

STAFF REPORT

PLANNING DEPARTMENT

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



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

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

ACTION: The Secretary will receive and file the report.

GENERAL:

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

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

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

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

C. General Plan Designations:

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

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

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

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

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

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

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

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

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

Respectfully submitted,



Candyce Burnett
Planning Director

CB:MS/ljs

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



THE CITY OF RANCHO CUCAMONGA

SPECIAL MEETING/WORKSHOP **MINUTES** OF

THE PLANNING COMMISSION

NOVEMBER 10, 2015 – 4:30 PM

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

I. CALL TO ORDER

Pledge of Allegiance

Roll Call **4:30 PM**

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias A Fletcher X

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

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

II. PUBLIC COMMUNICATIONS

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

Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak. All communications are to be addressed directly to the Historic Preservation Commission or Planning Commission, not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please

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refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting.

All public comment followed the presentation of the discussion item.

III. ITEMS FOR DISCUSSION

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

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

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

Todd Larner with William Hezmalhach Architects continued with the presentation.

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

Todd Larner continued regarding the different land uses and circulation.

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

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

Chairman Wimberly opened the floor for public comment.

Brandon Brooke Said he is a business owner at Cleveland and 6th Street. His concerns



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

Chairman Wimberly thanked everyone for taking part in the process.

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



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

IV. ADJOURNMENT

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

I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on November 5, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.



If you need special assistance or accommodations to participate in this meeting, please contact the Planning Department at (909) 477-2750. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

The Planning Commission encourages free expression of all points of view. To allow all persons to speak, given the length of the agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement from the audience.

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

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

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

All requests for items to be placed on a Planning Commission agenda must be in writing. Requests for



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scheduling agenda items will be at the discretion of the Commission and the Planning Director.

AVAILABILITY OF STAFF REPORTS

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

APPEALS

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

Please turn off all cellular phones and pagers while the meeting is in session.

Copies of the Planning Commission agendas, staff reports and minutes can be found at www.CityofRC.us



STAFF REPORT

PLANNING DEPARTMENT

Date: February 17, 2016

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

From: Candyce Burnett, Planning Director

By: Mike Smith, Senior Planner

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

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

BACKGROUND:

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

GENERAL:

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

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

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

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

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

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

A. Environmental Review

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. November 10, 2015 - Planning Commission Workshop

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

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

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

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

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

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

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

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

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

2. January 14, 2015 - Community Meeting #2

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

3. January 21, 2015 - Community Meeting #3

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

4. January 28, 2015 - Community Meeting #4

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

D. General Public Notification:

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

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

Ongoing – Webpage and Social Media

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

Next Steps

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

Respectfully submitted,



Candyce Burnett
 Planning Director

CB:MS/lis

Attachment: Mailing List

APN	OWNER_NAME	OWNER_ADDR	OWNER_ZONE
021020428	4240 FOURTH STREET LLC	11726 SAN VICENTE BLVD STE235	LOS ANGELES CA 90049
021020424	4TH STREET RETAIL LLC	515 S FIGUEROA ST 16TH FL	LOS ANGELES CA 90071
020914327	8885 WHITE OAK AVENUE LLC	5321 FRANKLIN AVE	LOS ANGELES CA 90027-1612
022934119	9625 MILLIKEN HOSPITALITY LLC	191 N TULLY RD	TURLOCK CA 95380
022911122	A T AND S F RAILROAD CO	740 E CARNEGIE DR	SAN BERNARDINO CA 92408
022926226	ABULAFIA, HAYIM & JULIE FAM PARTNERSH	315 S BEVERLY DR STE 301	BEVERLY HILLS CA 90212
020941117	ABUNDANT LIVING FAMILY CHURCH	10900 CIVIC CENTER DR	RANCHO CUCAMONGA CA 91730
020940106	ALTA INTERNATIONAL LLC	10888 7TH ST	RANCHO CUCAMONGA, CA
023801455	ARCP RL PORTFOLIO VIII LLC	2325 E CAMLEBACK RD STE 1100	PHOENIX AZ 85016
020914324	ATCHISON TOPEKA AND SANTA FE RR CO	740 E CARNEGIE DR	SAN BERNARDINO CA 92408
021008113	AVNISH LLC	42 CORPORATE PARK STE 200	IRVINE CA 92606
023801445	BARNES, JANE & FRANKLIN FAM TR 9/22	P O BOX 1570	JULIAN CA
020941134	BCI COCA-COLA BOTTLING CO	PO BOX 1734	ATLANTA GA
021020432	8MADDDX2 LLC	PENTHOUSE 16 CTR TOWER S 4314 MARINA CITY DR	MARINA DEL REY CA
022926394	BROAD REALTY INVESTMENTS LP	2201 E CAMELBACK SUITE 650	PHOENIX AZ
021008269	BUTTERFIELD VILLAS LLC	24155 LODGE POLE RD	DIAMOND BAR CA 91765
022934126	C A H P CREDIT UNION	2843 MANLOVE RD	SACRAMENTO CA 95825
022926390	CALLA LILY REAL ESTATE INVESTMENT LL	11450 4TH ST #104	RANCHO CUCAMONGA CA 91730
021053103	CAMDEN LANDMARK LLC	PO BOX 27329	HOUSTON TX
020940123	CARSON ESTATE TRUST	18710 S WILMINGTON AVE STE 200	RANCHO DOMINGUEZ CA 90220-5912
021008268	CHUMO FAMILY 1992 LIVING TRUST 12-8-	14425 JOANBRIDGE ST	BALDWIN PARK CA 91706
021008267	CITY OF ONTARIO	303 E "B" ST	ONTARIO CA 91764
020927211	CITY OF RANCHO CUCAMONGA	PO BOX 807	RANCHO CUCAMONGA CA
022911151	CITY OF RANCHO CUCAMONGA	2201 DUPONT DR STE 100	IRVINE CA 92715
022911150	CLOVER RANCHO CUCAMONGA CORP	801 N BRAND BLVD STE 800	GLENDALE CA 91203
021008264	CLPF - VILLAGE ON THE GREEN LP	601 S FIGUEROA ST STE 3400	LOS ANGELES CA 90017
020927225	CPT/6TH & CLEVELAND LLC	601 S FIGUEROA ST SUITE 2150	LOS ANGELES CA
021008125	CPT/6TH & UTICA LLC	601 S FIGUEROA ST STE 2150	LOS ANGELES CA 90017-3405
021059113	CRA INVESTMENTS LLC	9327 FAIRWAY VIEW PL #306	RANCHO CUCAMONGA CA 91730
022934114	CUCAMONGA CHRISTIAN FELLOWSHIP CHURC	11376 5TH ST	RANCHO CUCAMONGA CA 91730
020927226	CUCAMONGA COUNTY WATER DISTRICT	10440 ASHFORD ST	RANCHO CUCAMONGA CA 91730-2799
022934115	DAHSCO PROPERTIES RANCHO COMMERCIAL	1655 PUDDINGSTONE DR	LAVERNE CA 91750
020914308	DEDEAUX PROPERTIES LLC	1430 S EASTMAN AVE	LOS ANGELES CA 90023

