

Smith, Michael

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

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

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

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

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

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

Michael Lechner
626-664-6557

Sent from my iPhone

PC-4-13-16
EXHIBIT Z

Smith, Michael

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

Hi Mike,

I have a question concerning the signage at Empire Lakes:

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

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

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

Please advise.

Thanks

Stuart

DT: March 28, 2016

TO: Mike Smith,
Associate Planner
City of Rancho Cucamonga

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

RE: Empire Lakes Project

Dear Mr. Smith:

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

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

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

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

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

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

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

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

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

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

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

Cordially,

Dr. John Hull

E-mail: hulltalkinc@charter.net

Phone: 909-239-7956

MEMORANDUM

CITY OF RANCHO CUCAMONGA

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

MAR 22 2016

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

RECEIVED - PLANNING

DATE: March 21, 2016

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

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

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

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

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

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

But I digress, by this memo, I am requesting the City Council implement one or more more meaningful means of providing substantive notice to the City's residents of the Proposed Project and the requirement for Public Hearings. While the existing notice process as outlined in the Report presumably satisfies the required minimum legal requirements for public notice, the existing notice process is neither sufficient nor effective in providing meaningful notice to the residents of the City of a Proposed Project which by its nature and size impacts all residents of the City rather than just those residents located near the Proposed Project (just consider traffic and greenhouse emissions and the fact that this mega residential project is a prototype for similar projects being considered elsewhere in the City). The Proposed Project is not the construction of a corner gas station having only significant impact on nearby residents and property owners. Even the Lewis Homes financed draft EIR (and the traffic consultants for Lewis Homes) had to admit that traffic congestion on some major routes to the vital freeways will be intense and irremediable and similarly so for greenhouse emissions. The fundamental flaw with the currently existing notice process is that notice process implicitly assumes that residents of the City actively and regularly review the City's website and social media pages to determine whether there are matters requiring their further inquiry and involvement. And this is simply not true. The Report cites (as did Mr. Goodman) the following social media statistics as support for the effectiveness of social media in informing the public of the Proposed Project, "To date, the City's website dedicated to the project had about 1,100 views, and there are about 6,500 followers on the Facebook page and about 7,000 subscribers on Next Door." I don't know whether the cited 1,100 views are "unique" views. If not, I alone probably account for over 100 of those views, and I suspect that a small group of actively involved residents account for the bulk of the remaining views. Even if the views are unique, 1,100 views and 6,500 Facebook followers is rather compelling evidence that social media is not an effective means of public notice given that the City as of 2013 has a population of over 171,000 and over 57,000 housing units. Further, the Report repeatedly emphasizes that the Planning Department provides direct email notice of the status of the Proposed Project to all persons who have requested such notices from the Planning Department but I understand that

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

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

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

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

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

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

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

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

Some additional concerns regarding process and notice:

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

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

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

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

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

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

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

The courtesy of a response would be appreciated.

Smith, Michael

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

Categories: Printer

Hi Mike,

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

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

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

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

Thanks again!

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

Hello, Steve

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

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

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

If you have any questions, let me know.

Thanks.

Mike Smith

Senior Planner

City of Rancho Cucamonga

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

(909) 477-2750 ext. 4317

michael.smith@cityofrc.us

From: Hiker Guy [mailto:steve.carn@gmail.com]

Sent: Saturday, January 30, 2016 9:00 AM

To: Smith, Michael

Subject: Empire Lakes development inquiry

Dear Mike Smith,

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

Thank you!

Smith, Michael

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

Categories: Printer

Dear Councilman:

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

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

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

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

Respectfully,
Jason

--

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

Smith, Michael

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

Dear Michael Smith;

Thanks for all your communications on this matter, you have done a great job with this situation. I am opposed to the project but impressed with how you have handled my objections.

Understand that the golf course is on private land, and you are doing your job for the city and the citizens, but I just think more apartments in our city is not a benefit to the property owners if there is anything else that I can do to express my concerns please let me know. I am hoping that the project is rejected and a better use can be found for the Empire Lakes golf course.

