We need housing for people who don't want or can't afford a single family house and don't want to commute. Some people would like to walk to work and be able to walk to the store. And those people need nearby shops and recreation. I think this is the reason the city recognized the need for more high density mixed use development and has put forward plans for such improvements.

I can't speak for the young woman I saw. I don't really know her situation other than what I observed. And I live in suburbia in a different situation than she. But I think she would like to walk on pedestrian friendly

streets and would like to have places to shop within walking distance. I also think she would like to be able to walk with her son to the library or parks or take a trip on Metrolink. And I think there are others in our community who would like these things too.

That is why I support this Empire Lakes project.

I ask the planning commission to consider my comments in their deliberations of the project.

Thank you

Home
Philip A. Buchiarelli
6679 Sevilla Place
Rancho Cucamonga CA 91739
909 331 1741

Work
Leighton Group
10532 Acacia Street #B6
Rancho Cucamonga CA 91730
909 527 8778

On Tuesday, April 26, 2016 2:41 PM, Philip Buchiarelli <pbuchiarelli@leightongroup.com> wrote:

From: Smith, Michael [mailto:Michael.Smith@cityofrc.us]
Sent: Thursday, April 21, 2016 7:15 PM
Subject: Empire Lakes Specific Plan DRC2015-00040 - Continued Planning Commission Meeting on 04/27/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The Planning Commission held and concluded a public hearing for this project on Wednesday, April 13, 2016. **This is a reminder that the Planning Commission continued its deliberations to the meeting on Wednesday, April 27, 2016.** The meeting will start at 7:00pm and will be held at:

City of Rancho Cucamonga
City Council Chambers
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

The Agenda Packet/Staff Report for this meeting can be found at the following link:

<https://www.cityofrc.us/civicax/filebank/blobload.aspx?BlobID=26683>

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: Smith, Michael
Sent: Monday, March 21, 2016 8:29 AM
Subject: Empire Lakes Specific Plan DRC2015-00040 - Planning Commission Public Hearing on 04/13/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The City will be conducting a Planning Commission public hearing for the above-noted project on **Wednesday, April 13, 2016 starting at 7:00pm**. The public hearing will be held at:

City of Rancho Cucamonga
City Council Chambers
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

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: Smith, Michael
Sent: Tuesday, January 26, 2016 6:36 PM
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/28/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it. This email is a reminder for the fourth of four Community Meetings that will be conducted by the applicant on **Thursday, January 28, 2016 between 6:00pm and 8:00pm**. The meeting will be held at:

The Four Points by Sheraton
11960 Foothill Boulevard

Rancho Cucamonga, CA 91739

The invitation for Community Meeting #4 can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25957>

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: Smith, Michael

Sent: Thursday, January 21, 2016 9:31 AM

Subject: FW: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/21/2016

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it. This email is a reminder for the third of four Community Meetings that will be conducted by the applicant tonight, **Thursday, January 21, 2016 between 6:00pm and 8:00pm**. The meeting will be held at:

The Four Points by Sheraton
11960 Foothill Boulevard
Rancho Cucamonga, CA 91739

NOTE: The 4th Community Meeting will be hosted by the applicant on January 28, 2016 at the same time and location. I will forward to you the invitation for that Community Meeting when the City receives it from the applicant.

The invitation for Community Meeting #3 can be found here:

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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: Smith, Michael
Sent: Thursday, January 07, 2016 7:09 PM
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/14/2016

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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: Smith, Michael
Sent: Tuesday, December 22, 2015 4:07 PM
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 01/14/2016

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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: Smith, Michael
Sent: Wednesday, December 09, 2015 6:48 PM
Subject: RE: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 12/10/2015

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The applicant for the above-noted project informed the City late today that there was a scheduling error and, as a result, **the location has changed for the Community Meeting** that they will be conducting tomorrow, December 10, 2015 between 6:00pm and 8:00pm.

The original meeting location was:

Hilton Garden Inn
Conference Room
11481 Mission Vista Drive
Rancho Cucamonga, CA 91730

The new meeting location is:

**Courtyard Marriott
Conference Room**

**11525 Mission Vista Drive
Rancho Cucamonga, CA 91730**

The updated Community Meeting invitation can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25594>

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: Smith, Michael
Sent: Monday, November 23, 2015 6:41 PM
Subject: Empire Lakes Specific Plan DRC2015-00040 - Community Meeting 12/10/2015

Hello,

You are receiving this email as you have commented and/or requested information about the Empire Lakes Specific Plan Amendment, and/or wanted to be informed of any public meetings and hearings related to it.

The applicant for the above-noted project will be conducting a Community Meeting on **Thursday, December 10, 2015 between 6:00pm and 8:00pm**. The meeting will be held at:

Hilton Garden Inn
Conference Room
11481 Mission Vista Drive
Rancho Cucamonga, CA 91730

The Community Meeting invitation can be found here:

<https://www.cityofrc.us/civicax/filebank/blobdload.aspx?BlobID=25470>

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

Smith, Michael

From: Cindy Black <cmblack67@gmail.com>
ent: Monday, April 25, 2016 3:35 PM
To: Smith, Michael
Subject: RE: Planning Commission Hearing Wednesday; Lewis Empire Lakes Proposal

Dear Mr. Smith,

I was recently talking with Bob Karatz of Lewis Homes. I mentioned that I live at Ironwood at Empire Lakes. I have a view of the golf course. It's a nice view, but to be quite honest there is hardly anybody ever using it. When Bob started telling me about this new proposal I kind of got excited. It sounds fabulous. Rancho Cucamonga definitely needs more houses, and a master planned community sounds wonderful! Rancho is growing so fast and it is a beautiful community. Everyone needs a place to live and work, this is another reason for me to stay put. Thank you for your time .

Cynthia M. Black

Shared from Word for Android
<https://office.com/getword>

CITY OF RANCHO CUCAMONGA

APR 25 2016

RECEIVED - PLANNING

Smith, Michael

From: Stuart J. Schwartz <stuart77@charter.net>
Sent: Friday, April 22, 2016 8:26 AM
To: reply+GU2TSMBXGAZF64DSN5SHKY3UNFXW4X2QJVPTGMZRHA4TMNRS@vintagepark.nextdoor.com
Cc: Smith, Michael
Subject: RE: Private message: Empire Lakes Public Hearing

CITY OF RANCHO CUCAMONGA

APR 22 2016

RECEIVED - PLANNING

Francie,

Another member of the public raised a question which I think requires an immediate response.

She asked whether your notice meant that the public would not get a further opportunity to speak about the proposed rezoning of Empire Lakes at the continued meeting on April 27 prior to the Commission making its decision, i.e., the next opportunity for public comment is at the City Council public hearing.

I can't believe that the public will not have an opportunity to speak at next Wednesday's public hearing, especially as many members of the public wishing to speak at the last meeting simply had to leave prior to the commencement of the public speaking segment of the meeting not anticipating that the public wouldn't be able to speak until about 10pm. HOWEVER, after the last meeting, the question seems less absurd.

Can you answer this question now as I and other members of the public probably would prefer not to waste our time over the weekend preparing comments that will never be heard.

Thanks.

Stuart

From: Francie via Nextdoor [mailto:reply@rs.email.nextdoor.com]
Sent: Thursday, April 21, 2016 9:00 AM
To: stuart77@charter.net
Subject: Re: Private message: Empire Lakes Public Hearing

 Francie Palmer, City of Rancho Cucamonga AGENCY

Good morning - I have posted information regarding the next steps in this process which was planned for today. We appreciate your input and feedback. Thank you.

[View or reply](#)

You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

This message is intended for stuart77@charter.net
[Unsubscribe or adjust your email settings](#)

Nextdoor, 760 Market Street, Suite 300 San Francisco, CA 94102

Smith, Michael

From: Villenas, Fabian on behalf of City Council
Sent: Monday, April 18, 2016 10:25 AM
To: Smith, Michael
Subject: FW: Email for Ms. Diane Williams

CITY OF RANCHO CUCAMONGA

APR 17 2016

RECEIVED - PLANNING

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

From: Stuart J. Schwartz [mailto:stuart77@charter.net]
Sent: Sunday, April 17, 2016 1:50 PM
To: City Council <Council@cityofrc.us>
Subject: Email for Ms. Diane Williams

9:55PM April 13, 2016

I just left the long awaited City Planning Commission meeting on the rezoning of the site of the Empire Lakes Golf course. It was one of the most appalling and dismaying examples of an orchestrated effort by the Planning Department and Lewis Homes, abetted by the host of senior city officials present, and the lack of awareness of the commissioners themselves, to negate and make a mockery of so called public participation.

Even without effective public notice, the public showed up in mass to express their opposition to the proposed rezoning from open space to mixed use of the Empire Lakes Golf Course site in order to permit Lewis Homes to build a high density residential project on the site, but the public was in for a big surprise.

Right off the bat, the Commission reduced the public speaking time from the customary 5 minutes to 3 minutes, which is hardly enough time to make any sort of effective argument, and essentially destroyed many of the carefully prepared presentations of the public speakers who had constructed their presentations based on five minutes.

Next, public comments on the rezoning were deferred until after the presentations of the City Planning Department and Lewis Homes. This might have been reasonable had the Commission instituted limits on the time of such presentations, so that the public might get an opportunity to speak at a reasonable time before everyone was exhausted, but such was not to be the case. The Commission essentially allowed the Planning Department unlimited and unspecified time to filibuster the public into exhaustion and despair. At the very least, the Chair might have informed the public as to the estimated length of the presentations, but again there was silence on this simple courtesy.

Next, Mike Smith made an almost 90 minute presentation on behalf of the Planning Department, which essentially consisted of reading verbatim PowerPoint slide after slide, addressing in mind numbing detail the specific planning features of the proposed project relating to irrelevant details such as setbacks, sidewalk widths, cul de sac limitations, street grids and density projections. Near the end of his presentation, he used a few slides to defend the City's public

notice process and negate the possible detriments of the proposed project relating to traffic, air quality, loss of open space, etc. Finally, he concluded with a unqualified recommendation that the Commission approve the previously drafted rezoning and project approval resolutions without any modification, without actually ever providing any details on the reasoning for or the contents of the already prepared Statement of Overriding Considerations.

