



city of RANCHO CUCAMONGA

10500 Civic Center Drive ✧ Rancho Cucamonga, CA 91730-3801
City Office: (909) 477-2700

AGENDAS

**FIRE PROTECTION DISTRICT BOARD
SUCCESSOR AGENCY
HOUSING SUCCESSOR AGENCY
PUBLIC FINANCING AUTHORITY
CITY COUNCIL**

WEDNESDAY, MAY 18, 2016

REGULAR MEETINGS

1st and 3rd Wednesdays ✧ 7:00 P.M.

ORDER OF BUSINESS

CLOSED SESSION **Tapia Conference Room..... 5:00 P.M.**
[Call to Order](#)
[Public Communications](#)
[City Manager Announcements](#)
[Conduct of Closed Session](#)

REGULAR MEETINGS **Council Chambers 7:00 P.M.**

MEMBERS

MAYOR **L. Dennis Michael**
MAYOR PRO TEM **Sam Spagnolo**
COUNCIL MEMBERS **William Alexander**
 Lynne B. Kennedy
 Diane Williams

CITY MANAGER **John R. Gillison**
CITY ATTORNEY **James L. Markman**
CITY CLERK **Janice C. Reynolds**
CITY TREASURER **James C. Frost**





INFORMATION FOR THE PUBLIC



City of
RANCHO CUCAMONGA

TO ADDRESS THE FIRE BOARD, SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY AND CITY COUNCIL

The Fire Board, Successor Agency, Public Financing Authority and City Council encourage 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 Fire Board, Successor Agency, Public Financing Authority and City Council by filling out a speaker card and submitting it to the City Clerk. The speaker cards are located on the wall at the back of the Chambers, at the front desk behind the staff table and at the City Clerk's desk. If as part of your presentation, you would like to display visual material, please see the City Clerk before the meeting commences. Any handouts for the Fire Board, Successor Agency, Public Financing Authority or City Council should be given to the City Clerk for distribution.

During "Public Communications," your name will be called to speak on any item listed or not listed on the agenda in the order in which it was received. The "Public Communications" period will not exceed one hour prior to the commencement of the business portion of the agenda. During this one hour period, all those who wish to speak on a topic contained in the business portion of the agenda will be given priority, and no further speaker cards for these business items (with the exception of public hearing items) will be accepted once the business portion of the agenda commences. Any other "Public Communications" which have not concluded during this one-hour period may resume after the regular business portion of the agenda has been completed. 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.

If you are present to speak on an "Advertised Public Hearing" or on an "Administrative Hearing" Item(s), your name will be called when that item is being discussed, in the order in which it was received. 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.

AGENDA BACK-UP MATERIALS

Staff reports and back-up materials for agenda items are available for review at the City Clerk's counter, the City's Public Library(-ies) and on the City's website. A complete copy of the agenda is also available at the desk located behind the staff table during the Council meeting.

LIVE BROADCAST

Fire Board, Successor Agency, Public Financing Authority and City Council meetings are broadcast live on Channel 3 for those with cable television access. Meetings are rebroadcast on the second and fourth Wednesdays of each month at 11:00 a.m. and 7:00 p.m. The City has added the option for customers without cable access to view the meetings "on-demand" from their computers. The added feature of "Streaming Video On Demand" is available on the City's website at www.cityofrc.us/cityhall/council/videos.asp for those with Hi-bandwidth (DSL/Cable Modem) or Low-bandwidth (Dial-up) Internet service.

The Fire Board, Successor Agency, Public Financing Authority and City Council meet regularly on the first and third Wednesday of the month at 7:00 p.m. in the Council Chambers located at 10500 Civic Center Drive.

Members of the City Council also sit as the Fire Board, Successor Agency, Public Financing Authority and City Council.

Copies of the agendas and minutes can be found @ www.cityofrc.us



If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at (909) 477-2700. 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.

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



RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING
AUTHORITY AND CITY COUNCIL AGENDA**

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MAY 18, 2016

**A. 5:00 P.M. – CLOSED SESSION
CALL TO ORDER – TAPIA CONFERENCE ROOM**

- A1. Roll Call: Mayor Michael
Mayor Pro Tem Spagnolo
Council Members Alexander, Kennedy and Williams

**CLOSED SESSION CALLED TO ORDER AS THE
CITY COUNCIL.**

B. ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

C. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEM(S)

**D. CITY MANAGER ANNOUNCEMENTS
(NO DISCUSSION OR ACTION WILL OCCUR)**

E. CONDUCT OF CLOSED SESSION – TAPIA CONFERENCE ROOM

- E1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PER GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY GENERALLY LOCATED AT 7089 ETIWANDA AVENUE; NEGOTIATING PARTIES LINDA DANIELS, ASSISTANT CITY MANAGER AND CARRIE SCHINDLER REPRESENTING SANBAG; REGARDING PRICE AND TERMS. – *CITY*
- E2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PER GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY GENERALLY LOCATED AT THE RANCHO CUCAMONGA METROLINK STATION IDENTIFIED AS PARCEL NUMBERS 0209-272-11, 0209-143-21, AND 0209-272-22; NEGOTIATING PARTIES CANDYCE BURNETT, PLANNING DIRECTOR REPRESENTING THE CITY OF RANCHO CUCAMONGA, CARRIE SCHINDLER REPRESENTING SANBAG, AND MICHAEL DIEDEN REPRESENTING ENCORE AT RANCHO, LLC; REGARDING PRICE AND TERMS – *CITY*
- E3. CONFERENCE WITH LABOR NEGOTIATOR ROBERT NEIUBER, HUMAN RESOURCES DIRECTOR PER GOVERNMENT CODE SECTION 54954.2 REGARDING LABOR NEGOTIATIONS WITH THE SAN BERNARDINO PUBLIC EMPLOYEES ASSOCIATION TEAMSTERS LOCAL 1932– *CITY*
- E4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A) – SOUTHWEST VOTERS REGISTRATION EDUCATION PROJECT AND LOUISA OLLAGUE V. CITY OF RANCHO CUCAMONGA; CASE NO. CIVRS 1603632 - *CITY*



RANCHO CUCAMONGA

FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY, HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY AND CITY COUNCIL AGENDA

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MAY 18, 2016

F. RECESS

CLOSED SESSION TO RECESS TO THE REGULAR FIRE PROTECTION DISTRICT, PUBLIC FINANCING AUTHORITY, SUCCESSOR AGENCY AND CITY COUNCIL MEETINGS AT 7:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, LOCATED AT 10500 CIVIC CENTER DRIVE, RANCHO CUCAMONGA, CALIFORNIA.

G. REGULAR MEETING CALL TO ORDER – 7:00 P.M. COUNCIL CHAMBERS

THE REGULAR MEETINGS OF THE FIRE PROTECTION DISTRICT, PUBLIC FINANCING AUTHORITY, SUCCESSOR AGENCY, HOUSING SUCCESSOR AGENCY AND CITY COUNCIL WILL BE CALLED TO ORDER. IT IS THE INTENT TO CONCLUDE THE MEETINGS BY 10:00 P.M., UNLESS EXTENDED BY CONCURRENCE OF THE FIRE BOARD, AUTHORITY BOARD AND COUNCIL.

G1. Pledge of Allegiance

G2. Roll Call: Mayor Michael
Mayor Pro Tem Spagnolo
Council Members Alexander, Kennedy and Williams

H. ANNOUNCEMENTS/PRESENTATIONS

- H1. Presentation of Lifesaving Citation awards for courageous action taken during a recent medical emergency.
- H2. Presentation of Woman of the Year award to Barbara Rich, Central School District Board Trustee.

I. PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the Fire Protection District, Public Financing Authority Board, Successor Agency and City Council on any item listed or not listed on the agenda. State law prohibits the Fire Protection District, Public Financing Authority Board, Successor Agency and City Council from addressing any issue not previously included on the Agenda. The Fire Board, Public Financing Authority Board, Successor Agency and City Council 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 Mayor, depending upon the number of individuals desiring to speak. All communications are to be addressed directly to the Fire Board, Authority Board, Successor Agency or City Council not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting.



RANCHO CUCAMONGA

FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY, HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY AND CITY COUNCIL AGENDA

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MAY 18, 2016

The public communications period will not exceed one hour prior to the commencement of the business portion of the agenda. During this one hour period, all those who wish to speak on a topic contained in the business portion of the agenda will be given priority, and no further speaker cards for these business items (with the exception of public hearing items) will be accepted once the business portion of the agenda commences. Any other public communications which have not concluded during this one hour period may resume after the regular business portion of the agenda has been completed.

CONSENT CALENDARS:

The following Consent Calendar items are expected to be routine and non-controversial. They will be acted upon by the Fire Board/Successor Agency/Authority Board/Council at one time without discussion. Any item may be removed by a Fire Board/Successor Agency/Authority Board/Council Member for discussion.

J. CONSENT CALENDAR – FIRE PROTECTION DISTRICT

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|---|-----|
| J1. Consideration to approve Minutes of: May 4, 2016 (Regular Meeting) | --- |
| J2. Consideration to approve Check Register dated 4/26/2016 through 5/10/2016 and Electronic Debit Register for the month of April for the total of \$401,016.30. | 1 |
| J3. Consideration to receive and file current Investment Schedule as of April 30, 2016. | 13 |
| J4. Consideration to approve amendments adding the Rancho Cucamonga Fire Protection District (RCFPD) and extending the term of the professional services agreements with no rate increases with Dahl, Taylor and Associates (CO 14-127, Amendment No. 002), Henrikson Owen (CO 14-128, Amendment No. 003), Design West Engineering (CO 14-129, Amendment No. 002), Budlong and Associates, Inc. (CO 14-130, Amendment No. 002); and JC Chang and Associates, Inc. (CO 14-126, Amendment No. 003), hereinafter the "Consultants", to provide mechanical engineering services on an as needed basis in FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budgets for FY 2016-2017. | 19 |
| J5. Consideration to approve Amendment No. 002 renewing the professional services agreements with no rate increase with Williams Architects, Inc. (CO 14-261), IDS Group, Inc. (CO 14-268), Miller Architectural Corporation (CO 14-267), and SVA Architects, Inc. (CO 14-276) for architectural services; IDS Group, Inc. (CO 14-269) and Dahl, Taylor and Associates (CO 14-162) for electrical engineering services; IDS Group, Inc. (CO 14-270) and Brandow and Johnston, Inc. (CO 14-271) for structural engineering services, all on an as needed basis for FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budget for FY 2016-2017. | 21 |
| J6. Consideration to approve plans, specifications, and estimates and authorization to advertise the "Notice Inviting Bids" for Increment I of the Rancho Cucamonga Fire Protection District All-Risk Training Center, to be funded from Account No. 3288501-5650/1735288-6314. | 23 |



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FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY, HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY AND CITY COUNCIL AGENDA

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MAY 18, 2016

RESOLUTION NO FD16-013

A RESOLUTION OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT BOARD APPROVING PLANS AND SPECIFICATIONS FOR INCREMENT I OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT ALL-RISK TRAINING CENTER IN THE CITY OF RANCHO CUCAMONGA AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS

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K. CONSENT CALENDAR – SUCCESSOR AGENCY

K1. Consideration to approve Minutes of: May 4, 2016 (Regular Meeting)

L. CONSENT CALENDAR – HOUSING SUCCESSOR AGENCY

L1. Consideration to approve Minutes of: May 4, 2016 (Regular Meeting)

M. CONSENT CALENDAR – PUBLIC FINANCING AUTHORITY

M1. Consideration to approve Minutes of: May 4, 2016 (Regular Meeting)

N. CONSENT CALENDAR – CITY COUNCIL

N1. Consideration to approve Minutes of: May 4, 2016 (Regular Meeting)

N2. Consideration to approve Check Register and payroll dated 4/26/2016 through 5/10/2016 Electronic Debit Register for the month of April for the total of \$9,372,453.23.

30

N3. Consideration to receive and file current Investment Schedule as of April 30, 2016.

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N4. Consideration to approve replacing a graffiti removal truck (unit #2633) from Wondries Fleet Group, of Alhambra, California, in accordance with Request for Bids ("RFB") RFB #15/16-019 in the amount of \$125,950.14 from Account No. 1712001-5604 (Equipment/Vehicle Replacement Fund).

53

N5. Consideration to approve amendments adding the Rancho Cucamonga Fire Protection District (RCFPD) and extending the term of the professional services agreements with no rate increases with Dahl, Taylor and Associates (CO 14-127, Amendment No. 002), Henrikson Owen (CO 14-128, Amendment No. 003), Design West Engineering (CO 14-129, Amendment No. 002), Budlong and Associates, Inc. (CO 14-130, Amendment No. 002); and JC Chang and Associates, Inc. (CO 14-126, Amendment No. 003), hereinafter the "Consultants", to provide mechanical engineering services on an as needed basis in FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budgets for FY 2016-2017.

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N6. Consideration to approve Amendment No. 002 renewing the professional services agreements with no rate increase with Williams Architects, Inc. (CO 14-261), IDS Group, Inc. (CO 14-268), Miller Architectural Corporation (CO 14-267), and SVA Architects, Inc. (CO 14-276) for architectural services; IDS Group, Inc. (CO 14-269) and Dahl, Taylor and Associates (CO 14-162) for electrical engineering services; IDS Group, Inc. (CO 14-270) and Brandow and Johnston, Inc. (CO 14-271) for structural engineering services, all on an as needed basis for FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budget for FY 2016-2017.

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RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING
AUTHORITY AND CITY COUNCIL AGENDA**

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MAY 18, 2016

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| N7. Consideration to approve the single source purchase of kennels from Shor-line in the amount of \$99,367.40 from account 1025001-5650/1920025-0 (Capital Reserve) as part of the Animal Care and Adoption Center makeover. | 59 |
| N8. Consideration to accept the bids received and award and authorize the execution of the contract in the amount of \$261,228.00, to the lowest responsive bidder, Sierra Pacific Electrical Contracting, and authorize the expenditure of a 10% contingency in the amount of \$26,122.80, for the Installation of Traffic Signal Video Detection at Eight Locations Project to be funded from Measure I Funds, Account Nos. 1177303-5650/1878177-0, 1177303-5650/1838177-0 and 1177303-5650/1854177-0 and appropriate \$210,000, \$80,000 and \$40,000 to Account Nos. 1177303-5650/1878177-0, 1177303-5650/1838177-0 and 1177303-5650/1854177-0, respectively, from Measure I Fund balance. | 61 |
| N9. Consideration to approve corrections to amended Fiscal Year 2015/16 appropriations for Department of Innovation & Technology. | 63 |
| N10. Consideration of approval to accept Improvements, retain the Restoration Cash Deposit in lieu of the Labor and Material and Maintenance Bonds and file a Notice of Completion for Improvements for 8547 Grove Avenue, submitted by David Domingues. | 64 |
| RESOLUTION NO. 16-055 | |
| A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR 8547 GROVE AVENUE AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK | |
| N11. Consideration to approve Amendment No. 003 renewing the Professional Services Agreements with a fee increase for Aufbau Corporation (CO 13-141), Onward Engineering (CO 13-143) and Dan Guerra & Associates (CO 13-142) for providing annual Public Works Inspection/Construction Support and Engineering Support services for FY 2016/2017, for proposed capital improvement projects throughout the City, to be funded from various individual project accounts as approved in the FY 2016/2017 Budget. | 67 |
| N12. Consideration to approve Amendment No. 003 renewing the Professional Services Agreements with a fee increase for Dawson Surveying, Inc. (CO 13-137), LEH & Associates (CO 13-138), WestLand Group, Inc. (CO 13-139) and Madole & Associates (CO 13-140) for providing annual Survey Services for FY 2016/2017, for proposed capital improvement projects throughout the City, to be funded from various individual project accounts as approved in the FY 2016/2017 Budget. | 69 |
| N13. Consideration to approve Amendment No. 003 renewing the Professional Services Agreements with a fee increase for Ninyo & Moore (CO 13-132), Leighton Consulting, Inc. (CO 13-134) and Converse Consultants (CO 13-135) for providing annual Soils and Materials Testing Services for FY 2016/2017, for proposed capital improvement projects throughout the City, to be funded from various individual project accounts as approved in the FY 2016/2017 Budget. | 71 |
| N14. Consideration to approve the appropriation of \$104,708.00 to Account No. 1001303-5300 from the General Fund Balance and authorization to utilize Dan Guerra & Associates under his existing contract CO#13-142 for plan checking services. | 73 |
| N15. Consideration for approval to award the purchase of Triplite Uninterruptable Power Supply (UPS) Hardware to Diltex Inc., of West Covina, California, in accordance with Request for Bid ("RFB") #15/16-023 in the amount of \$73,336.13 from account no. 1714001-5605 (Network Upgrades). | 74 |



RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
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AUTHORITY AND CITY COUNCIL AGENDA**

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N16. Consideration to approve an increase to Contract No 14-247 in the amount of \$14,650 to Newcomb, Anderson, McCormick for additional Energy Engineering Services and approve appropriations in the amount of \$10,988 funded from Account No. 1025001-5300 and \$3,662 funded from Account No. 1705303-5209.

76

N17. Consideration to approve Amendment No. 1 to Agreement No. 12-057 between the City of Rancho Cucamonga and Rancho Cucamonga Chamber of Commerce Replacing the 2016 Annual Golf Tournament with the Men and Women in Uniform Awards Ceremony.

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**O. ADVERTISED PUBLIC HEARINGS
CITY COUNCIL**

The following items have been advertised and/or posted as public hearings as required by law. The Mayor will open the meeting to receive public testimony.

O1. Consideration to approve the Empire Lakes Project Environmental Impact Report (EIR), & the General Plan, Specific Plan and Development Code Amendments.

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A) Consideration to approve 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 final consideration by the City Council. The Planning Commission recommended approval of the General Plan Amendment at their meeting of April 27, 2016 by adoption of Resolution No.16-18.



CITY OF RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING
AUTHORITY AND CITY COUNCIL AGENDA**

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MAY 18, 2016

RESOLUTION NO. 16-056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT DRC2015-00114, A REQUEST TO AMEND THE 2010 GENERAL PLAN OF THE CITY OF RANCHO CUCAMONGA BY REVISING TEXT, GRAPHICS, AND EXHIBITS WITHIN THE GENERAL PLAN, AND CHANGE THE LAND USE DESIGNATIONS OF PARCELS THAT ARE CURRENTLY DEVELOPED WITH THE EMPIRE LAKES GOLF COURSE, AN EXISTING, PRIVATE GOLF COURSE OF 160 ACRES THAT IS LOCATED NORTH OF 4TH STREET, SOUTH OF THE BNSF/METROLINK RAIL LINE, WEST OF MILLIKEN AVENUE, AND EAST OF UTICA/CLEVELAND AVENUES, FROM OPEN SPACE TO MIXED USE, IN CONJUNCTION WITH A PROPOSED MIXED USE, HIGH DENSITY RESIDENTIAL/COMMERCIAL DEVELOPMENT THAT IS PROPOSED TO REPLACE THE GOLF COURSE AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66.

- B) Consideration to approve 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 (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for final consideration by the City Council. The Planning Commission recommended approval of the Specific Plan Amendment at their meeting of April 27, 2016 by adoption of Resolution No.16-19.



RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
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AUTHORITY AND CITY COUNCIL AGENDA**

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MAY 18, 2016

ORDINANCE NO. 888 (FIRST READING)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT DRC2015-00040, A REQUEST TO AMEND THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN (IASP) SUBAREA 18 SPECIFIC PLAN, A SPECIFIC PLAN THAT APPLIES TO PROPERTIES LOCATED NORTH OF 4TH STREET, SOUTH OF THE BNSF/METROLINK RAIL LINE, WEST OF MILLIKEN AVENUE, AND EAST OF UTICA/CLEVELAND AVENUES, TO DELETE TEXT, GRAPHICS, AND EXHIBITS RELATING TO THE EMPIRE LAKES GOLF COURSE, AN EXISTING PRIVATE GOLF COURSE OF 160 ACRES THAT IS LOCATED WITHIN THE SUBJECT SPECIFIC PLAN AREA, AND INSERT TEXT, GRAPHICS, AND EXHIBITS THAT WILL DESCRIBE THE DESIGN AND TECHNICAL STANDARDS/GUIDELINES FOR A PROPOSED MIXED USE, HIGH DENSITY RESIDENTIAL/COMMERCIAL DEVELOPMENT THAT IS PROPOSED TO REPLACE THE GOLF COURSE; AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66

- C) Consideration to approve 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, -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 (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations has been prepared for final consideration by the City Council. The Planning Commission recommended approval of the Development Code Amendment at their meeting of April 27, 2016, by adoption of Resolution No 16-20.



RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING
AUTHORITY AND CITY COUNCIL AGENDA**

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MAY 18, 2016

ORDINANCE NO. 889 (FIRST READING)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA APPROVING DEVELOPMENT CODE AMENDMENT DRC2015-00115, A REQUEST TO AMEND THE DEVELOPMENT CODE (CHAPTER 17 OF THE MUNICIPAL CODE) OF THE CITY RANCHO CUCAMONGA BY REVISING TEXT, GRAPHICS, AND EXHIBITS WITHIN THE DEVELOPMENT CODE THAT APPLY TO PROPERTIES, INCLUDING THE EMPIRE LAKES GOLF COURSE, AN EXISTING, PRIVATE GOLF COURSE OF 160 ACRES, WITHIN THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN (IASP) SUBAREA 18 SPECIFIC PLAN, A SPECIFIC PLAN THAT APPLIES TO PROPERTIES LOCATED NORTH OF 4TH STREET, SOUTH OF THE BNSF/METROLINK RAIL LINE, WEST OF MILLIKEN AVENUE, AND EAST OF UTICA/CLEVELAND AVENUES, AND INSERT TEXT AND GRAPHICS IN CONJUNCTION WITH A PROPOSED MIXED USE, HIGH DENSITY RESIDENTIAL/COMMERCIAL DEVELOPMENT THAT IS PROPOSED TO REPLACE THE GOLF COURSE, AND MAKING FINDINGS IN SUPPORT THEREOF. APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66.

- D) Consideration to certify and adopt Environmental Impact Report (SCH No. 20150410083) – SC RANCHO DEVELOPMENT CORP. (Lewis Operating Corp) a resolution of the City Council of the City of Rancho Cucamonga, California, certifying and adopting the final environmental impact report (SCH No. 20150410083), the Mitigation Monitoring Reporting Program (MMRP), and the facts and findings supporting the Statement of Overriding Considerations for the Empire Lakes Project which apply to parcels 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. The project involves 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, -64, -65, -67 through -69, -71 through -74, -78, -79, -84, through 90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. The Planning Commission recommended the adoption and certification of the EIR at their meeting of April 27, 2015 by adoption of Resolution Nos. 16-18, 16-19 and 16-20.



CITY OF RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY,
HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING
AUTHORITY AND CITY COUNCIL AGENDA**

10

MAY 18, 2016

RESOLUTION NO. 16-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, CERTIFYING AND ADOPTING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH No. 20150410083), THE MITIGATION MONITORING REPORTING PROGRAM (MMRP), AND THE FACTS AND FINDINGS SUPPORTING THE STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE EMPIRE LAKES PROJECT WHICH APPLY TO PARCELS 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. THE PROJECT INVOLVES 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, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, THROUGH 90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66.

P. COUNCIL BUSINESS

The following items have been requested by the City Council for discussion.

- P1. INTER-AGENCY UPDATES (Update by the City Council to the community on the meetings that were attended.) ---
- P2. COUNCIL ANNOUNCEMENTS (Comments to be limited to three minutes per Council Member.) ---

Q. IDENTIFICATION OF ITEMS FOR NEXT MEETING

R. ADJOURNMENT

CERTIFICATION

I, Linda A. Troyan, MMC, City Clerk Services Director of the City of Rancho Cucamonga, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted on May 12, 2016, seventy-two (72) hours prior to the meeting per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California, and on the City's website.

Linda A. Troyan, MMC
City Clerk Services Director
City of Rancho Cucamonga

MAY 4, 2016

CITY OF RANCHO CUCAMONGA

CLOSED SESSION, FIRE PROTECTION DISTRICT, SUCCESSOR AGENCY, HOUSING SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY AND CITY COUNCIL REGULAR MEETINGS MINUTES

**A. 5:00 P.M. – CLOSED SESSION
CALL TO ORDER – TAPIA CONFERENCE ROOM**

The City of Rancho Cucamonga City Council held a closed session on Wednesday, May 4, 2016 in the Tapia Conference Room at the Civic Center, 10500 Civic Center Drive, Rancho Cucamonga, California. Mayor L. Dennis Michael called the meeting to order at 5:00 p.m.

Present were Council Members: Bill Alexander, Lynne Kennedy, Diane Williams, Mayor Pro Tem Sam Spagnolo and Mayor L. Dennis Michael.

Also present were: John Gillison, City Manager; James L. Markman, City Attorney; Linda Daniels, Assistant City Manager; Lori Sassoon, Deputy City Manager/Administrative Services; and Jeff Bloom, Deputy City Manager/Economic and Community Development.

B. ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

C. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEM(S)

No public communications were made.

D. CITY MANAGER ANNOUNCEMENTS

No discussion or actions were taken.

E. CONDUCT OF CLOSED SESSION – TAPIA CONFERENCE ROOM

- E1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(A) – SOUTHWEST VOTER REGISTRATION EDUCATION PROJECT V. CITY OF RANCHO CUCAMONGA; CASE NO. CIVRS 1603632 – CITY

F. RECESS

The closed session recessed at 6:00 p.m.

*** DRAFT ***

G. REGULAR MEETING – 7:00 P.M. CALL TO ORDER – COUNCIL CHAMBERS

The regular meetings of the Rancho Cucamonga Fire Protection District, Successor Agency, Housing Successor Agency, Public Financing Authority, and the City of Rancho Cucamonga City Council on May 4, 2016 in the Council Chambers at City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California. Mayor L. Dennis Michael called the meeting to order at 7:00 p.m.

Present were Council Members: Bill Alexander, Lynne Kennedy, Diane Williams, Mayor Pro Tem Sam Spagnolo and Mayor L. Dennis Michael.

Also present were: John Gillison, City Manager; Linda Daniels, Assistant City Manager; James L. Markman, City Attorney; Linda A. Troyan, City Clerk Services Director and Adrian Garcia, Assistant City Clerk.

Council Member Alexander led the Pledge of Allegiance.

H. ANNOUNCEMENTS/PRESENTATIONS

H1. Proclamation declaring May 2016 as Pediatric Stroke Awareness Month.