020941124	DLR HOLDINGS 1 LLC	1425 W FOOTHILL BLVD	UPLAND CA 91786
020941119	ECOFF, STEVEN TR	1357 MADRONE LN	SAN LUIS OBISPO CA 93401
022934124	ELLEN CAPITAL GROUP LLC	556 N DIAMOND BAR BLVD #200	DIAMOND BAR CA
021008265	EQR-FANWELL 2007 LIMITED PARTNERSHIP	PO BOX 87407 (29121)	CHICAGO IL
021053117	EQR-VINTAGE I LP	PO BOX 87407	CHICAGO IL
021008130	EXECUTIVE SUITE AT HAVEN LLC	9431 HAVEN AVE #100	RANCHO CUCAMONGA CA 91730
022934112	FAIRMONT HOSPITALITY INC	16912 GRIDLEY PL	CERRITOS CA 90703
020927224	FAIRWAY BUSINESS CENTER LP	711 IMPERIAL HWY #200	BREA CA 92821
020927223	FAIRWAY BUSINESS CENTRE LLC	190 NEWPORT CENTER DR # 220	NEWPORT BEACH CA 92660
020914326	FINLAY FAMILY TRUST "B"	13353 CHANDLER BLVD	SHERMAN OAKS CA 91401-5325
020940104	FLAM FAMILY PROPERTIES LLC	1 PALERMO WALK	LONG BEACH CA
021058106	FOURTH & MILLIKEN OWNERS ASSN	23 CORPORATE PLAZA STE 247	NEWPORT BEACH CA 92660
021008276	FOURTH AND UTICA LP	515 S FIGUEROA ST STE 1600	LOS ANGELES CA 90071
021008118	FREEWAY INDUSTRIAL PARK	2032 LA COLINA DR	SANTA ANA CA 92705
022934127	G AND C SWAN INC	9491 PITTSBURGH AVE	RANCHO CUCAMONGA CA 91739
022926234	GARDNER, A J FAMILY TRUST 3/5/81 (T	432 S BENTLEY AVE	LOS ANGELES CA 90049
021059105	GAUHAR, MOHAMMAD A	4186 CROWN RANCH RD	CORONA CA 92881
023801456	GMRI INC	PO BOX 695019	ORLANDO FL
021008135	GROSSLIGHT LIVING TRUST 1-2-68 AMD 6	418 EL CAMINO	BEVERLY HILLS CA 90212
020941118	GT 94 LP	9171 WILSHIRE BLVD #400	BEVERLY HILLS CA 90210
022934116	GTE CALIFORNIA INC	19845 N U S 31	WESTFIELD IN 46074
021005202	HAVEN BUILDING INCORPORATED	5525 PINE AVE	CHINO HILLS CA 91709
021005215	HAVENS GATE PROPERTIES LLC	9471 HAVEN AVE	RANCHO CUCAMONGA CA 91730
021008250	INLAND EMPIRE HEALTH PLAN	10801 6TH ST	RANCHO CUCAMONGA CA 91730-5977
021059108	INLAND MEDICAL BUILDING PROPERTIES L	31190 SUTHERLAND DR	REDLANDS CA 92373
021059109	INLAND MEDICAL BUILDING PROPERTIES L	31190 SUTHERLAND DR	REDLANDS CA 92373
022934110	J & M PROPERTY ENTERPRISES LLC	9531 MILLIKEN AVE	RANCHO CUCAMONGA CA 91730
022926370	JDS PROPERTIES INC	2641 MEADOWBROOK RD P O BOX 800	ROCKY MOUNT, NC
020914334	JERSEY-KARUBIAN II	1801 S MOUNTAIN AVE	MONROVIA CA 91016
022926217	JONATKIM ENTERPRISES	627 S MANCHESTER AVE	ANAHEIM CA 92802
020914333	KARUBIAN, RALPH	5321 FRANKLIN AVE	LOS ANGELES CA 90027
020914311	KARUBIAN, RALPH TRUST (2005)	1304 SCHUYLER RD	BEVERLY HILLS CA 90210
020914313	KARUBIAN, RALPH TRUST 8-17-05	1304 SCHUYLER RD	BEVERLY HILLS CA 90210
021020431	KIM, MEE KYOUNG	21028 E QUAIL RUN DR	WALNUT CA 91789

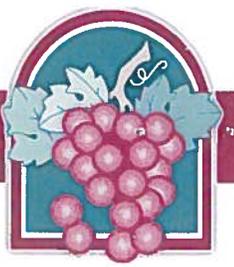
021020429	KOHL'S DEPARTMENT STORES INC	PO BOX 2148	MILWAUKEE WI
022926233	LAMATRIX INDUSTRIES CORP	2313 E PHILADELPHIA ST # H	ONTARIO CA 91761
022926218	LBA/PPF INDUSTRIAL - RCDC LLC	P O BOX 847	CARLSBAD CA
021008127	LEDESMA & MEYER DEVELOPMENT INC	9441 HAVEN AVE STE #100	RANCHO CUCAMONGA CA 91730
021005209	LEE, JIA Y	13859 OAKLEAF WY	RANCHO CUCAMONGA CA 91739
021059112	LEE, JOHNNY YOUNG	9327 FAIRWAY VIEW PL #310	RANCHO CUCAMONGA CA 91730
021005217	MAR MEDICAL ENTERPRISE LLC	9473 HAVEN AVE	RANCHO CUCAMONGA CA 91730
021059107	MARICIC, GEORGE	PO BOX 4815	RANCHO CUCAMONGA CA
020940105	MARK LP	13901 CARMENITA RD	SANTA FE SPRINGS CA 90670
022934121	MARKETPLACE COVINA L P	1174 N GROVE ST	ANAHEIM CA 92806
020927227	MILLIKEN & GREYSTONE PROPERTIES, LLC	190 NEWPORT CENTER DR STE 220	NEWPORT BEACH CA 92660
021059114	MILLIKEN LLC	3419 VIA LIDO #438	NEWPORT BEACH CA 92660
021008261	MILLIKEN POINT LLC	PO BOX 2742	NEWPORT BEACH CA
020914319	MOSCADEL, HARRY	1704 ALLISON WAY	REDLANDS, CA
021008128	MPND HOLDINGS LLC	9411 HAVEN AVE STE 100	RANCHO CUCAMONGA CA 91730
021059102	MYERS, DAVID	9327 FAIRWAY VIEW PL #100&10	RANCHO CUCAMONGA CA 91730
021059103	MYERS, DAVID	9327 FAIRWAY VIEW PL #100&10	RANCHO CUCAMONGA CA 91730
023801454	N & D RESTAURANTS INC	P O BOX 695019	ORLANDO FL
021059104	NAKAI ASSOCIATES LLC	8250 WHITE OAKS #102	RANCHO CUCAMONGA CA 91730
021008129	NATIONAL COMMUNITY RENAISSANCE OF CA	9421 HAVEN AVE	RANCHO CUCAMONGA CA 91730-5886
022934129	NATVIN LLC	3825 ELMIRA AVE	CLAREMONT CA 91711
022934130	NEIGHBORHOOD PARTNERSHIP HOUSING SVC	9551 PITTSBURGH AVE	RANCHO CUCAMONGA CA 91730
020927220	OAK CREEK RANCH GOLF CLUB INC	11015 SIXTH ST	RANCHO CUCAMONGA CA 91730
021008275	OMNINET EMPIRE LP	9420 WILSHIRE BLVD STE 400	BEVERLY HILLS CA 90212
021008273	OMNINET EMPIRE LP	9420 WILSHIRE BLVD STE 400	BEVERLY HILLS CA 90212
021008274	OMNINET EMPIRE LP	9420 WILSHIRE BLVD STE 400	BEVERLY HILLS CA 90212
023801442	ONTARIO MILLS LIMITED PARTNERSHIP	PO BOX 6120	INDIANAPOLIS IN
022926395	OZEL DEVELOPING INC	12200 AMARGOSA RD	VICTORVILLE CA 92392
021059110	PARKER, MICHAEL D	7585 KENWOOD PL	RANCHO CUCAMONGA CA 91739
021058102	PASADENA WINTER GARDENS INC	1754 GRAND AVE	SANTA BARBARA CA 93103
021020409	PIEMONTE BUSINESS PARK LLC	34 TESLA STE 200	IRVINE CA 92618
022934133	PITTSBURGH OFFICE PARK COMM MAINT CO	4 PARK PLAZA STE 840	IRVINE CA 92614
021008134	PITTSBURGH PROPERTY PARK LLC	10387 SICILIAN DR	RANCHO CUCAMONGA CA 91730
022934117	POMONA FIRST FEDERAL S/L ASSN	2800 E LAKE ST	MINNEAPOLIS MN 55406