It is my hope that our elected officials are aware of the outstanding job you are doing for all of us, it is so refreshing to hear back from the city on matters of concern.

Best regards,
Bradford McColl

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

Hello, Mr. McColl

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

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

If you have any questions, please let me know.

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

michael.smith@cityofrc.us

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

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

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

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

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

I would like to urge you to turn down this project, our city does not need more rental units, there are enough huge apartment complexes in Rancho Cucamonga, CA.

It is my hope that you have all checked with the citizens, I came across few people that supported this project, I would say that 90% of the people I spoke to about it opposed the development.

There has to be a better use for all of the land at Empire Lakes, understand it is privately owned but you have a huge say in how it can be improved, more apartment complexes in our city has to be the least desirable outcome for our golf course.

Please do the right thing and turn down this project.

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

Best regards,
Bradford McColl

Smith, Michael

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

Hello,

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

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

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

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

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

CITY OF RANCHO CUCAMONGA

DEC 03 2015

RECEIVED - PLANNING

12/1/2015

Candyce Burnett

Planning Director

City of Rancho Cucamonga

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

Regarding: High Density Housing at Empire Lakes Property

Dear Ms. Burnett

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

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

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

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

Thank you for your time.

Priscilla Sena

6195 Jasper Street

Rancho Cucamonga, CA 91701

CITY OF RANCHO CUCAMONGA

DEC 03 2015

RECEIVED - PLANNING

DUPLICATE

12/1/2015

Michael Smith

Senior Planner

City of Rancho Cucamonga

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

Regarding: High Density Housing at Empire Lakes Property

Dear Mr. Smith,

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

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

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Thank you for your time.

Priscilla Sena

6195 Jasper Street

Rancho Cucamonga, CA 91701

Smith, Michael

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

Dear Sir(s),

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

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

Smith, Michael

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

Mr Smith,

I am against putting high density housing in place of the golf course and I do not play golf.

We have a very nice city, let's keep it that way. I have been to New York and Philly and don't want crowded tenements.

Donald DuPree , , Rancho Cucamonga

Smith, Michael

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

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

Smith, Michael

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

Dear Michael Smith,

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

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

Nancy J. Hamper
Sent from my iPad

Smith, Michael

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

Importance: High

Mr. Smith,

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

Respectfully,
Brian Stranahan
Alta Loma, CA

Smith, Michael

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

NO MORE APARTMENTS!!!!

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

Smith, Michael

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

Dear Rancho Cucamonga official,

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

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

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

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

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

Thank You

Smith, Michael

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

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

Sent from my iPhone

Smith, Michael

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

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

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

Thank you for your time.

Susan Diomedes
Resident since 1977

Smith, Michael

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

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

Smith, Michael

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

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

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

Smith, Michael

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

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

Michael Smith

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

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

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

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

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

Dan Fitzgerald

12730 Mosaic Dr.

Rancho Cucamonga, CA 91739

CITY OF RANCHO CUCAMON

NOV 25 2015

RECEIVED - PLANNIN

Smith, Michael

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

THE ONLY THING CONSTANT IS CHANGE

We have lived here in the Alta Loma area of Rancho Cucamonga over 30 years.

We live 2 miles North from the 210 Fwy, it was quiet at night before the freeway was built. Now we can hear the noise from the freeway at night. Yes 2 miles North. Can you call that progress?

If the Empire Lakes project is approved , what are the issues?

Traffic, Crime, Crowded Schools, Trash, Sewer, Fire and Sheriff, parking at stores, just to name a few.

I'am sure you have heard this before, no more high density housing.

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

Happy Thanksgiving

Ron Garman

Sent from my iPad

Smith, Michael

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

Will this apartments be running without water? If so, I say yes.

If they are going to use water, I say NO.

Forget the income the apartments will bring, because they will also bring more crime, which means more Peace Officers. We can't even afford the ones we have now.

We have been in Cucamonga (Alta Loma) for thirty years and seeing it grow and grow, it's time somebody said " STOP " no more. Sorry Mr. Smith I say NO.