At this point, perhaps, the Commissioners would commence a questioning of Mike Smith but alas, that was not to be the case. The Commissioners continued their silence, other than the Chair inviting Randy Lewis to speak on behalf of the Applicant without any mention of a time limitation. To be fair, it was possible that the Chair was going to address the fact that the public now had sat quietly for about an hour and half, but then a number of city officials had informal whispered conversations with the Chair resulting in the Chair's continued silence.

Next, Randy Lewis got to present a misleading but very effective speech on how wonderful his rather vaguely described and at this time very, very fluid project will be for the City and its residents. He emphasized time and time again that not reapproving the rezoning was a violation of private property rights, neglecting to mention that a property owner isn't automatically entitled to a rezoning that would vastly increase the value of the property to Lewis Homes and provide a bailout for the seller of the property. He talked about how Lewis Homes was simply responding to market forces and how if the public wanted a golf course then they could build one in the northern part of the City. He made very clear his view that anyone opposing Lewis Homes was a Luddite opposed to progress and simply was ignorant of reality and not in touch with the future of the City, which was best left to developers and experts.

After about 20 or 30 minutes, Randy concluded and one might hope that finally the public would get to speak at around 9pm, but no, Randy announced that three or four additional Lewis Homes representatives would now address the Commission on a variety of specific issues relating to the proposed project. The Chair permitted in complete silence another 30 or so minutes of more mind numbing presentations. Of interest, every Lewis Homes speaker expressed unbounded praise for Mike Smith's presentation and efforts.

And now, at last, the public would get to speak or at least the Commissioners would begin their serious questioning on the presentations, BUT NO, it was time for a 10 to 15 minute break.

At this point, I and many, many demoralized members of the public opposed to the rezoning and wishing to address the Commission were leaving or had already left due to exhaustion, hunger, thirst and, of course, frustration over the obvious and intentional effort to essentially deny the public any real opportunity to express their concerns. I don't know how many public participants ultimately got to speak but no one could believe that the Commissioners were still paying serious attention at the fourth hour of this meeting.

I left the meeting recognizing the hollowness of the Commissioners' statements at the November Workshop at which one Commissioner after another stated the review and approval process would be a long process during which the public would have ample opportunity to express their views and be listened to by the Commission. From the comments from other departing members of the public, we now recognized that the many members of the public who declined to participate in this process, not because they supported the zoning change and the proposed project, but in the belief that the process was a mere sham, and that the political and economic power of Lewis Homes coupled with the complete support of the Planning Department (which seemed to act as an adjunct to Lewis Homes from day one) made the rezoning of the open space site a done deal from day one were in fact correct. I and the other members of public who believed we would get a full and fair chance to oppose this Lewis Homes nightmare of a project were actually the naïve ones.

If the purpose of the meeting and the truly shameful treatment of the public at that meeting was to convey the message that public participation being simply a necessary annoyance and impediment to effective urban planning, and

completely useless, the message was received loud and clear by me and other members of the public and the City and Lewis Homes can rest easier, now as I doubt the public will want to further participate in the process.

Stuart

Stuart J. Schwartz

09-944-1449

26 year resident of the City (and

Unlikely to be a 30 year resident of the City)

Smith, Michael

From: Christina Belcher <christinajean67@gmail.com>
Sent: Friday, April 15, 2016 8:59 AM
To: Smith, Michael
Subject: Support of the Lewis Community in Rancho Cucamonga

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

CITY OF RANCHO CUCAMONGA

APR 15 2016

RECEIVED - PLANNING

April 15, 2016

To Whom it May Concern,

I would like to express to the City of Rancho Cucamonga my full support of the Lewis Communities. My husband and I have lived at The Enclave at Homecoming Terra Vista for just over a year now and we couldn't be happier. We are living in an apartment having lost our home in the housing crisis in 2010. As devastating as that was it has turned out to be a blessing in disguise. The Lewis Community has enriched our lives. They hold family events, promote health and fitness, and create living spaces that encourages and fosters an environment of community spirit. Our neighbors in the short time we have lived here have become very dear to us. We all feel like we are living in a resort and we get together almost every weekend either out by the pool, at the barbeque in the Garden or in the community recreation room. I feel safe where we live because I actually know my neighbors and know that we all look out for each other. The staff is always so friendly and supportive, it makes life easy for us. We lived in an apartment in Rancho that was very nice prior to living here and we didn't know what we were missing! I appreciate you taking the time to read my letter of support and I hope you will take it into consideration.

Best Regards,

Christina & William Belcher

Smith, Michael

From: Stephanie Carlton <sjc91730@gmail.com>
Sent: Thursday, April 14, 2016 9:54 PM
To: Smith, Michael
Subject: Empire Lakes

I believe that the planned development by Lewis homes of the empire golf course is a big mistake. It will take away a needed green space. It will make traffic a big problem on sixth street. It will overtax our waters supply. I have been a resident of Rancho Cucamonga for 26 years. I am a homeowner and a tax payer. I urge you to exert your influence to block this devastation of our natural resources.

Yours sincerely

Stephanie Carlton
8257 Sutter Home Pl., Rancho Cucamonga, CA SJC 91730@gmail.com

CITY OF RANCHO CUCAMONGA

APR 14 2016

RECEIVED - PLANNING

Smith, Michael

From: Cynthia Gomez <im@cynthiagomez.com>
Sent: Thursday, April 14, 2016 9:17 PM
To: Smith, Michael
Subject: EMPIRE LAKES

Hello Michael,

As a Rancho Cucamonga resident for over 18 years I have seen growth & smart development as a way to increase value to our city while positioning Rancho Cucamonga as the premier city in Inland Empire. Our proximity to Los Angeles County calls for a Master Planned Project such as Empire Lakes. This high quality project will connect the community, serve the need for housing, provide additional public space & bring retail space that adds up to economic growth. Because of this, I feel Empire Lakes is the highest & best use of the existing space.

Some people may prefer to keep the Golf Course... Having visited myself, I would prefer to relocate the Golf Course in the Northern part of Rancho Cucamonga or postpone the Golf Course all together since golf is not economically feasible at this time. In addition to this, there is Sierra Lakes Golf Course nearby with much better facilities that can accommodate Golfers.

I attended yesterday's meeting & will continue to support Empire Lakes.



Cynthia J. Gomez Broker - General Manager
Direct: 909.234.1673 | ofax: 209.339.0851
www.C21TNC.com BRE: 01411148

CITY OF RANCHO CUCAMONGA

APR 14 2016

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 Please consider your environmental responsibility. Before printing this e-mail message, ask yourself whether you really need a hard copy.

Smith, Michael

From: Villenas, Fabian
Sent: Thursday, April 14, 2016 10:35 AM
To: Smith, Michael
Subject: FW: Message from the Rancho Cucamonga website

FYI

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

CITY OF RANCHO CUCAMONGA
APR 14 2016
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-----Original Message-----

From: Villenas, Fabian
Sent: Thursday, April 14, 2016 10:33 AM
To: 'Sam Spagnolo' <spagnolo@charter.net>; 'Dennis Michael' <dennismichael_44@aol.com>; 'Diane Williams' <diane@dianewilliams.com>; 'Bill Alexander - Home' <billalexander1810@gmail.com>; 'Lynne Kennedy' <kennedy4rancho@gmail.com>
Subject: FW: Message from the Rancho Cucamonga website

Good morning,

This email originally was sent to John but is directed towards the City Council. Thanks and have a great day!

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 [mailto:xciceroguy@gmail.com]
Sent: Sunday, April 10, 2016 6:12 PM
To: Gillison, John <John.Gillison@cityofrc.us>
Subject: Message from the Rancho Cucamonga website

The people of this wonderful city of ours are not happy with all the proposed building that is being considered. The multi dwelling complex proposed on the golf course being the hot topic at this time. I have not talked to a single person who wants anymore new properties being built. Traffic is a mess right now in that part of town as it is. Water is in short supply already and adding new homes will only put a bigger strain. Please pass this along to all elected officials. Anyone who chooses to not do all they can to stop this will be voted out of office.

Michael Lechner
626-664-6557

Sent from my iPad

Smith, Michael

From: Danny Pierce <dmpierce@charter.net>
Sent: Thursday, April 14, 2016 8:43 AM
To: Smith, Michael
Cc: Customer Support; Burnett, Candyce
Subject: Last Night's Planning Commission Meeting

CITY OF RANCHO CUCAMONGA

APR 14 2016

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Mr. Smith,

Last night's meeting for the Empire Lakes Project was terribly organized by the city planners. My wife and I had to leave early at 11:30 pm before the meeting ended because she had to work early the next morning. The public attendees were forced to endure your 1-hour presentation for the staff, followed by a lengthy 1.5 hour infomercial filibuster presentation by Lewis and Lewis staff. It was apparent there were many Lewis real estate shills taking time to speak in support for the Empire Lakes Project. Lewis Homes has been a great resource for Rancho Cucamonga infrastructure. However, it was very apparent by your presentation, the Rancho Cucamonga Planning Department is giving Lewis Homes a free pass on a historically large project of this magnitude. The 5-minute speaker time I was prepared for was cut to 3-minutes. My speaking time was cut off before I could make my final primary point that Lewis Homes owns a subsidiary company Donovan Golf that can effectively manage the Empire Lakes Golf Course and return it to the splendor that once existed with demonstrated competent management. Donovan Golf has done an excellent job with Sierra Lakes Golf Course in Fontana and also Whispering Lakes Golf Course in Ontario. Now that Lewis has purchased the property, this alternative plan is a good option for city planners to consider. It seems that Lewis Homes knows that eliminating the golf course in Rancho Cucamonga would be good for them at these other two golf courses that are managed by their subsidiary Donovan Golf. Lewis homes sees the approval of their project as win/win for the development of the Empire Lakes property and forcing more RC residents to drive further out of their own community to use other Lewis golf course facilities located in adjacent cities.

The meeting should have been organized to allow the public to speak before or immediately after the city planning (staff) presentation before the lengthy Lewis Homes presentations. The RC staff presentation could have been entirely omitted as all of the information presented by Lewis Homes and their staff was repeated in more detail. The speakers attending could have made their points to the Planning Commission and left early if necessary. I was first on the speaker list and didn't speak until 9:30pm.