020927217	PPF MF 9200 MILLIKEN AVENUE LP	200 W MONROE STE 2200	CHICAGO IL 60606
020914328	PRECISION AEROSPACE CORP	11155 JERSEY BLVD	RANCHO CUCAMONGA CA 91730
021020417	PRII PIEMONTE ONTARIO CA LLC	1800 E IMPERIAL HIGHWAY STE 100	BREA CA 92821
020914305	PROLOGIS CALIFORNIA I LLC	4545 AIRPORT WY	DENVER CO 80239
021008121	PROPERTY RESERVE INC	PO BOX 511196	SALT LAKE CITY UT
022926336	PROULX, RAYMOND E & LORRAINE M TRS	11433 6TH ST	RANCHO CUCAMONGA CA 91730
021008138	PV ROCK HAVEN LLC	4350 LA JOLLA VILLAGE DR #110	SAN DIEGO CA 92122
022911134	RANCHO CUCAMONGA FIRE PROTECTION DIS	10500 CIVIC CENTER DR	RANCHO CUCAMONGA CA 91730
021059111	REDEMPTION RELIANCE LLC	P O BOX 1159	FOLSOM, CA
021008137	REDGATE PARTNERS LLC	2429 PECK RD	WHITTIER CA 90601
021020426	REDJUS PIEMONTE LLC	1 INDEPENDENT DR STE#615 MAC Z3094-065	JACKSONVILLE FL
021020430	RICHARDS, DANIEL W & JUDY FAM TR 2-2	3595-1 INLAND EMPIRE BLVD STE 1200	ONTARIO CA
020941129	RIF III - EMPIRE LAKES LLC	11620 WILSHIRE BLVD STE 1000	LOS ANGELES CA 90025
022934123	RMA LAND LLC	1139 E OCEAN BLVD #302	LONG BEACH CA 90802
022926224	ROBERT WELLS FAMILY PARTNERSHIP	506 VIA LIDO NORD STE 120	NEWPORT BEACH CA 92663
021008139	ROCK-HAVEN LLC	1221 AVENUE OF THE AMERICAS	NEW YORK, NY
023801449	ROSHAN LLC	402 19TH ST	SANTA MONICA CA
020914321	SAN BERNARDINO ASSOCIATED GOVERNMENT	1170 W THIRD ST 2ND FLOOR	SAN BERNARDINO CA
022911120	SAN BERNARDINO ASSOCIATED GOVERNMENT	472 N ARROWHEAD STE 101	SAN BERNARDINO CA 92401
021058104	SCP RANCHO I LLC	23 CORPORATE PLAZA STE 247	NEWPORT BEACH CA 92660
022934120	SHARON INVESTMENTS LLC	28492 CHAT DR	LAGUNA NIGUEL CA 92677
022934103	SIX HUNDRED PITTSBURGH LLC	190 NEWPORT CENTER DR STE#100	NEWPORT BEACH CA 92660
022934101	SIXTH AND PITTSBURGH LLC	190 NEWPORT CENTER DR STE 220	NEWPORT BEACH CA 92660-6906
020914323	SMITS FAMILY TRUST (6-1-94)	10478 VIVIENDA ST	ALTA LOMA CA 91701
020927215	SOUTHERN CALIFORNIA EDISON CO	P O BOX 800	ROSEMead, CA
021008136	SPINE SURGICAL IMPLANTS INC	3400 INLAND EMPIRE BLVD #101	ONTARIO CA 91764
022934109	STATE OF CALIFORNIA	400 R ST STE 5000	SACRAMENTO CA 95814
021005219	STONE HAVEN EXECUTIVE PARK MAINT ASS	19762 MACARTHUR BLVD STE 300	IRVINE CA 92612
022926374	TAA ENTERPRISES LLC	7495 HENBANE ST	RANCHO CUCAMONGA CA 91739
021020427	TARGET CORPORATION	P O BOX 9456	MINNEAPOLIS
021005214	UMANSKY FAMILY TRUST 9-28-03	3296 E GUASTI RD STE 110	ONTARIO CA 91761
021008251	UTAH STATE RETIREMENT INVESTMENT FUN	1389 CENTER DR STE 360	PARK CITY UT 84121
021008133	VCB INVESTMENTS CORPORATION	10803 FOOTHILL BLVD STE 109	RANCHO CUCAMONGA CA 91730
021020434	VILLAGE AT ONTARIO CENTER LLC	P O BOX 670	UPLAND, CA

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

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

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



NOTICE OF PUBLIC HEARING PLANNING COMMISSION

**WHEN IS
MEETING?**

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

**WHERE IS
MEETING?**

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

**WHAT IS
PROPOSED?**

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

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

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

INFORMATION AVAILABLE:

The proposed plans and other information can be reviewed at the City Planning Department.

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

WHO TO CONTACT:

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

WHAT CAN I DO?

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

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

DATE NOTICE MAILED:

March 29, 2016

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

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9400 Fairway View Place Unit 2209
Rancho Cucamonga, CA 91730

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4TH & MILL.BAR.GRILL. PIZZARIA
11260 4TH ST
RANCHO CUCAMONGA CA 91730

7-ELEVEN #34287A
9638 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

A CHILD'S DREAM OF CALIFORNIA
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91729

A D P TOTAL SOURCE CO X X II, INC
9445 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

A M L I AT EMPIRE LAKES
9200 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

A M S CONSULTING COMPANY
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730

A R S NATIONAL SERVICES,INC.
10801 6TH ST
RANCHO CUCAMONGA CA 91730

A T M SOLUTIONS, L L C
9400 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

AARONS LOGISTICS L L C
9199 CLEVELAND AVE
RANCHO CUCAMONGA CA 91730

ABOVE THE REST, DOCUMENT SVS.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5881

ACCENTS CAFE
9500 CLEVELAND AVE
RANCHO CUCAMONGA CA 91730

ACCRAPLY, INC.
10860 6TH ST
RANCHO CUCAMONGA CA 91730-5902

ALLIANCE CAPITAL LENDING, INC.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

ALLIANCE HUMAN SERVICES, INC.
9166 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

ALTA INTERNATIONAL, LLC
10888 7TH ST
RANCHO CUCAMONGA CA 91730

AMICA MIA
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9001

AMICA MIA
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9001

ANNIE'S NAILS
11400 4TH ST
RANCHO CUCAMONGA CA 91730

AQUAMAR, INC.
10888 7TH ST
RANCHO CUCAMONGA CA 91730

ASSETT LIQUIDITY INTERNATIONAL,
INC.
8885 WHITE OAK AVE.
RANCHO CUCAMONGA CA 91730

ASSOCIATES DIRECT SERVICE, ADS LLC
9650 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-6086