Smith, Michael

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

Good afternoon,

I hope this email finds you well, and anxiously awaiting a delicious Thanksgiving feast.

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

Sincerely,

Dana Mayer

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

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Smith, Michael

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

Dear Mr. Michael Smith,

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

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

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

Wendy & Sergio Uribe

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

Empire Lakes:

11-20-15

Dear Mr. Michael Smith:

The development of Empire Lakes with between 2650 and 3450 apartment units concerns me deeply. About 30% of our city is rental units right now, which I feel is very high. I object to the proposed development because I don't think it is good for our community to increase the number of renters. I moved to Rancho Cucamonga, CA and purchased our home for many reasons, none of my reasons were to live in a city filled with huge apartment complexes like we have now. Property owners care more about the community than renters, because they have a vested interests in the quality of life. Individuals that purchase a home, directly pay taxes, and make up the majority of citizens tend to vote together on civic matters that impact many things for our families, not so much with those that have no investment in our city, many renters do not even vote on local issues that impact our city, taxes, and schools. Allowing more development of rental property will decrease our quality of life here in Rancho Cucamonga, CA.

The density will impact traffic, schools, public services, and ultimately increase costs to those of us who own property.

I do not think if I was moving to Rancho Cucamonga, CA today I would purchase a home here, the congestion, is not what I am looking for in a community, more apartments is not going to improve the situation.

I oppose the development of Empire Lakes, want to urge you, the Mayor and The City Council to reject this development and preserve a little of what is left of the city I bought my home in. There is a growing number of citizens that share my view regarding this matter, many have signed a petition to express their concern for the over development of our city, they may not take the time to write to you but please consider those that have taken the time to sign the petition objection to this project.

Sincerely,


Bradford L. McColl

Smith, Michael

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

Dear Mr. Michael Smith:

The development of Empire Lakes with between 2650 and 3450 apartment units concerns me deeply. About 30% of our city is rental units right now, which I feel is very high. I object to the proposed development because I don't think it is good for our community to increase the number of renters. I moved to Rancho Cucamonga, CA and purchased our home for many reasons, none of my reasons were to live in a city filled with huge apartment complexes like we have now. Property owners care more about the community than renters, because they have a vested interests in the quality of life.

Individuals that purchase a home, directly pay taxes, and make up the majority of citizens tend to vote together on civic matters that impact many things for our families, not so much with those that have no investment in our city, many renters do not even vote on local issues that impact our city, taxes, and schools. Allowing more development of rental property will decrease our quality of life here in Rancho Cucamonga, CA.

The density will impact traffic, schools, public services, and ultimately increase costs to those of us who own property. I do not think if I was moving to Rancho Cucamonga, CA today I would purchase a home here, the congestion, is not what I am looking for in a community, more apartments is not going to improve the situation.

I oppose the development of Empire Lakes, want to urge you, the Mayor and The City Council to reject this development and preserve a little of what is left of the city I bought my home in. There is a growing number of citizens that share my view regarding this matter, many have signed a petition to express their concern for the over development of our city, they may not take the time to write to you but please consider those that have taken the time to sign the petition objection to this project.

Sincerely,
Bradford L. McColl

Smith, Michael

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

Dear Mr. Smith,

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

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

While I understand the Planning Commission's review is still in the preliminary stages, per Planning Commissioner Lou Munoz,

I feel it necessary to make my opinion known, early on.

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

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

I have reviewed "The Notice of Availability (NOA)" and did a cursory view of the "Draft Environmental Impact Report (DEIR)".

As you know, the DEIR is a lengthy document and takes time to read and digest all of its contents.

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

First off, traffic on our already crowded streets would be increased tremendously. It's not fair to impose this on our community.

As it stands today, it can be a nightmare to get across town even without this project in place. Imagine if you add the increased volume of cars this project would produce. I know the goal of the developer, is to get people out of their cars and to utilize bikes and the transit system. However, this is California. You will not get people out of their cars.