It is very unfortunate that the RC city planning staff is so quick to make recommendations to the Planning Commission for acceptance of a complicated project this size without more public input. Because of the magnitude of this project, I am

surprised it is not being presented to the public as ballot initiative. I understand Lewis has the right to purchase the private property of Empire Lakes but there should be a city resident consensus on the use of this large (160 acres) open space. Last night Lewis presented their plan to their largest audience to date. The city planners made it clear they were already on board ignorant of any points yet to be made by anyone opposing the Empire Lakes Plan. This is a poor example of how a democratic city government works. It is a good example of why so many people are furious about "politics as usual". Especially as demonstrated by their own local city government.

My email sent earlier to the Mayor and City Council Members:

Please notify the Mayor's office and the Rancho Cucamonga Council members that the Planning Commission meeting held last night by RC City Planning Commission for the Empire Lakes Project was terrible. The City Planning office gave a 1-hour presentation before Lewis Homes gave their 1.5 hour infomercial filibuster. The room was filled with many disgruntled residents that disagreed that the City Planning Staff made recommendations to the Planning Commission to approve the Empire Lakes Project and amend the 2010 Rancho Cucamonga Plan before any public comments were heard. Planning Commissioner Fletcher was very good about pointing out there should be more resident participation consideration and Planning Commission time for discussion to resolve many questions before a decision can be made on a historically complicated project of this magnitude. Last night's meeting was a poor example of Rancho Cucamonga planning.

Please forward this email to the Mayor and City Council Members,

Danny Pierce
9656 Whirlaway Street
Alta Loma, CA 91737
909-476-7174



Leaders in Innovative
Surimi Seafood Products

10888 7th Street
Rancho Cucamonga, California 91730
Phone: 1-909-481-4700
Fax: 1-909-481-4701

Michael Smith

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

CITY OF RANCHO CUCAMONGA

APR 13 2016

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SUBJECT: Empire Lakes Project

Michael Smith:

The following letter documents or objections concerning the Empire Lakes Project and the compatibility issues known or unknown at this time.

I list a few of the bullet points for your consideration.

- Traffic (Civil Engineer) impact on Aquamar Inc. and surrounding companies.
- AQMD – Informal or formal complaints from future residential homes concerning a nuisance or annoyance of emissions (air contaminants - odors) from Aquamar.
- Aquamar Inc. utilizes Anhydrous Ammonia in our operations and has the small potential to expose our workers and the public (new adjacent residential homes) to accidental releases of Ammonia. We are permitted by the San Bernardino County Fire Department (Certified Unified Program Agency –CUPA) and audited by CalARP to address/eliminate potential problems.
- Potential Noise pollution or Noise Controls from Aquamar Inc. to future residential homes.
- The potential impeding of current and WIP (work in process) projects by Aquamar Inc. and the financial impact of the Empire Lakes projects on Aquamar Inc.

If you need additional information or have questions, please call me as soon as possible so that we can work out a mutual understanding and or viable solution with the Lewis Operating Corporation.

Sincerely,

Vince Navarro

Operations Manager

CC:

Empire Lakes Project Arguments

-Danny Pierce

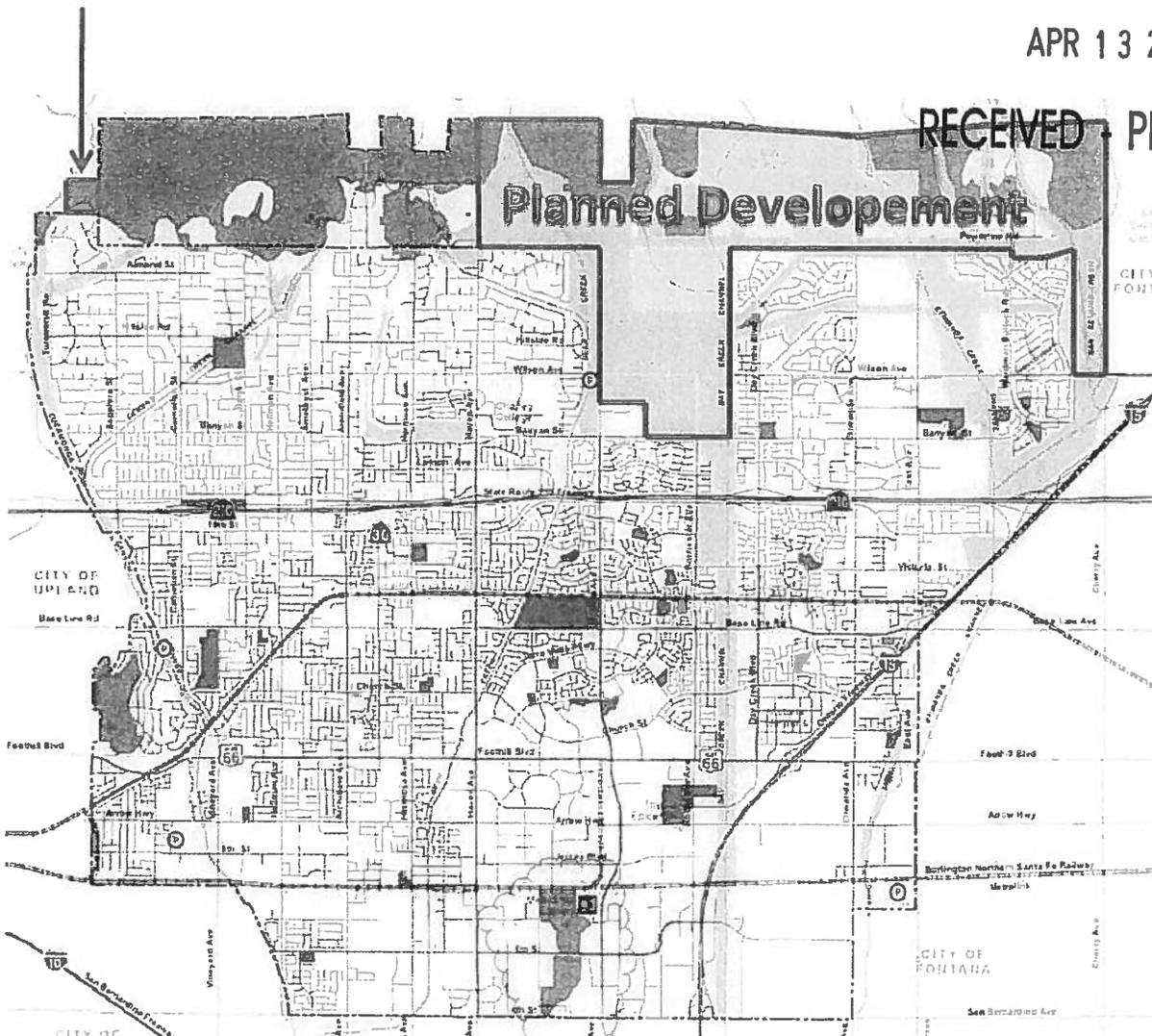
- See email to Michael Smith, Final EIR, page 290-291, Empire Lakes Project - PC04.14.2016 Staff Report Part 5, Item Z-957
- IASP sub-area 18 amended (proposed), limited open space for recreation is compromised. No reports indicating open space usage for recreation in Northern section of Rancho Cucamonga. Access trails to Sapphire falls has very limited parking. Trail recently closed due to high fire danger. Planned Development in NE sector compromises open space for recreation.

<http://californiathroughmylens.com/2011/08/sapphire-falls-rancho-cucamonga-ca-hike-photos/>

CITY OF RANCHO CUCAMONGA

APR 13 2016

RECEIVED PLANNING

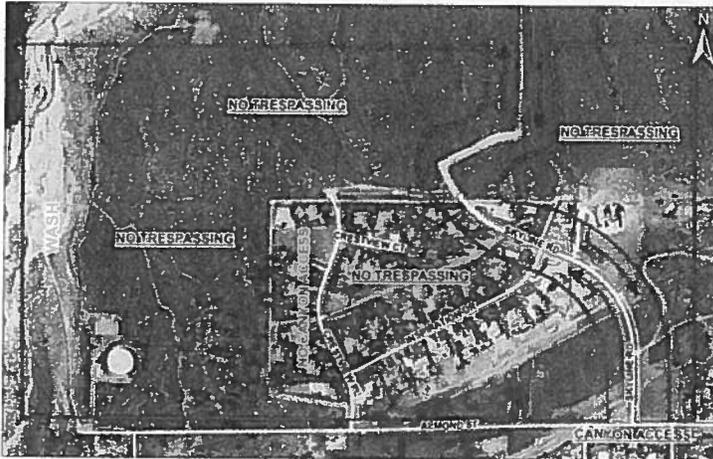


Open space pursuant to RC GP 2010 for recreation - 

Empire Lakes Project Arguments

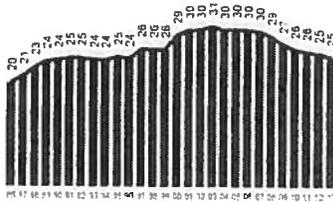
-Danny Pierce

- Open space in NW Rancho Cucamonga (Sapphire Falls trail) has very limited access. Not used by older people for recreation due to limited access and terrain.

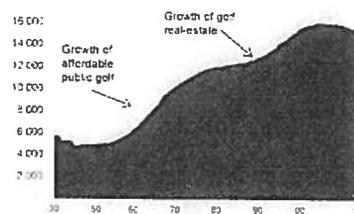


- Subjective comments about a decline in golf participation do not justify eliminating a valuable open space recreational resource for residents.

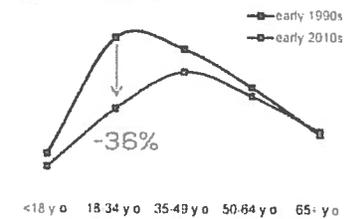
1 OVERALL PARTICIPATION
MILLIONS OF GOLFERS



2 COURSE SUPPLY
U.S. GOLF FACILITIES



3 PARTICIPATION RATES
EARLY 1990s vs. EARLY 2010s



Source: National Golf Foundation, July 2015

- Empire Lakes Project - PC04.14.2016 Staff Report Part 2, Item M-495

- Less than 24 people showed up at any one of the Lewis meetings showcasing the proposed Empire Lakes plan.

- Empire Lakes Project - PC04.14.2016 Staff Report Part 2, Item N-521-527, O-530

- Petition signed by more than 1000 people supporting the golf course to remain and be managed more effectively.