Pediatric Stroke Survivor Bradley Fox and his mother, Nina Mule, received a Proclamation declaring May as Pediatric Stroke Awareness Month and shared their experiences overcoming challenges as well as accomplishments and milestones.

H2. Proclamation declaring May as Mental Health Awareness Month.

Mike Parmer, Management Analyst I, City Manager's Office, and Healthy RC Mental Health Subcommittee Members received a Proclamation declaring May as Mental Health Awareness Month.

I. PUBLIC COMMUNICATIONS

11. Sandra Gray addressed the Council regarding a complaint with her neighbor and interaction with the Police Department.
12. Bruce Hecker remarked about Sapphire Street and Thoroughbred Street Christmas traffic and submitted a letter proposing no parking signs. Mayor Michael directed Mr. Hecker to Jason Welday, Director of Engineering Services/City Engineer.
13. Erick Meisser spoke about traffic during Christmas time in his neighborhood near Thoroughbred Street.
14. Janet Walton informed everyone that tomorrow is the National Day of Prayer, and offered prayer for the community.
15. Stuart Schwartz expressed comments on the Empire Lakes Public Hearing.
16. Danny Pierce stated his opposition to the Empire Lakes.
17. Susanne Johnson presented information on Geo-Engineering Awareness.
18. Tressy Capps spoke about mental health issues addressed in religious sermons, Toll Free IE and the Empire Lakes project.

*** DRAFT ***

- 19. Carrie Gilbreth announced the SANBAG I-10 Corridor project dedication.
- 110. Maribel Brown and Karen Gaffney, Chamber of Commerce, invited the community to the Men and Women in Uniform Awards Ceremony event in honor and gratitude of first responders.
- 111. Linnie Drolet opposed receiving HUD Grants (Item O4.).

CONSENT CALENDARS:

J. CONSENT CALENDAR – FIRE PROTECTION DISTRICT

- J1. Consideration to approve Minutes of: April 20, 2016 (Regular Meeting)
- J2. Consideration to approve Check Register and payroll dated April 13, 2016 through April 25, 2016 for the total of \$100,803.51.
- J3. Consideration to approve an increase to Contract No. FD13-019 in the amount of \$408,865 (\$371,696 plus a ten (10) percent contingency) to HMC Architects and approve Amendment No. 03 for the addition of extra Architectural, Civil, Electrical, Mechanical and Structural Engineering services to the original architectural design services for the Fire District Training Center, in accordance with the proposal dated March 31, 2016, funded from Account No. 3288501-5650/1735288-6311.
- J4. Consideration to approve an increase to Contract No. FD15-004 in the amount of \$217,430 (\$197,664 plus a ten (10) percent contingency) to Erickson-Hall Construction and approve Amendment No. 01 for additional preconstruction services to the original contract for the Fire District Training Center, in accordance with the proposal dated March 31, 2016, funded from Account No. 3288501-5650/1735288-6317.
- J5. Consideration to approve Amended Fiscal Year 2015/16 Appropriations.
- J6. Consideration to adopt Resolution No. FD 16-011 authorizing the District's participation in the PARS Post-Employment Benefits Trust Program to be administered by Public Agency Retirement Services (PARS) and U.S. Bank, appointing the City Manager as the Fire District's Plan Administrator, and authorizing the City Manager to execute the documents to implement the Program.

RESOLUTION NO. FD16-011

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)

MOTION: Moved by Vice-President Spagnolo, seconded by Board Member Kennedy, to approve Consent Calendar Items J1. through J6. Motion carried, 5-0.

K. CONSENT CALENDAR – SUCCESSOR AGENCY

- K1. Consideration to approve Minutes of: April 20, 2016 (Regular Meeting)

MOTION: Moved by Agency Member Kennedy, seconded by Agency Member Alexander, to approve Consent Calendar Item K1. Motion carried, 5-0.

*** DRAFT ***

L. CONSENT CALENDAR – PUBLIC FINANCING AUTHORITY

- L1. Consideration to approve an amended and restated subordination agreement for the refinancing of the Villa Del Norte Development

MOTION: Moved by Authority Member Williams, seconded by Authority Vice-Chair Spagnolo, to approve Consent Calendar Item L1. Motion carried, 5-0.

M. CONSENT CALENDAR – PUBLIC FINANCING AUTHORITY

- M1. Consideration to approve Minutes of: April 20, 2016 (Regular Meeting)

MOTION: Moved by Authority Member Kennedy, seconded by Authority Member Alexander, to approve Consent Calendar Item M1. Motion carried, 5-0.

N. CONSENT CALENDAR – CITY COUNCIL

- N1. Consideration to approve Minutes of: April 20, 2016 (Regular Meeting)
- N2. Consideration to approve Check Register and payroll dated April 13, 2016 through April 25, 2016 for the total of \$3,748,591.28.
- N3. Consideration to Release Maintenance Bond No. 024055754 in the amount of \$14,909 for the LMD-4R Paseo and Park Lighting Project, Contract No. 14-166.
- N4. Consideration to reject the bids for the "Phase 1 of the Civic Center Landscape Renovation Project" as non-responsive to the needs of the City.
- N5. Consideration to Release Maintenance Bond No. 10017912 in the amount of \$3,545 for the Parks Painting Project, Contract No. 14-264.
- N6. Consideration of a Resolution authorizing submittal of payment program applications and related authorizations to the California Department of Resources Recycling and Recovery.

RESOLUTION NO. 16-045

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA AUTHORIZING SUBMITTAL OF PAYMENT PROGRAM APPLICATIONS AND RELATED AUTHORIZATIONS TO THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

- N7. Consideration of approval to authorize the advertising of the "Notice Inviting Bids" for the Pacific Electric Trail Drainage and Slope Erosion Improvements at Six Locations, to be funded from Citywide Infrastructure Improvement funds.

RESOLUTION NO. 16-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA APPROVING PLANS AND SPECIFICATIONS FOR THE "PACIFIC ELECTRIC TRAIL DRAINAGE AND SLOPE EROSION IMPROVEMENTS AT SIX LOCATIONS" IN SAID CITY AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS

*** DRAFT ***

- N8. Consideration to accept the 4th Street from Archibald Avenue to Haven Avenue, 7th Street from Archibald Avenue to Hellman Avenue and Archibald Avenue from 4th Street to Foothill Boulevard Pavement Rehabilitation Projects, Contract No. 15-146 as complete, release the Bonds, accept a Maintenance Bond, authorize the City Engineer to file a Notice of Completion and approve the final contract amount of \$1,286,552.30.

RESOLUTION NO. 16-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE 4TH STREET FROM ARCHIBALD AVENUE TO HAVEN AVENUE, 7TH STREET FROM ARCHIBALD AVENUE TO HELLMAN AVENUE AND ARCHIBALD AVENUE FROM 4TH STREET TO FOOTHILL BOULEVARD PAVEMENT REHABILITATION PROJECTS, CONTRACT NO. 15-146, AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

- N9. Consideration to accept the bids received and award and authorize the execution of the contract in the amount of \$795,000.00, to the lowest responsive bidder, Hardy & Harper, Inc., and authorize the expenditure of a 10% contingency in the amount of \$79,500.00, for the Archibald Avenue from Hillside Road to North City Limit and Haven Avenue from Wilson Avenue to North City Limit Pavement Rehabilitation Projects to be funded from Measure I Funds, Account Nos. 1177303-5650/1727177-0 and 1177303-5650/1854177-0 and appropriate \$107,000.00 to Account No. 1177303-5650/1727177-0 and appropriate \$26,000.00 to Account No. 1177303-5650/1854177-0 from Measure I Fund balance.
- N10. Consideration of approval to authorize the advertising of the "Notice Inviting Bids" for the Spruce Avenue Pavement Rehabilitation Project from Foothill Boulevard to Base Line Road to be funded from Citywide Infrastructure Improvement Funds.

RESOLUTION NO. 16-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA APPROVING PLANS AND SPECIFICATIONS FOR THE "SPRUCE AVENUE PAVEMENT REHABILITATION PROJECT FROM FOOTHILL BOULEVARD TO BASE LINE ROAD" IN SAID CITY AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS

- N11. Consideration for approval to authorize the advertising of the "Notice Inviting Bids" for Traffic Signal Installations at Carnelian Street at Banyan Street and Sixth Street at Utica Avenue, Left Turn Modifications at 3 Intersections along Milliken Avenue, and Retroreflective Street Name Signs at 3 Locations Project, to be funded from the Transportation and Gas Tax Funds, Account Nos. 11243035650/1875124-0, 11243035650/1887124-0, 11243035650/1889124-0, and 11703035650/1693170-0.

RESOLUTION NO. 16-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE "TRAFFIC SIGNAL INSTALLATION AT CARNELIAN STREET AT BANYAN STREET AND SIXTH STREET AT UTICA AVENUE, LEFT TURN MODIFICATIONS AT 3 INTERSECTIONS ALONG MILLIKEN AVENUE, AND RETROREFLECTIVE STREET NAME SIGNS AT 3 LOCATIONS PROJECT", IN SAID CITY AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS

* DRAFT *

- N12. Consideration to approve the purchase of Fixed Position Automatic License Plate Reader (ALPR) cameras from Vigilant Solutions of Livermore, CA in the amount of \$248,7964.66 and authorize an appropriation in the amount of \$244,164.66 into account number 1354701-5603 and \$4,600.00 into account number 1354701-5300 from the State COPS Grant Fund balance.
- N13. Consideration of the transfer of ownership of 2-newly purchased Electronic Traffic Message Boards from the City to the County of San Bernardino for use by the Police Department.
- N14. Consideration to Approve Amended Fiscal Year 2015/16 Appropriations.
- N15. Consideration to adopt Resolution No. 16-050 authorizing the City's participation in the PARS Post-Employment Benefits Trust Program to be administered by Public Agency Retirement Services (PARS) and U.S. Bank, appointing the City Manager as the City's Plan Administrator, and authorizing the City Manager to execute the documents to implement the Program.

RESOLUTION NO. 16-050

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)

- N16. Consideration of approval of a Land Lease between the City of Rancho Cucamonga and Goals Soccer Centers Inc. for property generally located at the north side of Arrow Highway, west of Rochester Avenue at the Epicenter Sports Complex for the purpose of construction of a small sided soccer complex.

MOTION: Moved by Council Member Alexander, seconded by Council Member Williams, to approve Consent Calendar Items N1. through N16. Motion carried, 5-0.

O. ADVERTISED PUBLIC HEARINGS – CITY COUNCIL, FIRE DISTRICT AND HOUSING SUCCESSOR AGENCY

- O1. Third Public Hearing concerning consideration of draft Council District Boundary Maps and community feedback to date, and consideration of an Ordinance and Resolution calling for an election to establish City Council Districts. – *CITY*

ORDINANCE NO. 887

AN ORDINANCE OF THE VOTERS OF THE CITY OF RANCHO CUCAMONGA PROVIDING FOR THE ELECTION OF FOUR MEMBERS OF THE CITY COUNCIL BY FOUR DISTRICTS WITH A MAYOR ELECTED AT LARGE, ESTABLISHING THE BOUNDARIES AND IDENTIFICATION NUMBER OF EACH DISTRICT, ESTABLISHING THE ELECTION ORDER OF EACH DISTRICT AND ADDING CHAPTER 2-11 OF THE RANCHO CUCAMONGA MUNICIPAL CODE

RESOLUTION NO. 16-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, ORDERING THAT A QUESTION RELATING TO ELECTING MEMBERS OF THE CITY COUNCIL BY THE VOTERS IN FOUR COUNCIL DISTRICTS WITH AN AT LARGE MAYOR BE SUBMITTED TO THE VOTERS AT THE REGULAR MUNICIPAL ELECTION ON NOVEMBER 8, 2016

* DRAFT *

Mayor Michael introduced the third and final Public Hearing concerning the consideration of Council District boundary maps, invited the public to fill-out and hand-in a speaker card to the City Clerk if they were interested in speaking on Item O1., and advised a Spanish interpreter was available.

John Gillison, City Manager, introduced Linda Troyan, City Clerk Services Director.

Director Troyan stated that the hearing was the last of three (3) legally required public hearings scheduled to hear comments and provide information to the Council and public regarding changing from electing Council Members by a City-wide vote to being elected by individual districts, with the mayor position continuing to be elected City-wide. She commented on the extensive public outreach on this issue. Legal notices were published in the paper two (2) weeks or more before each public hearing, information was provided on the City website and the NDC website dedicated only to this issue. Information was provided at City facilities including the Archibald and Biane Libraries, Cultural Center and City Hall, on social media such as facebook as well as press releases, newsletters, articles online and in the newspaper. Prior to each public hearing, the draft maps were available to the public in the Chamber entry way, and the demographer, Justin, Levitt, was also available for questions.

Director Troyan addressed the only question asked by a citizen prior to tonight's meeting: "Once elections are by district, how long does a person have to live in the district before they can run for office?" She responded that there is no requirement on the length of time a potential candidate has to live in a District. The only requirements are that they are a registered voter and live in the district when they take out nomination papers in July prior to the election. Director Troyan introduced Justin Levitt, demographer with NDC, to review what was done at the past public hearings and to provide an update since the last hearing.

Justin Levitt, NDC demographer, presented two (2) new draft map options, Maps B2 and C2, in response to Council direction at the last public hearing. Mr. Levitt reviewed all maps, and discussed the summary chart showing criteria met by the 11 draft maps. He recommended not considering the McColl Map 1, Morales Map 3 and Olson Map 1 because they were not population balanced.

Mayor Michael opened the Public Hearing.

(O1-1). Dan Titus opposed to Council Districts, submitted a letter, recommended litigating the issue instead of placing it on the ballot.

City Attorney Markman responded to questions in Mr. Titus' letter.

(O1-2). Danny Pierce stated that he was opposed to Council Districts and expressed that boundaries do not accurately take into account minority populations.

(O1-3). Diane Vieau conveyed that she is in favor of Council Districts, and shared comments about considering school district boundaries when drawing the maps.

City Attorney Markman clarified school district boundaries may cross into other cities.

(O1-4). Tony Morales stated that he was opposed to Council Districts. People he knows feel the Council serves them well. He thanked Council for allowing residents to participate in the process. He said that with districts, he will have to wait every four (4) year to run for an office. Currently, as a Hispanic, he can run every two (2) years.

(O1-5). Linnie Drolet suggested defending the law suit and not going to districts.

(O1-6). Mayor Michael read the speaker card submitted by Iris Fratt: 1. I like to hear the pros and cons. As long as people can voice their opinions at the City Council Meetings and have equal...; 2. Our Senior Mobile Home Park has almost 300 coaches. A diverse nationality but each individual can have a voice at our meetings; 3. What if all of the people in the district do not agree with the elected representative for their district?; and 4. We have a "well-run" city now.

City Attorney Markman responded to Ms. Fratt's question # 3 by stating the options are in voting or a recall.

*** DRAFT ***

(O1-7). Brian Fratt expressed that he likes the way it is and felt Council was doing a good job.

Mayor Michael closed the Public Hearing.

Council discussion continued, with comments for a map decision.

MOTION: Moved by Council Member Alexander, seconded by Mayor Pro Tem Spagnolo, to adopt Ordinance No. 887, an Ordinance of the Voters of the City of Rancho Cucamonga providing for the election of four Members of the City Council by four districts with a mayor elected at large, establishing the boundaries and identification number of each district, establishing the election order of each district and adding Chapter 2.11 of the Rancho Cucamonga Municipal Code with map no. B2 as the Council District map with Districts 2 (Two) and 3 (Three) up for election in 2018 and Districts 1 (One) and 4 (Four) up for election in 2020, Item O1. Motion carried, 5-0.

MOTION: Moved by Council Member Williams, seconded by Council Member Kennedy, to adopt Resolution No. 16-051, ordering that a question relating to electing Members of the City Council by the Voters in four Council Districts, with an at large Mayor be submitted to the Voters at the Regular Municipal Election on November 8, 2016, Item O1. Motion carried, 5-0.

O4. *ITEM TAKEN OUT OF ORDER* Consideration to adopt the federally required FY2016/2017 annual action plan, which includes the selection of CDBG funded activities, based on a grant allocation of \$817,218. – CITY

John Gillison, City Manager, introduced Candyce Burnette, Planning Director, and Desiree Lawson, Planning Technician, who gave a Staff Report and a PowerPoint presentation.

Ms. Lawson, Planning Technician, identified the programs recommended for funding in the Action Plan.

Mayor Michael opened the Public Hearing.

(O4-1). Dan Titus submitted a letter and requested Council not accept HUD Grants pending further review of the Hud program.

(O4-2). Tom Donahue, Senior Nutrition Center, supported the action plan where funding is leveraged with other organizations like Family Service Association.

(O4-3). Danny Piece said that he is opposed if federal mandates that restrict Council's ability to serve the community.

(O4-4). Linnie Drolet asked Council to delay their decision in order to review the HUD rules.

Mayor Michael closed the Public Hearing.

City Attorney Markman stated that before tonight, he was not aware of any new regulation with more constraints for the Community Block Grant.

Council comments and discussion continued regarding Item O4.

MOTION: Moved by Council Member Williams, seconded by Council Member Kennedy, to adopt the federally required FY2016/2017 annual action plan, which includes the selection of CDBG funded activities, based on a grant allocation of \$817,218, Items O4. Motion carried, 5-0.

* D R A F T *

- O2. Consideration to approve placement of special assessments and liens for delinquent refuse accounts.
– CITY.

RESOLUTION NO. 16-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, CONFIRMING THE REPORT OF DELINQUENT CHARGES FROM BURRTEC WASTE INDUSTRIES, INC. FOR REFUSE COLLECTION, WHICH SHALL CONSTITUTE SPECIAL ASSESSMENTS AND LIENS AGAINST THE RESPECTIVE PARCELS OF LAND AND SHALL BE COLLECTED FOR THE CITY OF RANCHO CUCAMONGA, CALIFORNIA AT THE SAME TIME AND IN THE SAME MANNER AS ORDINARY COUNTY AD VALOREM PROPERTY TAXES

John Gillison, City Manager, introduced Linda Ceballos, Environmental Programs Manager who gave a staff report and presented a PowerPoint presentation.

Linda Ceballos, Environmental Programs Manager, reported a decrease in delinquent accounts since the Staff Report had been submitted to Council due to payments received. As of April 28, 2016 there are 665 delinquent accounts, bringing the total amount to \$168,242.14. Property owners who are still on the delinquency list have until July 18, 2016 to submit their payment to Burrtec to be removed from the list prior to submittal to the county for the 2016-2017 tax roll. She noted that there have been no written protests received and at this time there are no outstanding issues.

Council presented questions to Staff.

Mayor Michael opened the Public Hearing.

Public Comment: There were none.

Mayor Michael closed the Public Hearing.

MOTION: Moved by Mayor Pro Tem Spagnolo, seconded by Council Member Alexander, to approve Resolution No. 16-052, Item O2. Motion carried, 5-0.

- O3. Consideration of Resolutions approving a Disposition, Development and Loan Agreement between the City of Rancho Cucamonga, in its capacity as the Housing Successor to the Rancho Cucamonga Redevelopment Agency, and Day Creek Senior Housing Partners, LP for a 140 unit Affordable Senior Housing to be developed west of Day Creek Boulevard and north of Base Line Road (APN 1089-031-36). – *JOINT CITY COUNCIL AND HOUSING SUCCESSOR AGENCY.*

RESOLUTION NO. 16-053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA APPROVING THE DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE CITY OF RANCHO CUCAMONGA, IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE RANCHO CUCAMONGA REDEVELOPMENT AGENCY, AND DAY CREEK SENIOR HOUSING PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP FOR AFFORDABLE HOUSING TO BE DEVELOPED WEST OF DAY CREEK BOULEVARD AND NORTH OF BASE LINE ROAD, RANCHO CUCAMONGA, CA

*** DRAFT ***

RESOLUTION NO. 16-054

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE RANCHO CUCAMONGA REDEVELOPMENT AGENCY, APPROVING THE DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE CITY OF RANCHO CUCAMONGA, IN ITS CAPACITY AS THE HOUSING SUCCESSOR TO THE RANCHO CUCAMONGA REDEVELOPMENT AGENCY, AND DAY CREEK SENIOR HOUSING PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP FOR AFFORDABLE HOUSING TO BE DEVELOPED WEST OF DAY CREEK BOULEVARD AND NORTH OF BASE LINE ROAD, RANCHO CUCAMONGA, CA

John Gillison, City Manager, introduced Linda Daniels, Assistant City Manager, who gave the staff report.

Mayor Michael opened the Public Hearing.

Public Comment: There were none.

Mayor Michael closed the Public Hearing.

MOTION: Moved by Council Member Alexander, seconded by Council Member Williams, to approve Resolution Nos. 16-053 and 16-054, Item O4. Motion carried, 5-0.

05. Consideration of a Resolution making determinations regarding the proposed Annexation 16-1 (APN: 0227-061-03–Cross and Crown Lutheran Church, owner and APN: 0227-061-82 – Storm Western Development, Inc., owner) located at 6723 Etiwanda Avenue, into Community Facilities District No. 85-1, calling a special election and authorizing submittal of levy of special taxes to the qualified electors. – *FIRE*

RESOLUTION NO. FD 16-012

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT, RANCHO CUCAMONGA, CALIFORNIA, MAKING CERTAIN DETERMINATIONS REGARDING THE PROPOSED ANNEXATION OF TERRITORY (ANNEXATION NO. 16-1) TO AN EXISTING COMMUNITY FACILITIES DISTRICT (CFD 85-1) AND CALLING A SPECIAL ELECTION AND AUTHORIZING THE SUBMITTAL OF THE LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS OF SUCH TERRITORY

John Gillison, City Manager, requested Item O5. be continued to the June 1, 2016 Regular Fire Protection District Board Meeting at 7:00 p.m., due to the project manager indicating the need for more time.

MOTION: Moved by Council Member Alexander, seconded by Council Member Williams, to continue the advertised public hearing Item O5., Resolution No. FD 16-012, to the June 1, 2016 Regular Fire Protection District Board Meeting at 7:00 p.m. Motion carried, 5-0.

P. COUNCIL BUSINESS

- P1. INTER-AGENCY UPDATES (Update by the City Council to the community on the meetings that were attended.)

Mayor Pro Tem Spagnolo reported at today's Omnitrans meeting, the Board moved forward with a new fueling facility estimated to save \$1.3 million in costs.

* DRAFT *

Mayor Michael stated that at the SANBAG meeting today a public hearing on the budget was set for the June meeting.

P2. COUNCIL ANNOUNCEMENTS (Comments to be limited to three minutes per Council Member.)

Mayor Michael congratulated Council Member Williams on her re-election as the LAFCO Primary Member, a seat she has held for many years. Her election was supported by the City Select Committee and Mayors and/or their designees from local valley and mountain/desert areas within our region.

Q. IDENTIFICATION OF ITEMS FOR NEXT MEETING

There were none.

R. ADJOURNMENT

The Council meeting adjourned at 10:06 p.m.