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

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

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

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

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

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

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

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

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

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

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

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

Smith, Michael

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

Hi Mike,

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

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

From: Elizabeth Allerton [mailto:lizallerton@aol.com]
Sent: Friday, November 13, 2015 9:34 AM
To: City Council <Council@cityofrc.us>
Subject: Empire Lakes

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

Elizabeth Allerton
Etiwanda

Smith, Michael

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

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

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

From: Carol Enriquez [mailto:czenriquez@yahoo.com]
Sent: Friday, November 13, 2015 8:01 AM
To: City Council <Council@cityofrc.us>
Subject: Empire Lakes development

Dear Council members,

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

Carol Enriquez.

Sent from my iPhone

Smith, Michael

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

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

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

Please, please, keep Empire Lakes.

Robert Acker
30+ year RC resident

Smith, Michael

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

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

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

Diane Atherton
11281 Baylor Street
Rancho Cucamonga

November 10, 2015

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

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

Dear Mr. Wimberly,

Thank you for the notice of the November 10, 2015 subject workshop. As I indicated in my comments speaking to the Planning Commission at the June 10, 2015 draft EIR scoping meeting, the Empire Lakes course is an exceptional, well-maintained facility used by golfers and families from the local community, surrounding southern California areas, and visitors from out-of-state. Additionally, the approximately 160 acres of open space makes the course an invaluable and irreplaceable asset of a natural setting in the otherwise developed city scape. Keeping an existing high-quality golf course in a prime southern California location and city like Rancho Cucamonga should be a high priority.

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

I would urge the Planning Commission to:

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

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

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

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

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

Respectfully yours,



Tom Rheiner
11030 De Anza Drive
Rancho Cucamonga, CA 91730

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

Copy to: Mr. Kevin Heaney, SCGA

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Save Empire Lakes Golf Course

Petition published by Save Empire Lakes on Oct 14, 2015

575 Signatures

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



Target: City of Rancho Cucamonga

Region: United States of America

Web site: <http://saveempirelakes.com>

[Sign the petition](#) [Sponsor](#) [Email](#) [Tweet](#) 8 [G+1](#) 1

Petition Background (Preamble):

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

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

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

Petition:

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

[Sign the petition](#)

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

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Smith, Michael

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

Dear Mr. Smith:

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

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

PLEASE DO THE RIGHT THING FOR RANCHO !!

Marla Dirks-Macias and Chris Macias

(909) 483-1658

Rancho Cucamonga, CA 91730

Smith, Michael

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

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

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

And how sneaky and unfair it is of the City to hold a last-minute meeting today at 4:30pm on this issue, at a time when most of us are at work or commuting home from work. The meeting and this proposal are spreading on social media networks. I have already signed the petition to stop this

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

Nancy McBeth
7481 Crawford Place
Rancho Cucamonga, CA 91739

Project Description: The applicant, Lewis Operating Corp., proposes to amend the IASP Sub-Area 18 (Empire Lakes) Specific Plan to establish a mixed use development on the existing Empire Lakes Golf Course property (new Planning Area [PA] 1). The proposed Specific Plan Amendment would allow for high density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units in PA 1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. Additionally, a maximum of 220,000 square feet (sf) of nonresidential uses would be allowed in PA 1. Vehicular and non-vehicular circulation and utility infrastructure would be installed, as necessary, to serve the proposed uses. Based on available information, anticipated initial approvals required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment; approval of a General Plan Amendment to

Smith, Michael

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

Mayor Michael,

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

Sincerely,

Jack & Pam Adams

Smith, Michael

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

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

Gilbert Moreno S'64

Smith, Michael

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

Please say no to more apartments. Empire Lakes is beautiful and we need to keep it. Keep reasons why people want to move to this area.

Rachel K. Johnson

rachelkayse@gmail.com

To Whom it May Concern,

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

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

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

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

Sincerely,
Dominic Spezialy
10440 San Andreas Dr.

CITY OF RANCHO CUCAMONGA

OCT 10 2015

RECEIVED - PLANNING

OCT 05 2015

RECEIVED - PLANNING

September 29, 2015

Mr. Michael Smith

RC City Council

10500 Civic Center Drive

Rancho Cucamonga, CA 91730

Dear Mr. Smith:

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Mary Strubhar-Brown". The signature is written in a cursive style with a long, sweeping underline.