<https://www.gopetition.com/petitions/save-empire-lakes-golf-course.html>

- Increase in potable water consumption from 2 to 1,446 acre-feet (470,529,467.647716 gallons) per year. That is 1,289,122 more per day. This is 2.6% increase from 2014 is significant when we are supposed to conserve water in this declared California drought. The majority of water used by the golf course for irrigation is recycled.

- Empire Lakes Project - PC04.14.2016 Staff Report Part 4, Item Y-760

Empire Lakes Project Arguments

-Danny Pierce

- The Empire Lakes Project (IASP-18 amended) conflicts with and compromises the existing Rancho Cucamonga 2010 General Plan (see below).

2010 Rancho Cucamonga General Plan Notes

"Since its incorporation in 1977, Rancho Cucamonga has revisited its General Plan on a consistent basis to measure progress toward goals and respond to changes in State law. The 2001 comprehensive General Plan update responded to the maturing nature of the City, recognizing that much of the City is fully developed or committed to development through large-scale master plans. Consequently, the focus shifted to infill development (development of remaining vacant properties within developed business districts and residential neighborhoods)."

-RC GP 2010, Chapter 1, I-2

The Healthy RC Vision Statement is: "Healthy RC inspires a lifestyle that embraces a Healthy Mind, Body, and Earth, through lifelong learning and enrichment, active and healthy living, and environmental sustainability."

-RC GP 2010, Chapter 1, I-3

"Access to recreational amenities leads to improved levels of physical activity that have associated physical and mental health benefits on a community-wide basis. Such access also increases opportunities for interaction among all members of the community, which can lead to stronger community ties and an improved sense of connectedness. Community Services directly affect the Mind, Body, and Earth, the three pillars of the Healthy RC initiative and this General Plan."

-RC GP 2010, Chapter 5, CS-1

"We continue to develop and maintain a system of high-quality, world-class community parks and sports complexes that appeal to all ages and all interests, from local and regional leagues to national events."

-RC GP 2010, Chapter 5, CS-2

"Since 1921, the Red Hill Country Club has managed a private 128-acre golf course and tennis center in the community. The 144-acre Empire Lakes Golf Course also provides an important amenity and recreation facility in Rancho Cucamonga. Although both golf courses are not included in the acreage calculation of parks, they do provide the community with valuable open space and a special recreational activity."

-RC GP 2010, Chapter 5, CS-4

Empire Lakes Project Arguments

-Danny Pierce

Table CS-6: Recreation Facility Needs Ratio for Rancho Cucamonga

Facility	Facility Needs Ratio (facility per population)	Total Facility Demand at Build Out Acres
Softball Fields	1/6,500	31
Baseball Fields	1/3,500	57
Football Fields	1/48,400	4
Soccer Fields	1/3,400	59
Basketball Courts	1/9,000	22
Recreational Swimming Pools	1/23,950	8
Competitive Swimming Pools	1/34,000	6
Tennis Courts	1/3,100	65
Golf Courses	1/85,800	2
Equestrian Trails (miles)	1/8,500	24
Roller Hockey Facilities	1/65,650	3
Community Centers and Senior Centers	1/55,800	4

-RC GP 2010, Chapter 5, CS-14

- "Since 1921, the Red Hill Country Club has managed a private 128-acre golf course and tennis center in the community. The 144-acre Empire Lakes Golf Course also provides an important amenity and recreation facility in Rancho Cucamonga. Although both golf courses are not included in the acreage of parks, they do provide the community with valuable open space and a special recreational activity."

- Empire Lakes Project - PC04.14.2016 Staff Report Part 2, Item H-483

- The two golf course requirement identified in the RC General Plan (Table CS-6) is very subjective to the fact that Red Hill Country Club is not a public golf course.

Empire Lakes Project Arguments

-Danny Pierce

Table CS-7: Sports Programs and Activities

Program Type	Programs
Adult Sports Classes and Leagues	<ul style="list-style-type: none"> ▪ Basketball ▪ Flag Football ▪ Golf ▪ Jazzercise ▪ Martial Arts and Self-Defense ▪ Racquetball ▪ Soccer ▪ Softball ▪ Softball Umpires' Certification ▪ Swimming ▪ Tennis ▪ Volleyball ▪ Women's Hiking Club ▪ Yoga
Teen Sports Classes and Leagues	<ul style="list-style-type: none"> ▪ Basketball ▪ Bowling ▪ Boxing ▪ Figure Skating ▪ Fitness ▪ Flag Football ▪ Golf ▪ Gymnastics ▪ Ice Hockey ▪ Indoor Soccer ▪ Jazzercise ▪ Racquetball ▪ Roller Hockey ▪ Rock Climbing ▪ Sports Camps ▪ Tennis ▪ Track and Field ▪ Trampoline ▪ Volleyball ▪ Wallyball
Organized Youth Sports Leagues, Classes and Activities	<ul style="list-style-type: none"> ▪ Baseball ▪ Basketball ▪ Bowling ▪ Boxing ▪ Dancing ▪ Deck Hockey ▪ Flag Football ▪ Golf ▪ Gymnastics ▪ Ice Hockey ▪ Ice Skating ▪ Indoor Soccer ▪ Karate or Martial Arts ▪ Pee Wee Sports ▪ Racquetball ▪ Rock Climbing ▪ Roller Hockey ▪ Soccer ▪ Softball ▪ Sports Camps ▪ Tennis ▪ Track and Field ▪ Tumbling ▪ Volleyball

-RC GP 2010, Chapter 5, CS-23

- "Goals, policies, and implementation actions that address the Healthy Bodies theme are those that are intended to improve physical health. Exercise programs and classes, healthy diets, nutrition classes, sports leagues, and recreational facilities are all elements that contribute to physically active lifestyles that support healthy bodies. Rancho Cucamonga currently promotes healthy bodies through its numerous sports leagues, fitness programs, various health-conscious classes, health education, senior nutrition workshops, recreational trails, and a large variety of recreational facilities. Through the Healthy RC Initiative, the City will continue to expand what is offered, as resources become available."

-RC GP 2010, Chapter 5, CS-30

Empire Lakes Project Arguments

-Danny Pierce

- **Community Services.** The City historically has provided high levels of recreation, community, youth and family, and older adult services that meet changing community needs. Maintaining and improving this level of service may be challenging given limited funding resources and demographic changes.

-RC GP 2010, Chapter 5, CS-34

Policy CS-1.6: Pursue and expand joint use of public lands that are available and suitable for recreational purposes, including school district properties and flood control district, water district, and other utility properties.

Discussion: The City has identified a number of proposed park sites within flood control areas or utility corridors in the community. The City and utility providers can design these sites for joint use, or these sites may ultimately be purchased when deemed as surplus land by the utility district. This approach is particularly valuable in developed areas of the City where parkland is deficient and suitable vacant land is unavailable. Schools represent an important opportunity for the City to supplement the park and recreation system and meet existing and future demands, particularly for game fields. The City should consult with the school districts to help coordinate and support joint use agreements between individual schools and sports leagues.

-RC GP 2010, Chapter 5, CS-35-36

Policy CS-2.1: Integrate Healthy RC activities, classes, and programs with recreational services that contribute to the health, fitness, and minds of participants.

Discussion: Healthy RC is an important component of this General Plan Update. Many of the Community Services programs and services contribute significantly to Healthy RC, by benefiting minds and bodies. Sports and recreational classes (e.g., sports classes and leagues) allow for physical activities, which are related to a Healthy Body. Education-related classes contribute to a Healthy Mind.

-RC GP 2010, Chapter 5, CS-37

Policy CS-8.3: Consult with older adults in the community to develop programs, activities, and services that are responsive to their needs and wants.

Discussion: The needs of older adults is changing and evolving. The best way to deliver the appropriate services is by engaging potential users in the development of programs, activities, and services and continuing the Senior Advisory Committee.

-RC GP 2010, Chapter 5, CS-44

- **Problem:** Poor Management by Oak Creek causing a loss of revenue at Empire Lakes Golf Course.

Unlike effective management at Fontana/Sierra Lakes Golf Course
- see video (links below) posted Feb 3, 2016.

<http://sierralakes.com/course/green-fees/>

<https://www.youtube.com/watch?v=GHJzieBZOn4>

- **Solution:** Now that Lewis Operating Corporation's entity SC Rancho Development has purchased the Empire Lakes property, couldn't Lewis Operating Corp. utilize their subsidiary company Donovan Golf (that also manages Fontana/Sierra Lakes GC and Ontario/Whispering Lakes GC) to effectively manage Empire Lakes GC by returning it to the splendor and increasing the revenue that once existed? I believe they have the capital and resources to do so.

- Empire Lakes Project - PC04.14.2016 Staff Report Part 5, Item Z-941

Smith, Michael

From: Rhonda Macomber <rmacomber@leightongroup.com>
Sent: Wednesday, April 13, 2016 4:45 PM
To: Smith, Michael
Subject: Empire Lakes Development

I am emailing to support the proposed Empire Lakes mixed use development. I live at the Del Mar Apartments (Milliken and Church) and work (at Haven and Acacia) in Rancho Cucamonga and have enjoyed the community's many attributes. I chose to move to Rancho Cucamonga (in 2010) to be closer to work and the fact the community has everything within walking or driving distance. I have seen the city grow in the last 6 years with new apartment complexes and business offices. From visiting the city's website regarding the project and from articles I have read in local papers, I understand that project hopes to create a more urban live-work development and attract a younger or at least different culture than is typical for Rancho Cucamonga's more suburban setting.

Specific comments:

- The project does need to be well planned and designed. In my opinion, the city has done a good job guiding the planning of our city and I believe the city will apply good planning and design standards to this development, making it a desirable place to live.
- Traffic in the area is a concern and appropriate planning need be considered. However, to me the proposed "infill" type of development seems very compatible with the existing apartment/condominium and commercial/retail types of development in the immediate surrounding area.
- The development should be family, bike, and pedestrian friendly.
- I like the idea of a more urban live-work-play development proposed.