BASKIN-ROBBINS
9659 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

BEST DELIVERY, L L C
9108 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

BIG WOK RESTAURANT INC.
11334 4TH ST
RANCHO CUCAMONGA CA 91730-9015

BIONEW U S A WEST COAST CORP
8866 WHITE OAK AVE
RANCHO CUCAMONGA CA 91730

BRITE CLEANERS
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

BUSINESS QUEST BROKERS, INC.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5882

C D M
9220 CLEVELAND AVE
RANCHO CUCAMONGA CA 91730

C H P- CALIFORNIA HIGHWAY PATROL
9530 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

C P T/6TH & UTICA
10621 6TH ST
RANCHO CUCAMONGA CA 91730-5900

CA MENTOR FAMILY HOME AGENCY
LLC
9166 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

CALIFORNIA BOX II
8949 TORONTO AVE
RANCHO CUCAMONGA CA 91730-5412

CALIFORNIA MENTOR
9166 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

CALTROP CORPORATION
9337 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

CAMBRIDGE HOSPICE
9229 UTICA AVE
RANCHO CUCAMONGA CA 91730-5435

CAPITAL PROTECTION
9229 UTICA AVE
RANCHO CUCAMONGA CA 91730-5435

CAREER STRATEGIES TEMPORARY, INC.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5882

CASH DOUGH STUDIOS &
ENTERTAINMENT, LLC
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

CENTURION POST PLUS, L L C
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5881

CHAMPION AWARDS & SPECIALTIES
9269 UTICA AVE
RANCHO CUCAMONGA CA 91730

CHINA NANTONG XINLE GROUP (USA),
INC.
10825 7TH ST
RANCHO CUCAMONGA CA 91730-5422

CHIPOTLE MEXICAN GRILL
11334 4TH ST
RANCHO CUCAMONGA CA 91730

CHIROSPORT
10606 TRADEMARK PKWY
RANCHO CUCAMONGA CA 91730

CHRISTOPHER HUYNH, M.D. INC. A
MEDICAL CORPORATION
9200 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-8534

CHRISTOPHER R. ABERNATHY, A P C
9353 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

COCA COLA BOTTLING CO. OF
L.A./RANCHO CUCAMONGA
10670 6TH ST
RANCHO CUCAMONGA CA 91730

COLLECTION TECHNOLOGY
INCORPORATED
10801 6TH ST
RANCHO CUCAMONGA CA 91730

COMMERCIAL REALTY ADVISORS, INC
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

CONCENTRA MEDICAL CENTERS A
MEDICAL CORPORATION
9405 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

CONTINENTAL DATAGRAPHICS
9302 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

CORE SUPPORT SYSTEMS
9047 BRIDGEPORT PL
RANCHO CUCAMONGA CA 91730

CORVEL ENTERPRISE COMP
10750 4TH ST
RANCHO CUCAMONGA CA 91730

CREATIVE HOME PROGRAMS
9166 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

CROSSROADS EQUIPMENT LEASE AND
FINANCE, L L C
9385 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5830

CROWNTONKA WALK-INS AND
THERMALRITE
8886 WHITE OAK AVE
RANCHO CUCAMONGA CA 91730-5106

CUCAMONGA CHRISTIAN FELLOWSHIP
11376 5TH ST
RANCHO CUCAMONGA CA 91730

D F S
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5882

DAILY FRESH BURGER & HOT WINGS
11226 4TH ST
RANCHO CUCAMONGA CA 91730-9003

DAN SHE
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

DAPPER TIRE CO., INC.
8970 TORONTO AVE
RANCHO CUCAMONGA CA 91730

DENTISTRY AT EMPIRE LAKES
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

DERRICK YAZZIE PHOTOGRAPHY
11201 5TH ST
RANCHO CUCAMONGA CA 91730

DIGITAL CHECK CORP.
10825 7TH ST
RANCHO CUCAMONGA CA 91730-5422

DUROFIX, INC
9168 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

EL PATRON AUTHENTIC MEXICAN
FOOD
9269 UTICA AVE
RANCHO CUCAMONGA CA 91730-5476

ELLEN CAPITAL GROUP
9337 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

EMPIRE DISTRIBUTORS
11383 NEWPORT DR
RANCHO CUCAMONGA CA 91730

EMPIRE LAKES GOLF COURSE
11015 6TH ST
RANCHO CUCAMONGA CA 91730

ENCHANTER NAILS & SPA
9635 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9004

EVRIHOLDER PRODUCTS, LLC
9220 CLEVELAND AVE STE 102
RANCHO CUCAMONGA CA 91730-8561

FAIRWAY BUSINESS CENTRE ON
MILLIKEN
9445 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

FAITH CHURCH
9239 UTICA AVE
RANCHO CUCAMONGA CA 91730

FAST TRACK FUNDING CORP.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5882

FED EX OFFICE #1447
11334 4TH ST
RANCHO CUCAMONGA CA 91730

FIRST EQUITY FINANCE, INC.
9431 HAVEN AVE 120
RANCHO CUCAMONGA CA 91730-5880

FIRST STEP INDEPENDENT LIVING, INC.
9166 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

FLAMINGO PALMS CUBAN CAFE
11400 4TH ST
RANCHO CUCAMONGA CA 91730

FOOTHILL COURT REPORTERS
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730-0969

FOR YOUR PLEASURE
9200 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

FOX & STEPHENS
9302 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

G AND C SWAN INC.
9531 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730-6008

G T 94 L P
10825 7TH ST
RANCHO CUCAMONGA CA 91730

GABRIELLE M. ROSSI
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9001

GALLAGHER BASSETT SERVICES, INC.
9130 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

GANDOLFO'S NEW YORK DELI
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

GENTLEMEN'S BARBER CLUB
9635 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9004

GEORGE MARICIC, A PROFESSIONAL
LAW CORPORATION
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91729

GIA MONAE
9200 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

GLOBAL MEDICAL INTERPRETING &
TRANSLATION SERVICES
9445 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

GOLDEN SMILES DENTAL
9635 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9004

GOOD STEWARD DAY CARE
9229 UTICA AVE
RANCHO CUCAMONGA CA 91730-5462

GOSPEL VISION
9259 UTICA AVE
RANCHO CUCAMONGA CA 91730

GREEN MANGO THAI BISTRO
11226 4TH ST
RANCHO CUCAMONGA CA 91730

HANNAH'S CHILDRENS HOMES
9229 UTICA AVE
RANCHO CUCAMONGA CA 91730

HARRIS AND ASSOCIATES
9445 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

HAVENPARK BUSINESS ASSOCIATION
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730

HENRY TRANSPORT
11201 5TH ST
RANCHO CUCAMONGA CA 91730-5975

HICKS, WILLIAMS, CRAWFORD &
LYNCH, L L P
9541 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730-6008

HOLIDAY INN EXPRESS HOTEL & SUITES
9589 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

HONEYVILLE FARMS
9175 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

HORIZONS DENTAL PRACTICE
9353 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

HORRIGAN COLE ENTERPRISES, INC.
9166 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

I P C - INTERIM PSYCHIATRIC MEDICAL
CORPORATION
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

I T F CONSULTING, LLC
10825 7TH ST
RANCHO CUCAMONGA CA 91730-5422

IMHOF AND ASSOCIATES, INC.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5879