Respectfully submitted,

Linda A. Troyan, MMC
City Clerk Services Director

Approved: * * * * *

*** DRAFT ***

**CITY OF RANCHO CUCAMONGA
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AP 00005998	04/26/2016	AHUMADA, ALEXANDER R	0.00	691.08	691.08
AP 00005999	04/26/2016	ALMAND, LLOYD	0.00	691.08	691.08
AP 00006000	04/26/2016	BANTAU, VICTORIA	0.00	424.65	424.65
AP 00006001	04/26/2016	BAZAL, SUSAN	0.00	979.53	979.53
AP 00006002	04/26/2016	BELL, MICHAEL L.	0.00	1,608.97	1,608.97
AP 00006003	04/26/2016	BERRY, DAVID	0.00	962.66	962.66
AP 00006004	04/26/2016	BROCK, ROBIN	0.00	949.95	949.95
AP 00006005	04/26/2016	CAMPBELL, GERALD	0.00	716.06	716.06
AP 00006006	04/26/2016	CARNES, KENNETH	0.00	469.46	469.46
AP 00006007	04/26/2016	CLABBY, RICHARD	0.00	962.66	962.66
AP 00006008	04/26/2016	CORCORAN, ROBERT	0.00	541.91	541.91
AP 00006009	04/26/2016	COX, KARL	0.00	691.08	691.08
AP 00006010	04/26/2016	CRANE, RALPH	0.00	979.53	979.53
AP 00006011	04/26/2016	CROSSLAND, WILBUR	0.00	469.46	469.46
AP 00006012	04/26/2016	DAGUE, JAMES	0.00	1,208.82	1,208.82
AP 00006013	04/26/2016	DE ANTONIO, SUSAN	0.00	541.91	541.91
AP 00006014	04/26/2016	DEANS, JACKIE	0.00	571.49	571.49
AP 00006015	04/26/2016	DOMINICK, SAMUEL A.	0.00	949.95	949.95
AP 00006016	04/26/2016	EAGLESON, MICHAEL	0.00	1,208.82	1,208.82
AP 00006017	04/26/2016	FRITCHEY, JOHN D.	0.00	469.46	469.46
AP 00006018	04/26/2016	HEYDE, DONALD	0.00	1,208.82	1,208.82
AP 00006019	04/26/2016	INTERLICCHIA, ROSALYN	0.00	772.55	772.55
AP 00006020	04/26/2016	KILMER, STEPHEN	0.00	1,288.96	1,288.96
AP 00006021	04/26/2016	LANE, WILLIAM	0.00	1,608.97	1,608.97
AP 00006022	04/26/2016	LEE, ALLAN J.	0.00	1,242.42	1,242.42
AP 00006023	04/26/2016	LENZE, PAUL E	0.00	1,008.06	1,008.06
AP 00006024	04/26/2016	LONGO, JOE	0.00	172.23	172.23
AP 00006025	04/26/2016	LUTTRULL, DARRELL	0.00	716.06	716.06
AP 00006026	04/26/2016	MACKALL, BENJAMIN	0.00	716.06	716.06
AP 00006027	04/26/2016	MAYFIELD, RON	0.00	1,267.98	1,267.98
AP 00006028	04/26/2016	MCKEE, JOHN	0.00	691.08	691.08
AP 00006029	04/26/2016	MCNEIL, KENNETH	0.00	691.08	691.08
AP 00006030	04/26/2016	MICHAEL, L. DENNIS	0.00	949.95	949.95
AP 00006031	04/26/2016	MORGAN, BYRON	0.00	2,293.75	2,293.75
AP 00006032	04/26/2016	MYSKOW, DENNIS	0.00	962.66	962.66
AP 00006033	04/26/2016	NAUMAN, MICHAEL	0.00	469.46	469.46
AP 00006034	04/26/2016	NEE, RON	0.00	1,685.87	1,685.87
AP 00006035	04/26/2016	NELSON, MARY JANE	0.00	172.23	172.23
AP 00006036	04/26/2016	O'BRIEN, TOM	0.00	1,608.97	1,608.97
AP 00006037	04/26/2016	PLOUNG, MICHAEL J	0.00	607.76	607.76
AP 00006038	04/26/2016	POST, MICHAEL R	0.00	1,500.81	1,500.81
AP 00006039	04/26/2016	PROULX, PATRICK	0.00	1,608.97	1,608.97
AP 00006040	04/26/2016	ROEDER, JEFF	0.00	1,208.82	1,208.82
AP 00006041	04/26/2016	SALISBURY, THOMAS	0.00	691.08	691.08
AP 00006042	04/26/2016	SMITH, RONALD	0.00	962.66	962.66
AP 00006043	04/26/2016	SPAGNOLO, SAM	0.00	469.46	469.46
AP 00006044	04/26/2016	SPAIN, WILLIAM	0.00	716.06	716.06

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AP 00006045	04/26/2016	SULLIVAN, JAMES	0.00	469.46	469.46
AP 00006046	04/26/2016	TAYLOR, STEVE	0.00	1,347.98	1,347.98
AP 00006047	04/26/2016	TULEY, TERRY	0.00	1,208.82	1,208.82
AP 00006048	04/26/2016	VANDERKALLEN, FRANCIS	0.00	1,044.54	1,044.54
AP 00006049	04/26/2016	WALTON, KEVIN	0.00	1,288.96	1,288.96
AP 00006050	04/26/2016	YOWELL, TIMOTHY A	0.00	1,267.98	1,267.98
AP 00006051	04/27/2016	CALIF GOVERNMENT VEBA/RANCHO CUCAMONGA	10,190.00	0.00	10,190.00
AP 00006052	04/27/2016	CHAFFEY JOINT UNION HS DISTRICT	1,449.36	0.00	1,449.36
AP 00006053	04/27/2016	HD PRODUCTIONS INC	10,150.00	0.00	10,150.00
AP 00006054	04/27/2016	MONTEREY INTERNATIONAL INC	6,975.00	0.00	6,975.00
AP 00006055	04/27/2016	RCCEA	1,330.00	0.00	1,330.00
AP 00006056	04/27/2016	RCPFA	10,930.54	0.00	10,930.54
AP 00006057	04/27/2016	SAN BERNARDINO CTY SHERIFFS DEPT	2,634,572.00	0.00	2,634,572.00
AP 00368569	04/26/2016	CURATALO, JAMES	0.00	1,608.97	1,608.97
AP 00368570	04/26/2016	LONCAR, PHILIP	0.00	962.66	962.66
AP 00368571	04/26/2016	TOWNSEND, JAMES	0.00	1,608.97	1,608.97
AP 00368572	04/26/2016	WALKER, KENNETH	0.00	283.04	283.04
AP 00368573	04/27/2016	A AND R TIRE SERVICE	203.28	0.00	203.28
AP 00368574	04/27/2016	A'JONTUE, ROSE ANN	403.20	0.00	403.20
AP 00368575	04/27/2016	ACEY DECY EQUIPMENT INC.	305.03	0.00	305.03
AP 00368576	04/27/2016	ADVANCED CHEMICAL TRANSPORT	1,313.50	0.00	1,313.50
AP 00368577	04/27/2016	AFLAC GROUP INSURANCE	79.40	0.00	79.40
AP 00368578	04/27/2016	ALBRECHT, DR.STEVEN F.	2,500.00	0.00	2,500.00
AP 00368579	04/27/2016	ALL AMERICAN ASPHALT	21,371.86	0.00	21,371.86
AP 00368580	04/27/2016	ALL STATE POLICE EQUIPMENT CO. INC.	339.42	0.00	339.42
AP 00368581	04/27/2016	ALPHAGRAPHICS	22.68	0.00	22.68
AP 00368582	04/27/2016	ALTA LAGUNA MOBILE HOME PARK	900.00	0.00	900.00
AP 00368583	04/27/2016	ALTA VISTA MOBILE HOME PARK	700.00	0.00	700.00
AP 00368584	04/27/2016	APPLIED METERING TECHNOLOGIES INC	20,256.34	0.00	20,256.34
AP 00368585	04/27/2016	AROCHO, ALMA	1,317.00	0.00	1,317.00
AP 00368586	04/27/2016	ART OF LIVING FOUNDATION	72.00	0.00	72.00
AP 00368587	04/27/2016	ASSI SECURITY	3,645.00	0.00	3,645.00
AP 00368588	04/27/2016	AT&T	7,881.21	0.00	7,881.21
AP 00368589	04/27/2016	AVANTS, MARGE	210.00	0.00	210.00
AP 00368590	04/27/2016	AWE ACQUISITION INC	235.00	0.00	235.00
AP 00368591	04/27/2016	BERLITZ	220.00	0.00	220.00
AP 00368592	04/27/2016	BERTOLINI INC.	305.00	0.00	305.00
AP 00368593	04/27/2016	BICOASTAL PRODUCTIONS	378.00	0.00	378.00
AP 00368594	04/27/2016	BICOASTAL PRODUCTIONS	9,500.00	0.00	9,500.00
AP 00368595	04/27/2016	BUREAU VERITAS NORTH AMERICA INC	12,267.58	0.00	12,267.58
AP 00368596	04/27/2016	CABLE INC.	0.00	830.05	830.05
AP 00368597	04/27/2016	CAL PERS LONG TERM CARE	268.00	0.00	268.00
AP 00368598	04/27/2016	CALIFORNIA, STATE OF	233.59	0.00	233.59
AP 00368599	04/27/2016	CASA VOLANTE MOBILE HOME PARK	1,300.00	0.00	1,300.00
AP 00368600	04/27/2016	CENTRAL SCHOOL DISTRICT	7,554.00	0.00	7,554.00
AP 00368601	04/27/2016	CHALK SPINNER LLC	260.55	0.00	260.55
AP 00368602	04/27/2016	CHAPARRAL HEIGHTS MOBILE HOME PARK	700.00	0.00	700.00

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AP 00368603	04/27/2016	CHARTER COMMUNICATIONS	235.87	0.00	235.87
AP 00368604	04/27/2016	CINTAS CORPORATION #150	0.00	518.82	518.82
AP 00368605	04/27/2016	CIRIACKS, VALERIE ANN	150.00	0.00	150.00
AP 00368606	04/27/2016	CLARK, KAREN	684.00	0.00	684.00
AP 00368607	04/27/2016	CLASSE PARTY RENTALS	640.00	0.00	640.00
AP 00368608	04/27/2016	CLEARWATER GRAPHICS INC	432.00	0.00	432.00
AP 00368609	04/27/2016	COMP U ZONE	254.24	0.00	254.24
AP 00368610	04/27/2016	CONFIRE JPA	0.00	50,733.46	50,733.46
AP 00368611	04/27/2016	CPRS DISTRICT 11	65.00	0.00	65.00
AP 00368612	04/27/2016	DARROCH, JENNY	3,000.00	0.00	3,000.00
AP 00368613	04/27/2016	DELTA DENTAL	1,497.10	0.00	1,497.10
AP 00368614	04/27/2016	DELTA DENTAL	40,871.82	0.00	40,871.82
AP 00368615	04/27/2016	DEMCO INC	96.92	0.00	96.92
AP 00368616	04/27/2016	DEPARTMENT OF TRANSPORTATION	8,420.90	0.00	8,420.90
AP 00368617	04/27/2016	DOLLARHIDE, GINGER	156.00	0.00	156.00
AP 00368618	04/27/2016	DUE NORTH CONSULTING INC.	3,195.00	0.00	3,195.00
AP 00368619	04/27/2016	DUNN, ANN MARIE	780.00	0.00	780.00
AP 00368620	04/27/2016	EASTERLING, RAY	220.80	0.00	220.80
AP 00368621	04/27/2016	EDWARD PROFESSIONAL ADVISORS	1,350.00	0.00	1,350.00
AP 00368622	04/27/2016	EIGHTH AVENUE ENTERPRISE LLC	1,101.60	0.00	1,101.60
AP 00368623	04/27/2016	ERGON ASPHALT AND EMULSIONS	219.57	0.00	219.57
AP 00368624	04/27/2016	FEDERAL EXPRESS CORP	36.08	0.00	36.08
AP 00368625	04/27/2016	FERNANDEZ LANDSCAPING	1,000.00	0.00	1,000.00
AP 00368626	04/27/2016	FINCH, DONNA	14.14	0.00	14.14
AP 00368627	04/27/2016	FOOTHILL FAMILY SHELTER	1,250.00	0.00	1,250.00
AP 00368628	04/27/2016	FOOTHILL MOBILE MANOR	600.00	0.00	600.00
AP 00368629	04/27/2016	FRASURE, MICHAEL	42.99	0.00	42.99
AP 00368630	04/27/2016	G AND M BUSINESS INTERIORS	1,464.57	0.00	1,464.57
AP 00368631	04/27/2016	G AND M BUSINESS INTERIORS	1,340.48	0.00	1,340.48
AP 00368632	04/27/2016	GIORDANO, MARIANNA	105.60	0.00	105.60
AP 00368633	04/27/2016	GIRARD, RYAN	123.10	0.00	123.10
AP 00368634	04/27/2016	GOOD YEAR TIRE AND RUBBER CO.	1,660.44	0.00	1,660.44
AP 00368635	04/27/2016	GRAPHICS FACTORY INC.	199.80	0.00	199.80
AP 00368636	04/27/2016	GROW WITH PLAY CORPORATION	431.10	0.00	431.10
AP 00368637	04/27/2016	HAMILTON, MONIQUE	960.00	0.00	960.00
AP 00368638	04/27/2016	HAMPTON YOGA	864.00	0.00	864.00
AP 00368639	04/27/2016	HANSHAW, DIANE	71.82	0.00	71.82
AP 00368640	04/27/2016	HASKELL COMPANY, THE	40,713.11	0.00	40,713.11
AP 00368641	04/27/2016	HELEN SMITH ATTORNEY SERVICE	75.00	0.00	75.00
AP 00368642	04/27/2016	HF&H CONSULTANTS LLC	16,407.50	0.00	16,407.50
AP 00368643	04/27/2016	HI STANDARD AUTOMOTIVE LLC.	258.57	0.00	258.57
AP 00368644	04/27/2016	HITNER, MARA	600.00	0.00	600.00
AP 00368645	04/27/2016	HOYT LUMBER CO., SM	0.00	14.99	14.99
AP 00368646	04/27/2016	IBARRA, PATRICK	3,000.00	0.00	3,000.00
AP 00368647	04/27/2016	INLAND PRESORT & MAILING SERVICES	78.32	0.00	78.32
AP 00368648	04/27/2016	INLAND VALLEY DAILY BULLETIN	530.11	0.00	530.11
AP 00368649	04/27/2016	JOHN BURR CYCLES INC	337.72	0.00	337.72

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AP 00368650	04/27/2016	JOHNNY ALLEN TENNIS ACADEMY	4,710.60	0.00	4,710.60
AP 00368651	04/27/2016	JRC HOUSING	1,480.00	0.00	1,480.00
AP 00368652	04/27/2016	KABOOM PLAY INITIATIVES LLC	3,500.00	0.00	3,500.00
AP 00368653	04/27/2016	KAISER FOUNDATION HEALTH PLAN INC	212,420.17	0.00	212,420.17
AP 00368654	04/27/2016	KEYSER MARSTON ASSOCIATES INC	4,617.50	0.00	4,617.50
AP 00368655	04/27/2016	KIMBERLY-SHIRK ASSOCIATION	100.00	0.00	100.00
AP 00368656	04/27/2016	KIRO CARS INC	360.00	0.00	360.00
AP 00368657	04/27/2016	KRIEGER, ED	300.00	0.00	300.00
AP 00368658	04/27/2016	LAKESHORE LEARNING MATERIALS	61.49	0.00	61.49
AP 00368659	04/27/2016	LATREACE, RAINEY	416.00	0.00	416.00
AP 00368660	04/27/2016	LEAGUE OF CALIFORNIA CITIES	70.00	0.00	70.00
AP 00368661	04/27/2016	LEIGHTON CONSULTING INC	16,140.00	0.00	16,140.00
AP 00368662	04/27/2016	LITTLE BEAR PRODUCTIONS	5,830.00	0.00	5,830.00
AP 00368663	04/27/2016	LOUIE'S NURSERY	53.55	0.00	53.55
AP 00368664	04/27/2016	MARK CHRISTOPHER INC	165.00	1,303.91	1,468.91 ***
AP 00368665	04/27/2016	MCMASTER CARR SUPPLY COMPANY	0.00	50.50	50.50
AP 00368666	04/27/2016	MEDLEY FIRE PROTECTION INC	0.00	221.40	221.40
AP 00368667	04/27/2016	MIDWEST TAPE	428.98	0.00	428.98
AP 00368668	04/27/2016	MIJAC ALARM COMPANY	0.00	380.00	380.00
AP 00368669	04/27/2016	MSA INLAND EMPIRE/DESERT CHAPTER	20.00	0.00	20.00
AP 00368670	04/27/2016	MYERS TIRE SUPPLY	0.00	374.22	374.22
AP 00368671	04/27/2016	NEOPOST USA INC	1,695.36	0.00	1,695.36
AP 00368672	04/27/2016	NINYO & MOORE	10,269.50	0.00	10,269.50
AP 00368673	04/27/2016	NOVELTY PRINTING	1,704.16	0.00	1,704.16
AP 00368674	04/27/2016	OCCUPATIONAL HEALTH CTRS OF CA	691.04	0.00	691.04
AP 00368675	04/27/2016	OFFICE DEPOT	3,632.00	39.24	3,671.24 ***
AP 00368676	04/27/2016	ONTARIO WINNELSON CO	93.31	0.00	93.31
AP 00368677	04/27/2016	ONTRAC	53.85	0.00	53.85
AP 00368678	04/27/2016	ORONA, PATRICIA	810.00	0.00	810.00
AP 00368679	04/27/2016	OTT, LAURA	729.00	0.00	729.00
AP 00368680	04/27/2016	OTT, SHARON	612.00	0.00	612.00
AP 00368681	04/27/2016	PAL CAMPAIGN	10.00	0.00	10.00
AP 00368682	04/27/2016	PARS	3,500.00	0.00	3,500.00
AP 00368683	04/27/2016	PEDERSEN, DEREK	141.71	0.00	141.71
AP 00368684	04/27/2016	PEP BOYS	226.19	0.00	226.19
AP 00368685	04/27/2016	PEPE'S TOWING SERVICE	55.00	0.00	55.00
AP 00368686	04/27/2016	PEREZ, CHRISTINA	260.00	0.00	260.00
AP 00368687	04/27/2016	PETERSON HYDRAULICS INC	0.00	353.48	353.48
AP 00368688	04/27/2016	PINES MOBILE HOME PARK, THE	500.00	0.00	500.00
AP 00368689	04/27/2016	PIP PRINTING	8.64	0.00	8.64
AP 00368690	04/27/2016	PRE-PAID LEGAL SERVICES INC	96.59	0.00	96.59
AP 00368691	04/27/2016	PRICE, MORGAN LINDSEY	98.31	0.00	98.31
AP 00368692	04/27/2016	PROMOTIONS TEES & MORE	414.72	0.00	414.72
AP 00368693	04/27/2016	PSA PRINT GROUP	371.10	0.00	371.10
AP 00368694	04/27/2016	R & R LIGHTING COMPANY INC	472.54	0.00	472.54
AP 00368695	04/27/2016	RAMONA VILLA MOBILE HOME PARK	1,100.00	0.00	1,100.00
AP 00368696	04/27/2016	RANCHO CUCAMONGA CHAMBER OF COMMERCE	3,166.66	0.00	3,166.66

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AP 00368697	04/27/2016	RANCHO CUCAMONGA CHAMBER OF COMMERCE	800.00	0.00	800.00
AP 00368698	04/27/2016	RANCHO CUCAMONGA CHAMBER OF COMMERCE	25.00	0.00	25.00
AP 00368699	04/27/2016	RANCHO CUCAMONGA FONTANA FAMILY YMCA	9,647.03	0.00	9,647.03
AP 00368700	04/27/2016	RANCHO REGIONAL VETERINARY HOSPITAL INC	324.25	0.00	324.25
AP 00368701	04/27/2016	RC SERVICE COUNCIL	200.00	0.00	200.00
AP 00368702	04/27/2016	RCPFA	0.00	348.00	348.00
AP 00368703	04/27/2016	REDUCED SHAKESPEARE COMPANY	10,000.00	0.00	10,000.00
AP 00368704	04/27/2016	RICHARDS WATSON AND GERSHON	52,925.78	0.00	52,925.78
AP 00368705	04/27/2016	RIGELMAN, ENCARNACION ONTIVEROS	60.00	0.00	60.00
AP 00368706	04/27/2016	RISIGARI-GAI, JILLIAN	715.00	0.00	715.00
AP 00368707	04/27/2016	RUGG, KEVIN	205.00	0.00	205.00
AP 00368708	04/27/2016	SAFELITE AUTOGLASS	189.33	0.00	189.33
AP 00368709	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	223.04	0.00	223.04
AP 00368710	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	167.28	0.00	167.28
AP 00368711	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	2,341.92	0.00	2,341.92
AP 00368712	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	1,728.56	0.00	1,728.56
AP 00368713	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	1,784.32	0.00	1,784.32
AP 00368714	04/27/2016	SAN BERNARDINO CTY	14,249.34	0.00	14,249.34
AP 00368715	04/27/2016	SAN BERNARDINO CTY DEPT OF PUBLIC HEALTH	497.00	0.00	497.00
AP 00368716	04/27/2016	SAN BERNARDINO, CITY OF	957.22	0.00	957.22
AP 00368717	04/27/2016	SBPEA	959.04	0.00	959.04
AP 00368718	04/27/2016	SC FUELS	16,523.43	0.00	16,523.43
AP 00368719	04/27/2016	SCHOLASTIC BOOK FAIRS	437.16	0.00	437.16
AP 00368720	04/27/2016	SENECHAL, CALVIN	520.80	0.00	520.80
AP 00368721	04/27/2016	SEXTON, SHEILA	3.00	0.00	3.00
AP 00368722	04/27/2016	SHERIFFS COURT SERVICES	93.38	0.00	93.38
AP 00368723	04/27/2016	SHERIFFS COURT SERVICES	491.87	0.00	491.87
AP 00368724	04/27/2016	SHERIFFS COURT SERVICES	390.64	0.00	390.64
AP 00368725	04/27/2016	SHRED IT USA LLC	228.25	0.00	228.25
AP 00368726	04/27/2016	SHRED PROS	0.00	55.00	55.00
AP 00368727	04/27/2016	SIEMENS INDUSTRY INC	1,224.45	0.00	1,224.45
AP 00368728	04/27/2016	SIGMANET	8,800.00	0.00	8,800.00
AP 00368729	04/27/2016	SIMON AND ASSOCIATES CONSULTING	2,675.04	0.00	2,675.04
AP 00368730	04/27/2016	SIR SPEEDY	87.26	0.00	87.26
AP 00368731	04/27/2016	SMITH, JAYMI LEE	106.75	0.00	106.75
AP 00368732	04/27/2016	SO CALIF GAS COMPANY	7,495.56	654.27	8,149.83 ***
AP 00368733	04/27/2016	SO CALIF GAS COMPANY	1,402.27	0.00	1,402.27
AP 00368742	04/27/2016	SOUTHERN CALIFORNIA EDISON	23,591.93	3,996.00	27,587.93 ***
AP 00368743	04/27/2016	SOUTHLAND FARMERS MARKET ASSOC INC	498.00	0.00	498.00
AP 00368744	04/27/2016	SOUTHLAND SPORTS OFFICIALS	368.00	0.00	368.00
AP 00368745	04/27/2016	SPECIAL SERVICES GROUP LLC	912.61	0.00	912.61
AP 00368746	04/27/2016	STANDARD INSURANCE COMPANY	16,567.98	0.00	16,567.98
AP 00368747	04/27/2016	STANDARD INSURANCE COMPANY	13,008.78	0.00	13,008.78
AP 00368748	04/27/2016	STREAMLINE PRESS INC	139.32	0.00	139.32
AP 00368749	04/27/2016	SWARTZ, ALAN	351.00	0.00	351.00
AP 00368750	04/27/2016	SYCAMORE VILLA MOBILE HOME PARK	800.00	0.00	800.00
AP 00368751	04/27/2016	THE COUNSELING TEAM INTERNATIONAL	0.00	1,020.00	1,020.00

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AP 00368752	04/27/2016	THOMSON REUTERS WEST PUBLISHING CORP	427.80	0.00	427.80
AP 00368753	04/27/2016	TORTI GALLAS AND PARTNERS INC	875.00	0.00	875.00
AP 00368754	04/27/2016	TRACEY, VAL	432.00	0.00	432.00
AP 00368755	04/27/2016	UNIQUE MANAGEMENT SERVICES INC	934.06	0.00	934.06
AP 00368756	04/27/2016	UNITED PACIFIC SERVICES INC	77,924.00	0.00	77,924.00
AP 00368757	04/27/2016	UNITED SITE SERVICES OF CA INC	233.91	0.00	233.91
AP 00368758	04/27/2016	UNITED WAY	151.00	0.00	151.00
AP 00368759	04/27/2016	UPS	453.98	0.00	453.98
AP 00368760	04/27/2016	UTILIQUEST	2,866.20	0.00	2,866.20
AP 00368761	04/27/2016	VALLEY POWER SYSTEMS INC	1,349.61	0.00	1,349.61
AP 00368762	04/27/2016	VAN SCOYOC ASSOCIATES INC	5,228.06	0.00	5,228.06
AP 00368763	04/27/2016	VENTURA, MIKE	112.80	0.00	112.80
AP 00368764	04/27/2016	VERIZON BUSINESS	1.31	0.00	1.31
AP 00368765	04/27/2016	VERIZON WIRELESS - LA	0.00	2,468.48	2,468.48
AP 00368766	04/27/2016	VIVERAE INC	1,150.00	0.00	1,150.00
AP 00368767	04/27/2016	WAKPAMNI LAKE COMMUNITY CORP	529.12	0.00	529.12
AP 00368768	04/27/2016	WAXIE SANITARY SUPPLY	3,784.18	0.00	3,784.18
AP 00368769	04/27/2016	WE TIP INC	8,703.20	0.00	8,703.20
AP 00368770	04/27/2016	WORLD ELITE GYMNASTICS	504.00	0.00	504.00
AP 00368771	04/27/2016	XL STORAGE	895.00	0.00	895.00
AP 00368772	04/27/2016	YORK INSURANCE SERVICES GROUP INC	13,000.00	0.00	13,000.00
AP 00368773	04/28/2016	ABC LOCKSMITHS	1,894.43	0.00	1,894.43
AP 00368774	04/28/2016	AGILINE LLC	5,310.00	0.00	5,310.00
AP 00368775	04/28/2016	AIRGAS USA LLC	0.00	1,809.93	1,809.93
AP 00368778	04/28/2016	BRODART BOOKS	3,450.51	0.00	3,450.51
AP 00368781	04/28/2016	C V W D	29,753.70	0.00	29,753.70
AP 00368782	04/28/2016	DLIMAGING	189.00	0.00	189.00
AP 00368783	04/28/2016	EMCOR SERVICE	4,186.89	0.00	4,186.89
AP 00368784	04/28/2016	EWING IRRIGATION PRODUCTS	606.30	0.00	606.30
AP 00368785	04/28/2016	FASTENAL COMPANY	23.89	0.00	23.89
AP 00368786	04/28/2016	HOLLIDAY ROCK CO INC	4,049.95	0.00	4,049.95
AP 00368787	04/28/2016	HYDRO SCAPE PRODUCTS INC	340.29	0.00	340.29
AP 00368788	04/28/2016	INTERSTATE BATTERIES	26,157.92	0.00	26,157.92
AP 00368789	04/28/2016	LANDCARE	4,881.44	0.00	4,881.44
AP 00368790	04/28/2016	LIMS AUTO INC	65.92	0.00	65.92
AP 00368791	04/28/2016	ORKIN PEST CONTROL	419.00	0.00	419.00
AP 00368792	04/28/2016	PENNY PLUMBING	515.36	0.00	515.36
AP 00368793	04/28/2016	SPINITAR	445.00	0.00	445.00
AP 00368794	04/28/2016	SUNRISE FORD	285.06	0.00	285.06
AP 00368795	04/28/2016	TARGET SPECIALTY PRODUCTS	464.14	0.00	464.14
AP 00368796	04/28/2016	VISTA PAINT	2,416.21	0.00	2,416.21
AP 00368797	05/04/2016	10-8 RETROFIT INC.	169.74	0.00	169.74
AP 00368798	05/04/2016	A. Y. NURSERY INC.	1,053.00	0.00	1,053.00
AP 00368799	05/04/2016	ABLE BUILDING MAINTENANCE	5,461.12	0.00	5,461.12
AP 00368800	05/04/2016	ADAPT CONSULTING INC	906.65	0.00	906.65
AP 00368801	05/04/2016	AIMTD	310.00	0.00	310.00
AP 00368802	05/04/2016	ALL CITY MANAGEMENT SERVICES INC.	31,960.00	0.00	31,960.00