Thank you

Rhonda Macomber
7903 Elm Avenue, #88
Rancho Cucamonga, CA 91730

CITY OF RANCHO CUCAMONGA

APR 13 2016

RECEIVED - PLANNING

Smith, Michael

From: Jason Dupre <jdupre@leightongroup.com>
Sent: Wednesday, April 13, 2016 4:32 PM
To: Smith, Michael
Subject: Empire Lakes Development

Mr. Smith,

I am emailing in support of the Empire Lakes development. I am a resident of Rancho Cucamonga and I live here as well. I have been living and working in the city for about the last 3 years and the golf course is just something I drive by. I do not believe that the golf course adds to the draw of the city and I think of it as a liability due to the water consumption needed to maintain the course. Developing the course will attract new businesses and residents to the Rancho along with their tax dollars.

I do not think the city should stand in the way of the private owner from selling their property or prevent SC Rancho Development Corp. from developing the land. My personal greatest concern with the new development is the potential for increased congestion. Having large, well maintained, congestion-light roads is a feature of Rancho that I have always found attractive. With proper roadway requirements including width, on-street parking, and conservative predicted traffic levels, the new development can be a boon to Rancho.

Thank you.

Jason Dupré
649 Henbane Street
Rancho Cucamonga, CA 91739

CITY OF RANCHO CUCAMONGA

APR 13 2016

RECEIVED - PLANNING

Smith, Michael

From: Richard Dick <rndick@rndick.com>
Sent: Wednesday, April 13, 2016 3:51 PM
To: Smith, Michael
Subject: Lewis Homes Hearing at Planning Commission

Categories: Printer

I'm planning on speaking in support of the Empire Lakes plan to change to planned residential development. However it may get to late for me. The City needs more living units convenient to jobs. I own 175,000 SF of office on the Milliken corridor which I have developed over the last 12 years. Our tenants like the workforce available and more residential would stimulate more jobs for more business. Also retail on the south edge would be supported.

Oh and one other benefit, errant golf balls no longer will be a problem in our parking lots!

Thanks for the staff effort on this major project.

Sent from my iPad

CITY OF RANCHO CUCAMONGA
APR 13 2016
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Smith, Michael

From: Real Estate & Design By Janine <mzrealestate909@gmail.com>
Sent: Wednesday, April 13, 2016 1:59 PM
To: Smith, Michael
Cc: Terry Cogan; Bob Karatz; bill.kennedy@lewismc.com
Subject: Empire Lakes Project-Tonight's Meeting

Hi Michael,

I was going to try and make tonight's meeting, but my schedule has changed so I thought I would drop you an email.

I have been a Rancho Cucamonga resident since 1995 and I love golf! Hate to see Empire Lakes go, however, I support this development. I believe as a Realtor and a mother of two teenage boys, that it is well needed in our community.

The opportunity for my children, myself or my clients to purchase a home in a community that will offer so much at affordable prices is awesome! Lewis does an outstanding job with their communities and developments and I am confident this will be one of their best.

I would hate to see an Industrial project in that space.

Feel free to contact me if needed.

Have a Blessed Day!

Janine Shedlock
Broker Associate; Commercial, Green, SFR, Designer
(949) 910-4295

All Nations Realty and Investments
12505 N. Mainstreet, Suite 240
Rancho Cucamonga, Ca 91739
BRE#01313963

Follow Me on Twitter: Mzrealestate

Sent from my iPad

CITY OF RANCHO CUCAMONGA

APR 13 2016

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ARCHITERRA design group
landscape architecture and planning

April 13, 2016

Michael Smith, Senior Planner
City of Rancho Cucamonga
Planning Department
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
Michael.smith@cityofrc.com

CITY OF RANCHO CUCAMONGA

APR 13 2016

RECEIVED - PLANNING

Re: Empire Lakes Specific Plan Project – Rancho Cucamonga

Mr. Smith:

As a longtime business and property owner in the City of Rancho Cucamonga, I would like to personally express my support for the revision of the Empire Lakes Specific Plan and proposed development, by SC Rancho Development Corp., an entity of Lewis Operating Corp.

I am a local trade partner, and have worked with the Lewis Companies on many high-quality development projects over the years, including Terra Vista, and Vintners Grove in Rancho Cucamonga.

I foresee the proposed development as a positive for the City, because it will provide affordable living, and attract millennials and recent college graduates who are looking to move to the area. I speak from experience regarding affordable housing, since my son is a millennial and recent college graduate himself; he has expressed his concern over finding reasonably priced living space.

This development will also provide access to efficient commuting options, such as the neighboring Metrolink Station, and may attract mature residents, looking to downsize from their larger homes.

Sincerely,

Richard Krumwiede, ASLA PLA 2834
President

Smith, Michael

From: Philip Buchiarelli <pbuchiarelli@leightongroup.com>
ent: Wednesday, April 13, 2016 10:06 AM
To: Smith, Michael
Subject: Empire Lakes Development

I am emailing to support the proposed Empire Lakes mixed use development. I both live (in the Victoria Windrows Community) and work (at Haven and Acacia) in Rancho Cucamonga and have enjoyed the community's many attributes. My wife and I moved here in 1987, we raised 2 children here and we have seen the city grow up around us. From visiting the city's website regarding the project and from articles I have read in local papers, I understand that project hopes to create a more urban live-work development and attract a younger or at least different culture than is typical for Rancho Cucamonga's more suburban setting. I can see my kids enjoying such as setting. I have a new son in law who works in downtown LA, but enjoys this community. With walkable access to Metrolink, such a development could be a strong draw for him (them!) to stay in the community.

Specific comments:

- As a property owner I appreciate the current owner's right to sell the golf course and the desire to make changes to the property.
- The project does need to be well planned and designed. In my opinion, the city has done a good job guiding the planning of our city and I believe the city will apply good planning and design standards to this development, making it a desirable place to live.
- Traffic in the area is a concern and appropriate planning need be considered. However, to me the proposed "infill" type of development seems very compatible with the existing apartment/condominium and commercial/retail types of development in the immediate surrounding area.
- The development should be family, bike, and pedestrian friendly.
- I like the idea of a more urban live-work-play development proposed. I can see myself living in such a development as I move toward retirement.

Thank you,
Philip Buchiarelli
6679 Sevilla Place
Rancho Cucamonga CA 91739

CITY OF RANCHO CUCAMONGA

APR 13 2016

RECEIVED - PLANNING

April 13, 2016

CITY OF RANCHO CUCAMONGA

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

APR 13 2016

RECEIVED - PLANNING

RE: Planning Commission Hearing Wednesday; Lewis Empire Lakes Proposal

Dear Mr. Smith

This letter is to voice my support for the Lewis Group of Companies development proposal at Empire Lakes because I believe that this direction will be in the best interest for the future of the City of Rancho Cucamonga. This project will be ideal for the future of the residents as well. Being a 23 year resident of Rancho Cucamonga, I have seen this city grow and develop into the master-planned paradise that it is, thanks in large part to the efforts of the Lewis Group of Companies.

I believe a project like this one at Empire Lakes, will really help the city in multiple ways. First off, it will help the housing shortage that is occurring in our city. Particularly with the "Millennial Generation" (like myself) who prefer a more urban type of living, with easy access to shopping and mass transit. The type of housing product that will be in this project appeals to this generation, and will push home sales. Second, the increase in commerce for the city will be fantastic. New businesses will be encouraged to enter the area, and the increase in population and taxpayers will greatly benefit the area. Third, I see this as a way to further enhance Rancho Cucamonga as a destination city for the Inland Empire. The ability and freedom of the metro link, the close proximity of Ontario Airport, the increased amenities of the City overall help bring people here from all over, whether it be to live, visit, or do business. Projects like this one at Empire Lakes helps push those objectives.

While Empire Lakes Golf Course was at one time a flourishing and popular attraction, it has become anything but that in recent years. I am an avid golfer and I have avoided the course for years due to the condition and ease of playing at any one of the 15+ nearby courses. Empire Lakes GC has had its time, and it is time for a new, vibrant heartbeat to take its place. I believe this project by the Lewis Group of Companies is exactly what is needed at the exact time that our City needs it.

Thank you for taking the time to consider my thoughts. I hope that we continue to better our City and continue to make it a great place to raise our families.

Sincerely,

Michael Scheidt
Proud 23 Year Resident of Rancho Cucamonga

Smith, Michael

From: George Ruiz <geoaruz@gmail.com>
ent: Wednesday, April 13, 2016 5:37 PM
To: Smith, Michael
Subject: In Support of the Empire Lakes Development

CITY OF RANCHO CUCAMONGA

APR 13 2016

RECEIVED - PLANNING

Good afternoon Mr. Smith,

I am emailing to support the development of the Empire Lakes project. I have been working in the City of Rancho for 14 years, at Haven and Acacia, and have lived in Rancho, near the Grapeland community for the last 10 years. In that span of time, my wife and I have seen and experienced great growth in the city, from new neighborhoods to the Victoria Gardens mall, not to mention the great small restaurants that we always support.

In the proposed mixed development shown on the City's website, there is mixed use (live/work), or "urban" type living as newspaper articles refer to. I believe this type of development, particularly that close to a Metrolink station is ideal.

My wife and I always make an effort to support local (non-corporate chain) businesses whenever possible, specially restaurants such as Monaco's, Omokase, Tio's, Fonda Don Chon, Handii, Antonino's, and September's. This type of development I believe would encourage and allow these businesses to thrive.

Additionally, the condition of the golf course has been deteriorating ever since the course was no longer part of the PGA tour. While I am sad that we will be losing the only golf course in Rancho, I think the development of the property will be another great improvement for the City of Rancho. The city has been a local leader in growth and infrastructure and has remained a very desirable community.

Some things I would like to see specifically be part of the development:

- Continue the bike friendly roads and trails
- Plans to improve traffic in the area. There is already a fair amount of commercial traffic in that area and Milliken and Haven are frequently congested.
- Ensure that rents/values are on par with the surrounding areas
- Improvements to the Metrolink Station. The current station is dated and has not been kept up very well. With the proposed development, there appears to be a "transit area" that would be great if it ties to the station.

I appreciate the opportunity to share my thoughts and support for the project with you.

Best regards,
Jorge Ruiz
10891 Colusa Street
Rancho Cucamonga, CA 91701

Smith, Michael

From: Brian Weide <bweide@gemcorp.com>
Sent: Tuesday, April 12, 2016 5:53 PM
To: Smith, Michael
Subject: Planning Commission hearing for Wednesday, April 13, 2016
Importance: High

CITY OF RANCHO CUCAMONGA

APR 12 2016

RECEIVED - PLANNING

To: Michael.Smith@cityofrc.us

RE: Planning Commission Hearing Wednesday; Lewis Empire Lakes Proposal

Dear Mr. Smith

This email is to voice my support for the Lewis Group of Companies development proposal at Empire Lakes.