INLAND EMPIRE HEALTH PLAN
10801 6TH ST
RANCHO CUCAMONGA CA 91730-5987

INLAND EMPIRE LOVE WEDDINGS, L L C
9650 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-6090

INLAND INTERVENTIONAL MEDICAL
ASSO., INC.
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

INTERIOR & HOLIDAY(CREATIONS BY
RICK JORDAN)
11201 5TH ST
RANCHO CUCAMONGA CA 91730

IONIC SUITE, INC.
9200 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

IRONWOOD AT EMPIRE LAKES
11100 4TH ST
RANCHO CUCAMONGA CA 91730

J & M PROPERTY ENTERPRISES, L L C
9531 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

JACAR TAX SERVICES
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730

JADE NAILS SPA SALON
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

JAVA BISTRO, L L C
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

JEFF ROBLES & ASSOCIATES, INC.
10604 TRADEMARK PKWY
RANCHO CUCAMONGA CA 91730

JERSEY MIKE'S SUBS
9659 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9005

JIA Y. LEE, D.D.S., INC.
9477 HAVEN AVE
RANCHO CUCAMONGA CA 91730

JIANG, QIAN QIAN
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

JONES LEGAL
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5879

JUICE IT UP
9668 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

KAISER FOUNDATION HEALTH PLAN,
INC
10740 4TH ST
RANCHO CUCAMONGA CA 91730

KEMET INVESTMENTS REALTY
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

KULA REVOLVING SUSHI BAR
9659 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

L W A INSURANCE AGENCY
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

LAURIE FERRARO
10600 TRADEMARK PKWY
RANCHO CUCAMONGA CA 91730

LAW OFFICE OF LEE W. GALE
9333 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730-0933

LAW OFFICES OF PRISCILLA C. SOLARIO
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730

LEARNING PLUS ASSOCIATES
10604 TRADEMARK PKWY
RANCHO CUCAMONGA CA 91730

LEDESMA ARMS
8885 WHITE OAK AVE
RANCHO CUCAMONGA CA 91730-5156

LORBEL INC.
9047 BRIDGEPORT PL
RANCHO CUCAMONGA CA 91730

LOURDES PERALES
11400 4TH ST
RANCHO CUCAMONGA CA 91730

LUCKY FEET SHOES
9635 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

MADISON ELECTRIC
11211 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

MADOLE & ASSOCIATES, INC.
9302 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

MAGNIFY SHOE DESIGNS
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

MASON MCDUFFIE MORTGAGE
CORPORATION
9431 HAVEN AVE STE
RANCHO CUCAMONGA CA 91730-5879

METRO EXPRESS, INC.
11241 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

MILLIKEN LIQUOR
9635 MILLIKEN AVE
RANCHO CUCAMONGA CA 91729

MIN PENG
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

MISS D'S SALON
9400 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730-0935

MORGAN & FRANZ
10606 TRADEMARK PKWY NORTH
RANCHO CUCAMONGA CA 91730

MY DIEU GEYER/MISS SAIGON
9400 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730-0935

NA CHEN
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

NATHANIEL HOME, INC.
8885 WHITE OAK AVE
RANCHO CUCAMONGA CA 91730-5156

NATIONAL COMMUNITY RENAISSANCE
DEVELOPMENT CORP.
9421 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5844

NATIONAL CORPORATE HOUSING, INC.
11210 4TH ST
RANCHO CUCAMONGA CA 91730

NATIONWIDE GUARD SERVICES, INC.
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

NEW CLASSIC HOME FURNISHING, INC.
10808 6TH ST
RANCHO CUCAMONGA CA 91730

NEW ERA CONSTRUCTION
11201 5TH ST
RANCHO CUCAMONGA CA 91730-5975

NIDEC MOTOR CORPORATION
11231 JERSEY BLVD
RANCHO CUCAMONGA CA 91730-5147

NINA FOOTWEAR CORP
10750 7TH ST
RANCHO CUCAMONGA CA 91730

NORTH AMERICAN MEDICAL MGMT.
CAL. , INC.
9130 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

NOTARY SEVICES OF MARLENE
TRUJILLO
9650 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

NYCOLE NAVARRO
11400 4TH ST
RANCHO CUCAMONGA CA 91739

ORTHO SURG CARE, INC
9401 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5844

OUTDOOR CAP CO., INC.
11211 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

OZEL FINE JEWELERS, INC.
11400 4TH ST
RANCHO CUCAMONGA CA 91730

PACER TECHNOLOGY
11201 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

PACIFIC CYCLE, INC.
9282 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

PANDA EXPRESS #2093
9659 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

PAR ELECTRICAL CONTRACTORS, INC.
11276 5TH ST
RANCHO CUCAMONGA CA 91730-0922

PARAMOUNT PLASTIC FABRICATORS
11251 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

PARSONS ENVIRONMENT &
INFRASTRUCTURE GROUP, INC.
10801 6TH ST
RANCHO CUCAMONGA CA 91730

PARSONS TRANSPORTATION GROUP
INC.
10801 6TH ST
RANCHO CUCAMONGA CA 91730

PEAK MANAGEMENT, INC.
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

PHO BAMBU NOODLE & GRILL
9668 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

PIXIOR, L L C
10621 6TH ST
RANCHO CUCAMONGA CA 91730-5900

PNEUMATIC SCALE CORPORATION
10860 6TH ST
RANCHO CUCAMONGA CA 91730-5902

POLYONE CORPORATION
11400 NEWPORT DR
RANCHO CUCAMONGA CA 91730

PRECISION AEROSPACE CORPORATION
11155 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

PRETTY FOO FOO
11400 4TH ST
RANCHO CUCAMONGA CA 91730

PRIDE INDUSTRIAL, L L C
10825 7TH ST
RANCHO CUCAMONGA CA 91730

PRIORITY ONE MEDICAL TRANSPORT,
INC.
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730-0970

PRIORITY ONE TOWING & RECOVERY
INC.
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730-0970

PROMED HEALTH CARE
ADMINISTRATORS
9302 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730-5564

PURPLE JOYSTICK
11201 5TH ST
RANCHO CUCAMONGA CA 91730

QI LING ZHAO
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

QUALITY HOME PRODUCTS, L L C
8885 WHITE OAK AVE
RANCHO CUCAMONGA CA 91730-5156

RAMSOFT U S A, INC
9480 UTICA AVE
RANCHO CUCAMONGA CA 91730

RANCHO CUCAMONGA GARDEN INN
11433 MISSION VISTA DR
RANCHO CUCAMONGA CA 91730-6056

RANCHO CUCAMONGA HOMEWOOD
SUITES
11433 MISSION VISTA DR
RANCHO CUCAMONGA CA 91730-6056

RANCHO PHYSICAL THERAPY
11276 5TH ST
RANCHO CUCAMONGA CA 91730

REAL PROPERTY INVESTMENTS
9269 UTICA AVE
RANCHO CUCAMONGA CA 91730

REHRIG PACIFIC COMPANY
8950 TORONTO AVE
RANCHO CUCAMONGA CA 91730-5411

RENAISSANCE DENTAL CARE
9080 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

ROAD DOG DRIVERS
9269 UTICA AVE
RANCHO CUCAMONGA CA 91730-5476

ROLLING RICE
9668 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

S & N INDUSTRIES
9650 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-6076

S T V INCORPORATED
9130 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

SAMIR BATNIJI D D S, INC.
9353 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

SANCO BUSINESS SOLUTIONS LLC
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