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AP 00368803	05/04/2016	ALL WELDING	1,823.04	0.00	1,823.04
AP 00368804	05/04/2016	ALPHAGRAPHS	852.22	0.00	852.22
AP 00368805	05/04/2016	ALVARADO, YVETTE	18.35	0.00	18.35
AP 00368806	05/04/2016	AMERICAN PLANNING ASSOCIATION	400.00	0.00	400.00
AP 00368807	05/04/2016	AMERICAN TRAINING RESOURCES INC	1,079.15	0.00	1,079.15
AP 00368808	05/04/2016	ARS AMERICAN RESIDENTIAL	77.58	0.00	77.58
AP 00368809	05/04/2016	AUTO AND RV SPECIALISTS INC.	65.97	0.00	65.97
AP 00368810	05/04/2016	BAYER HEALTHCARE LLC	69.39	0.00	69.39
AP 00368811	05/04/2016	BERGER, LESLIE	400.00	0.00	400.00
AP 00368812	05/04/2016	BISHOP COMPANY	1,004.22	0.00	1,004.22
AP 00368813	05/04/2016	BLIESE, LAURA	30.00	0.00	30.00
AP 00368814	05/04/2016	BOOKE, CHRISTOPHER	1,007.00	0.00	1,007.00
AP 00368815	05/04/2016	CALIFA GROUP	75.00	0.00	75.00
AP 00368816	05/04/2016	CALIFORNIA UTILITIES EMERGENCY ASSOC.	500.00	0.00	500.00
AP 00368817	05/04/2016	CARQUEST AUTO PARTS	40.11	57.01	97.12 ***
AP 00368818	05/04/2016	CARREON, ALBERT	28.30	0.00	28.30
AP 00368819	05/04/2016	CCS ORANGE COUNTY JANITORIAL INC.	38,676.47	1,432.03	40,108.50 ***
AP 00368820	05/04/2016	CHARTER COMMUNICATIONS	0.00	540.62	540.62
AP 00368821	05/04/2016	CINTAS CORP #150	1,016.69	0.00	1,016.69
AP 00368822	05/04/2016	CINTAS CORPORATION #150	0.00	465.81	465.81
AP 00368823	05/04/2016	CLARKE PLUMBING SPECIALTIES INC.	161.45	0.00	161.45
AP 00368824	05/04/2016	CLEARWATER GRAPHICS INC	28,374.58	0.00	28,374.58
AP 00368825	05/04/2016	CLIENT FIRST CONSULTING GROUP	1,860.00	0.00	1,860.00
AP 00368826	05/04/2016	CLIMATEC LLC	115.00	0.00	115.00
AP 00368827	05/04/2016	COMODERO, THERESA	138.00	0.00	138.00
AP 00368828	05/04/2016	CONSOLIDATED ELECTRICAL DISTR INC	433.94	0.00	433.94
AP 00368829	05/04/2016	CONSUMERS PIPE-FONTANA	0.00	36.75	36.75
AP 00368830	05/04/2016	CRAFCO INC	1,197.02	0.00	1,197.02
AP 00368831	05/04/2016	D & D SERVICES INC.	430.00	0.00	430.00
AP 00368832	05/04/2016	D AND K CONCRETE COMPANY	2,726.78	0.00	2,726.78
AP 00368833	05/04/2016	D M CONTRACTING INC	208,940.73	0.00	208,940.73
AP 00368834	05/04/2016	DICKINSON JANITORIAL SUPPLIES	95.04	0.00	95.04
AP 00368835	05/04/2016	DOWNEY, JENNIFER	18.31	0.00	18.31
AP 00368836	05/04/2016	DUMBELL MAN FITNESS EQUIPMENT, THE	275.00	0.00	275.00
AP 00368837	05/04/2016	ERIC WILLIAM PRODUCTIONS	650.00	0.00	650.00
AP 00368838	05/04/2016	ESPINOZA, ANA	37.70	0.00	37.70
AP 00368839	05/04/2016	EXPRESS BRAKE SUPPLY	176.62	0.00	176.62
AP 00368840	05/04/2016	FACTORY MOTOR PARTS	0.00	206.31	206.31
AP 00368841	05/04/2016	FARHAT, KHAWAJA	10.00	0.00	10.00
AP 00368842	05/04/2016	FEDERAL EXPRESS CORP	64.04	0.00	64.04
AP 00368843	05/04/2016	FIREFIGHTERS RESEARCH AND EDUCATION	0.00	1,350.00	1,350.00
AP 00368844	05/04/2016	FIRST VANGUARD RENTALS & SALES INC	1,360.22	0.00	1,360.22
AP 00368845	05/04/2016	FLEET SERVICES INC.	0.00	58.49	58.49
AP 00368846	05/04/2016	FRANK'S UPHOLSTERY	1,620.00	0.00	1,620.00
AP 00368847	05/04/2016	FRONTIER COMM	2,245.56	452.81	2,698.37 ***
AP 00368848	05/04/2016	FRONTIER FORD	52,960.48	0.00	52,960.48
AP 00368849	05/04/2016	G AND M BUSINESS INTERIORS	1,949.61	0.00	1,949.61

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AP 00368850	05/04/2016	GEOGRAPHICS	7,599.03	0.00	7,599.03
AP 00368851	05/04/2016	GILKEY, JOHN	708.00	0.00	708.00
AP 00368852	05/04/2016	GLENN, WILLIE	30.97	0.00	30.97
AP 00368853	05/04/2016	GONSALVES AND SON,JOE A	3,000.00	0.00	3,000.00
AP 00368854	05/04/2016	GOOD YEAR TIRE AND RUBBER CO.	2,682.93	0.00	2,682.93
AP 00368855	05/04/2016	GRAINGER	1,533.52	110.07	1,643.59 ***
AP 00368856	05/04/2016	GRAYBAR	2,441.48	0.00	2,441.48
AP 00368857	05/04/2016	GREEN ROCK POWER EQUIPMENT	629.70	0.00	629.70
AP 00368858	05/04/2016	HANSON BRIDGETT LLP	3,175.20	0.00	3,175.20
AP 00368859	05/04/2016	HAZARD CONTROL TECHNOLOGIES	0.00	6,067.86	6,067.86
AP 00368860	05/04/2016	HERITAGE EDUCATION GROUP	67.00	0.00	67.00
AP 00368861	05/04/2016	HI TECH EMERGENCY VEHICLE SERV	0.00	726.02	726.02
AP 00368862	05/04/2016	HI WAY SAFETY INC	4,840.09	0.00	4,840.09
AP 00368863	05/04/2016	HILLS PET NUTRITION SALES INC	2,793.02	0.00	2,793.02
AP 00368864	05/04/2016	HLP INC.	28,800.00	0.00	28,800.00
AP 00368865	05/04/2016	I A A P CALIFORNIA DIVISION	141.00	0.00	141.00
AP 00368866	05/04/2016	IBERDROLA RENEWABLES	46,800.00	0.00	46,800.00
AP 00368867	05/04/2016	IBM CORPORATION	2,679.00	0.00	2,679.00
AP 00368868	05/04/2016	ICMA	1,400.00	0.00	1,400.00
AP 00368869	05/04/2016	INSIGHT PUBLIC SECTOR INC	46,874.00	0.00	46,874.00
AP 00368870	05/04/2016	INTERNATIONAL FOOTPRINT ASSOCIATION	40.00	0.00	40.00
AP 00368871	05/04/2016	INTERNATIONAL TRANSLATING COMPANY	66.20	0.00	66.20
AP 00368872	05/04/2016	JCL TRAFFIC SERVICES	302.40	0.00	302.40
AP 00368873	05/04/2016	JONES, CHRISTINA HAATAINEN	2,745.09	0.00	2,745.09
AP 00368874	05/04/2016	LA STAGE ALLIANCE	300.00	0.00	300.00
AP 00368875	05/04/2016	LIEBERT CASSIDY WHITMORE	11,631.70	4,913.50	16,545.20 ***
AP 00368876	05/04/2016	LIFE ASSIST INC	0.00	5,770.81	5,770.81
AP 00368877	05/04/2016	LITTLE BEAR PRODUCTIONS	5,600.00	0.00	5,600.00
AP 00368878	05/04/2016	LIVE OAK DOG OBEDIENCE	405.00	0.00	405.00
AP 00368879	05/04/2016	MADDOCK, SARAH	27.00	0.00	27.00
AP 00368880	05/04/2016	MARIPOSA LANDSCAPES INC	34,802.89	0.00	34,802.89
AP 00368881	05/04/2016	MARK CHRISTOPHER INC	43.14	90.00	133.14 ***
AP 00368882	05/04/2016	MCMASTER CARR SUPPLY COMPANY	678.88	0.00	678.88
AP 00368883	05/04/2016	MEDINA, BREANNA	0.00	220.37	220.37
AP 00368884	05/04/2016	MEDLEY FIRE PROTECTION INC	0.00	480.00	480.00
AP 00368885	05/04/2016	MEINEKE CAR CARE CENTER	305.34	0.00	305.34
AP 00368886	05/04/2016	MIDWEST TAPE	843.38	0.00	843.38
AP 00368887	05/04/2016	MISSION REPROGRAPHICS	38.91	855.75	894.66 ***
AP 00368888	05/04/2016	MITCHELL, LUCAS	43.55	0.00	43.55
AP 00368889	05/04/2016	MITSUBISHI ELECTRIC US INC	638.24	0.00	638.24
AP 00368890	05/04/2016	MOUNTAIN VIEW GLASS AND MIRROR INC	368.36	0.00	368.36
AP 00368891	05/04/2016	MOUNTAIN VIEW SMALL ENG REPAIR	85.00	0.00	85.00
AP 00368892	05/04/2016	MSNOC INC	760.00	0.00	760.00
AP 00368893	05/04/2016	MYERS TIRE SUPPLY	0.00	110.36	110.36
AP 00368894	05/04/2016	NAPA AUTO PARTS	36.07	0.00	36.07
AP 00368895	05/04/2016	NEW MILLENNIUM CONSTRUCTION SERVICES INC	13,765.50	0.00	13,765.50
AP 00368896	05/04/2016	NICHOLS, GARY	535.50	0.00	535.50

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AP 00368897	05/04/2016	OFFICE DEPOT	1,423.24	742.69	2,165.93 ***
AP 00368898	05/04/2016	PACHECO, ART	1,073.00	0.00	1,073.00
AP 00368899	05/04/2016	PACIFIC PARKING SYSTEMS INC	750.00	0.00	750.00
AP 00368900	05/04/2016	PALMER, MARIE FRANCES	523.22	0.00	523.22
AP 00368901	05/04/2016	PEREZ, CHRISTINA	260.00	0.00	260.00
AP 00368902	05/04/2016	PETES ROAD SERVICE INC	1,283.61	0.00	1,283.61
AP 00368903	05/04/2016	PIONEER MANUFACTURING	1,411.57	0.00	1,411.57
AP 00368904	05/04/2016	PIRANHA POOL & SPA CONSTRUCTORS INC	800.00	0.00	800.00
AP 00368905	05/04/2016	R H F INC	330.00	0.00	330.00
AP 00368906	05/04/2016	RAULS AUTO TRIM INC	184.00	0.00	184.00
AP 00368907	05/04/2016	RAYBALLOONS	584.28	0.00	584.28
AP 00368908	05/04/2016	RBM LOCK AND KEY SERVICE	225.50	0.00	225.50
AP 00368909	05/04/2016	RECYCLE AWAY LLC	1,010.46	0.00	1,010.46
AP 00368910	05/04/2016	REGALIA, NICOLE	44.30	0.00	44.30
AP 00368911	05/04/2016	RESOURCE BUILDING MATERIALS	2,063.57	0.00	2,063.57
AP 00368912	05/04/2016	RICHARDS WATSON AND GERSHON	41.00	1,371.50	1,412.50 ***
AP 00368913	05/04/2016	RISIGARI-GAI, JILLIAN	780.00	0.00	780.00
AP 00368914	05/04/2016	ROTO ROOTER	165.00	0.00	165.00
AP 00368915	05/04/2016	SAFELITE FULFILLMENT INC	198.94	0.00	198.94
AP 00368916	05/04/2016	SAN BERNARDINO CTY AUDITOR CONTROLLER REC	25.00	0.00	25.00
AP 00368917	05/04/2016	SAN BERNARDINO CTY OFFICE OF THE ASSESSOR	840.00	0.00	840.00
AP 00368918	05/04/2016	SASIS, PRITZ	54.98	0.00	54.98
AP 00368919	05/04/2016	SC FUELS	0.00	4,008.07	4,008.07
AP 00368920	05/04/2016	SCHAEFER, PAUL	34.52	0.00	34.52
AP 00368921	05/04/2016	SCHOOL OUTLET	1,686.12	0.00	1,686.12
AP 00368922	05/04/2016	SCLLN INC	150.00	0.00	150.00
AP 00368923	05/04/2016	SEGERSTROM CENTER FOR THE ARTS	1,400.00	0.00	1,400.00
AP 00368924	05/04/2016	SIEMENS INDUSTRY INC	48,814.48	0.00	48,814.48
AP 00368925	05/04/2016	SIGN SHOP, THE	184.68	0.00	184.68
AP 00368926	05/04/2016	SIGTRONICS CORPORATION	0.00	2,364.26	2,364.26
AP 00368927	05/04/2016	SIR SPEEDY	34.56	0.00	34.56
AP 00368928	05/04/2016	SO CALIF GAS COMPANY	508.32	120.90	629.22 ***
AP 00368929	05/04/2016	SOCIAL VOCATIONAL SERVICES	6,776.00	0.00	6,776.00
AP 00368930	05/04/2016	SOUTH COAST AQMD	0.00	367.59	367.59
AP 00368934	05/04/2016	SOUTHERN CALIFORNIA EDISON	18,021.13	0.00	18,021.13
AP 00368935	05/04/2016	SOUTHERN CALIFORNIA EDISON	2,039.13	0.00	2,039.13
AP 00368936	05/04/2016	SOUTHLAND FARMERS MARKET ASSOC INC	630.00	0.00	630.00
AP 00368937	05/04/2016	SPARKLETTS	76.00	0.00	76.00
AP 00368938	05/04/2016	STATEWIDE TRAFFIC SAFETY & SIGNS INC	8,115.18	0.00	8,115.18
AP 00368939	05/04/2016	STOTZ EQUIPMENT	2,134.48	0.00	2,134.48
AP 00368940	05/04/2016	THOMPSON PLUMBING SUPPLY	99.90	0.00	99.90
AP 00368941	05/04/2016	TJ'S FLOOR COVERING SUPPLIES INC	241.96	0.00	241.96
AP 00368942	05/04/2016	TORO TOWING	810.00	0.00	810.00
AP 00368943	05/04/2016	U.S. BANK PARS ACCT #6746022500	155.57	0.00	155.57
AP 00368944	05/04/2016	U.S. BANK PARS ACCT #6746022500	2,277.64	0.00	2,277.64
AP 00368945	05/04/2016	UNITED PACIFIC SERVICES INC	52,908.00	0.00	52,908.00
AP 00368946	05/04/2016	UNITED ROTARY BRUSH CORPORATION	1,213.47	0.00	1,213.47

CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT

Agenda Check Register

4/26/2016 through 5/10/2016

<u>Check No.</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>City</u>	<u>Fire</u>	<u>Amount</u>
AP 00368947	05/04/2016	UPS	72.96	0.00	72.96
AP 00368948	05/04/2016	UPTERGROVE, PATRICK	15.00	0.00	15.00
AP 00368949	05/04/2016	VERA, CARA	112.93	0.00	112.93
AP 00368950	05/04/2016	VOELKL, CHRISTINA	196.00	0.00	196.00
AP 00368951	05/04/2016	WAINWRIGHT, JANICE RODGERS	1,534.00	0.00	1,534.00
AP 00368952	05/04/2016	WALTERS WHOLESALE ELECTRIC CO	7,767.66	302.72	8,070.38 ***
AP 00368953	05/04/2016	WAXIE SANITARY SUPPLY	692.26	0.00	692.26
AP 00368954	05/04/2016	WEST END MATERIAL SUPPLY	0.00	260.36	260.36
AP 00368955	05/04/2016	WESTCOAST MEDIA	900.00	0.00	900.00
AP 00368956	05/04/2016	WESTERN UNIVERSITY OF HEALTH SCIENCE	250.00	0.00	250.00
AP 00368957	05/04/2016	WLP MOUNTAIN VIEW APT LLC	258.00	0.00	258.00
AP 00368960	05/04/2016	XEROX CORPORATION	9,697.05	458.67	10,155.72 ***
AP 00368961	05/05/2016	ABC LOCKSMITHS	305.60	0.00	305.60
AP 00368962	05/05/2016	AIRGAS USA LLC	572.99	0.00	572.99
AP 00368963	05/05/2016	B AND K ELECTRIC WHOLESALE	1,557.40	0.00	1,557.40
AP 00368964	05/05/2016	C V W D	8,458.76	0.00	8,458.76
AP 00368965	05/05/2016	CITRUS MOTORS ONTARIO INC	0.00	6,202.07	6,202.07
AP 00368966	05/05/2016	DAISY	2,423.52	0.00	2,423.52
AP 00368967	05/05/2016	DUNN EDWARDS CORPORATION	347.33	163.73	511.06 ***
AP 00368968	05/05/2016	EMCOR SERVICE	9,289.15	0.00	9,289.15
AP 00368969	05/05/2016	EWING IRRIGATION PRODUCTS	2,406.03	0.00	2,406.03
AP 00368970	05/05/2016	HOLLIDAY ROCK CO INC	1,881.88	0.00	1,881.88
AP 00368971	05/05/2016	HYDRO SCAPE PRODUCTS INC	79.26	0.00	79.26
AP 00368972	05/05/2016	INTERSTATE BATTERIES	0.00	427.29	427.29
AP 00368973	05/05/2016	ORKIN PEST CONTROL	0.00	330.00	330.00
AP 00368974	05/05/2016	PENNY PLUMBING	0.00	272.50	272.50
AP 00368975	05/05/2016	SPINITAR	793.75	0.00	793.75
AP 00368976	05/05/2016	SUNRISE FORD	412.24	0.00	412.24
			Total City:	\$4,422,513.36	
			Total Fire:	\$160,981.36	
			Grand Total:	\$4,583,494.72	

Note:

*** Check Number includes both City and Fire District expenditures

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

Electronic Debit Register

April 1, 2016 - April 30, 2016

<u>DATE</u>	<u>DESCRIPTION</u>	<u>CITY</u>	<u>FIRE</u>	<u>AMOUNT</u>
4/1	U.S. BANK - Purchasing Card Payment - March 2016	42,719.16	4,436.32	47,155.48
4/1	U.S. BANK - Corporate Card Payment - March 2016	65,206.32	14,346.42	79,552.74
4/4	Workers Comp - City Account Transfer	415.06		415.06
4/4	Workers Comp - Fire Account Transfer		373.65	373.65
4/5	AUTHNET GATEWAY BILLING CCD 48114686	59.05		59.05
4/5	Workers Comp - City Account Transfer	205.64		205.64
4/6	Workers Comp - City Account Transfer	101.82		101.82
4/6	Workers Comp - Fire Account Transfer		166.05	166.05
4/7	Workers Comp - City Account Transfer	1,923.77		1,923.77
4/7	Workers Comp - Fire Account Transfer		1,343.69	1,343.69
4/8	Workers Comp - City Account Transfer	620.34		620.34
4/11	Workers Comp - City Account Transfer	2,556.86		2,556.86
4/12	Workers Comp - City Account Transfer		917.96	917.96
4/13	STATE DISBURSEMENT UNIT - Child Support Payments	1,690.48		1,690.48
4/13	STATE DISBURSEMENT UNIT - Child Support Payments		6,011.08	6,011.08
4/13	Workers Comp - City Account Transfer	278.90		278.90
4/13	Workers Comp - Fire Account Transfer		551.08	551.08
4/14	CALPERS - City - Retirement Account Deposit	25,249.51		25,249.51
4/14	CALPERS - City - Retirement Account Deposit	194,238.75		194,238.75
4/14	CALPERS - Fire - Retirement Account Deposit		703.98	703.98
4/14	CALPERS - Fire - Retirement Account Deposit		1,465.04	1,465.04
4/14	CALPERS - Fire - Retirement Account Deposit		4,676.74	4,676.74
4/14	CALPERS - Fire - Retirement Account Deposit		5,820.26	5,820.26
4/14	CALPERS - Fire - Retirement Account Deposit		7,671.37	7,671.37
4/14	CALPERS - Fire - Retirement Account Deposit		105,122.59	105,122.59
4/14	Workers Comp - City Account Transfer	1,405.54		1,405.54
4/14	Workers Comp - Fire Account Transfer		14,385.85	14,385.85
4/15	CALPERS - City - Retirement Account Deposit	470.37		470.37
4/15	CALPERS - City - Retirement Account Deposit	3,757.24		3,757.24
4/15	CALPERS - Fire - Retirement Account Deposit		392.89	392.89
4/15	Workers Comp - Fire Account Transfer		1,716.96	1,716.96
4/18	Workers Comp - City Account Transfer	364.31		364.31
4/18	Workers Comp - Fire Account Transfer		2,250.00	2,250.00
4/19	Workers Comp - City Account Transfer	114.82		114.82
4/19	Workers Comp - Fire Account Transfer		1,276.30	1,276.30
4/20	Workers Comp - City Account Transfer	2,771.97		2,771.97
4/20	Workers Comp - Fire Account Transfer		1,701.09	1,701.09
4/21	WIRE TRANSFER - To Fidelity National Title - Escrow Dep Town Ctr/Haven	3,272,877.67		3,272,877.67
4/21	Workers Comp - City Account Transfer	746.02		746.02
4/21	Workers Comp - Fire Account Transfer		5,884.98	5,884.98
4/22	Workers Comp - City Account Transfer	4,031.55		4,031.55
4/25	ANALYSIS DEFICIT - Bank Fee - March 2016	4,138.59		4,138.59
4/25	WIRE TRANSFER - To California ISO	15,180.83		15,180.83
4/25	Workers Comp - City Account Transfer	386.34		386.34
4/25	Workers Comp - Fire Account Transfer		441.10	441.10
4/26	Workers Comp - Fire Account Transfer		529.00	529.00
4/27	STATE DISBURSEMENT UNIT - Child Support Payments	1,690.48		1,690.48
4/27	STATE DISBURSEMENT UNIT - Child Support Payments		4,694.76	4,694.76
4/27	Workers Comp - City Account Transfer	611.60		611.60
4/27	Workers Comp - Fire Account Transfer		10,149.31	10,149.31
4/28	CALPERS - City - Retirement Account Deposit	27,368.84		27,368.84
4/28	CALPERS - City - Retirement Account Deposit	194,377.72		194,377.72
4/28	WIRE TRANSFER - To Library Foundation	225.00		225.00
4/28	Workers Comp - City Account Transfer	6,131.77		6,131.77

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT
Electronic Debit Register
April 1, 2016 - April 30, 2016**

<u>DATE</u>	<u>DESCRIPTION</u>	<u>CITY</u>	<u>FIRE</u>	<u>AMOUNT</u>
4/28	Workers Comp - Fire Account Transfer		18,448.47	18,448.47
4/29	Workers Comp - Fire Account Transfer		24,558.00	24,558.00
				<hr/>
			Total City	\$ 3,871,916.32
			Total Fire	\$ 240,034.94
			GRAND TOTAL	<u>\$ 4,111,951.26</u>



R. C. Fire Protection District Portfolio Management Portfolio Summary April 30, 2016

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Local Agency Investment Fund	19,454,694.97	19,454,694.97	19,454,694.97	25.79	1	1	0.518	0.525
Passbook/Checking Accounts	438,009.69	438,009.69	438,009.69	0.58	1	1	0.197	0.200
Federal Agency Issues - Coupon	51,500,000.00	51,617,512.50	51,488,812.72	68.25	1,606	1,146	1.407	1.427
Treasury Securities - Coupon	2,000,000.00	2,010,668.00	2,000,000.00	2.65	1,826	787	1.184	1.200
Municipal Bonds	1,060,000.00	1,076,956.55	1,061,494.42	1.41	1,316	580	1.708	1.732
Corporate Notes	1,000,000.00	1,009,554.00	998,698.78	1.32	1,826	784	1.757	1.782
Investments	75,452,704.66	75,607,395.71	75,441,710.58	100.00%	1,188	822	1.174	1.190

	April 30 Month Ending	Fiscal Year To Date
Total Earnings		
Current Year	53,976.09	588,685.88
Average Daily Balance	71,776,640.59	71,191,155.83
Effective Rate of Return	0.91%	0.99%

I certify that this report accurately reflects all District pooled investments and is in conformity with the investment policy adopted September 17, 2014. A copy of the investment policy is available in the Administrative Services Department. The Investment Program herein shown provides sufficient cash flow liquidity to meet the next six months estimated expenditures. The month-end market values were obtained from (IDC)-Interactive Data Corporation pricing service.