The Lewis Group of Companies is able and willing to turn the proposed site into a profitable enterprise that would greatly enhance the area in which it is being developed, along with the lifestyles of those families who will live within and around the site.

I understand that under its current use; that of a golfing facility, the current owners have been having trouble making the site profitable. Lewis' acquisition and development of the site would likely add to the economic development of the area by adding to the city's tax base from additional sales tax revenues and property taxes. This would be far preferable to letting the site stagnate economically. This is a much more efficient and esthetically positive use of the land and surrounding areas.

I ask that the City Council make the right decision on behalf of Rancho Cucamonga and the surrounding vicinity by approving Lewis Group of Companies' proposal to develop the Empire Lakes site.

Regards,



Brian Weide, Branch Manager

SunStar Mortgage Services

(a division of Golden Empire Mortgage, Inc.)

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BrianWMortgageGuy@gmail.com

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Statewide Secretary, 2014-2016, CA Association of Mortgage Professionals

President, 2012-Present, West End Real Estate Professionals

Statewide Treasurer, 2013-2014, CA Association of Mortgage Professionals

Chairman of the Board, 2010-2011, Rancho Cucamonga Chamber of Commerce

Past-President, 2009-2010, CA Association of Mortgage Professionals, Inland Empire Chapter

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Smith, Michael

From: Jessica Petrotta <jessica.petrotta@gmail.com>
Sent: Tuesday, April 12, 2016 2:13 PM
To: Smith, Michael
Subject: Lewis Empire Lakes Proposal

CITY OF RANCHO CUCAMONGA

APR 12 2016

To Whom It May Concern:

RECEIVED - PLANNING

This email is to voice my support for the Lewis Empire Lakes Project. I was born and raised in Rancho Cucamonga, and have personally seen the city grow and develop over the past 25 years.

I think that Rancho Cucamonga is in desperate need of the type of development Lewis is proposing for the Empire Lakes Golf Course. The mere fact that this proposed community will be built with access to transit at the forefront makes it leaps and bounds beyond the city's current housing offerings. Currently, the most appealing statement to be found about our city's housing offerings is "Close to the 210 and/or 15 Freeway!" Not exactly progressive when we are dealing with such pressure surrounding fossil fuels and their negative effects on our environment.

I went to college in Berkeley, CA and after growing up in Rancho Cucamonga, found it very freeing to spend 4 years without needing access to an automobile. I walked and took public transit everywhere, and when I would return home on school breaks, I would wish I had that same ability in at home in Rancho Cucamonga.

Secondly, the proposed development at Empire Lakes would mean continued job growth for many different employment sectors within the city. These types of communities rely on external vendors with a local workforce on a day to day basis. Types of vendors would include general contractors, painters, plumbers, electricians, landscapers, apartment cleaning vendors, etc.

Lewis Management Corp. has been a strong supporter and partner of the city of Rancho Cucamonga for several decades. They are a company with strong integrity and a focus on bettering the lives of their customers. I believe that they have the best intentions for this project and would encourage the Planning Commission to approve the planned development at Empire Lakes.

Thank you,

Jessica Petrotta
Resident of Rancho Cucamonga

Smith, Michael

From: Barbara Goldberg <BGoldberg@cvar.net>
Sent: Tuesday, April 12, 2016 10:11 AM
To: Smith, Michael
Subject: Lewis Empire Lakes Proposal

CITY OF RANCHO CUCAMONGA

APR 12 2016

RE: Planning Commission Hearing Wednesday; Lewis Empire Lakes Proposal

RECEIVED - PLANNING

Dear Mr. Smith

This email is to voice my support for the Lewis Group of Companies development proposal at Empire Lakes because of the following reasons...

The project addresses a wide variety of critical priorities for the region as a whole:

- ▶ The Inland Empire is expected to grow by 1 million people over the next 25 years, with much of that concentrated in the western end of San Bernardino County. Already experiencing a serious housing shortage, the region and communities such as Rancho Cucamonga are in need of high-quality, sustainable housing options.
- ▶ Housing is a catalyst for attracting high-quality businesses and jobs. The new Empire Lakes would attract the kinds of professionals and highly trained career-minded employees that high-end companies interested in the Inland Empire are looking for.
- ▶ With the return of local control for Ontario International Airport, Empire Lakes is part of a strategically vital economic corridor for the region.
- ▶ Master-planned communities make far more efficient use of infrastructure and our natural resources (water, land, energy) than housing models of the past. Well-designed master-planned communities not only preserve, they enhance the quality of life for the overall region.
- ▶ Immediate and long-term transportation challenges put a priority on master-planned communities that offer a variety of mobility options. The new Empire Lakes will feature an extensive network of walkways and bikeways connecting to the Metrolink Transit Station. The community also will allow residents to live close to where they work, reducing congestion.
- ▶ Rancho Cucamonga and this area in particular is jobs rich, meaning more housing is needed to bring the jobs/housing ratio in balance.

It is important to note, too, that the new Empire Lakes is in full alignment with the City of Rancho Cucamonga's long-term vision with regard to livability, economic development, job creation and meeting present and future housing needs.

Sincerely,
Barbara Goldberg



Barbara Goldberg
Director of Member Services
Citrus Valley Association of REALTORS®
504 E. Route 66, Glendora, CA 91740
Office: 909.305.2827 Fax: 909.305.2833
Direct: 626.385.5713 eFax: 626.385.5714



DDC

DAVIS DEVELOPMENT
COMPANY, INC.

8780 Prestige Court
Rancho Cucamonga, CA 91730
(909) 944-4899 Fax (909) 944-7952

April 12, 2016

CITY OF RANCHO CUCAMONGA

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

APR 12 2016

RECEIVED - PLANNING

RE: Planning Commission Hearing Wednesday; Lewis Empire Lakes Proposal

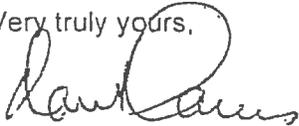
Dear Mr. Smith:

This letter is to voice my support for the Lewis Group of Companies development proposal at Empire Lakes. Here are a few reasons why I support this project:

- The development stage alone for this new community will provide hundreds, and at times, thousands of construction jobs to the local community.
- Our area (and the city in particular) is witnessing an expanding job market. Building Master Planned Communities will provide new, safe neighborhoods where residents can be confident that Rancho Cucamonga is a smart choice for living and raising families.
- Our local school district will receive a much needed economic boost from the development's school fees and annual tax revenue sharing.
- Finally, our city will benefit from the development's impact fees.

In closing, I have experienced the quality of living in a Lewis Master Planned Community. I am confident that this will be a major benefit to those who choose to live there and to all of us fortunate enough to call Rancho Cucamonga our home

Very truly yours,



Randolph S. Davis
President
Davis Development Company, Inc.



April 11, 2016

CITY OF RANCHO CUCAMONGA

APR 12 2016

City of Rancho Cucamonga, Planning Commission
Attn.: Candyce Burnett, Planning Director
10500 Civic Center Drive
Rancho Cucamonga, CA 91730

RECEIVED - PLANNING

Re.: Empire Lakes Development

Dear Candyce,

This letter is in support of the Lewis Group of Companies efforts to develop affordable mixed-use housing on the site of the present Empire Lakes Golf Course next to IEHP.

Since moving to the Rancho Cucamonga community in 2012, IEHP has experienced significant growth in our membership and our corresponding Team Members. More specifically, we have grown from 569 Team Members in 2012 to 1587 in 2016. Our Team Members are young, with an average age of 38.4. Our average salary is approximately \$54,000, so many need affordable housing options.

The Lewis Management Corporation's housing development project would be ideal for our Team Members because it would provide them an affordable first time home opportunity and the ability to have easy walking access to their worksite at IEHP and the shopping and commercial services planned for the community.

Thank you for the opportunity to provide this letter of support to the Planning Commission for their review and approval process for the Empire Lakes Project.

Please feel free to contact me directly at 909-890-2010 with any questions.

Sincerely,

Bradley P. Gilbert, M.D., M.P.P.
Chief Executive Officer

CITY OF RANCHO CUCAMONGA

APR 12 2016

RECEIVED - PLANNING

April 12, 2016

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

RE: Planning Commission Hearing Wednesday; Lewis Empire Lakes Proposal

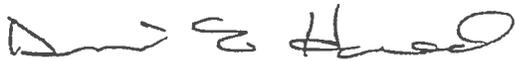
Dear Mr. Smith:

This letter is to voice my support for the Lewis Group of Companies development proposal at Empire Lakes. Here are a few reasons why I support this project:

- The development stage alone for this new community will provide hundreds, and at times, thousands of construction jobs to the local community.
- Our area (and the city in particular) is witnessing an expanding job market. Building Master Planned Communities will provide new, safe neighborhoods where residents can be confident that Rancho Cucamonga is a smart choice for living and raising families.
- Our local school district will receive a much needed economic boost from the development's school fees and annual tax revenue sharing.
- Finally, our city will benefit from the development's impact fees.

In closing, I have experienced the quality of living in a Lewis Master Planned Community. I am confident that this will be a major benefit to those who choose to live there and to all of us fortunate enough to call Rancho Cucamonga our home.

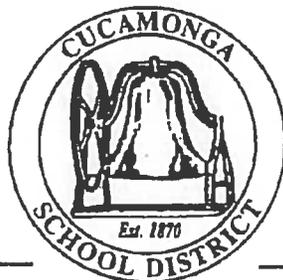
Sincerely,



Dennis Hall

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8776 Archibald Avenue, Rancho Cucamonga, California 91730-4698
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City of Rancho Cucamonga
10500 Civic Center Drive
Rancho Cucamonga, California 91730

CITY OF RANCHO CUCAMONGA

APR 12 2016

Attention: Planning/Historic Preservation Commission

April 11, 2016

RECEIVED - PLANNING

Dear Commissioners,

This letter is in reference to the Empire Lakes Project Proposal, which is located within the boundaries of Cucamonga School District. As a result of the proposed project, the district contracted with the Dolinka Group, LLC and DecisionInsite Enrollment Specialists to study the impact of the proposed development on student enrollment, current student housing capacity and projected facility needs.