Mary Strubhar-Brown

Smith, Michael

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

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

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

Reason for our concern;

1. The Density of unit per acre of land

2. Traffic Nightmare

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

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

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

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

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

Nancy & Jim Guirges
Concerned Residents of Rancho Cucamonga

Sent from my iPad

Smith, Michael

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

Dear Mr. Smith,

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

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

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

Sincerely,
Mr. Kenneth Park

EFM METALS

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

Rancho Cucamonga City Council

Attn; Michael Smith

10500 Civic Center Dr.

Rancho Cucamonga, Ca. 91730

CITY OF RANCHO CUCAMONGA

SEP 21 2015

RECEIVED - PLANNING

Dear Fellow Residents,

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

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

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

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

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

Thank you,

A handwritten signature in cursive script, appearing to read "Craig Olson".

Craig Olson

909-476-6747

Smith, Michael

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

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

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

9/14/2015

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

Dear Mr. Smith,

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

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

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

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

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

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

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

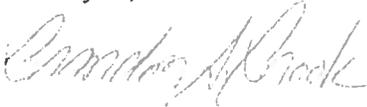
Barry-Wehmiller

**pneumatic
SCALE ANGELUS®**

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

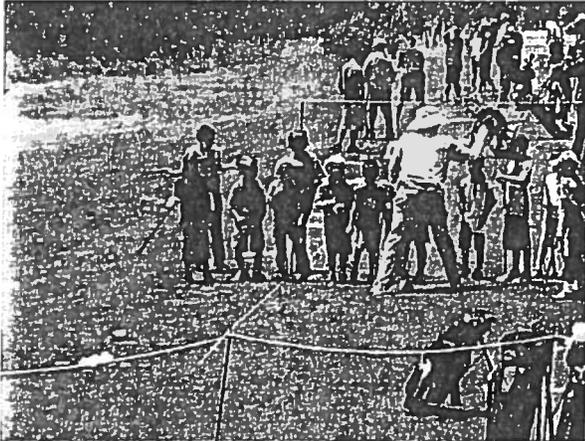
would be sad. I hope the City Council and the Planning Department will take this in to account when they make this decision. Please do not waste this opportunity to preserve an asset like Empire Lakes Golf Course.

Thank you,

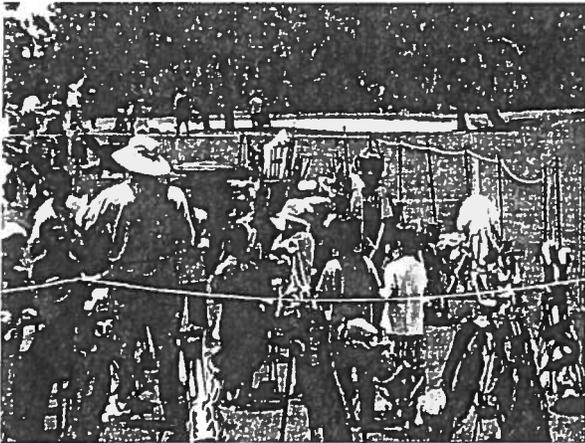


Brandon Brook

V.P. Administration
PneumaticScaleAngelus



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



Barry-Wehmiller

**pneumatic
SEALER** ANGELUS®

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

Reference: www.livevistara.com

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Smith, Michael

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

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

Just my option

Phil Hakopian

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

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Smith, Michael

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

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

Thank you!

Respectfully,

John P. McKinnon

Sent from my iPad

Smith, Michael

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

Mr. Smith,

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

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

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

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

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

Thank you,

Gregg Arnold

Smith, Michael

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

Dear Michael,

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

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

I honestly hope the deal falls out because it would be a real shame to lose beautiful Empire Lakes Golf Course.