5/11/16

Lori E. Sassoon, Treasurer

**R. C. Fire Protection District
Portfolio Management
Portfolio Details - Investments
April 30, 2016**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM	Days to Maturity	Maturity Date
Local Agency Investment Fund												
SYS0001	0001	LOCAL AGENCY INVESTMENT FUND	13,873,895.55		19,454,694.97	19,454,694.97	19,454,694.97	0.525		0.525	1	
		Subtotal and Average	13,873,895.55		19,454,694.97	19,454,694.97	19,454,694.97	0.525		0.525	1	
Passbook/Checking Accounts												
SYS0002	0002	UNION BANK OF CALIFORNIA			438,009.69	438,009.69	438,009.69	0.200	P-1	0.200	1	
		Subtotal and Average	20,615.89		438,009.69	438,009.69	438,009.69	0.200		0.200	1	
Federal Agency Issues - Coupon												
3133ECRP1	1039	FEDERAL FARM CREDIT BANK		06/11/2013	4,500,000.00	4,524,340.50	4,486,054.00	1.150	Aaa	1.302	771	06/11/2018
3133EDGW6	1057	FEDERAL FARM CREDIT BANK		03/11/2014	2,000,000.00	2,017,790.00	1,999,185.36	1.300	Aaa	1.320	771	06/11/2018
3133EEM49	1070	FEDERAL FARM CREDIT BANK		05/22/2015	2,000,000.00	2,028,790.00	2,004,892.86	1.600	Aaa	1.530	1,328	12/20/2019
3133EFEL7	1072	FEDERAL FARM CREDIT BANK		09/23/2015	3,000,000.00	3,007,071.00	3,000,000.00	1.600	Aaa	1.600	1,240	09/23/2019
3133EFKY2	1076	FEDERAL FARM CREDIT BANK		10/30/2015	1,500,000.00	1,493,883.00	1,500,000.00	1.360	Aaa	1.360	1,275	10/28/2019
3133EFR82	1085	FEDERAL FARM CREDIT BANK		03/23/2016	2,000,000.00	2,004,642.00	2,000,000.00	1.850	Aaa	1.850	1,787	03/23/2021
3133EFR25	1086	FEDERAL FARM CREDIT BANK		03/23/2016	2,000,000.00	2,002,438.00	2,000,000.00	1.590	Aaa	1.590	1,422	03/23/2020
313383Z2	1035	FEDERAL HOME LOAN BANK		05/21/2013	2,000,000.00	2,000,006.00	2,000,000.00	1.000	Aaa	1.000	750	05/21/2018
3130A0Y0	1055	FEDERAL HOME LOAN BANK		02/20/2014	2,000,000.00	2,007,528.00	2,000,378.65	1.020	Aaa	1.005	474	08/18/2017
3130A5L98	1071	FEDERAL HOME LOAN BANK		06/30/2015	1,500,000.00	1,502,827.50	1,500,000.00	2.000	Aaa	2.000	1,521	06/30/2020
3130A7HM0	1084	FEDERAL HOME LOAN BANK		03/29/2016	2,500,000.00	2,501,287.50	2,498,301.85	1.250	Aaa	1.274	1,062	03/29/2019
3134G34K3	1029	FEDERAL HOME LOAN MTG CORP		01/30/2013	3,000,000.00	3,000,180.00	3,000,000.00	2.000	Aaa	1.000	639	01/30/2018
3134G8FZ7	1080	FEDERAL HOME LOAN MTG CORP		12/30/2015	4,000,000.00	4,002,584.00	4,000,000.00	2.000	Aaa	2.000	1,704	12/30/2020
3134G8GZ6	1081	FEDERAL HOME LOAN MTG CORP		01/29/2016	2,000,000.00	2,001,106.00	2,000,000.00	1.500	Aaa	1.500	1,184	07/29/2019
3134G8SV2	1082	FEDERAL HOME LOAN MTG CORP		03/30/2016	2,500,000.00	2,501,872.50	2,500,000.00	1.500	Aaa	1.500	1,338	12/30/2019
3134G8RA9	1083	FEDERAL HOME LOAN MTG CORP		03/30/2016	2,500,000.00	2,504,750.00	2,500,000.00	1.500	Aaa	1.500	1,521	06/30/2020
3136G1AZ2	1030	FEDERAL NATL MTG ASSN		01/30/2013	2,000,000.00	2,000,016.00	2,000,000.00	1.000	Aaa	1.000	639	01/30/2018
3136G1K57	1033	FEDERAL NATL MTG ASSN		04/30/2013	2,500,000.00	2,500,372.50	2,500,000.00	1.100	Aaa	1.100	729	04/30/2018
3136G2EP8	1067	FEDERAL NATL MTG ASSN		02/27/2015	1,500,000.00	1,509,733.50	1,500,000.00	1.540	Aaa	1.540	1,305	11/27/2019
3135G0G23	1075	FEDERAL NATL MTG ASSN		10/29/2015	2,500,000.00	2,501,682.50	2,500,000.00	1.300	Aaa	1.300	1,093	04/29/2019
3136G2SD0	1077	FEDERAL NATL MTG ASSN		10/30/2015	2,000,000.00	2,000,064.00	2,000,000.00	1.400	Aaa	1.400	1,276	10/29/2019
3136G2S57	1079	FEDERAL NATL MTG ASSN		11/25/2015	2,000,000.00	2,004,548.00	2,000,000.00	1.700	Aaa	1.700	1,669	11/25/2020
		Subtotal and Average	53,821,906.90		51,500,000.00	51,617,512.50	51,488,812.72			1.427	1,146	
Treasury Securities - Coupon												
313383HQ7	1044	FEDERAL HOME LOAN BANK		06/27/2013	2,000,000.00	2,010,668.00	2,000,000.00	1.200	Aaa	1.200	787	06/27/2018
		Subtotal and Average	2,000,000.00		2,000,000.00	2,010,668.00	2,000,000.00			1.200	787	

**R. C. Fire Protection District
Portfolio Management
Portfolio Details - Investments
April 30, 2016**

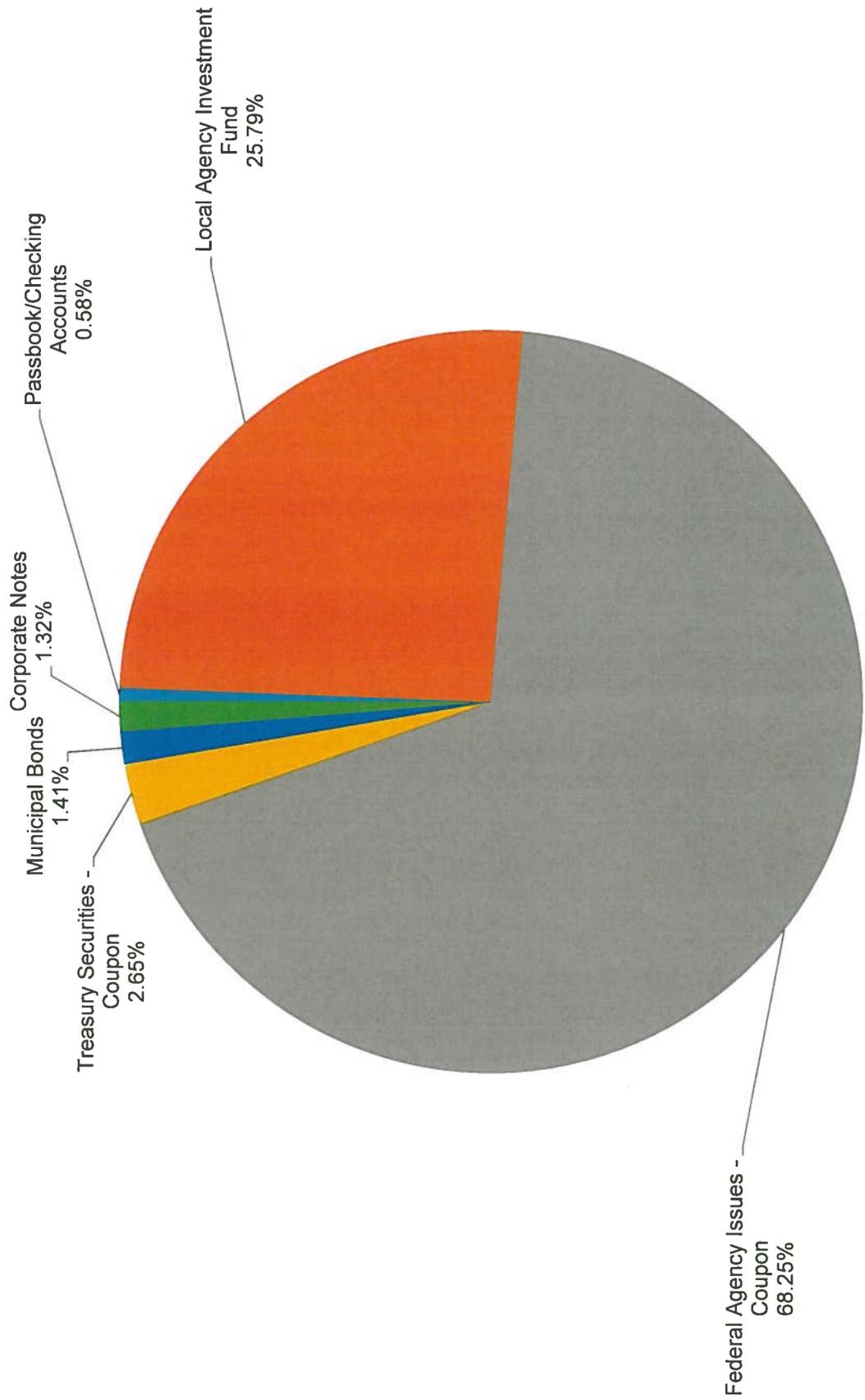
CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM	Days to Maturity	Maturity Date
Municipal Bonds												
157432JK2	1063	CHAFFEY CMNTY COLLEGE DIST CA	1,061,547.88	10/16/2014	385,000.00	390,374.60	386,093.05	2.042	Aa	1.901	761	06/01/2018
623040HC9	1046	MOUNT SAN ANTONIO CAL		08/01/2013	310,000.00	321,147.60	310,000.00	2.501	Aa	2.501	822	08/01/2018
76911ADL6	1061	RIVERSIDE CNTY CA ASSET CORP		06/10/2014	365,000.00	365,434.35	365,401.37	1.123		0.900	184	11/01/2016
		Subtotal and Average	1,061,547.88		1,060,000.00	1,076,956.55	1,061,494.42			1.732	580	
Corporate Notes												
166764AE0	1042	CHEVRON CORP		06/24/2013	1,000,000.00	1,009,554.00	998,698.78	1.718	Aa	1.782	784	06/24/2018
		Subtotal and Average	998,674.38		1,000,000.00	1,009,554.00	998,698.78			1.782	784	
		Total and Average	71,776,640.59		75,452,704.66	75,607,395.71	75,441,710.58			1.190	822	

**R. C. Fire Protection District
Portfolio Management**

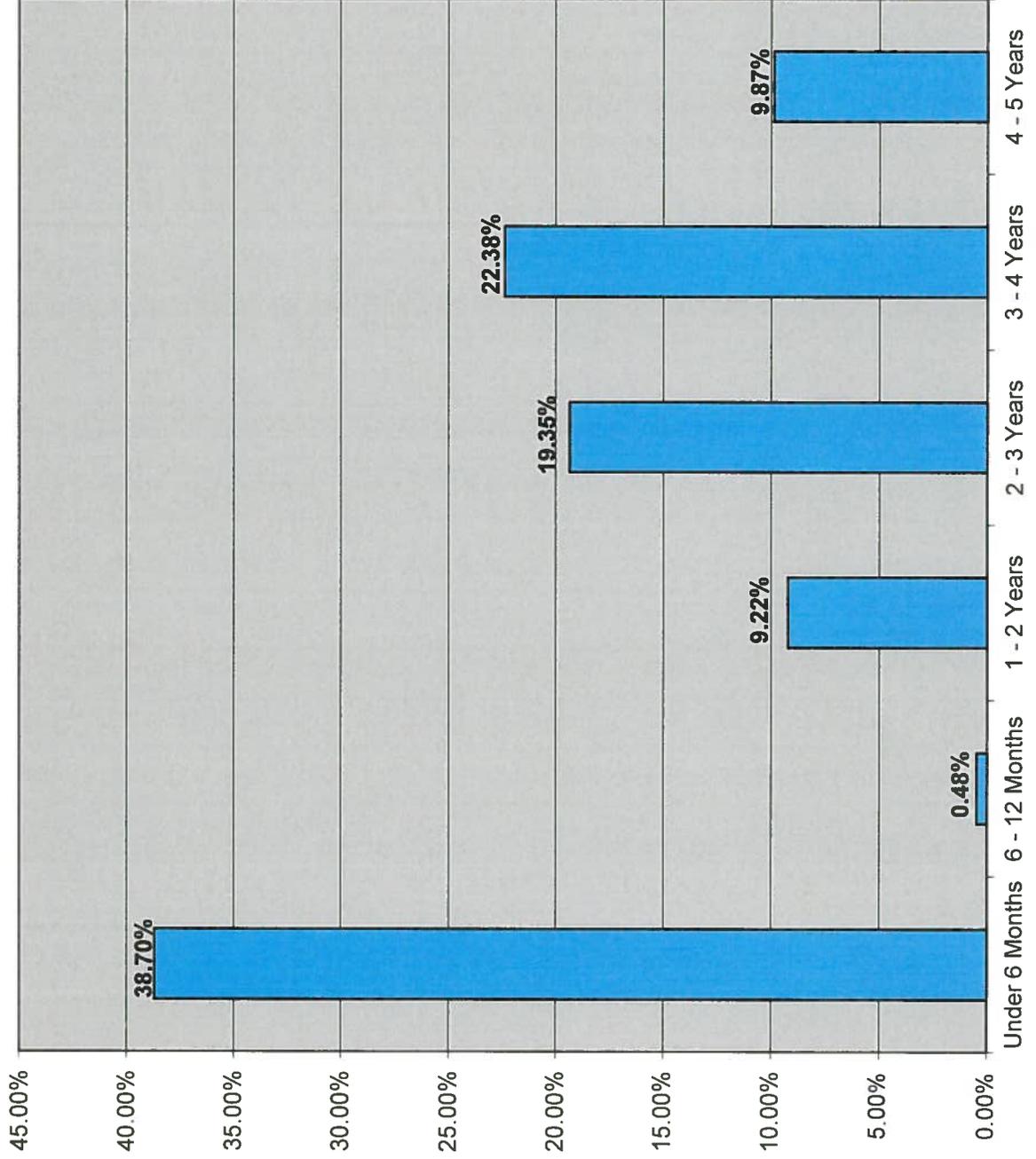
**Activity By Type
April 1, 2016 through April 30, 2016**

CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Local Agency Investment Fund (Monthly Summary)							
SYS0001	0001	LOCAL AGENCY INVESTMENT FUND	0.525		10,030,284.48	4,500,000.00	
		Subtotal			10,030,284.48	4,500,000.00	19,454,694.97
Passbook/Checking Accounts (Monthly Summary)							
SYS0002	0002	UNION BANK OF CALIFORNIA	0.200		431,786.69	0.00	
		Subtotal			431,786.69	0.00	438,009.69
Federal Agency Issues - Coupon							
3136G2E52	1066	FEDERAL NATL MTG ASSN	1.700	04/29/2016	0.00	2,500,000.00	
		Subtotal			0.00	2,500,000.00	51,488,812.72
Treasury Securities - Coupon							
		Subtotal					2,000,000.00
Municipal Bonds							
		Subtotal					1,061,494.42
Corporate Notes							
		Subtotal					998,698.78
		Total			10,462,071.17	7,000,000.00	75,441,710.58

Rancho Cucamonga Fire Protection District Portfolio Composition April 30, 2016



**Rancho Cucamonga Fire Protection District
 Portfolio Maturity Distribution
 April 30, 2016**



Note: Callable securities in portfolio are included in the maturity distribution analysis to their stated maturity date, although they may be called prior to maturity.

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 18, 2016

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

From: William Wittkopf, Public Works Services Director
Mike Costello, Fire Chief *mc*

By: Ty Quaintance, Facilities Superintendent
Paul Fisher, Management Analyst I

Subject: CONSIDERATION OF APPROVAL OF AMENDMENTS ADDING THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (RCFPD) AND EXTENDING THE TERM OF THE PROFESSIONAL SERVICES AGREEMENTS WITH NO RATE INCREASE WITH DAHL, TAYLOR AND ASSOCIATES (CO 14-127, AMENDMENT NO. 002), HENRIKSON OWEN (CO 14-128, AMENDMENT NO. 003), DESIGN WEST ENGINEERING (CO 14-129, AMENDMENT NO. 002), BUDLONG AND ASSOCIATES, INC. (CO 14-130, AMENDMENT NO. 002); AND JC CHANG AND ASSOCIATES, INC. (CO 14-126, AMENDMENT NO. 003), HEREINAFTER THE "CONSULTANTS", TO PROVIDE MECHANICAL ENGINEERING SERVICES ON AN AS NEEDED BASIS IN FY 2016-2017 FOR VARIOUS PROJECTS CITYWIDE, TO BE FUNDED FROM VARIOUS CITY AND FIRE ACCOUNTS, CONTINGENT UPON THE APPROVED BUDGETS FOR FY 2016-2017

RECOMMENDATION

Staff recommends the City Council and Board of Directors approve the amendments adding the Rancho Cucamonga Fire Protection District (RCFPD) and extending the term of the professional services agreements with no rate increase with Dahl, Taylor and Associates (CO 14-127, Amendment No. 002), Henrikson Owen (CO 14-128, Amendment No. 003), Design West Engineering (CO 14-129, Amendment No. 002), Budlong and Associates, Inc. (CO 14-130, Amendment No. 002); and JC Chang and Associates, Inc. (CO 14-126, Amendment No. 003), hereinafter the "Consultants", to provide mechanical engineering services on an as needed basis in FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budgets for FY 2016-2017.

BACKGROUND/ANALYSIS

City staff requires mechanical engineering services for a variety of projects throughout the year. These services include the preparation of plans and specifications for public works projects, writing specifications for maintenance contracts, construction support services and assistance with specifications for unforeseen or emergency repairs throughout the City facilities.

Following a formal Request for Qualifications conducted in the spring of 2014, the City Council awarded contracts to the Consultants on May 21, 2014 and subsequently authorized a one year renewal on June 17, 2015. The professional services agreements entered into by the Consultants were for a term of one year renewable in one year increments for an additional four years upon mutual agreement of both parties. The Consultants have each agreed to continue providing

RENEWAL OF PROFESSIONAL SERVICE AGREEMENTS FOR MECHANICAL ENGINEERING SERVICES WITH
VARIOUS CONSULTANTS ON AN AS NEEDED BASIS CONTINGENT UPON THE APPROVED BUDGET FOR FY
2016/2017

MAY 18, 2016

PAGE TWO

services for FY 2016-2017 with no rate increase and staff recommends the City Council approve
the extension of the term of the contracts to June 30, 2017.

Respectfully submitted,



William Wittkopf
Public Works Services Director



Mike Costello
Fire Chief

BW:TQ/pf

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 18, 2016

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

From: William Wittkopf, Public Works Services Director
Mike Costello, Fire Chief *[Signature]*

By: Ty Quaintance, Facilities Superintendent
Paul Fisher, Management Analyst I

Subject: CONSIDERATION OF APPROVAL OF AMENDMENTS NO. 002 RENEWING THE PROFESSIONAL SERVICES AGREEMENTS WITH NO RATE INCREASE WITH WILLIAMS ARCHITECTS, INC. (CO 14-261), IDS GROUP, INC. (CO 14-268), MILLER ARCHITECTURAL CORPORATION (CO 14-267), AND SVA ARCHITECTS, INC. (CO 14-276) FOR ARCHITECTURAL SERVICES; IDS GROUP, INC. (CO 14-269) AND DAHL, TAYLOR AND ASSOCIATES (CO 14-162) FOR ELECTRICAL ENGINEERING SERVICES; IDS GROUP, INC. (CO 14-270) AND BRANDOW AND JOHNSTON, INC. (CO 14-271) FOR STRUCTURAL ENGINEERING SERVICES, ALL ON AN AS NEEDED BASIS FOR FY 2016-2017 FOR VARIOUS PROJECTS CITYWIDE, TO BE FUNDED FROM VARIOUS CITY AND FIRE ACCOUNTS, CONTINGENT UPON THE APPROVED BUDGET FOR FY 2016-2017

RECOMMENDATION

Staff recommends the City Council and Board of Directors approve Amendments No. 002 renewing the professional services agreements with no rate increase with Williams Architects, Inc. (CO 14-261), IDS Group, Inc. (CO 14-268), Miller Architectural Corporation (CO 14-267), and SVA Architects, Inc. (CO 14-276) for architectural services; IDS Group, Inc. (CO 14-269) and Dahl, Taylor and Associates (CO 14-162) for electrical engineering services; IDS Group, Inc. (CO 14-270) and Brandow and Johnston, Inc. (CO 14-271) for structural engineering services, hereinafter the "Consultants", all on an as needed basis for FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budget for FY 2016-2017.

BACKGROUND/ANALYSIS

City and Fire staff require architectural, electrical engineering and structural engineering services for a variety of projects throughout the year. These services include the preparation of plans and specifications for public works projects, the annual structural analysis of sports lighting poles, writing specifications for maintenance contracts, construction support services and assistance with specifications for unforeseen or emergency repairs throughout City and Fire District facilities.

Following a formal Request for Proposals conducted in the fall of 2014, the City Council and Board of Directors awarded contracts to the Consultants on November 19, 2014 and subsequently

RENEWAL OF PROFESSIONAL SERVICE AGREEMENTS FOR ARCHITECTURAL SERVICES, ELECTRICAL
ENGINEERING SERVICES AND STRUCTURAL ENGINEERING SERVICES WITH VARIOUS CONSULTANTS ON AN
AS NEEDED BASIS CONTINGENT UPON THE APPROVED BUDGET FOR FY 2016/2017
MAY 18, 2016
PAGE TWO

authorized a one year renewal on June 17, 2015. The professional services agreements entered into by the Consultants were for a term of one year, renewable in one year increments for an additional four years upon mutual agreement of both parties. The Consultants have each agreed to continue providing services for FY 2016-2017 with no rate increase and staff recommends the City Council and Fire Board of Directors approve an extension of the term of the contracts to June 30, 2017.

Respectfully submitted,



William Wittkopf
Public Works Services Director



Mike Costello
Fire Chief

BW:TQ/pf

STAFF REPORT

RANCHO CUCAMONGA FIRE PROTECTION DISTRICT



Date: May 18, 2016
To: President and Members of the Board of Directors
John R. Gillison, City Manager
From: Mike Costello, Fire Chief
By: Don Cloughesy, Deputy Fire Chief
Pamela J. Pane, Management Analyst III

Subject: CONSIDERATION TO APPROVE PLANS, SPECIFICATIONS, AND ESTIMATES AND AUTHORIZATION TO ADVERTISE THE "NOTICE INVITING BIDS" FOR INCREMENT I OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT ALL-RISK TRAINING CENTER, TO BE FUNDED FROM ACCOUNT NO. 3288501-5650/1735288-6314

RECOMMENDATION:

Staff recommends that the Fire Board approve the plans, specifications and estimates for Increment I of the Rancho Cucamonga Fire Protection District All-Risk Training Center, to be funded from Account No. 3288501-5650/1735288-6314, and approve the attached Resolution No. FD 16-013 authorizing the City Clerk to advertise the "Notice Inviting Bids".

BACKGROUND/ANALYSIS:

As the Board will recall, on December 16, 2015, the Board authorized staff to advertise for the All-Risk Training Center Project. Bids were opened on Tuesday, February 16, 2016. The bids came in substantially over the construction cost estimates and staff requested the Board to reject all bids in order to reassess the project. On March 2, 2016, the Board took the action to reject all bids. Tonight's action is to again advertise for the All-Risk Training Center Project.

Refinements have been made to the original design to scale back costs, while preserving the long term goals and objectives for the training center. The project has been divided into two increments to facilitate getting the portions of the project where the bids were in line with the original engineer's estimate to go back out to bid with little or no adjustment.

Increment I includes the warehouse storage, training tower, simulated single family dwelling, and all other site work including: demolition, grading, parking lots,

ALL-RISK TRAINING CENTER PROJECT "NOTICE INVITING BIDS"

MAY 18, 2016

underground utilities and all work associated with the rear site training area improvements.

In Increment II, cost savings have been achieved by redesigning the main classroom building and other related structures. Reducing the building from two stories to one effectively reduced the square footage from 14,000 to 7,000. Also, changing the construction from steel frame to CMU block with enhanced wall treatments, will save substantially.

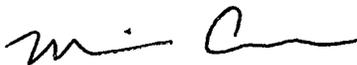
Funding for the All-Risk Training Center has been set aside through planning and budgeting of Fire District funds strictly allocated for Capital Building projects in District Reserves for many decades. These property tax dollars must be used by the District for emergency response or preparedness related matters. The All-Risk Training Center represents the final phase of the Jersey Fire Station site plan, created in 1989.

The first phase opened in 1992 when the Jersey Fire Station became operational. In 2004, the District completed the second phase of the site with the opening of the Fire Maintenance Facility. Additionally, the All-Risk Training Center project has been included in the list of adopted Council goals for the past four-plus years.

Per previous approval and direction from the Fire Board, District staff have been working with the awarded Architect and Construction Management firm to develop the construction plans for the center. The facility will maximize the skills and capabilities of our partner public safety organizations, as well as, regional public safety partners and teams of trained citizen volunteers (CERT). As one example, the facility can be used by Rancho Cucamonga Fire and Sheriff for joint police and fire training of active shooter type scenarios and will be available to all other regional agencies for the same use.

The District recommends that the Fire Board approve the plans, specifications and estimates for Increment I of the Rancho Cucamonga Fire Protection District All-Risk Training Center, to be funded from Account No. 3288501-5650/1735288-6314, and approve the attached Resolution No. FD 16-013 authorizing the City Clerk to advertise the "Notice Inviting Bids".

Respectfully submitted,



Mike Costello

Attachments: Vicinity Map
Resolution FD 16-013

RESOLUTION NO. FD 16-013

A RESOLUTION OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT BOARD APPROVING PLANS AND SPECIFICATIONS FOR INCREMENT I OF THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT ALL-RISK TRAINING CENTER IN THE CITY OF RANCHO CUCAMONGA AND AUTHORIZING AND DIRECTING THE CITY CLERK TO ADVERTISE TO RECEIVE BIDS

WHEREAS, it is the intention of the Rancho Cucamonga Fire Protection District to construct certain improvements in the City of Rancho Cucamonga.

WHEREAS, the Rancho Cucamonga Fire Protection District has prepared plans and specifications for the construction of certain improvements.

NOW, THEREFORE, THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT BOARD, HEREBY RESOLVES, that the plans and specifications presented by the Rancho Cucamonga Fire Protection District be and are hereby approved as the plans and specifications for the "**ALL-RISK TRAINING CENTER - INCREMENT I**".

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to advertise as required by law for the receipt of sealed bids or proposals for doing the work specified in the aforesaid plans and specifications, which said advertisement shall be substantially in the following words and figures, to wit:

"NOTICE INVITING SEALED BIDS OR PROPOSALS"

Pursuant to a Resolution of the Rancho Cucamonga Fire Protection District, San Bernardino County, California, directing this notice, NOTICE IS HEREBY GIVEN that said Rancho Cucamonga Fire Protection District will receive at the City Clerk's Office in the offices of the City of Rancho Cucamonga, on or before the hour of 2:00 p.m. on Tuesday, June 21, 2016, sealed bids or proposals for the "**ALL-RISK TRAINING CENTER – INCREMENT I**" in said City.

Bids will be publicly opened and read in the Council Chambers, 10500 Civic Center Drive, Rancho Cucamonga, California 91730.

Bids must be made on a form provided for the purpose, addressed to the Rancho Cucamonga Fire Protection District, marked, "Bid for Construction of the "**ALL-RISK TRAINING CENTER – INCREMENT I**".

A mandatory pre-bid meeting and site tour will be held on Thursday, June 2, 2016, beginning at 9:00 a.m. at Fire Station 174 located at 11297 Jersey Blvd, Rancho Cucamonga, CA.

PREVAILING WAGE: Notice is hereby given that in accordance with the provisions of California Labor Code, Division 2, Part 7, Chapter 1, Articles 1 and 2, the Contractor is required to pay not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work. In that regard, the Director of the Department of Industrial Relations of the State of California is required to and has determined such general

prevailing rates of per diem wages. Copies of such prevailing rates of per diem wages are on file in the office of the City Clerk, City of Rancho Cucamonga, 10500 Civic Center Drive, Rancho Cucamonga, California, and are available to any interested party on request. They can also be found at www.dir.ca.gov/ under the "Statistics and Research" Tab. The Contracting Agency also shall cause a copy of such determinations to be posted at the job site.

Pursuant to provisions of Labor Code Section 1775, the Contractor shall forfeit, as penalty to the Rancho Cucamonga Fire Protection District, not more than two hundred dollars (\$200.00) for each laborer, workman, or mechanic employed for each calendar day or portion thereof, if such laborer, workman or mechanic is paid less than the general prevailing rate of wages herein before stipulated for any work done under the attached contract, by him or by any subcontractor under him, in violation of the provisions of said Labor Code.