Based on the study information and information received from the Lewis Management Corporation, the school district will be able to accommodate the number of projected students from the development with some modification to existing facilities and a small boundary change.

The district is studying the expansion of classrooms at one of the elementary schools, the addition of a new building at the middle school, which includes the expansion of classrooms, and a boundary change which will redirect new students in that area from THE ONTARIO CENTER SCHOOL to Cucamonga Elementary School. The district is currently investigating the different options that are available and potentially available to finance the expansion of our facilities. Examples of possible funding sources include developer fees, including the special tax assessment, the possibility of a state facility bond, local one-time funds available to the district, and a CFD or mitigation agreement with the Lewis Management Corporation.

We anticipate that both the necessary modifications to the two facilities and the boundary change are very possible and will coincide with modernization of the two facilities that was already planned. Please let me know if you need further information or have any questions.

Sincerely,

A handwritten signature in black ink that reads "Janet Temkin".

Janet Temkin
Superintendent

CITY OF RANCHO CUCAMONGA

APR 12 2016

RECEIVED - PLANNING

April 12, 2016

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

RE: Planning Commission Hearing Wednesday; Lewis Empire Lakes Proposal

Dear Mr. Smith:

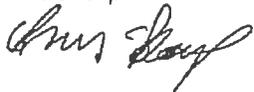
This letter is to voice my support for the Lewis Group of Companies development proposal at Empire Lakes. Here are a few reasons why I support this project:

- The development stage alone for this new community will provide hundreds, and at times, thousands of construction jobs to the local community.
- Our area (and the city in particular) is witnessing an expanding job market. Building Master Planned Communities will provide new, safe neighborhoods where residents can be confident that Rancho Cucamonga is a smart choice for living and raising families.
- Our local school district will receive a much needed economic boost from the development's school fees and annual tax revenue sharing.
- Finally, our city will benefit from the development's impact fees.

In closing, I have experienced the quality of living in a Lewis Master Planned Community. I am confident that this will be a major benefit to those who choose to live there and to all of us fortunate enough to call Rancho Cucamonga our home.

Sincerely,

Chris Sharp



Save Empire Lakes Golf Course

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

1050 Signatures (/petitions/save-empire-lakes-golf-course/signatures.html)

7474 Views



Target: City of Rancho Cucamonga

Region: United States of America (/petition-campaigns/United-States-of-America/)

Website: saveempirelakes.com (http://saveempirelakes.c...

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 come 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.

Sign the petition

Sponsor

Mr, Ms, Dr, etc

First name

Last name

Email

State, county or province

City or town

Street address

Zip code or post code

Comment to target

Display my name publicly

[?]



I'm not a robot

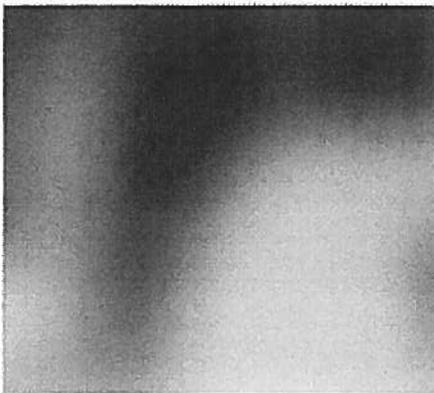
reCAPTCHA
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We are trying to keep the city from rezoning the golf course for homes. Please help us. If Lewis Homes were to put as much money into the golf course as they are putting into trying to destroy it, it could be easily be the top rated course 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).

Sign this petition



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Signatures (/petitions/save-empire-lakes-golf-course/signatures.html) Comments

Share (https://www.addthis.com/bookmark.php)

Sponsor (/sigreceipt.php?petid=75675) Info

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)

Save Empire Lakes Golf Course (/petitions/save-empire-lakes-golf-course.html)

This petition (/petitions/save-empire-lakes-golf-course.html) was published by Save Empire Lakes on Oct 14, 2015

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Public Signature List (/petitions/save-empire-lakes-golf-course/signatures.html)

[Map \(/petitions/save-empire-lakes-golf-course/signature-map.html\)](#)

[RSS](#)

Signatures **1050** to **1001** of **1050**

#	Title	Name	Town/City	S/C/P	Comment	Date
1050	R	Francisco Lopez	Riverside	California	N/G	May 12, 2016
1049	Mr	Anonymous	Ontario	Ca	N/G	May 12, 2016
1048	Mr.	Anonymous	Ontario	California	View (/petition-comment.php?cid=19981094)	May 11, 2016
1047	N/G	Rolando Mendoza	Ontario	California	View (/petition-comment.php?cid=19981030)	May 11, 2016
1046	N/G	Anonymous	Ontario	CA	View (/petition-comment.php?cid=19980894)	May 11, 2016
1045	N/G	Sharron Varga	Alta Loma	CA	N/G	May 09, 2016
1044	N/G	Robert Gamboa	CA	Fullerton	View (/petition-comment.php?cid=19977419)	May 09, 2016
1043	Mr	Peter Tam	Chino Hills	CA	View (/petition-comment.php?cid=19971567)	May 06, 2016
1042	Mr	Alan Haskvitz	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19970646)	May 06, 2016
1041	Mrs	Martha Fitisemanu	Alta Loma	California	N/G	May 04, 2016
1040	Ms	Janet Apsega	Alta Loma	CA	View (/petition-comment.php?cid=19968168)	May 04, 2016

Save Empire Lakes Golf Course (/petitions/save-empire-lakes-golf-course.html)

This petition (/petitions/save-empire-lakes-golf-course.html) was published by Save Empire Lakes on Oct 14, 2015

Public Signature List (/petitions/save-empire-lakes-golf-course/signatures.html)

[Map \(/petitions/save-empire-lakes-golf-course/signature-map.html\)](/petitions/save-empire-lakes-golf-course/signature-map.html)

[RSS](#)

Signatures 1045 to 951 of 1045

#	Title	Name	Town/City	S/C/P	Comment	Date
1045	N/G	Sharron Varga	Alta Loma	CA	N/G	May 09, 2016
1044	N/G	Robert Gamboa	CA	Fullerton	View (/petition-comment.php?cid=19977419)	May 09, 2016
1043	Mr	Peter Tam	Chino Hills	CA	View (/petition-comment.php?cid=19971567)	May 06, 2016
1042	Mr.	Alan Haskvitz	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19970646)	May 06, 2016
1041	Mrs	Martha Fitisemanu	Alta Loma	California	N/G	May 04, 2016
1040	Ms	Janet Apsega	Alta Loma	CA	View (/petition-comment.php?cid=19968168)	May 04, 2016
1039	Mr	Juan Menendez	Rancho cucamonga	Ca	View (/petition-comment.php?cid=19968045)	May 04, 2016
1038	Mrs	Heather Cain	Rancho Cucamonga	Ca	N/G	May 04, 2016
1037	Mrs	Laura O'Guinn	Alta Loma	California	View (/petition-comment.php?cid=19967657)	May 04, 2016
1036	Mr	Anonymous	Rancho Cucamonga	ca	View (/petition-comment.php?cid=19962258)	May 01, 2016
1035	N/G	Anonymous	Alta Loma	CA	N/G	Apr 30, 2016

THIS POINT FORWARD:
 SIGNATURES ADDED AFTER
 PC 04/13 STAFF REPORT COMPLETED

1034	Mrs.	Anonymous	Rancho Cucamknga	California	N/G	Apr 30, 2016
1033	Mrs.	Anonymous	Rancho Cucamonga	California	N/G	Apr 30, 2016
1032	Mr.	Anonymous	Rancho Cucamonga	California	N/G	Apr 30, 2016
1031	N/G	daniel pocius	Rancho Cucamonga	8300 Utica Ave	N/G	Apr 27, 2016
1030	N/G	Brittnee Bumgarner	Fontana	Ca	N/G	Apr 22, 2016
1029	Mr	Brian Wafford	rancho cucamonga	Southern CA	N/G	Apr 21, 2016
1028	N/G	Will Giles	Fontana	California	N/G	Apr 18, 2016
1027	Mr	Steve Radogna	Rancho Cucamonga	CA	View (/petition-comment.php?cid=19919191)	Apr 17, 2016
1026	N/G	Anonymous	Rancho Cucamonga	CA	N/G	Apr 13, 2016
1025	Mr.	James Peterson	Rancho Cucamonga	California	View (/petition-comment.php?cid=19893007)	Apr 12, 2016
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

Baseline Animal Hospital
9760 Baseline Rd. Ste. 100
Alta Loma, Ca 91701
909-987-4788

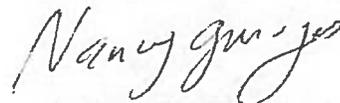
Jan. 4, 2016

Dear Mr. Smith,

Enclosed please find several petitions signed by concerned citizens regarding the closing of Empire Lakes Golf Course. It is very upsetting to many of the current residents of Rancho Cucamonga that open space will be lost forever. The additional traffic congestion and increased water usage are also a concern.

Your attention to this matter would be appreciated.

Sincerely,



Nancy Guirges

**Save Empire Lakes Golf Course and Stop
The Rancho Cucamonga City Council From Over Building Our City!!**

Please Sign This Petition If You Oppose!!!

Lewis Corp., is currently in escrow to purchase Empire Lakes Golf Course. If our RC City Council Members approve rezoning this land it will be redeveloped.

Lewis Corp., will be building 2500 to 4000 mix uses units, with the majority of which will be Apartment Rentals. This project is engineer to promote (Millennial) Residency and to promote the use of the Metro-Link.

The negative environmental impact this will have on our community is: Additional Population of 12000 to 15000 new residence, Traffic congestion (nightmare) for new residents, existing residence, businesses and manufacturers that reside next to "Empire Lakes Golf Course". Crime, traffic congestion that already exist in this area, building residential amongst manufacturing and businesses parks, Water Consumption, Air Quality, Taking away "Open Spaces, Parking nightmare for an estimated 8000 plus vehicles if they choose not to use the Metro-Link, Destroying the Natural Habitat for Birds and Wildlife, Lastly, take away the only public golf course that "All Generations" have enjoyed, and most important "Our Handicapped".