Jeanette Rey
1535 Via Arroyo
La Verne CA 91750

DT: June 11, 2015

TO: Mike Smith,
Associate Planner
City of Rancho Cucamonga

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

RE: Empire Lakes Project

Dear Mr. Smith:

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

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

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

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

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

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

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

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

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

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

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

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

Cordially,

Dr. John Hull

E-mail: hulltalkinc@charter.net

Phone: 909-239-7956

Smith, Michael

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

Greg Walker
6001 Milliken Avenue
Rancho Cucamonga, CA

May 24, 2015

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

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

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

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

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

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

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

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

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

Sincerely,

Greg Walker
Los Osos High School Golf Coach

Sent from Yahoo Mail on Android

May 25, 2015

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

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

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

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

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

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

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

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

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

Executive Nine Hole Golf Course Alternates:

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

Eighteen Hole Golf Course Alternates:

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

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

Sincerely,



5.25.15

Leatha Elsdon, Date

May 21, 2015

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

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

Dear Mr. Smith,

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

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

Comment on the Notice of Preparation

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

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

Respectfully yours,



Tom Rheiner
11030 De Anza Drive
Rancho Cucamonga, CA 91730

Attachment

Copy to: Mr. Kevin Heaney, SCGA

May 20, 2015

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

Dear Mr. Heaney,

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

http://www.cityofrc.us/cityhall/planning/current_projects/empire_lakes_specific_plan_project/default.asp

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

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

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

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

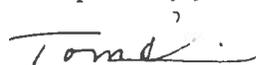
As a private citizen with no ownership interest in the golf course property, I realize I am merely a member of the public who uses a facility open to the public, and that my options are limited to communicating with others in the golf community and to city of Rancho Cucamonga decision makers at the appropriate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

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

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

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

Respectfully yours,



Tom Rheiner

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

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



Notice of Preparation and Scoping Meeting

April 27, 2015

To: Reviewing Agencies, Organizations, and Interested Parties

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

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

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

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

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

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

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

Project Location – City: Rancho Cucamonga

Project Location – County: San Bernardino

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

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

allow for high density and medium-high density residential, mixed use, open space, and transit-oriented land uses all within close proximity to transit services and local regional activity centers. The number of residential dwelling units in PA 1 would range from a minimum of 2,500 units to a maximum of up to 4,000 units. Additionally, a maximum of 220,000 square feet (sf) of non-residential uses would be allowed in PA 1. Vehicular and non-vehicular circulation and utility infrastructure would be installed, as necessary, to serve the proposed uses. Based on available information, anticipated initial approvals required from the City to implement the proposed project may include, but are not limited to, adoption of the proposed IASP Sub-Area 18 Specific Plan Amendment; approval of a General Plan Amendment to change the land use designation from "Open Space" to "Mixed Use"; and, approval of a Zoning Amendment to update text related to the Mixed Use zone. Approval of Parcel Maps(s) and a Development Agreement may also be considered.

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

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

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

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

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

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

And can be accessed online at:

http://www.cityofrc.us/cityhall/planning/current_projects/default.asp

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

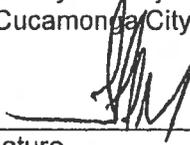
All comments and responses to this notice should be submitted in writing to Mr. Michael Smith, Associate Planner, at the address noted above. The City will also accept responses to this notice submitted via email received through the close of business on May 26, 2015. Email responses to this notice may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