SCANFILES, INC.
9108 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

SCHNEIDER NATIONAL CARRIERS, INC.
11400 NEWPORT DR
RANCHO CUCAMONGA CA 91730

SEVYN PROPERTY MANAGEMENT
9269 UTICA AVE
RANCHO CUCAMONGA CA 91730-5480

SEXY BY TY
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

SINO GUARDS SECURITY LLC
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5879

SLEEP TRAIN
11400 4TH ST
RANCHO CUCAMONGA CA 91730

SMITH INTERNATIONAL, INC.
11031 JERSEY BLVD
RANCHO CUCAMONGA CA 91730-5135

SNYDER, WALKER & MANN L L P
9421 HAVEN AVE (2ND FLOOR)
RANCHO CUCAMONGA CA 91730

SOCCO PLASTIC COATING COMPANY
11251 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

SOLUTIONS FOR FIRST RESPONDERS,
LLC
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

SONIC DRIVE-IN
11370 4TH ST
RANCHO CUCAMONGA CA 91730

SOUTHERN CALIFORNIA EDISON
9500 CLEVELAND AVE 3RD FL
RANCHO CUCAMONGA CA 91730

SOUTHERN CALIFORNIA SURVEYORS J A
T
9480 UITCA AVE
RANCHO CUCAMONGA CA 91730

SOUTHWIRE
9199 CLEVELAND AVE
RANCHO CUCAMONGA CA 91730

SPINE SURGICAL IMPLANTS, INC.
9445 FAIRWAY VIEW
RANCHO CUCAMONGA CA 91730

STORETRIEVE, L L C
10750 7TH ST
RANCHO CUCAMONGA CA 91730-8545

STRATAFORCE, LLC
9269 UTICA AVE
RANCHO CUCAMONGA CA 91730-5456

STRATASYS, INC
9480 UTICA AVE
RANCHO CUCAMONGA CA 91730

SUMMER SAUCEDA
11400 4TH ST
RANCHO CUCAMONGA CA 91730

SWENSON ACCOUNTANCY
CORPORATION
10606 TRADEMARK PKWY
RANCHO CUCAMONGA CA 91730

T D A MOTORSPORTS
8885 WHITE OAK AVE
RANCHO CUCAMONGA CA 91730

T R L SYSTEMS, INC.
9531 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

TAURAN CONSULTING &
PRODUCTIN,INC.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

TAWNY TSANG CALLIGRAPHY
11210 4TH ST
RANCHO CUCAMONGA CA 91730-6061

TECHTITE INDUSTRIES
9650 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

THE BARBERSHOP
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

THE EXECUTIVE SUITE AT HAVEN, L.L.C.
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5879

THE FAB SCHOOL
9571 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730-6008

THE GOCHEZ COMPANY, LLC
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

THE LAW OFFICES OF WILLIE W.
WILLIAMS
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730-0969

THE LUNCH BOX
10801 6TH ST
RANCHO CUCAMONGA CA 91730-5987

THE MALONE GROUP
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5565

THE MYERS LAW GROUP
9327 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

THE RESERVE AT EMPIRE LAKES
11210 4TH ST
RANCHO CUCAMONGA CA 91730

THE U P S STORE
9668 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

TIFFANY D. CARDOZA, ATTORNEY AT
LAW
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730

TOTAL COMMUNITY DEVELOPMENT
9229 UTICA AVE
RANCHO CUCAMONGA CA 91730

TOWN CENTER REALTY
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5883

TRINITY CAPITAL REALTY, INC.
9229 UTICA AVE
RANCHO CUCAMONGA CA 91730-5435

TRISHA GONZALES
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9001

U S BANK
9467 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

UNLIMITED QUEST, INC.
9166 ANAHEIM PL
RANCHO CUCAMONGA CA 91730

UTAH STATE RETIREMENT INVESTMENT
FUND CORPORATION
9500 CLEVELAND AVE
RANCHO CUCAMONGA CA 91730

VALENTA, INC.
9473 HAVEN AVE
RANCHO CUCAMONGA CA 91730

VEHICLE ACCESSORY CENTER
10863 JERSEY BLVD
RANCHO CUCAMONGA CA 91730-5113

VIBRANTA WELLNESS, LLC
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5879

VICTORIA E. DIXON-SPENCER
9640 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-9001

VIRTUE FINANCIAL, L L C
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5882

VISIONS TUTORIAL
9400 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

WELLS FARGO DEALER SERVICES
10740 4TH ST
RANCHO CUCAMONGA CA 91730

WEST COAST RETAILER
9431 HAVEN AVE
RANCHO CUCAMONGA CA 91730

WOLF WAREHOUSING AND LOGISTICS
11231 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

WOOD SMITH HENNING & BERMAN L L
P
9333 FAIRWAY VIEW PL
RANCHO CUCAMONGA CA 91730

WORLDWIDE EXPRESS
9302 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

XIANG LIN CHEN
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

XTEND BARRE
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

YIHUA TIMBER INDUSTRY(U S A) INC.
10808 6TH ST
RANCHO CUCAMONGA CA 91730

YING HAN
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

YOUTH EXPERIENCES ABROAD
9650 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-6077

YUEE HE
9090 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730-5561

ZIPP TRANSPORTATION &
WAREHOUSING L L C
10825 7TH ST
RANCHO CUCAMONGA CA 91730-5422

4TH STREET RETAIL LLC
515 S FIGUEROA ST 16TH FL
LOS ANGELES CA 90071

8885 WHITE OAK AVENUE LLC
5321 FRANKLIN AVE
LOS ANGELES CA 90027-1612

9625 MILLIKEN HOSPITALITY LLC
191 N TULLY RD
TURLOCK CA 95380

A T AND S F RAILROAD CO
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ABULAFIA, HAYIM & JULIE FAM
PARTNERSH
315 S BEVERLY DR STE 301
BEVERLY HILLS CA 90212

ABUNDANT LIVING FAMILY CHURCH
10900 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ALTA INTERNATIONAL LLC
10888 7TH ST
RANCHO CUCAMONGA, CA 91730

ARCP RL PORTFOLIO VIII LLC
2325 E CAMLEBACK RD STE 1100
PHOENIX AZ 85016

ATCHISON TOPEKA AND SANTA FE RR
CO
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