Attention is directed to the provisions in Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him.

Section 1777.5, as amended, requires the Contractor or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprenticeship program in that trade for a certificate of approval. The certificate will also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases shall not be less than one to five except:

- A. When unemployment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days prior to the request of certificate, or
- B. When the number of apprentices in training in the area exceeds a ratio of one to five, or
- C. When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis statewide or locally, or
- D. When the Contractor provides evidence that he employs registered apprentices on all of his contracts on an annual average of not less than one apprentice to eight journeymen.

The Contractor is required to make contributions to funds established for the administration of apprenticeship programs if he employs registered apprentices or journeymen in any apprenticeship trade on such contracts and if other Contractors on the public works site are making such contributions.

The Contractor and subcontractor under him shall comply with the requirements of Sections 1777.5 and 1777.6 in the employment of apprentices.

Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex-officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this contract and the Contractor and any subcontractor under him shall comply with and be governed by the laws of the State of California having to do with working hours as set forth in Division 2, Part 7, Chapter 1, Article 3 of the Labor Code of the State of California as amended.

The Contractor shall forfeit, as a penalty to the Rancho Cucamonga Fire Protection District, twenty-five dollars (\$25.00) for each laborer, workman, or mechanic employed in the execution of the contract, by him or any subcontractor under him, upon any of the work herein before mentioned, for each calendar day during which said laborer, workman, or mechanic is required or permitted to labor more than eight (8) hours in violation of said Labor Code.

Contractor agrees to pay travel and subsistence pay to each workman needed to execute the work required by this contract as such travel and subsistence payments are defined in the applicable collective bargaining agreement filed in accordance with Labor Code Section 1773.1.

The bidder must submit with his proposal, cash, cashier's check, certified check, or bidder's bond, payable to the Rancho Cucamonga Fire Protection District for an amount equal to at least 10% of the amount of said bid as a guarantee that the bidder will enter into the proposed contract if the same is awarded to him, and in event of failure to enter into such contract said cash, cashiers' check, certified check, or bond shall become the property of the Rancho Cucamonga Fire Protection District.

If the Rancho Cucamonga Fire Protection District awards the contract to the next lowest bidder, the amount of the lowest bidder's security shall be applied by the Rancho Cucamonga Fire Protection District to the difference between the low bid and the second lowest bid, and the surplus, if any shall be returned to the lowest bidder.

The amount of the bond to be given to secure a faithful performance of the contract for said work shall be 100% of the contract price thereof, and an additional bond in an amount equal to 100% of the contract price for said work shall be given to secure the payment of claims for any materials or supplies furnished for the performance of the work contracted to be done by the Contractor, or any work or labor of any kind done thereon, and the Contractor will also be required to furnish a certificate that he carries compensation insurance covering his employees upon work to be done under contract which may be entered into between him and the said Rancho Cucamonga Fire Protection District for the construction of said work.

Contractor shall possess any and all contractor licenses, in form and class as required by any and all applicable laws with respect to any and all of the work to be performed under this contract in accordance with the provisions of the Contractor's License Law (California Business and Professions Code, Section 7000 et. seq.) and rules and regulation adopted pursuant thereto.

The Contractor, pursuant to the "California Business and Professions Code," Section 7028.15, shall indicate his or her State License Number on the bid, together with the expiration date, and be signed by the Contractor declaring, under penalty of perjury, that the information being provided is true and correct.

The work is to be done in accordance with the profiles, plans, and specifications of the Rancho Cucamonga Fire Protection District on file in the Office of the City Clerk at 10500 Civic Center Drive, Rancho Cucamonga, California.

In an effort to go green and paperless, digital copies of the plans, specifications, and bid proposal, including any future addenda or revisions to the bid documents, are available by going to www.ciplist.com and signing up, by going to Member Login or Member Signup (it's free), then choose California, then scroll down to San Bernardino County and click on Browse Cities, then scroll down to Rancho Cucamonga and click on City Projects, then click on the Project of interest under the Title and follow directions for download. Note, copies of the plans, specifications, bid proposal, addendums and revisions will not be provided, digital copies must be downloaded from the above website then printed. Prospective bidders must register for an

account on www.ciplist.com to be included on the prospective bidder's list(s) and to receive email updates of any addenda or revisions to the bid documents. Be advised that the information contained on this site may change over time and without notice to prospective bidders or registered users. While effort is made to keep information current and accurate and to notify registered prospective bidders of any changes to the bid documents, it is the responsibility of each prospective bidder to register with www.ciplist.com and to check this website on a DAILY basis through the close of bids for any applicable addenda or updates.

No proposal will be considered from a Contractor to whom a proposal form has not been issued by the Rancho Cucamonga Fire Protection District to registered prospective bidders from www.ciplist.com.

The successful bidder will be required to enter into a contract satisfactory to the Rancho Cucamonga Fire Protection District.

In accordance with the requirements of Section 9-3.2 of the General Provisions, as set forth in the Plans and Specifications regarding the work contracted to be done by the Contractor, the Contractor may, upon the Contractor's request and at the Contractor's sole cost and expense, substitute authorized securities in lieu of monies withheld (performance retention).

The Rancho Cucamonga Fire Protection District, reserves the right to reject any or all bids.

Questions regarding this Notice Inviting Bids for the "**ALL-RISK TRAINING CENTER – INCREMENT I**" may be directed to:

Michael Courtney	or	Michelle Cowles
Fire Facilities Supervisor		Management Aide
10500 Civic Center Drive		10500 Civic Center Drive
Rancho Cucamonga, CA 91730		Rancho Cucamonga, CA 91730
(909) 477-2740, ext. 4155		(909) 477-2740 ext. 3003
(E-mail at Michael.Courtney@cityofrc.us)		(E-mail at Michelle.Cowles@cityofrc.us)

All questions regarding this Notice Inviting Bids must be in writing (e-mail is acceptable) and received by the District no later than 5:00 pm on Thursday, June 9, 2016. The Rancho Cucamonga Fire Protection District is not responsible for questions undeliverable.

ADVERTISE ON: May 24, 2016, and May 31, 2016.

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

Agenda Check Register

4/26/2016 through 5/10/2016

<u>Check No.</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>City</u>	<u>Fire</u>	<u>Amount</u>
AP 00005998	04/26/2016	AHUMADA, ALEXANDER R	0.00	691.08	691.08
AP 00005999	04/26/2016	ALMAND, LLOYD	0.00	691.08	691.08
AP 00006000	04/26/2016	BANTAU, VICTORIA	0.00	424.65	424.65
AP 00006001	04/26/2016	BAZAL, SUSAN	0.00	979.53	979.53
AP 00006002	04/26/2016	BELL, MICHAEL L.	0.00	1,608.97	1,608.97
AP 00006003	04/26/2016	BERRY, DAVID	0.00	962.66	962.66
AP 00006004	04/26/2016	BROCK, ROBIN	0.00	949.95	949.95
AP 00006005	04/26/2016	CAMPBELL, GERALD	0.00	716.06	716.06
AP 00006006	04/26/2016	CARNES, KENNETH	0.00	469.46	469.46
AP 00006007	04/26/2016	CLABBY, RICHARD	0.00	962.66	962.66
AP 00006008	04/26/2016	CORCORAN, ROBERT	0.00	541.91	541.91
AP 00006009	04/26/2016	COX, KARL	0.00	691.08	691.08
AP 00006010	04/26/2016	CRANE, RALPH	0.00	979.53	979.53
AP 00006011	04/26/2016	CROSSLAND, WILBUR	0.00	469.46	469.46
AP 00006012	04/26/2016	DAGUE, JAMES	0.00	1,208.82	1,208.82
AP 00006013	04/26/2016	DE ANTONIO, SUSAN	0.00	541.91	541.91
AP 00006014	04/26/2016	DEANS, JACKIE	0.00	571.49	571.49
AP 00006015	04/26/2016	DOMINICK, SAMUEL A.	0.00	949.95	949.95
AP 00006016	04/26/2016	EAGLESON, MICHAEL	0.00	1,208.82	1,208.82
AP 00006017	04/26/2016	FRITCHEY, JOHN D.	0.00	469.46	469.46
AP 00006018	04/26/2016	HEYDE, DONALD	0.00	1,208.82	1,208.82
AP 00006019	04/26/2016	INTERLICCHIA, ROSALYN	0.00	772.55	772.55
AP 00006020	04/26/2016	KILMER, STEPHEN	0.00	1,288.96	1,288.96
AP 00006021	04/26/2016	LANE, WILLIAM	0.00	1,608.97	1,608.97
AP 00006022	04/26/2016	LEE, ALLAN J.	0.00	1,242.42	1,242.42
AP 00006023	04/26/2016	LENZE, PAUL E	0.00	1,008.06	1,008.06
AP 00006024	04/26/2016	LONGO, JOE	0.00	172.23	172.23
AP 00006025	04/26/2016	LUTTRULL, DARRELL	0.00	716.06	716.06
AP 00006026	04/26/2016	MACKALL, BENJAMIN	0.00	716.06	716.06
AP 00006027	04/26/2016	MAYFIELD, RON	0.00	1,267.98	1,267.98
AP 00006028	04/26/2016	MCKEE, JOHN	0.00	691.08	691.08
AP 00006029	04/26/2016	MCNEIL, KENNETH	0.00	691.08	691.08
AP 00006030	04/26/2016	MICHAEL, L. DENNIS	0.00	949.95	949.95
AP 00006031	04/26/2016	MORGAN, BYRON	0.00	2,293.75	2,293.75
AP 00006032	04/26/2016	MYSKOW, DENNIS	0.00	962.66	962.66
AP 00006033	04/26/2016	NAUMAN, MICHAEL	0.00	469.46	469.46
AP 00006034	04/26/2016	NEE, RON	0.00	1,685.87	1,685.87
AP 00006035	04/26/2016	NELSON, MARY JANE	0.00	172.23	172.23
AP 00006036	04/26/2016	O'BRIEN, TOM	0.00	1,608.97	1,608.97
AP 00006037	04/26/2016	PLOUNG, MICHAEL J	0.00	607.76	607.76
AP 00006038	04/26/2016	POST, MICHAEL R	0.00	1,500.81	1,500.81
AP 00006039	04/26/2016	PROULX, PATRICK	0.00	1,608.97	1,608.97
AP 00006040	04/26/2016	ROEDER, JEFF	0.00	1,208.82	1,208.82
AP 00006041	04/26/2016	SALISBURY, THOMAS	0.00	691.08	691.08
AP 00006042	04/26/2016	SMITH, RONALD	0.00	962.66	962.66
AP 00006043	04/26/2016	SPAGNOLO, SAM	0.00	469.46	469.46
AP 00006044	04/26/2016	SPAIN, WILLIAM	0.00	716.06	716.06

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

Agenda Check Register

4/26/2016 through 5/10/2016

<u>Check No.</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>City</u>	<u>Fire</u>	<u>Amount</u>
AP 00006045	04/26/2016	SULLIVAN, JAMES	0.00	469.46	469.46
AP 00006046	04/26/2016	TAYLOR, STEVE	0.00	1,347.98	1,347.98
AP 00006047	04/26/2016	TULEY, TERRY	0.00	1,208.82	1,208.82
AP 00006048	04/26/2016	VANDERKALLEN, FRANCIS	0.00	1,044.54	1,044.54
AP 00006049	04/26/2016	WALTON, KEVIN	0.00	1,288.96	1,288.96
AP 00006050	04/26/2016	YOWELL, TIMOTHY A	0.00	1,267.98	1,267.98
AP 00006051	04/27/2016	CALIF GOVERNMENT VEBA/RANCHO CUCAMONGA	10,190.00	0.00	10,190.00
AP 00006052	04/27/2016	CHAFFEY JOINT UNION HS DISTRICT	1,449.36	0.00	1,449.36
AP 00006053	04/27/2016	HD PRODUCTIONS INC	10,150.00	0.00	10,150.00
AP 00006054	04/27/2016	MONTEREY INTERNATIONAL INC	6,975.00	0.00	6,975.00
AP 00006055	04/27/2016	RCCEA	1,330.00	0.00	1,330.00
AP 00006056	04/27/2016	RCPFA	10,930.54	0.00	10,930.54
AP 00006057	04/27/2016	SAN BERNARDINO CTY SHERIFFS DEPT	2,634,572.00	0.00	2,634,572.00
AP 00368569	04/26/2016	CURATALO, JAMES	0.00	1,608.97	1,608.97
AP 00368570	04/26/2016	LONCAR, PHILIP	0.00	962.66	962.66
AP 00368571	04/26/2016	TOWNSEND, JAMES	0.00	1,608.97	1,608.97
AP 00368572	04/26/2016	WALKER, KENNETH	0.00	283.04	283.04
AP 00368573	04/27/2016	A AND R TIRE SERVICE	203.28	0.00	203.28
AP 00368574	04/27/2016	A'JONTUE, ROSE ANN	403.20	0.00	403.20
AP 00368575	04/27/2016	ACEY DECY EQUIPMENT INC.	305.03	0.00	305.03
AP 00368576	04/27/2016	ADVANCED CHEMICAL TRANSPORT	1,313.50	0.00	1,313.50
AP 00368577	04/27/2016	AFLAC GROUP INSURANCE	79.40	0.00	79.40
AP 00368578	04/27/2016	ALBRECHT, DR.STEVEN F.	2,500.00	0.00	2,500.00
AP 00368579	04/27/2016	ALL AMERICAN ASPHALT	21,371.86	0.00	21,371.86
AP 00368580	04/27/2016	ALL STATE POLICE EQUIPMENT CO. INC.	339.42	0.00	339.42
AP 00368581	04/27/2016	ALPHAGRAPHS	22.68	0.00	22.68
AP 00368582	04/27/2016	ALTA LAGUNA MOBILE HOME PARK	900.00	0.00	900.00
AP 00368583	04/27/2016	ALTA VISTA MOBILE HOME PARK	700.00	0.00	700.00
AP 00368584	04/27/2016	APPLIED METERING TECHNOLOGIES INC	20,256.34	0.00	20,256.34
AP 00368585	04/27/2016	AROCHO, ALMA	1,317.00	0.00	1,317.00
AP 00368586	04/27/2016	ART OF LIVING FOUNDATION	72.00	0.00	72.00
AP 00368587	04/27/2016	ASSI SECURITY	3,645.00	0.00	3,645.00
AP 00368588	04/27/2016	AT&T	7,881.21	0.00	7,881.21
AP 00368589	04/27/2016	AVANTS, MARGE	210.00	0.00	210.00
AP 00368590	04/27/2016	AWE ACQUISITION INC	235.00	0.00	235.00
AP 00368591	04/27/2016	BERLITZ	220.00	0.00	220.00
AP 00368592	04/27/2016	BERTOLINI INC.	305.00	0.00	305.00
AP 00368593	04/27/2016	BICOASTAL PRODUCTIONS	378.00	0.00	378.00
AP 00368594	04/27/2016	BICOASTAL PRODUCTIONS	9,500.00	0.00	9,500.00
AP 00368595	04/27/2016	BUREAU VERITAS NORTH AMERICA INC	12,267.58	0.00	12,267.58
AP 00368596	04/27/2016	CABLE INC.	0.00	830.05	830.05
AP 00368597	04/27/2016	CAL PERS LONG TERM CARE	268.00	0.00	268.00
AP 00368598	04/27/2016	CALIFORNIA, STATE OF	233.59	0.00	233.59
AP 00368599	04/27/2016	CASA VOLANTE MOBILE HOME PARK	1,300.00	0.00	1,300.00
AP 00368600	04/27/2016	CENTRAL SCHOOL DISTRICT	7,554.00	0.00	7,554.00
AP 00368601	04/27/2016	CHALK SPINNER LLC	260.55	0.00	260.55
AP 00368602	04/27/2016	CHAPARRAL HEIGHTS MOBILE HOME PARK	700.00	0.00	700.00

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AP 00368603	04/27/2016	CHARTER COMMUNICATIONS	235.87	0.00	235.87
AP 00368604	04/27/2016	CINTAS CORPORATION #150	0.00	518.82	518.82
AP 00368605	04/27/2016	CIRIACKS, VALERIE ANN	150.00	0.00	150.00
AP 00368606	04/27/2016	CLARK, KAREN	684.00	0.00	684.00
AP 00368607	04/27/2016	CLASSE PARTY RENTALS	640.00	0.00	640.00
AP 00368608	04/27/2016	CLEARWATER GRAPHICS INC	432.00	0.00	432.00
AP 00368609	04/27/2016	COMP U ZONE	254.24	0.00	254.24
AP 00368610	04/27/2016	CONFIRE JPA	0.00	50,733.46	50,733.46
AP 00368611	04/27/2016	CPRS DISTRICT 11	65.00	0.00	65.00
AP 00368612	04/27/2016	DARROCH, JENNY	3,000.00	0.00	3,000.00
AP 00368613	04/27/2016	DELTA DENTAL	1,497.10	0.00	1,497.10
AP 00368614	04/27/2016	DELTA DENTAL	40,871.82	0.00	40,871.82
AP 00368615	04/27/2016	DEMCO INC	96.92	0.00	96.92
AP 00368616	04/27/2016	DEPARTMENT OF TRANSPORTATION	8,420.90	0.00	8,420.90
AP 00368617	04/27/2016	DOLLARHIDE, GINGER	156.00	0.00	156.00
AP 00368618	04/27/2016	DUE NORTH CONSULTING INC.	3,195.00	0.00	3,195.00
AP 00368619	04/27/2016	DUNN, ANN MARIE	780.00	0.00	780.00
AP 00368620	04/27/2016	EASTERLING, RAY	220.80	0.00	220.80
AP 00368621	04/27/2016	EDWARD PROFESSIONAL ADVISORS	1,350.00	0.00	1,350.00
AP 00368622	04/27/2016	EIGHTH AVENUE ENTERPRISE LLC	1,101.60	0.00	1,101.60
AP 00368623	04/27/2016	ERGON ASPHALT AND EMULSIONS	219.57	0.00	219.57
AP 00368624	04/27/2016	FEDERAL EXPRESS CORP	36.08	0.00	36.08
AP 00368625	04/27/2016	FERNANDEZ LANDSCAPING	1,000.00	0.00	1,000.00
AP 00368626	04/27/2016	FINCH, DONNA	14.14	0.00	14.14
AP 00368627	04/27/2016	FOOTHILL FAMILY SHELTER	1,250.00	0.00	1,250.00
AP 00368628	04/27/2016	FOOTHILL MOBILE MANOR	600.00	0.00	600.00
AP 00368629	04/27/2016	FRASURE, MICHAEL	42.99	0.00	42.99
AP 00368630	04/27/2016	G AND M BUSINESS INTERIORS	1,464.57	0.00	1,464.57
AP 00368631	04/27/2016	G AND M BUSINESS INTERIORS	1,340.48	0.00	1,340.48
AP 00368632	04/27/2016	GIORDANO, MARIANNA	105.60	0.00	105.60
AP 00368633	04/27/2016	GIRARD, RYAN	123.10	0.00	123.10
AP 00368634	04/27/2016	GOOD YEAR TIRE AND RUBBER CO.	1,660.44	0.00	1,660.44
AP 00368635	04/27/2016	GRAPHICS FACTORY INC.	199.80	0.00	199.80
AP 00368636	04/27/2016	GROW WITH PLAY CORPORATION	431.10	0.00	431.10
AP 00368637	04/27/2016	HAMILTON, MONIQUE	960.00	0.00	960.00
AP 00368638	04/27/2016	HAMPTON YOGA	864.00	0.00	864.00
AP 00368639	04/27/2016	HANSHAW, DIANE	71.82	0.00	71.82
AP 00368640	04/27/2016	HASKELL COMPANY, THE	40,713.11	0.00	40,713.11
AP 00368641	04/27/2016	HELEN SMITH ATTORNEY SERVICE	75.00	0.00	75.00
AP 00368642	04/27/2016	HF&H CONSULTANTS LLC	16,407.50	0.00	16,407.50
AP 00368643	04/27/2016	HI STANDARD AUTOMOTIVE LLC.	258.57	0.00	258.57
AP 00368644	04/27/2016	HITNER, MARA	600.00	0.00	600.00
AP 00368645	04/27/2016	HOYT LUMBER CO., SM	0.00	14.99	14.99
AP 00368646	04/27/2016	IBARRA, PATRICK	3,000.00	0.00	3,000.00
AP 00368647	04/27/2016	INLAND PRESORT & MAILING SERVICES	78.32	0.00	78.32
AP 00368648	04/27/2016	INLAND VALLEY DAILY BULLETIN	530.11	0.00	530.11
AP 00368649	04/27/2016	JOHN BURR CYCLES INC	337.72	0.00	337.72

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AP 00368650	04/27/2016	JOHNNY ALLEN TENNIS ACADEMY	4,710.60	0.00	4,710.60
AP 00368651	04/27/2016	JRC HOUSING	1,480.00	0.00	1,480.00
AP 00368652	04/27/2016	KABOOM PLAY INITIATIVES LLC	3,500.00	0.00	3,500.00
AP 00368653	04/27/2016	KAISER FOUNDATION HEALTH PLAN INC	212,420.17	0.00	212,420.17
AP 00368654	04/27/2016	KEYSER MARSTON ASSOCIATES INC	4,617.50	0.00	4,617.50
AP 00368655	04/27/2016	KIMBERLY-SHIRK ASSOCIATION	100.00	0.00	100.00
AP 00368656	04/27/2016	KIRO CARS INC	360.00	0.00	360.00
AP 00368657	04/27/2016	KRIEGER, ED	300.00	0.00	300.00
AP 00368658	04/27/2016	LAKESHORE LEARNING MATERIALS	61.49	0.00	61.49
AP 00368659	04/27/2016	LATREACE, RAINEY	416.00	0.00	416.00
AP 00368660	04/27/2016	LEAGUE OF CALIFORNIA CITIES	70.00	0.00	70.00
AP 00368661	04/27/2016	LEIGHTON CONSULTING INC	16,140.00	0.00	16,140.00
AP 00368662	04/27/2016	LITTLE BEAR PRODUCTIONS	5,830.00	0.00	5,830.00
AP 00368663	04/27/2016	LOUIE'S NURSERY	53.55	0.00	53.55
AP 00368664	04/27/2016	MARK CHRISTOPHER INC	165.00	1,303.91	1,468.91 ***
AP 00368665	04/27/2016	MCMASTER CARR SUPPLY COMPANY	0.00	50.50	50.50
AP 00368666	04/27/2016	MEDLEY FIRE PROTECTION INC	0.00	221.40	221.40
AP 00368667	04/27/2016	MIDWEST TAPE	428.98	0.00	428.98
AP 00368668	04/27/2016	MIJAC ALARM COMPANY	0.00	380.00	380.00
AP 00368669	04/27/2016	MSA INLAND EMPIRE/DESERT CHAPTER	20.00	0.00	20.00
AP 00368670	04/27/2016	MYERS TIRE SUPPLY	0.00	374.22	374.22
AP 00368671	04/27/2016	NEOPOST USA INC	1,695.36	0.00	1,695.36
AP 00368672	04/27/2016	NINYO & MOORE	10,269.50	0.00	10,269.50
AP 00368673	04/27/2016	NOVELTY PRINTING	1,704.16	0.00	1,704.16
AP 00368674	04/27/2016	OCCUPATIONAL HEALTH CTRS OF CA	691.04	0.00	691.04
AP 00368675	04/27/2016	OFFICE DEPOT	3,632.00	39.24	3,671.24 ***
AP 00368676	04/27/2016	ONTARIO WINNELSON CO	93.31	0.00	93.31
AP 00368677	04/27/2016	ONTRAC	53.85	0.00	53.85
AP 00368678	04/27/2016	ORONA, PATRICIA	810.00	0.00	810.00
AP 00368679	04/27/2016	OTT, LAURA	729.00	0.00	729.00
AP 00368680	04/27/2016	OTT, SHARON	612.00	0.00	612.00
AP 00368681	04/27/2016	PAL CAMPAIGN	10.00	0.00	10.00
AP 00368682	04/27/2016	PARS	3,500.00	0.00	3,500.00
AP 00368683	04/27/2016	PEDERSEN, DEREK	141.71	0.00	141.71
AP 00368684	04/27/2016	PEP BOYS	226.19	0.00	226.19
AP 00368685	04/27/2016	PEPE'S TOWING SERVICE	55.00	0.00	55.00
AP 00368686	04/27/2016	PEREZ, CHRISTINA	260.00	0.00	260.00
AP 00368687	04/27/2016	PETERSON HYDRAULICS INC	0.00	353.48	353.48
AP 00368688	04/27/2016	PINES MOBILE HOME PARK, THE	500.00	0.00	500.00
AP 00368689	04/27/2016	PIP PRINTING	8.64	0.00	8.64
AP 00368690	04/27/2016	PRE-PAID LEGAL SERVICES INC	96.59	0.00	96.59
AP 00368691	04/27/2016	PRICE, MORGAN LINDSEY	98.31	0.00	98.31
AP 00368692	04/27/2016	PROMOTIONS TEES & MORE	414.72	0.00	414.72
AP 00368693	04/27/2016	PSA PRINT GROUP	371.10	0.00	371.10
AP 00368694	04/27/2016	R & R LIGHTING COMPANY INC	472.54	0.00	472.54
AP 00368695	04/27/2016	RAMONA VILLA MOBILE HOME PARK	1,100.00	0.00	1,100.00
AP 00368696	04/27/2016	RANCHO CUCAMONGA CHAMBER OF COMMERCE	3,166.66	0.00	3,166.66