Please Do Not Let This Happen!!!

First & Last Name	Signature	Address, City, St, Zip code
1. Debra Cloud Bitten	<i>[Signature]</i>	7175 London Ave Rancho Cucamonga 917
2. XXXXXXXXXX		
3. AL MOLINA	<i>[Signature]</i>	9438 La Gloria Alta Loma 9170
4. Lauren Finley	<i>[Signature]</i>	
5. Susan Naviz	<i>[Signature]</i>	6110 Columbus St Alta Loma 917
6. SEAN COLEMAN	<i>[Signature]</i>	4971 Millbrook Way Fontana 91
7. Sally Langlois	<i>[Signature]</i>	9253 Golden St Alta Loma 91
8. Brinda Navarete	<i>[Signature]</i>	12257 Wintergreen St - RC 91739
9. Cynthia Becker	<i>[Signature]</i>	9570 CHOCCH ST RC 91739
10. Karen Milton	<i>[Signature]</i>	13676 Gypsum Drive R.C. 91739
11. RANDY MILTON	<i>[Signature]</i>	13676 Gypsum Drive R.C. 91739
12. Erica McDavid	<i>[Signature]</i>	15780 Hanover Ln Fontana
13. Gayle Hnazumi	<i>[Signature]</i>	10751 Laine Str R.C. 91
14. MARSHA STAHL	<i>[Signature]</i>	9441 N TURNER #77017 91
15. GARY HANSON	<i>[Signature]</i>	10966 Stone River Rd, R.C
16. Deborah Skarkos	<i>[Signature]</i>	9175 N Rancho Park Cir RC 91
17. Don		
18. Patricia Biehl	<i>[Signature]</i>	9778 Callow St RC 91737
19. Laura Armet	<i>[Signature]</i>	7040 Archibald Ave #69
20.		

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First & Last Name	Signature	Address, City, St, Zip code
1. Paul Anker		6609 Flagstone RC CA 91739
2. Maria Sapienza M.A.		10855 Elora Vista Key RC 91738
3. Dorothy Antunes		6425 Cambridge Lane 91737
4. Linela Douglas Soto		7193 Mesada RC., 91701
5. Quinn Moore WARREN MOORE		9570 APRICOT AVE AL CA 91737
6. John Lee		6172 TAYLOR LANE PI, RC 91739
7. JOE GRACE		7445 Kirkwood Ave Reh 91730
8. JATSON VARELA		7980 Malachite ave. Reh 9173
9. HAROLD J. OLSON		9805 Estacia Ct. Rancho Cucamonga
10. Denise Tuttle		9800 Baseline #18 Alta Loma
11. Bert Belknap		8479 ALLEN ST, RC CA 91730 917
12. FIONA ILLIUS		7914 MAJORAN - Rancho Cucamonga
13. Linda Wilson		11241-B Tessa Vista RC 9173
14. EUGENE RAPISANDI		7360 WEATHERLY PL RC CA 91730
15. MATHIEUS, JAIME		12475 Apple Dr RC 9173
16. Linda Eggers		10210 BASELINE Rd RC 91701
17. Jaxwell - Lyle		6055 PERIDIAN PLACE 91739
18. Wendy SALISBURY		8845 SOMERSET DR ALTA LOMA 9170
19. Adriana Martinez		
20. SCOTT SWATLEY		4600 14th Street #106 ALTA LOMA 917

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First & Last Name	Signature	Address, City, St, Zip code
1. Patricia Oldford	Patricia A. Oldford	9565 Hamilton St Altadena 91
2. LIZZA CARO	Lizza Caro	209 E Es Ontario CA 91762
3. Kathleen Spina	Kathleen Spina	7472 London Ave RC Ca 91732
4. Pamela S. Castillo	Pamela S. Castillo	9995 ORANGE ST RC CA 91337
5. KARE		
6. Madeline Weh		8876 Banyan Se Altadena 91
7. FRANK SWEENEY	Frank Sweeney	6904 RERIKSHIRE AVE, A.L. 9179
8. SYLVIA GARDNER	Sylvia Gardner	1747 Coolidge - Orange 91704
9. Lisa DeNardo	Lisa DeNardo	7018 Wakefield Ct 9170
10. George Ross		
11. Kousim Monis		5118 Sepulch RC CA 917
12. ROB CAVANAUGH	Rob Cavanaugh	5398 Morning Cyn Way RC 917
13. Brandon Whit		
14. CIRCULAR	Peter F. Lopez	
15. Steve Bergovoy	Steve Bergovoy	9487 Hedges Dr Altadena 91
16. Richard Christie	Richard Christie	7512 DEVIN
17. SANDRA SONSIE	Sandra Sonsie	9188 PLACER ST, R.C. 9173
18. Sue Peto	Sue Peto	36170 Lang ST RC 91701
19. Janice Shelton	Janice Shelton	8499-A Sunset Blvd 91730
20. Debra R. Rindaba	Debra R. Rindaba	8472 Victoria Tr A.L. 0170

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First & Last Name	Signature	Address, City, St, Zip code
1. Loretta Hauk	<i>Loretta Hauk</i>	
2. Loretta Hauk	<i>Loretta Hauk</i>	9800 Baseline Rd. Alta Loma 917
3. MARIL MAYERHAUSE	<i>Maryl Mayerhouse</i>	7663 ARCHIBALD AVE. RANCHO CUCAMONGA CA 91732
4. Carolyn Carrizosa	<i>Carolyn Carrizosa</i>	11879 Buckeye Dr. R.C. Ca
5. DAVID LIVINGSTON	<i>David Livingston</i>	6923 Doherty Place R.C. CA 917
6. SAM PASCHALL	<i>Sam Paschall</i>	62320
7. Sam Paschall	Sam Paschall	
8. Bettie Sanders	<i>Bettie Sanders</i>	13025 Joy Ave Elmont
9. Pamela Staspell	<i>Pamela Staspell</i>	8937 Citation Ct. Altadena, CA 9173
10. Tom Williams	<i>Tom Williams</i>	8950 Hamilton St RC Ca
11. Janet Jenkins	<i>Janet Jenkins</i>	5943 Fellingham Ln RC Ca
12. George Lynn, George Lynn	<i>George Lynn</i>	8591 18 th ST, ALTA LOMA, CA 917
13. Drew Fishman	<i>Drew Fishman</i>	10850 Church St HI-201 RC, 91732
14. CAITLIN TING	<i>Caitlin Ting</i>	10850 CHURCH ST #I-201 RC 9173
15. Dawn Goodwin	<i>Dawn Goodwin</i>	9300 Pasadena #40 A.L. Ca
16. Doreen Suter	<i>Doreen Suter</i>	6774 Palm W - Rancho Cucamonga Ca
17. Doreen Suter	Doreen Suter	
18. Susan Alday	<i>Susan Alday</i>	9802 Louise Way RC 917
19. Janette Brown	<i>Janette Brown</i>	1331 Banta Circle Rancho
20. JAMES KOYAGN	<i>James Koyagn</i>	7413 Hermosa Ave. Rancho Cucamonga CA 91731

*

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First & Last Name	Signature	Address, City, St, Zip code
1. LINDA McCONNELL	<i>Linda McConnell</i>	7437 Center Ave. RC 91730
2. Emily Theisen-Rocha	<i>Emily Theisen-Rocha</i>	3100 Kips Corner Rd Norc, CA 91711
3. Tina Meyer	<i>Tina Meyer</i>	9530 Balsa St. R. Cue 91735
4. Kourtney Prescher	<i>Kourtney Prescher</i>	8174 Rosebud St Altaloma Ca 91701
5. Christonda Han	<i>Christonda Han</i>	11894 Mt Cambridge Pt. 91735
6. Carol Bengel	<i>Carol Bengel</i>	6289 Phillips Way Altaloma
7. Carlos Ortiz	<i>Carlos Ortiz</i>	6289 Phillips Way Alt. Lo.
8. Debbie Bristol	<i>Debbie Bristol</i>	9375 Palca Alto 909-702-8437 A.L. FRED 91730 ST 768 Alamosa Dr RC 91730
9. Tracy Tanidjaja	<i>Tracy Tanidjaja</i>	
10. Christine Guirges	<i>Christine Guirges</i>	15465 Crimson St, Fontana 92331
11. Temchai Sukantana	<i>Temchai Sukantana</i>	7651 Anne Pluyt ave Rancho Cucamonga CA 91730
12. EDDY MEYER	<i>Eddy Meyer</i>	9530 Balsa Rancho Cuca CA 91730
13. Stephanie Deering	<i>Stephanie Deering</i>	7637 Duxbury Pl. Rancho Cucamonga 9
14. TOM MULLEN	<i>Tom Mullen</i>	7652 CARTILLA AVE R.C 91730
15. CATHERINE		
16. Lucia VonKeltzen	<i>Lucia VonKeltzen</i>	6577 Townsend Pl. R.C. 91739
17. Richard Primavera	<i>Richard Primavera</i>	409 E. GRANADA ST. ONTARIO CA 91764
18. JEFF OLDFORD	<i>Jeff Oldford</i>	9565 HAMILTON ST AGA LOMA CA
19. Angela Hicks	<i>Angela Hicks</i>	10724 Stamford Dr TC 91730
20. Xavier Edouvi	<i>Xavier Edouvi</i>	8420 Vicara Dr. R.C. 9170

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Please Do Not Let This Happen!!! *B.S.*

First & Last Name	Signature	Address, City, St, Zip code
1. Christopher Carroll	<i>[Signature]</i>	6214 Valinda Ave. Rancho Cucamonga
2. Janet L. Carroll	<i>[Signature]</i>	6714 Valinda Ave. R.C.
3. Susan Bryan	<i>[Signature]</i>	12939 Avail Ct. R.C. 91739
4. Maura Bette	<i>[Signature]</i>	7030 Nature Pl R.C. 91701
5. Alejandra Gomez	<i>[Signature]</i>	7287 Abigail Pl Fontana 92336
6. Shaviera Zeller	<i>[Signature]</i>	10243 La Vine St. R.C. 9170
7. Sarah Ann Morriss	<i>[Signature]</i>	10090 Touquil R.C. 91701
8. TRACY LITTLE	<i>[Signature]</i>	7572 Paramount Ct. R.C.
9.		
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