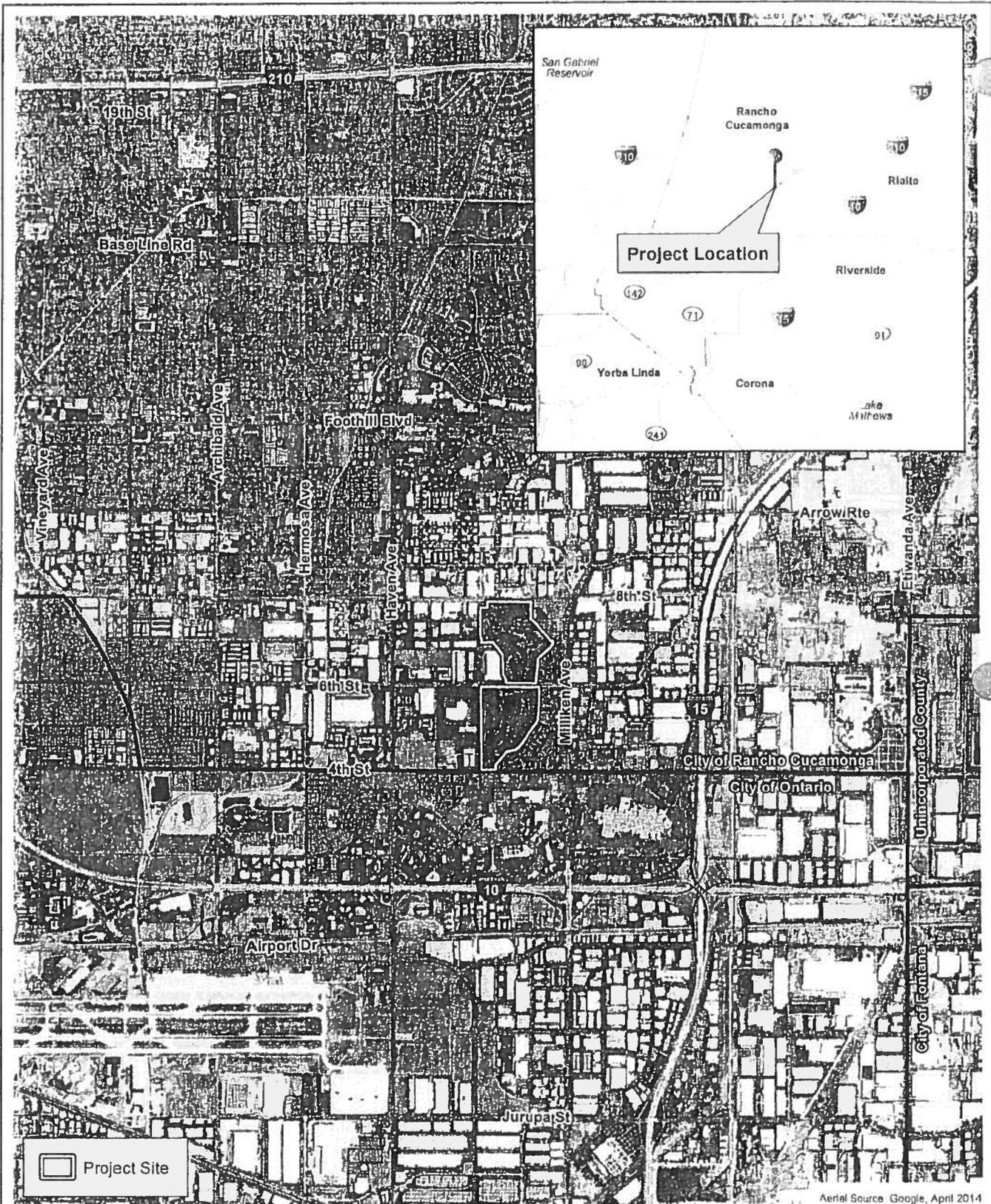
Notice of Scoping Meeting: The proposed project is considered a project of statewide, regional, or area-wide significance. A scoping meeting will be held by the City at the Planning Commission meeting on **June 10, 2015 at 7:00 PM** at the Rancho Cucamonga City Council Chambers, 10500 Civic Center Drive,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