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AP 00368697	04/27/2016	RANCHO CUCAMONGA CHAMBER OF COMMERCE	800.00	0.00	800.00
AP 00368698	04/27/2016	RANCHO CUCAMONGA CHAMBER OF COMMERCE	25.00	0.00	25.00
AP 00368699	04/27/2016	RANCHO CUCAMONGA FONTANA FAMILY YMCA	9,647.03	0.00	9,647.03
AP 00368700	04/27/2016	RANCHO REGIONAL VETERINARY HOSPITAL INC	324.25	0.00	324.25
AP 00368701	04/27/2016	RC SERVICE COUNCIL	200.00	0.00	200.00
AP 00368702	04/27/2016	RCPFA	0.00	348.00	348.00
AP 00368703	04/27/2016	REDUCED SHAKESPEARE COMPANY	10,000.00	0.00	10,000.00
AP 00368704	04/27/2016	RICHARDS WATSON AND GERSHON	52,925.78	0.00	52,925.78
AP 00368705	04/27/2016	RIGELMAN, ENCARNACION ONTIVEROS	60.00	0.00	60.00
AP 00368706	04/27/2016	RISIGARI-GAI, JILLIAN	715.00	0.00	715.00
AP 00368707	04/27/2016	RUGG, KEVIN	205.00	0.00	205.00
AP 00368708	04/27/2016	SAFELITE AUTOGLASS	189.33	0.00	189.33
AP 00368709	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	223.04	0.00	223.04
AP 00368710	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	167.28	0.00	167.28
AP 00368711	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	2,341.92	0.00	2,341.92
AP 00368712	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	1,728.56	0.00	1,728.56
AP 00368713	04/27/2016	SAN BERNARDINO COUNTY SHERIFFS DEPT	1,784.32	0.00	1,784.32
AP 00368714	04/27/2016	SAN BERNARDINO CTY	14,249.34	0.00	14,249.34
AP 00368715	04/27/2016	SAN BERNARDINO CTY DEPT OF PUBLIC HEALTH	497.00	0.00	497.00
AP 00368716	04/27/2016	SAN BERNARDINO, CITY OF	957.22	0.00	957.22
AP 00368717	04/27/2016	SBPEA	959.04	0.00	959.04
AP 00368718	04/27/2016	SC FUELS	16,523.43	0.00	16,523.43
AP 00368719	04/27/2016	SCHOLASTIC BOOK FAIRS	437.16	0.00	437.16
AP 00368720	04/27/2016	SENECHAL, CALVIN	520.80	0.00	520.80
AP 00368721	04/27/2016	SEXTON, SHEILA	3.00	0.00	3.00
AP 00368722	04/27/2016	SHERIFFS COURT SERVICES	93.38	0.00	93.38
AP 00368723	04/27/2016	SHERIFFS COURT SERVICES	491.87	0.00	491.87
AP 00368724	04/27/2016	SHERIFFS COURT SERVICES	390.64	0.00	390.64
AP 00368725	04/27/2016	SHRED IT USA LLC	228.25	0.00	228.25
AP 00368726	04/27/2016	SHRED PROS	0.00	55.00	55.00
AP 00368727	04/27/2016	SIEMENS INDUSTRY INC	1,224.45	0.00	1,224.45
AP 00368728	04/27/2016	SIGMANET	8,800.00	0.00	8,800.00
AP 00368729	04/27/2016	SIMON AND ASSOCIATES CONSULTING	2,675.04	0.00	2,675.04
AP 00368730	04/27/2016	SIR SPEEDY	87.26	0.00	87.26
AP 00368731	04/27/2016	SMITH, JAYMI LEE	106.75	0.00	106.75
AP 00368732	04/27/2016	SO CALIF GAS COMPANY	7,495.56	654.27	8,149.83 ***
AP 00368733	04/27/2016	SO CALIF GAS COMPANY	1,402.27	0.00	1,402.27
AP 00368742	04/27/2016	SOUTHERN CALIFORNIA EDISON	23,591.93	3,996.00	27,587.93 ***
AP 00368743	04/27/2016	SOUTHLAND FARMERS MARKET ASSOC INC	498.00	0.00	498.00
AP 00368744	04/27/2016	SOUTHLAND SPORTS OFFICIALS	368.00	0.00	368.00
AP 00368745	04/27/2016	SPECIAL SERVICES GROUP LLC	912.61	0.00	912.61
AP 00368746	04/27/2016	STANDARD INSURANCE COMPANY	16,567.98	0.00	16,567.98
AP 00368747	04/27/2016	STANDARD INSURANCE COMPANY	13,008.78	0.00	13,008.78
AP 00368748	04/27/2016	STREAMLINE PRESS INC	139.32	0.00	139.32
AP 00368749	04/27/2016	SWARTZ, ALAN	351.00	0.00	351.00
AP 00368750	04/27/2016	SYCAMORE VILLA MOBILE HOME PARK	800.00	0.00	800.00
AP 00368751	04/27/2016	THE COUNSELING TEAM INTERNATIONAL	0.00	1,020.00	1,020.00

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AP 00368752	04/27/2016	THOMSON REUTERS WEST PUBLISHING CORP	427.80	0.00	427.80
AP 00368753	04/27/2016	TORTI GALLAS AND PARTNERS INC	875.00	0.00	875.00
AP 00368754	04/27/2016	TRACEY, VAL	432.00	0.00	432.00
AP 00368755	04/27/2016	UNIQUE MANAGEMENT SERVICES INC	934.06	0.00	934.06
AP 00368756	04/27/2016	UNITED PACIFIC SERVICES INC	77,924.00	0.00	77,924.00
AP 00368757	04/27/2016	UNITED SITE SERVICES OF CA INC	233.91	0.00	233.91
AP 00368758	04/27/2016	UNITED WAY	151.00	0.00	151.00
AP 00368759	04/27/2016	UPS	453.98	0.00	453.98
AP 00368760	04/27/2016	UTILIQUEST	2,866.20	0.00	2,866.20
AP 00368761	04/27/2016	VALLEY POWER SYSTEMS INC	1,349.61	0.00	1,349.61
AP 00368762	04/27/2016	VAN SCOYOC ASSOCIATES INC	5,228.06	0.00	5,228.06
AP 00368763	04/27/2016	VENTURA, MIKE	112.80	0.00	112.80
AP 00368764	04/27/2016	VERIZON BUSINESS	1.31	0.00	1.31
AP 00368765	04/27/2016	VERIZON WIRELESS - LA	0.00	2,468.48	2,468.48
AP 00368766	04/27/2016	VIVERAE INC	1,150.00	0.00	1,150.00
AP 00368767	04/27/2016	WAKPAMNI LAKE COMMUNITY CORP	529.12	0.00	529.12
AP 00368768	04/27/2016	WAXIE SANITARY SUPPLY	3,784.18	0.00	3,784.18
AP 00368769	04/27/2016	WE TIP INC	8,703.20	0.00	8,703.20
AP 00368770	04/27/2016	WORLD ELITE GYMNASTICS	504.00	0.00	504.00
AP 00368771	04/27/2016	XL STORAGE	895.00	0.00	895.00
AP 00368772	04/27/2016	YORK INSURANCE SERVICES GROUP INC	13,000.00	0.00	13,000.00
AP 00368773	04/28/2016	ABC LOCKSMITHS	1,894.43	0.00	1,894.43
AP 00368774	04/28/2016	AGILINE LLC	5,310.00	0.00	5,310.00
AP 00368775	04/28/2016	AIRGAS USA LLC	0.00	1,809.93	1,809.93
AP 00368778	04/28/2016	BRODART BOOKS	3,450.51	0.00	3,450.51
AP 00368781	04/28/2016	C V W D	29,753.70	0.00	29,753.70
AP 00368782	04/28/2016	DLIMAGING	189.00	0.00	189.00
AP 00368783	04/28/2016	EMCOR SERVICE	4,186.89	0.00	4,186.89
AP 00368784	04/28/2016	EWING IRRIGATION PRODUCTS	606.30	0.00	606.30
AP 00368785	04/28/2016	FASTENAL COMPANY	23.89	0.00	23.89
AP 00368786	04/28/2016	HOLLIDAY ROCK CO INC	4,049.95	0.00	4,049.95
AP 00368787	04/28/2016	HYDRO SCAPE PRODUCTS INC	340.29	0.00	340.29
AP 00368788	04/28/2016	INTERSTATE BATTERIES	26,157.92	0.00	26,157.92
AP 00368789	04/28/2016	LANDCARE	4,881.44	0.00	4,881.44
AP 00368790	04/28/2016	LIMS AUTO INC	65.92	0.00	65.92
AP 00368791	04/28/2016	ORKIN PEST CONTROL	419.00	0.00	419.00
AP 00368792	04/28/2016	PENNY PLUMBING	515.36	0.00	515.36
AP 00368793	04/28/2016	SPINITAR	445.00	0.00	445.00
AP 00368794	04/28/2016	SUNRISE FORD	285.06	0.00	285.06
AP 00368795	04/28/2016	TARGET SPECIALTY PRODUCTS	464.14	0.00	464.14
AP 00368796	04/28/2016	VISTA PAINT	2,416.21	0.00	2,416.21
AP 00368797	05/04/2016	10-8 RETROFIT INC.	169.74	0.00	169.74
AP 00368798	05/04/2016	A. Y. NURSERY INC.	1,053.00	0.00	1,053.00
AP 00368799	05/04/2016	ABLE BUILDING MAINTENANCE	5,461.12	0.00	5,461.12
AP 00368800	05/04/2016	ADAPT CONSULTING INC	906.65	0.00	906.65
AP 00368801	05/04/2016	AIMTD	310.00	0.00	310.00
AP 00368802	05/04/2016	ALL CITY MANAGEMENT SERVICES INC.	31,960.00	0.00	31,960.00

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AP 00368803	05/04/2016	ALL WELDING	1,823.04	0.00	1,823.04
AP 00368804	05/04/2016	ALPHAGRAPHS	852.22	0.00	852.22
AP 00368805	05/04/2016	ALVARADO, YVETTE	18.35	0.00	18.35
AP 00368806	05/04/2016	AMERICAN PLANNING ASSOCIATION	400.00	0.00	400.00
AP 00368807	05/04/2016	AMERICAN TRAINING RESOURCES INC	1,079.15	0.00	1,079.15
AP 00368808	05/04/2016	ARS AMERICAN RESIDENTIAL	77.58	0.00	77.58
AP 00368809	05/04/2016	AUTO AND RV SPECIALISTS INC.	65.97	0.00	65.97
AP 00368810	05/04/2016	BAYER HEALTHCARE LLC	69.39	0.00	69.39
AP 00368811	05/04/2016	BERGER, LESLIE	400.00	0.00	400.00
AP 00368812	05/04/2016	BISHOP COMPANY	1,004.22	0.00	1,004.22
AP 00368813	05/04/2016	BLIESE, LAURA	30.00	0.00	30.00
AP 00368814	05/04/2016	BOOKE, CHRISTOPHER	1,007.00	0.00	1,007.00
AP 00368815	05/04/2016	CALIFA GROUP	75.00	0.00	75.00
AP 00368816	05/04/2016	CALIFORNIA UTILITIES EMERGENCY ASSOC.	500.00	0.00	500.00
AP 00368817	05/04/2016	CARQUEST AUTO PARTS	40.11	57.01	97.12 ***
AP 00368818	05/04/2016	CARREON, ALBERT	28.30	0.00	28.30
AP 00368819	05/04/2016	CCS ORANGE COUNTY JANITORIAL INC.	38,676.47	1,432.03	40,108.50 ***
AP 00368820	05/04/2016	CHARTER COMMUNICATIONS	0.00	540.62	540.62
AP 00368821	05/04/2016	CINTAS CORP #150	1,016.69	0.00	1,016.69
AP 00368822	05/04/2016	CINTAS CORPORATION #150	0.00	465.81	465.81
AP 00368823	05/04/2016	CLARKE PLUMBING SPECIALTIES INC.	161.45	0.00	161.45
AP 00368824	05/04/2016	CLEARWATER GRAPHICS INC	28,374.58	0.00	28,374.58
AP 00368825	05/04/2016	CLIENT FIRST CONSULTING GROUP	1,860.00	0.00	1,860.00
AP 00368826	05/04/2016	CLIMATEC LLC	115.00	0.00	115.00
AP 00368827	05/04/2016	COMODERO, THERESA	138.00	0.00	138.00
AP 00368828	05/04/2016	CONSOLIDATED ELECTRICAL DISTR INC	433.94	0.00	433.94
AP 00368829	05/04/2016	CONSUMERS PIPE-FONTANA	0.00	36.75	36.75
AP 00368830	05/04/2016	CRAFCO INC	1,197.02	0.00	1,197.02
AP 00368831	05/04/2016	D & D SERVICES INC.	430.00	0.00	430.00
AP 00368832	05/04/2016	D AND K CONCRETE COMPANY	2,726.78	0.00	2,726.78
AP 00368833	05/04/2016	D M CONTRACTING INC	208,940.73	0.00	208,940.73
AP 00368834	05/04/2016	DICKINSON JANITORIAL SUPPLIES	95.04	0.00	95.04
AP 00368835	05/04/2016	DOWNEY, JENNIFER	18.31	0.00	18.31
AP 00368836	05/04/2016	DUMBELL MAN FITNESS EQUIPMENT, THE	275.00	0.00	275.00
AP 00368837	05/04/2016	ERIC WILLIAM PRODUCTIONS	650.00	0.00	650.00
AP 00368838	05/04/2016	ESPINOZA, ANA	37.70	0.00	37.70
AP 00368839	05/04/2016	EXPRESS BRAKE SUPPLY	176.62	0.00	176.62
AP 00368840	05/04/2016	FACTORY MOTOR PARTS	0.00	206.31	206.31
AP 00368841	05/04/2016	FARHAT, KHAWAJA	10.00	0.00	10.00
AP 00368842	05/04/2016	FEDERAL EXPRESS CORP	64.04	0.00	64.04
AP 00368843	05/04/2016	FIREFIGHTERS RESEARCH AND EDUCATION	0.00	1,350.00	1,350.00
AP 00368844	05/04/2016	FIRST VANGUARD RENTALS & SALES INC	1,360.22	0.00	1,360.22
AP 00368845	05/04/2016	FLEET SERVICES INC.	0.00	58.49	58.49
AP 00368846	05/04/2016	FRANK'S UPHOLSTERY	1,620.00	0.00	1,620.00
AP 00368847	05/04/2016	FRONTIER COMM	2,245.56	452.81	2,698.37 ***
AP 00368848	05/04/2016	FRONTIER FORD	52,960.48	0.00	52,960.48
AP 00368849	05/04/2016	G AND M BUSINESS INTERIORS	1,949.61	0.00	1,949.61

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

Agenda Check Register

4/26/2016 through 5/10/2016

<u>Check No.</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>City</u>	<u>Fire</u>	<u>Amount</u>
AP 00368850	05/04/2016	GEOGRAPHICS	7,599.03	0.00	7,599.03
AP 00368851	05/04/2016	GILKEY, JOHN	708.00	0.00	708.00
AP 00368852	05/04/2016	GLENN, WILLIE	30.97	0.00	30.97
AP 00368853	05/04/2016	GONSALVES AND SON,JOE A	3,000.00	0.00	3,000.00
AP 00368854	05/04/2016	GOOD YEAR TIRE AND RUBBER CO.	2,682.93	0.00	2,682.93
AP 00368855	05/04/2016	GRAINGER	1,533.52	110.07	1,643.59 ***
AP 00368856	05/04/2016	GRAYBAR	2,441.48	0.00	2,441.48
AP 00368857	05/04/2016	GREEN ROCK POWER EQUIPMENT	629.70	0.00	629.70
AP 00368858	05/04/2016	HANSON BRIDGETT LLP	3,175.20	0.00	3,175.20
AP 00368859	05/04/2016	HAZARD CONTROL TECHNOLOGIES	0.00	6,067.86	6,067.86
AP 00368860	05/04/2016	HERITAGE EDUCATION GROUP	67.00	0.00	67.00
AP 00368861	05/04/2016	HI TECH EMERGENCY VEHICLE SERV	0.00	726.02	726.02
AP 00368862	05/04/2016	HI WAY SAFETY INC	4,840.09	0.00	4,840.09
AP 00368863	05/04/2016	HILLS PET NUTRITION SALES INC	2,793.02	0.00	2,793.02
AP 00368864	05/04/2016	HLP INC.	28,800.00	0.00	28,800.00
AP 00368865	05/04/2016	I A A P CALIFORNIA DIVISION	141.00	0.00	141.00
AP 00368866	05/04/2016	IBERDROLA RENEWABLES	46,800.00	0.00	46,800.00
AP 00368867	05/04/2016	IBM CORPORATION	2,679.00	0.00	2,679.00
AP 00368868	05/04/2016	ICMA	1,400.00	0.00	1,400.00
AP 00368869	05/04/2016	INSIGHT PUBLIC SECTOR INC	46,874.00	0.00	46,874.00
AP 00368870	05/04/2016	INTERNATIONAL FOOTPRINT ASSOCIATION	40.00	0.00	40.00
AP 00368871	05/04/2016	INTERNATIONAL TRANSLATING COMPANY	66.20	0.00	66.20
AP 00368872	05/04/2016	JCL TRAFFIC SERVICES	302.40	0.00	302.40
AP 00368873	05/04/2016	JONES, CHRISTINA HAATAINEN	2,745.09	0.00	2,745.09
AP 00368874	05/04/2016	LA STAGE ALLIANCE	300.00	0.00	300.00
AP 00368875	05/04/2016	LIEBERT CASSIDY WHITMORE	11,631.70	4,913.50	16,545.20 ***
AP 00368876	05/04/2016	LIFE ASSIST INC	0.00	5,770.81	5,770.81
AP 00368877	05/04/2016	LITTLE BEAR PRODUCTIONS	5,600.00	0.00	5,600.00
AP 00368878	05/04/2016	LIVE OAK DOG OBEDIENCE	405.00	0.00	405.00
AP 00368879	05/04/2016	MADDOCK, SARAH	27.00	0.00	27.00
AP 00368880	05/04/2016	MARIPOSA LANDSCAPES INC	34,802.89	0.00	34,802.89
AP 00368881	05/04/2016	MARK CHRISTOPHER INC	43.14	90.00	133.14 ***
AP 00368882	05/04/2016	MCMASTER CARR SUPPLY COMPANY	678.88	0.00	678.88
AP 00368883	05/04/2016	MEDINA, BREANNA	0.00	220.37	220.37
AP 00368884	05/04/2016	MEDLEY FIRE PROTECTION INC	0.00	480.00	480.00
AP 00368885	05/04/2016	MEINEKE CAR CARE CENTER	305.34	0.00	305.34
AP 00368886	05/04/2016	MIDWEST TAPE	843.38	0.00	843.38
AP 00368887	05/04/2016	MISSION REPROGRAPHICS	38.91	855.75	894.66 ***
AP 00368888	05/04/2016	MITCHELL, LUCAS	43.55	0.00	43.55
AP 00368889	05/04/2016	MINITUBISHI ELECTRIC US INC	638.24	0.00	638.24
AP 00368890	05/04/2016	MOUNTAIN VIEW GLASS AND MIRROR INC	368.36	0.00	368.36
AP 00368891	05/04/2016	MOUNTAIN VIEW SMALL ENG REPAIR	85.00	0.00	85.00
AP 00368892	05/04/2016	MSNOC INC	760.00	0.00	760.00
AP 00368893	05/04/2016	MYERS TIRE SUPPLY	0.00	110.36	110.36
AP 00368894	05/04/2016	NAPA AUTO PARTS	36.07	0.00	36.07
AP 00368895	05/04/2016	NEW MILLENNIUM CONSTRUCTION SERVICES INC	13,765.50	0.00	13,765.50
AP 00368896	05/04/2016	NICHOLS, GARY	535.50	0.00	535.50

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

Agenda Check Register

4/26/2016 through 5/10/2016

<u>Check No.</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>City</u>	<u>Fire</u>	<u>Amount</u>
AP 00368897	05/04/2016	OFFICE DEPOT	1,423.24	742.69	2,165.93 ***
AP 00368898	05/04/2016	PACHECO, ART	1,073.00	0.00	1,073.00
AP 00368899	05/04/2016	PACIFIC PARKING SYSTEMS INC	750.00	0.00	750.00
AP 00368900	05/04/2016	PALMER, MARIE FRANCES	523.22	0.00	523.22
AP 00368901	05/04/2016	PEREZ, CHRISTINA	260.00	0.00	260.00
AP 00368902	05/04/2016	PETES ROAD SERVICE INC	1,283.61	0.00	1,283.61
AP 00368903	05/04/2016	PIONEER MANUFACTURING	1,411.57	0.00	1,411.57
AP 00368904	05/04/2016	PIRANHA POOL & SPA CONSTRUCTORS INC	800.00	0.00	800.00
AP 00368905	05/04/2016	R H F INC	330.00	0.00	330.00
AP 00368906	05/04/2016	RAULS AUTO TRIM INC	184.00	0.00	184.00
AP 00368907	05/04/2016	RAYBALLOONS	584.28	0.00	584.28
AP 00368908	05/04/2016	RBM LOCK AND KEY SERVICE	225.50	0.00	225.50
AP 00368909	05/04/2016	RECYCLE AWAY LLC	1,010.46	0.00	1,010.46
AP 00368910	05/04/2016	REGALIA, NICOLE	44.30	0.00	44.30
AP 00368911	05/04/2016	RESOURCE BUILDING MATERIALS	2,063.57	0.00	2,063.57
AP 00368912	05/04/2016	RICHARDS WATSON AND GERSHON	41.00	1,371.50	1,412.50 ***
AP 00368913	05/04/2016	RISIGARI-GAI, JILLIAN	780.00	0.00	780.00
AP 00368914	05/04/2016	ROTO ROOTER	165.00	0.00	165.00
AP 00368915	05/04/2016	SAFELITE FULFILLMENT INC	198.94	0.00	198.94
AP 00368916	05/04/2016	SAN BERNARDINO CTY AUDITOR CONTROLLER REC	25.00	0.00	25.00
AP 00368917	05/04/2016	SAN BERNARDINO CTY OFFICE OF THE ASSESSOR	840.00	0.00	840.00
AP 00368918	05/04/2016	SASIS, PRITZ	54.98	0.00	54.98
AP 00368919	05/04/2016	SC FUELS	0.00	4,008.07	4,008.07
AP 00368920	05/04/2016	SCHAEFER, PAUL	34.52	0.00	34.52
AP 00368921	05/04/2016	SCHOOL OUTLET	1,686.12	0.00	1,686.12
AP 00368922	05/04/2016	SCLLN INC	150.00	0.00	150.00
AP 00368923	05/04/2016	SEGERSTROM CENTER FOR THE ARTS	1,400.00	0.00	1,400.00
AP 00368924	05/04/2016	SIEMENS INDUSTRY INC	48,814.48	0.00	48,814.48
AP 00368925	05/04/2016	SIGN SHOP, THE	184.68	0.00	184.68
AP 00368926	05/04/2016	SIGTRONICS CORPORATION	0.00	2,364.26	2,364.26
AP 00368927	05/04/2016	SIR SPEEDY	34.56	0.00	34.56
AP 00368928	05/04/2016	SO CALIF GAS COMPANY	508.32	120.90	629.22 ***
AP 00368929	05/04/2016	SOCIAL VOCATIONAL SERVICES	6,776.00	0.00	6,776.00
AP 00368930	05/04/2016	SOUTH COAST AQMD	0.00	367.59	367.59
AP 00368934	05/04/2016	SOUTHERN CALIFORNIA EDISON	18,021.13	0.00	18,021.13
AP 00368935	05/04/2016	SOUTHERN CALIFORNIA EDISON	2,039.13	0.00	2,039.13
AP 00368936	05/04/2016	SOUTHLAND FARMERS MARKET ASSOC INC	630.00	0.00	630.00
AP 00368937	05/04/2016	SPARKLETTS	76.00	0.00	76.00
AP 00368938	05/04/2016	STATEWIDE TRAFFIC SAFETY & SIGNS INC	8,115.18	0.00	8,115.18
AP 00368939	05/04/2016	STOTZ EQUIPMENT	2,134.48	0.00	2,134.48
AP 00368940	05/04/2016	THOMPSON PLUMBING SUPPLY	99.90	0.00	99.90
AP 00368941	05/04/2016	TJ'S FLOOR COVERING SUPPLIES INC	241.96	0.00	241.96
AP 00368942	05/04/2016	TORO TOWING	810.00	0.00	810.00
AP 00368943	05/04/2016	U.S. BANK PARS ACCT #6746022500	155.57	0.00	155.57
AP 00368944	05/04/2016	U.S. BANK PARS ACCT #6746022500	2,277.64	0.00	2,277.64
AP 00368945	05/04/2016	UNITED PACIFIC SERVICES INC	52,908.00	0.00	52,908.00
AP 00368946	05/04/2016	UNITED ROTARY BRUSH CORPORATION	1,213.47	0.00	1,213.47

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

Agenda Check Register

4/26/2016 through 5/10/2016

<u>Check No.</u>	<u>Check Date</u>	<u>Vendor Name</u>	<u>City</u>	<u>Fire</u>	<u>Amount</u>
AP 00368947	05/04/2016	UPS	72.96	0.00	72.96
AP 00368948	05/04/2016	UPTERGROVE, PATRICK	15.00	0.00	15.00
AP 00368949	05/04/2016	VERA, CARA	112.93	0.00	112.93
AP 00368950	05/04/2016	VOELKL, CHRISTINA	196.00	0.00	196.00
AP 00368951	05/04/2016	WAINWRIGHT, JANICE RODGERS	1,534.00	0.00	1,534.00
AP 00368952	05/04/2016	WALTERS WHOLESALE ELECTRIC CO	7,767.66	302.72	8,070.38 ***
AP 00368953	05/04/2016	WAXIE SANITARY SUPPLY	692.26	0.00	692.26
AP 00368954	05/04/2016	WEST END MATERIAL SUPPLY	0.00	260.36	260.36
AP 00368955	05/04/2016	WESTCOAST MEDIA	900.00	0.00	900.00
AP 00368956	05/04/2016	WESTERN UNIVERSITY OF HEALTH SCIENCE	250.00	0.00	250.00
AP 00368957	05/04/2016	WLP MOUNTAIN VIEW APT LLC	258.00	0.00	258.00
AP 00368960	05/04/2016	XEROX CORPORATION	9,697.05	458.67	10,155.72 ***
AP 00368961	05/05/2016	ABC LOCKSMITHS	305.60	0.00	305.60
AP 00368962	05/05/2016	AIRGAS USA LLC	572.99	0.00	572.99
AP 00368963	05/05/2016	B AND K ELECTRIC WHOLESALE	1,557.40	0.00	1,557.40
AP 00368964	05/05/2016	C V W D	8,458.76	0.00	8,458.76
AP 00368965	05/05/2016	CITRUS MOTORS ONTARIO INC	0.00	6,202.07	6,202.07
AP 00368966	05/05/2016	DAISY	2,423.52	0.00	2,423.52
AP 00368967	05/05/2016	DUNN EDWARDS CORPORATION	347.33	163.73	511.06 ***
AP 00368968	05/05/2016	EMCOR SERVICE	9,289.15	0.00	9,289.15
AP 00368969	05/05/2016	EWING IRRIGATION PRODUCTS	2,406.03	0.00	2,406.03
AP 00368970	05/05/2016	HOLLIDAY ROCK CO INC	1,881.88	0.00	1,881.88
AP 00368971	05/05/2016	HYDRO SCAPE PRODUCTS INC	79.26	0.00	79.26
AP 00368972	05/05/2016	INTERSTATE BATTERIES	0.00	427.29	427.29
AP 00368973	05/05/2016	ORKIN PEST CONTROL	0.00	330.00	330.00
AP 00368974	05/05/2016	PENNY PLUMBING	0.00	272.50	272.50
AP 00368975	05/05/2016	SPINITAR	793.75	0.00	793.75
AP 00368976	05/05/2016	SUNRISE FORD	412.24	0.00	412.24