AVNISH LLC
42 CORPORATE PARK STE 200
IRVINE CA 92606

BARNES, JANE & FRANKLIN FAM TR
9/22
P O BOX 1570
JULIAN CA 92036

BCI COCA-COLA BOTTLING CO
PO BOX 1734
ATLANTA GA 30305

BMADDX2 LLC
PENTHOUSE 16 CTR TOWER S 4314
MARINA CITY DR
MARINA DEL REY CA 90292

BROAD REALTY INVESTMENTS LP
2201 E CAMELBACK SUITE 650
PHOENIX AZ 85016

BUTTERFIELD VILLAS LLC
24155 LODGE POLE RD
DIAMOND BAR CA 91765

C A H P CREDIT UNION
2843 MANLOVE RD
SACRAMENTO CA 95825

CABOT IV-CA1W06 LLC
ONE BEACON ST STE 1700
BOSTON MA 02108

CALLA LILY REAL ESTATE INVESTMENT
LLC
11450 4TH ST #104
RANCHO CUCAMONGA CA 91730

CAMDEN LANDMARK LLC
PO BOX 27329
HOUSTON TX 77227

CARSON ESTATE TRUST
18710 S WILMINGTON AVE STE 200
RANCHO DOMINGUEZ CA 90220-5912

CHUMO FAMILY 1992 LIVING TRUST
12-8-
14425 JOANBRIDGE ST
BALDWIN PARK CA 91706

CITY OF ONTARIO
303 E B ST
ONTARIO CA 91764

CITY OF RANCHO CUCAMONGA
2201 DUPONT DR STE 100
IRVINE CA 92715

CITY OF RANCHO CUCAMONGA
P O BOX 807
RANCHO CUCAMONGA, CA 91730

CLOVER RANCHO CUCAMONGA CORP
801 N BRAND BLVD STE 800
GLENDALE CA 91203

CPT/6TH & CLEVELAND LLC
601 S FIGUEROA ST SUITE 2150
LOS ANGELES CA 90017

CPT/6TH & UTICA LLC
601 S FIGUEROA ST STE 2150
LOS ANGELES CA 90017-3405

CRA INVESTMENTS LLC
9327 FAIRWAY VIEW PL #306
RANCHO CUCAMONGA CA 91730

CRP OAKMONT 6TH & UTICA LP
3520 PIEDMONT RD STE 100
ATLANTA GA 30305

CUCAMONGA CHRISTIAN FELLOWSHIP
CHURC
11376 5TH ST
RANCHO CUCAMONGA CA 91730

CUCAMONGA COUNTY WATER
DISTRICT
10440 ASHFORD ST
RANCHO CUCAMONGA CA 91730-2799

DEDEAUX PROPERTIES LLC
1430 S EASTMAN AVE
LOS ANGELES CA 90023

DEKALB PROPERTIES LLC
4533 MACARTHUR BLVD STE 926
NEWPORT BEACH CA 92660

DH 8865 UTICA LLC
1121 E PHILADELPHIA ST
ONTARIO CA 91761

DLR HOLDINGS 1 LLC
1425 W FOOTHILL BLVD
UPLAND CA 91786

ECOFF, STEVEN TR
1357 MADRONE LN
SAN LUIS OBISPO CA 93401

ELLEN CAPITAL GROUP LLC
9337 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

EQR-VINTAGE I LP
PO BOX 87407
CHICAGO IL 60606

EXECUTIVE SUITE AT HAVEN LLC
9431 HAVEN AVE #100
RANCHO CUCAMONGA CA 91730

FAIRMONT HOSPITALITY INC
16912 GRIDLEY PL
CERRITOS CA 90703

FAIRWAY BUSINESS CENTER LP
711 IMPERIAL HWY #200
BREA CA 92821

FAIRWAY BUSINESS CENTRE LLC
190 NEWPORT CENTER DR # 220
NEWPORT BEACH CA 92660

FINLAY FAMILY TRUST "B" - EST OF
13353 CHANDLER BLVD
SHERMAN OAKS CA 91401

FLAM FAMILY PROPERTIES LLC
1 PALERMO WALK
LONG BEACH CA 90802

FOURTH & MILLIKEN OWNERS ASSN
23 CORPORATE PLAZA STE 247
NEWPORT BEACH CA 92660

FOURTH AND UTICA LP
515 S FIGUEROA ST STE 1600
LOS ANGELES CA 90071

FREEWAY INDUSTRIAL PARK
2032 LA COLINA DR
SANTA ANA CA 92705

G AND C SWAN INC
9491 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91739

GARDNER, A J FAMILY TRUST 3/5/81 (T
432 S BENTLEY AVE
LOS ANGELES CA 90049

GAUHAR, MOHAMMAD A
4186 CROWN RANCH RD
CORONA CA 92881

GMRI INC
PO BOX 695019
ORLANDO FL 32869

GROSSLIGHT LIVING TRUST 1-2-68 AMD
6
418 EL CAMINO
BEVERLY HILLS CA 90212

GTE CALIFORNIA INC
19845 N U S 31
WESTFIELD IN 46074

HAVEN BUILDING INCORPORATED
5525 PINE AVE
CHINO HILLS CA 91709

HAVENS GATE PROPERTIES LLC
9471 HAVEN AVE
RANCHO CUCAMONGA CA 91730

INL FAIRWAY VIEW 2012 LLC
101 S ELLSWORTH AVE STE 300
SAN MATEO CA 94401-3911

INLAND EMPIRE HEALTH PLAN
10801 6TH ST
RANCHO CUCAMONGA CA 91730-5977

INLAND EMPIRE LAND DEVELOPMENT 1
LLC
5480 SCHAEFER AVE
CHINO CA 91710

INLAND MEDICAL BUILDING
PROPERTIES L
31190 SUTHERLAND DR
REDLANDS CA 92373

J & M PROPERTY ENTERPRISES LLC
9531 MILLIKEN AVE
RANCHO CUCAMONGA CA 91730

JDS PROPERTIES INC
2641 MEADOWBROOK RD P O BOX 800
ROCKY MOUNT, NC 27801

JERSEY-KARUBIAN II
1801 S MOUNTAIN AVE
MONROVIA CA 91016

JONATKIM ENTERPRISES
627 S MANCHESTER AVE
ANAHEIM CA 92802

KARUBIAN, RALPH
5321 FRANKLIN AVE
LOS ANGELES CA 90027

KARUBIAN, RALPH TRUST (2005)
1304 SCHUYLER RD
BEVERLY HILLS CA 90210

KIM, MEE KYOUNG
21028 E QUAIL RUN DR
WALNUT CA 91789

KOHL'S DEPARTMENT STORES INC
PO BOX 2148
MILWAUKEE WI 53201

LAMATRIX INDUSTRIES CORP
2313 E PHILADELPHIA ST # H
ONTARIO CA 91761

LBA/PPF INDUSTRIAL - RCDC LLC
P O BOX 847
CARLSBAD CA 92018

LEDESMA & MEYER DEVELOPMENT INC
9441 HAVEN AVE STE #100
RANCHO CUCAMONGA CA 91730

LEE, JIA Y
13859 OAKLEAF WY
RANCHO CUCAMONGA CA 91739

LEE, JOHNNY YOUNG
9327 FAIRWAY VIEW PL #310
RANCHO CUCAMONGA CA 91730

LUCAS LAND CO
1 Government Center #580
Toledo, OH 43604

MAR MEDICAL ENTERPRISE LLC
9479 HAVEN AVE
RANCHO CUCAMONGA CA 91730

MARICIC, GEORGE
PO BOX 4815
RANCHO CUCAMONGA CA 91730

MARK LP
13901 CARMENITA RD
SANTA FE SPRINGS CA 90670

MARKETPLACE COVINA L P
195 S C ST SUITE250
TUSTIN CA 92780

MILLIKEN & GREYSTONE PROPERTIES,
LLC
190 NEWPORT CENTER DR STE 220
NEWPORT BEACH CA 92660

MILLIKEN LLC
3419 VIA LIDO #438
NEWPORT BEACH CA 92660

MILLIKEN POINT LLC
PO BOX 2742
NEWPORT BEACH CA 92660

MOSCATEL, HARRY
1704 ALLISON WAY
REDLANDS, CA 92373

MPND HOLDINGS LLC
3401 CENTRE LAKE DR STE 410
ONTARIO CA 91761

MYERS, DAVID
9327 FAIRWAY VIEW PL #100&10
RANCHO CUCAMONGA CA 91730

N & D RESTAURANTS INC
P O BOX 695019
ORLANDO FL 32869

NAKAI ASSOCIATES LLC
8250 WHITE OAKS #102
RANCHO CUCAMONGA CA 91730

NATIONAL COMMUNITY RENAISSANCE
OF CA
9421 HAVEN AVE
RANCHO CUCAMONGA CA 91730-5886

NATVIN LLC
3825 ELMIRA AVE
CLAREMONT CA 91711

NEIGHBORHOOD PARTNERSHIP
HOUSING SVC
9551 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