Date

04/21/15

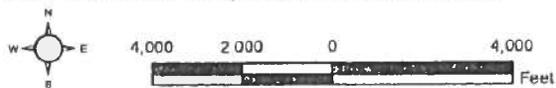
Signature





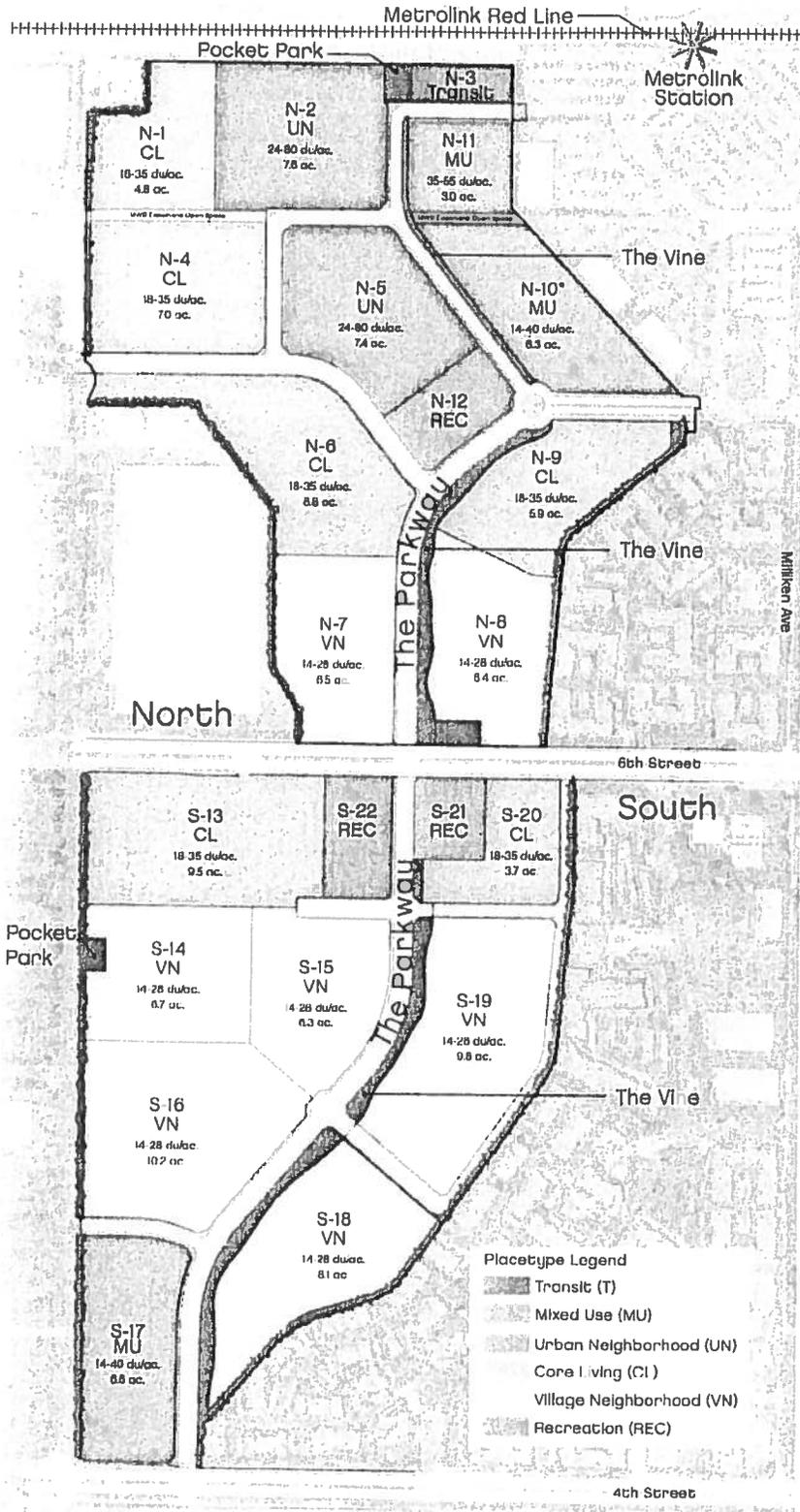
Regional and Local Vicinity
IASP Sub-Area 18 Specific Plan Amendment

Exhibit 1



Bonterra
PSOMAS

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D:\Projects\LEW3\LEW0003001\Graphics\ISax3_ConceptDevelopPlanByPlacetype at

Source: William Hezmalhalch Architects, Inc. 2015

Conceptual Development Plan by Placetype

Exhibit 3

IASP Sub-Area 18 Specific Plan Amendment



Bonterra
PSOMAS

Smith, Michael

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

Dear Mike Smith -

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

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

Sincerely

Donald Autrey