OAK CREEK RANCH GOLF CLUB INC
11015 6TH ST
RANCHO CUCAMONGA CA 91730

OMNINET EMPIRE LLC
9420 WILSHIRE BLVD STE 400
BEVERLY HILLS CA 90212

ONTARIO MILLS LIMITED PARTNERSHIP
PO BOX 6120
INDIANAPOLIS IN 46206

OZEL DEVELOPING INC
12200 AMARGOSA RD
VICTORVILLE CA 92392

PARKER, MICHAEL D
7585 KENWOOD PL
RANCHO CUCAMONGA CA 91739

PASADENA WINTER GARDENS INC
1754 GRAND AVE
SANTA BARBARA CA 93103

PITTSBURGH OFFICE PARK COMM
MAINT CO
4 PARK PLAZA STE 840
IRVINE CA 92614

PITTSBURGH PROPERTY PARK LLC
10387 SICILIAN DR
RANCHO CUCAMONGA CA 91730

POMONA FIRST FEDERAL S/L ASSN
2800 E LAKE ST
MINNEAPOLIS MN 55406

PPF MF 9200 MILLIKEN AVENUE LP
200 W MONROE STE 2200
CHICAGO IL 60606

PRECISION AEROSPACE CORP
11155 JERSEY BLVD
RANCHO CUCAMONGA CA 91730

PRII PIEMONTE ONTARIO CA LLC
1800 E IMPERIAL HIGHWAY STE 100
BREA CA 92821

PROPERTY RESERVE INC
PO BOX 511196
SALT LAKE CITY UT 84121

PROULX, RAYMOND E & LORRAINE M
TRS
11433 6TH ST
RANCHO CUCAMONGA CA 91730

PV ROCK HAVEN LLC
4350 LA JOLLA VILLAGE DR #110
SAN DIEGO CA 92122

RANCHO CUCAMONGA FIRE
PROTECTION DIS
10500 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

REDGATE PARTNERS LLC
2429 PECK RD
WHITTIER CA 90601

REDUS PIEMONTE LLC
1 INDEPENDENT DR STE#615 MAC
Z3094-065
JACKSONVILLE FL 32202

RICHARDS, DANIEL W & JUDY FAM TR
2-2
3595-1 INLAND EMPIRE BLVD STE 1200
ONTARIO CA 91761

RIF III - EMPIRE LAKES LLC
11620 WILSHIRE BLVD STE 1000
LOS ANGELES CA 90025

RMA LAND LLC
1139 E OCEAN BLVD #810
LONG BEACH CA 90802

RMA LAND LLC
1139 E OCEAN BLVD #302
LONG BEACH CA 90802

ROBERT WELLS FAMILY PARTNERSHIP
506 VIA LIDO NORD STE 120
NEWPORT BEACH CA 92663

ROCK-HAVEN LLC
1221 AVENUE OF THE AMERICAS
NEW YORK, NY 10020

ROSHAN LLC
402 19TH ST
SANTA MONICA CA

SAN BERNARDINO ASSOCIATED
GOVERNMENT
1170 W THIRD ST 2ND FLOOR
SAN BERNARDINO CA 92401

SAN BERNARDINO ASSOCIATED
GOVERNMENT
472 N ARROWHEAD STE 101
SAN BERNARDINO CA 92401

SCP RANCHO I LLC
23 CORPORATE PLAZA STE 247
NEWPORT BEACH CA 92660

SHARON INVESTMENTS LLC
28492 CHAT DR
LAGUNA NIGUEL CA 92677

SIX HUNDRED PITTSBURGH LLC
190 NEWPORT CENTER DR STE#100
NEWPORT BEACH CA 92660

SMITS FAMILY TRUST (6-1-94)
10478 VIVIENDA ST
ALTA LOMA CA 91701

SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD, CA 91770

SPINE SURGICAL IMPLANTS INC
3400 INLAND EMPIRE BLVD #101
ONTARIO CA 91764

STATE OF CALIFORNIA
400 R ST STE 5000
SACRAMENTO CA 95814

STONE HAVEN EXECUTIVE PARK MAINT
ASS
19762 MACARTHUR BLVD STE 300
IRVINE CA 92612

TAA ENTERPRISES LLC
7495 HENBANE ST
RANCHO CUCAMONGA CA 91739

TARGET CORPORATION
P O BOX 9456
MINNEAPOLIS MN 55440

U S SMALL BUSINESS ADMINISTRATION
801 R ST STE 101
FRESNO CA 93721

UMANSKY FAMILY TRUST 9-28-03
3296 E GUASTI RD STE 110
ONTARIO CA 91761

UTAH STATE RETIREMENT INVESTMENT
FUN
2750 E COTTONWOOD PKWY STE 560
SALT LAKE CITY UT 84121

VCB INVESTMENTS CORPORATION
10803 FOOTHILL BLVD STE 109
RANCHO CUCAMONGA CA 91730

VILLAGE AT ONTARIO CENTER LLC
P O BOX 670
UPLAND CA 91786

WCL PROPERTIES LLC
9541 PITTSBURGH AVE
RANCHO CUCAMONGA CA 91730

WESTERN WONDER WELL ESTATE LLC
19372 WATERFALL WAY
ROWLAND HEIGHTS CA 91748

WNG RANCHO CUCAMONGA 496 LLC
8 EXECUTIVE CIR
IRVINE CA 92614

WOODBIDGE HOSPITALITY INC
16912 GRIDLEY PL
CERRITOS CA 90703

WOOLEN GROUP LLC
9327 FAIRWAY VIEW PLACE #200
RANCHO CUCAMONGA CA 91730

YIHUA TIMBER INDUSTRY (USA) INC
10808 6TH ST
RANCHO CUCAMONGA CA 91730

ZHU, PEI SHENG & SHAO FENG HUANG
REV
3483 VIEWFIELD AVE
HACIENDA HEIGHTS, CA

**AFFIDAVIT OF MAILING
PLANNING DIVISION**

I, Hector Valazquez mail clerk for the City of Rancho Cucamonga do hereby swear that on
March 28, 2016 at approximately 3 o'clock p.m. a.m./p.m., I deposited in the
United States Mail, a letter addressed to and regarding:

Notice of Public Hearing
Environmental Impact Report and General Plan Amendment DRC2015-00114

500 Notices Mailed/ Jennifer Palacios Planner: Mike Smith

Signed: [Signature] Date: 3/28/16

(PLEASE RETURN AFTER SIGNATURE)

CITY OF RANCHO CUCAMONGA
MAR 29 2016
RECEIVED - PLANNING

**AFFIDAVIT OF MAILING
PLANNING DIVISION**

I, Hector Velazquez mail clerk for the City of Rancho Cucamonga do hereby swear that on March 29, 2016 at approximately 3 o'clock p.m. a.m./p.m., I deposited in the United States Mail, a letter addressed to and regarding:

Notice of Public Hearing
Environmental Impact Report and General Plan Amendment DRC2015-00114

650 Notices Mailed/ Jennifer Palacios Planner: Mike Smith

Signed: [Signature] Date: 3/29/16

(PLEASE RETURN AFTER SIGNATURE)

CITY OF RANCHO CUCAMONGA
MAR 30 2016
RECEIVED - PLANNING