Total City: \$4,422,513.36
Total Fire: \$160,981.36
Grand Total: \$4,583,494.72

Note:

***** Check Number includes both City and Fire District expenditures**

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT**

Electronic Debit Register

April 1, 2016 - April 30, 2016

<u>DATE</u>	<u>DESCRIPTION</u>	<u>CITY</u>	<u>FIRE</u>	<u>AMOUNT</u>
4/1	U.S. BANK - Purchasing Card Payment - March 2016	42,719.16	4,436.32	47,155.48
4/1	U.S. BANK - Corporate Card Payment - March 2016	65,206.32	14,346.42	79,552.74
4/4	Workers Comp - City Account Transfer	415.06		415.06
4/4	Workers Comp - Fire Account Transfer		373.65	373.65
4/5	AUTHNET GATEWAY BILLING CCD 48114686	59.05		59.05
4/5	Workers Comp - City Account Transfer	205.64		205.64
4/6	Workers Comp - City Account Transfer	101.82		101.82
4/6	Workers Comp - Fire Account Transfer		166.05	166.05
4/7	Workers Comp - City Account Transfer	1,923.77		1,923.77
4/7	Workers Comp - Fire Account Transfer		1,343.69	1,343.69
4/8	Workers Comp - City Account Transfer	620.34		620.34
4/11	Workers Comp - City Account Transfer	2,556.86		2,556.86
4/12	Workers Comp - City Account Transfer		917.96	917.96
4/13	STATE DISBURSEMENT UNIT - Child Support Payments	1,690.48		1,690.48
4/13	STATE DISBURSEMENT UNIT - Child Support Payments		6,011.08	6,011.08
4/13	Workers Comp - City Account Transfer	278.90		278.90
4/13	Workers Comp - Fire Account Transfer		551.08	551.08
4/14	CALPERS - City - Retirement Account Deposit	25,249.51		25,249.51
4/14	CALPERS - City - Retirement Account Deposit	194,238.75		194,238.75
4/14	CALPERS - Fire - Retirement Account Deposit		703.98	703.98
4/14	CALPERS - Fire - Retirement Account Deposit		1,465.04	1,465.04
4/14	CALPERS - Fire - Retirement Account Deposit		4,676.74	4,676.74
4/14	CALPERS - Fire - Retirement Account Deposit		5,820.26	5,820.26
4/14	CALPERS - Fire - Retirement Account Deposit		7,671.37	7,671.37
4/14	CALPERS - Fire - Retirement Account Deposit		105,122.59	105,122.59
4/14	Workers Comp - City Account Transfer	1,405.54		1,405.54
4/14	Workers Comp - Fire Account Transfer		14,385.85	14,385.85
4/15	CALPERS - City - Retirement Account Deposit	470.37		470.37
4/15	CALPERS - City - Retirement Account Deposit	3,757.24		3,757.24
4/15	CALPERS - Fire - Retirement Account Deposit		392.89	392.89
4/15	Workers Comp - Fire Account Transfer		1,716.96	1,716.96
4/18	Workers Comp - City Account Transfer	364.31		364.31
4/18	Workers Comp - Fire Account Transfer		2,250.00	2,250.00
4/19	Workers Comp - City Account Transfer	114.82		114.82
4/19	Workers Comp - Fire Account Transfer		1,276.30	1,276.30
4/20	Workers Comp - City Account Transfer	2,771.97		2,771.97
4/20	Workers Comp - Fire Account Transfer		1,701.09	1,701.09
4/21	WIRE TRANSFER - To Fidelity National Title - Escrow Dep Town Ctr/Haven	3,272,877.67		3,272,877.67
4/21	Workers Comp - City Account Transfer	746.02		746.02
4/21	Workers Comp - Fire Account Transfer		5,884.98	5,884.98
4/22	Workers Comp - City Account Transfer	4,031.55		4,031.55
4/25	ANALYSIS DEFICIT - Bank Fee - March 2016	4,138.59		4,138.59
4/25	WIRE TRANSFER - To California ISO	15,180.83		15,180.83
4/25	Workers Comp - City Account Transfer	386.34		386.34
4/25	Workers Comp - Fire Account Transfer		441.10	441.10
4/26	Workers Comp - Fire Account Transfer		529.00	529.00
4/27	STATE DISBURSEMENT UNIT - Child Support Payments	1,690.48		1,690.48
4/27	STATE DISBURSEMENT UNIT - Child Support Payments		4,694.76	4,694.76
4/27	Workers Comp - City Account Transfer	611.60		611.60
4/27	Workers Comp - Fire Account Transfer		10,149.31	10,149.31
4/28	CALPERS - City - Retirement Account Deposit	27,368.84		27,368.84
4/28	CALPERS - City - Retirement Account Deposit	194,377.72		194,377.72
4/28	WIRE TRANSFER - To Library Foundation	225.00		225.00
4/28	Workers Comp - City Account Transfer	6,131.77		6,131.77

**CITY OF RANCHO CUCAMONGA
AND
RANCHO CUCAMONGA FIRE PROTECTION DISTRICT
Electronic Debit Register
April 1, 2016 - April 30, 2016**

<u>DATE</u>	<u>DESCRIPTION</u>	<u>CITY</u>	<u>FIRE</u>	<u>AMOUNT</u>
4/28	Workers Comp - Fire Account Transfer		18,448.47	18,448.47
4/29	Workers Comp - Fire Account Transfer		24,558.00	24,558.00
		Total City	\$	3,871,916.32
		Total Fire	\$	240,034.94
		GRAND TOTAL	\$	<u>4,111,951.26</u>



**City of Rancho Cucamonga
Portfolio Management
Portfolio Summary
April 30, 2016**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Local Agency Investment Fund	46,944,430.14	46,944,430.14	46,944,430.14	17.71	1	1	0.518	0.525
Certificates of Deposit/Neg. - Bank	7,000,000.00	6,989,011.40	6,990,100.00	2.64	131	87	0.949	0.962
Commercial Paper - Discount	9,000,000.00	8,990,661.60	8,983,849.45	3.39	120	63	0.544	0.552
Federal Agency Issues - Coupon	176,395,000.00	176,839,764.21	176,350,702.76	66.54	1,591	1,067	1.324	1.342
Savings/Miscellaneous Accounts	332,183.91	332,183.91	332,183.91	0.13	1	1	0.197	0.200
Municipal Bonds	21,860,000.00	22,050,260.20	21,952,758.10	8.28	1,154	688	1.282	1.299
Corporate Notes	3,500,000.00	3,533,439.00	3,495,445.74	1.32	1,826	784	1.757	1.782
Investments	265,031,614.05	265,679,750.46	265,049,470.10	100.00%	1,186	782	1.146	1.162

Cash and Accrued Interest	
Accrued Interest at Purchase	145.83
Subtotal	145.83
Total Cash and Investments	265,031,614.05
	265,679,896.29
	1,186
	782
	1.146
	1.162

Total Earnings	April 30 Month Ending	Fiscal Year To Date
Current Year	210,543.10	2,466,108.13
Average Daily Balance	258,289,481.73	252,557,927.47
Effective Rate of Return	0.99%	1.17%

I certify that this report accurately reflects all City pooled investments and is in conformity with the investment policy adopted September 17, 2014. A copy of the investment policy is available in the Administrative Services Department. The Investment Program herein shown provides sufficient cash flow liquidity to meet the next six months estimated expenditures. The month-end market values were obtained from (IDC)-Interactive Data Corporation pricing service.

The attached Summary of Cash and Investments with Fiscal Agents is provided under the City official Investment Policy. The provisions of the individual bond documents govern the management of these funds.


 James C. Frost, Treasurer

5/11/16

**City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Investments
April 30, 2016**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM	Days to Maturity	Maturity Date
Local Agency Investment Fund												
SYS00005	00005	LOCAL AGENCY INVST FUND	43,202,572.30		46,944,430.14	46,944,430.14	46,944,430.14	0.525		0.525	1	
		Subtotal and Average			46,944,430.14	46,944,430.14				0.525	1	
Certificates of Deposit/Neg. - Bank												
62478TMMX4	1632	UNION BANK LA		01/22/2016	3,000,000.00	3,000,357.00	3,000,000.00	0.450	P-1	0.450	22	05/23/2016
62478XJD3	1644	UNION BANK LA		04/29/2016	4,000,000.00	3,988,654.40	3,990,100.00	0.660	P-1	1.323	135	09/13/2016
		Subtotal and Average	3,266,004.22		7,000,000.00	6,989,011.40	6,990,100.00			0.949	87	
Commercial Paper - Discount												
89233GEO6	1634	TOYOTA MOTOR CREDIT CORP.		01/22/2016	5,000,000.00	4,999,332.00	4,992,291.67	0.500	Aa	0.508	11	05/12/2016
89233GJ72	1643	TOYOTA MOTOR CREDIT CORP.		04/29/2016	4,000,000.00	3,991,329.60	3,991,557.78	0.580	Aa	0.589	129	09/07/2016
		Subtotal and Average	5,258,395.52		9,000,000.00	8,990,661.60	8,983,849.45			0.544	63	
Federal Agency Issues - Coupon												
3133ECCZ5	1522	FEDERAL FARM CREDIT BANK		01/16/2013	4,000,000.00	3,998,348.00	4,000,000.00	0.900	Aaa	0.900	625	01/16/2018
3133ECL44	1527	FEDERAL FARM CREDIT BANK		04/11/2013	5,000,000.00	5,000,005.00	4,997,083.33	1.000	Aaa	1.031	710	04/11/2018
3133ECMM3	1528	FEDERAL FARM CREDIT BANK		04/25/2013	5,000,000.00	4,994,420.00	4,986,783.13	0.600	Aaa	0.625	359	04/25/2017
3133ECP1	1539	FEDERAL FARM CREDIT BANK		06/11/2013	5,000,000.00	5,027,045.00	4,984,504.44	1.150	Aaa	1.302	771	06/11/2018
3133ECS96	1540	FEDERAL FARM CREDIT BANK		06/18/2013	2,300,000.00	2,310,014.20	2,299,439.66	1.130	Aaa	1.148	505	09/18/2017
3133ECT79	1545	FEDERAL FARM CREDIT BANK		06/27/2013	2,500,000.00	2,512,995.00	2,500,000.00	1.000	Aaa	1.000	304	03/01/2017
3133EDGW6	1564	FEDERAL FARM CREDIT BANK		03/11/2014	3,000,000.00	3,026,685.00	2,998,778.04	1.300	Aaa	1.316	771	06/11/2018
3133EEZF0	1602	FEDERAL FARM CREDIT BANK		04/27/2015	3,000,000.00	2,994,888.00	3,000,000.00	1.100	Aaa	1.100	719	04/20/2018
3133EEM56	1609	FEDERAL FARM CREDIT BANK		05/19/2015	4,500,000.00	4,500,859.50	4,500,000.00	1.900	Aaa	1.900	1,479	05/19/2020
3133EEM49	1610	FEDERAL FARM CREDIT BANK		05/22/2015	5,500,000.00	5,579,172.50	5,513,218.96	1.600	Aaa	0.263	1,328	12/20/2019
3133EFEL7	1619	FEDERAL FARM CREDIT BANK		09/23/2015	4,000,000.00	4,009,428.00	4,000,000.00	1.600	Aaa	1.600	1,240	09/23/2019
3133EFHP5	1621	FEDERAL FARM CREDIT BANK		10/08/2015	4,500,000.00	4,500,324.00	4,500,000.00	1.700	Aaa	1.700	1,529	07/08/2020
3133EFKQ9	1622	FEDERAL FARM CREDIT BANK		10/23/2015	4,000,000.00	3,988,260.00	3,988,209.12	1.625	Aaa	1.635	1,634	10/21/2020
3133EFKY2	1625	FEDERAL FARM CREDIT BANK		10/30/2015	3,500,000.00	3,485,727.00	3,500,000.00	1.360	Aaa	1.360	1,275	10/28/2019
3133EFNM5	1627	FEDERAL FARM CREDIT BANK		11/09/2015	3,500,000.00	3,502,982.00	3,495,251.67	1.800	Aaa	1.832	1,653	11/09/2020
3133EFR82	1639	FEDERAL FARM CREDIT BANK		03/23/2016	3,000,000.00	3,006,963.00	3,000,000.00	1.850	Aaa	1.850	1,787	03/23/2021
3133EFR25	1640	FEDERAL FARM CREDIT BANK		03/23/2016	4,000,000.00	4,004,876.00	4,000,000.00	1.590	Aaa	1.590	1,422	03/23/2020
313383N9	1534	FEDERAL HOME LOAN BANK		05/24/2013	3,500,000.00	3,486,329.00	3,496,033.30	1.000	Aaa	1.057	751	05/22/2018
313379FW4	1541	FEDERAL HOME LOAN BANK		06/24/2013	2,500,000.00	2,508,390.00	2,496,215.51	1.000	Aaa	1.140	404	06/09/2017
313383HQ7	1544	FEDERAL HOME LOAN BANK		06/27/2013	4,000,000.00	4,021,336.00	4,000,000.00	1.200	Aaa	1.200	787	06/27/2018
3130A0Y0	1562	FEDERAL HOME LOAN BANK		02/20/2014	3,000,000.00	3,011,292.00	3,000,567.97	1.020	Aaa	1.005	474	08/18/2017
3130A2BV3	1576	FEDERAL HOME LOAN BANK		05/30/2014	5,000,000.00	5,083,035.00	5,004,126.51	1.600	Aaa	1.572	1,123	05/29/2019

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**City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Investments
April 30, 2016**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM	Days to Maturity	Maturity Date
Federal Agency Issues - Coupon												
3130A4BK7	1594	FEDERAL HOME LOAN BANK		02/27/2015	4,000,000.00	4,022,148.00	4,000,000.00	1.500	Aaa	1.500	1,032	02/27/2019
3130A4G89	1599	FEDERAL HOME LOAN BANK		03/24/2015	3,000,000.00	3,022,332.00	3,000,000.00	1.650	Aaa	1.650	1,241	09/24/2019
3130A55T2	1601	FEDERAL HOME LOAN BANK		04/27/2015	2,000,000.00	1,999,776.00	1,999,655.26	1.000	Aaa	1.009	726	04/27/2018
3130A5L98	1616	FEDERAL HOME LOAN BANK		06/30/2015	4,000,000.00	4,007,540.00	4,000,000.00	2.000	Aaa	2.000	1,521	06/30/2020
3130A5T33	1617	FEDERAL HOME LOAN BANK		07/22/2015	4,000,000.00	4,005,024.00	4,000,000.00	1.500	Aaa	1.500	1,086	04/22/2019
3130A6GG6	1618	FEDERAL HOME LOAN BANK		09/22/2015	1,595,000.00	1,599,718.01	1,594,389.58	0.875	Aaa	0.903	509	09/22/2017
3130A6ZK6	1631	FEDERAL HOME LOAN BANK		01/15/2016	5,000,000.00	5,002,725.00	5,000,000.00	1.450	Aaa	1.450	989	01/15/2019
3134G43V8	1532	FEDERAL HOME LOAN MORTG. CORP.		05/23/2013	3,000,000.00	2,999,733.00	2,997,517.83	1.050	Aaa	1.092	744	05/15/2018
3134G43L0	1533	FEDERAL HOME LOAN MORTG. CORP.		05/24/2013	3,500,000.00	3,498,295.50	3,498,931.16	1.100	Aaa	1.116	736	05/07/2018
3134G6Y23	1615	FEDERAL HOME LOAN MORTG. CORP.		06/12/2015	3,000,000.00	3,006,657.00	3,000,000.00	1.375	Aaa	1.375	955	12/12/2018
3134G8FZ7	1630	FEDERAL HOME LOAN MORTG. CORP.		12/30/2015	5,000,000.00	5,003,230.00	5,000,000.00	2.000	Aaa	2.000	1,704	12/30/2020
3134G8GZ6	1633	FEDERAL HOME LOAN MORTG. CORP.		01/29/2016	4,000,000.00	4,002,212.00	4,000,000.00	1.500	Aaa	1.500	1,184	07/29/2019
3134G8QA0	1636	FEDERAL HOME LOAN MORTG. CORP.		03/30/2016	4,000,000.00	4,001,676.00	4,000,000.00	1.625	Aaa	1.625	1,429	03/30/2020
3134G8RA9	1637	FEDERAL HOME LOAN MORTG. CORP.		03/30/2016	3,500,000.00	3,506,650.00	3,500,000.00	1.500	Aaa	1.500	1,521	06/30/2020
3134G8SV2	1638	FEDERAL HOME LOAN MORTG. CORP.		03/30/2016	3,000,000.00	3,002,247.00	3,000,000.00	1.500	Aaa	1.500	1,338	12/30/2019
3134G8YU7	1641	FEDERAL HOME LOAN MORTG. CORP.		04/27/2016	5,000,000.00	4,994,500.00	4,996,216.91	1.050	Aaa	1.081	908	10/26/2018
3136G0ZH7	1518	FEDERAL NATL MTG ASSN		09/05/2012	4,000,000.00	4,014,152.00	4,000,000.00	1.050	Aaa	1.050	492	09/05/2017
3136G1AZ2	1524	FEDERAL NATL MTG ASSN		01/30/2013	3,000,000.00	3,000,024.00	3,000,000.00	1.000	Aaa	1.000	639	01/30/2018
3136G1K57	1529	FEDERAL NATL MTG ASSN		04/30/2013	3,000,000.00	3,000,447.00	3,000,000.00	1.100	Aaa	1.100	729	04/30/2018
3135G0WJ8	1531	FEDERAL NATL MTG ASSN		05/23/2013	5,000,000.00	5,005,405.00	4,981,808.68	0.875	Aaa	1.057	750	05/21/2018
3135G0ZY2	1586	FEDERAL NATL MTG ASSN		12/04/2014	2,500,000.00	2,552,980.00	2,500,000.00	1.750	Aaa	1.750	1,304	11/26/2019
3136G2EP8	1595	FEDERAL NATL MTG ASSN		02/27/2015	4,000,000.00	4,025,956.00	4,000,000.00	1.540	Aaa	1.314	1,305	11/27/2019
3135G0G23	1623	FEDERAL NATL MTG ASSN		10/29/2015	3,500,000.00	3,502,355.50	3,500,000.00	1.300	Aaa	1.300	1,093	04/29/2019
3136G2SD0	1624	FEDERAL NATL MTG ASSN		10/30/2015	2,500,000.00	2,500,080.00	2,500,000.00	1.400	Aaa	1.400	1,276	10/29/2019
3136G2SS7	1628	FEDERAL NATL MTG ASSN		11/25/2015	4,000,000.00	4,009,096.00	4,000,000.00	1.700	Aaa	1.700	1,669	11/25/2020
3136G2WA1	1635	FEDERAL NATL MTG ASSN		01/29/2016	3,000,000.00	3,001,431.00	2,999,971.70	1.750	Aaa	1.750	1,550	07/29/2020
Subtotal and Average					176,395,000.00	176,839,764.21	176,350,702.76			1.342	1,067	
Savings/Miscellaneous Accounts												
SY500180	00180	UNION BANC INVESTMENT SERVICES			332,183.91	332,183.91	332,183.91	0.200	P-1	0.200	1	
Subtotal and Average					332,183.91	332,183.91	332,183.91			0.200	1	
Municipal Bonds												
157432JJ5	1583	CHAFFEY CMNTY COLLEGE DIST CA		10/16/2014	200,000.00	200,696.00	200,208.83	1.499	Aa	1.401	396	06/01/2017
157432JL0	1584	CHAFFEY CMNTY COLLEGE DIST CA		10/16/2014	200,000.00	203,922.00	200,825.33	2.392	Aa	2.251	1,126	06/01/2019
623040HA3	1552	MOUNT SAN ANTONIO CAL		08/01/2013	1,000,000.00	1,002,040.00	1,000,000.00	1.467	Aa	1.467	92	08/01/2016

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**City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Investments
April 30, 2016**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM	Days to Maturity	Maturity Date
Municipal Bonds												
623040HB1	1553	MOUNT SAN ANTONIO CAL		08/01/2013	500,000.00	509,320.00	500,000.00	2.101	Aa	2.101	457	08/01/2017
630360EJ0	1577	NAPA VALLEY CMNTY CLG DIST		06/26/2014	3,460,000.00	3,501,762.20	3,470,184.36	1.776	Aa	1.640	822	08/01/2018
768874SV2	1550	CITY OF RIVERSIDE CA ELECTRIC		07/25/2013	2,000,000.00	2,028,260.00	2,024,369.11	4.000		1.021	153	10/01/2016
768874SW0	1551	CITY OF RIVERSIDE CA ELECTRIC		07/25/2013	1,000,000.00	1,060,880.00	1,048,470.32	5.000		1.461	518	10/01/2017
769036AV6	1613	RIVERSIDE CA PENSION OBLIG		05/27/2015	3,500,000.00	3,499,230.00	3,500,000.00	0.750		0.750	31	06/01/2016
13063CSQ4	1604	CALIF STATE TXBL GO		04/29/2015	5,000,000.00	5,047,950.00	5,011,537.81	1.800	Aa	1.738	1,431	04/01/2020
13063CP79	1642	CALIF STATE TXBL GO		04/28/2016	5,000,000.00	4,996,200.00	4,997,162.34	0.900	Aa	0.930	700	04/01/2018
		Subtotal and Average	17,459,364.85		21,860,000.00	22,050,260.20	21,952,758.10			1.299	688	
Corporate Notes												
166764AED	1547	CHEVRON CORP		06/24/2013	3,500,000.00	3,533,439.00	3,495,445.74	1.718	Aa	1.782	784	06/24/2018
		Subtotal and Average	3,495,360.31		3,500,000.00	3,533,439.00	3,495,445.74			1.782	784	
		Total and Average	258,289,481.73		265,031,614.05	265,679,750.46	265,049,470.10			1.161	782	

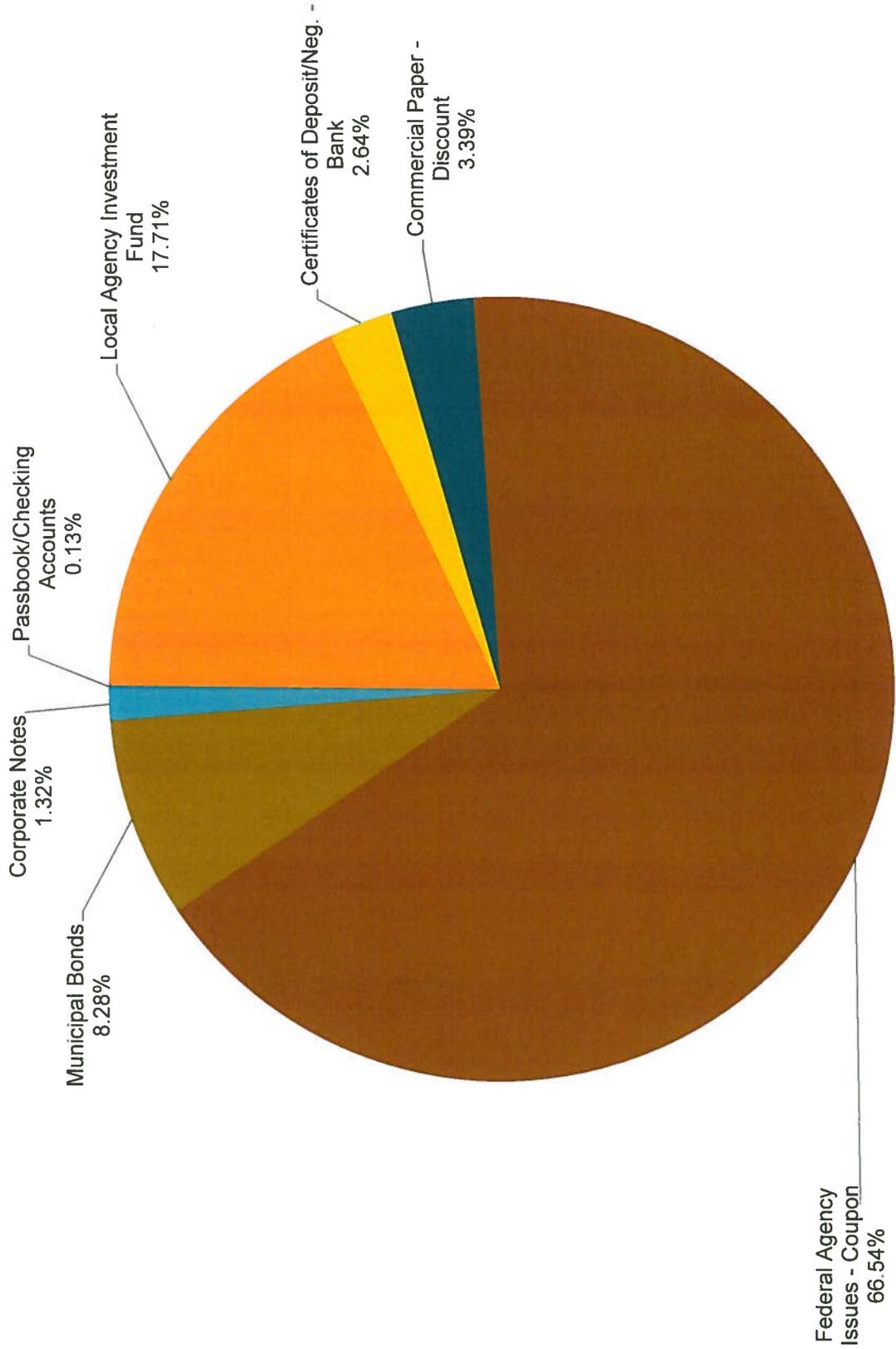
City of Rancho Cucamonga
Portfolio Management
Portfolio Details - Cash
April 30, 2016

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Moody's	YTM	Days to Maturity
		Average Balance	0.00	Accrued Interest at Purchase		145.83	145.83				0
		Subtotal				145.83	145.83				
		Total Cash and Investments	258,289,481.73		265,031,614.05	265,679,896.29	265,049,615.93			1.161	782

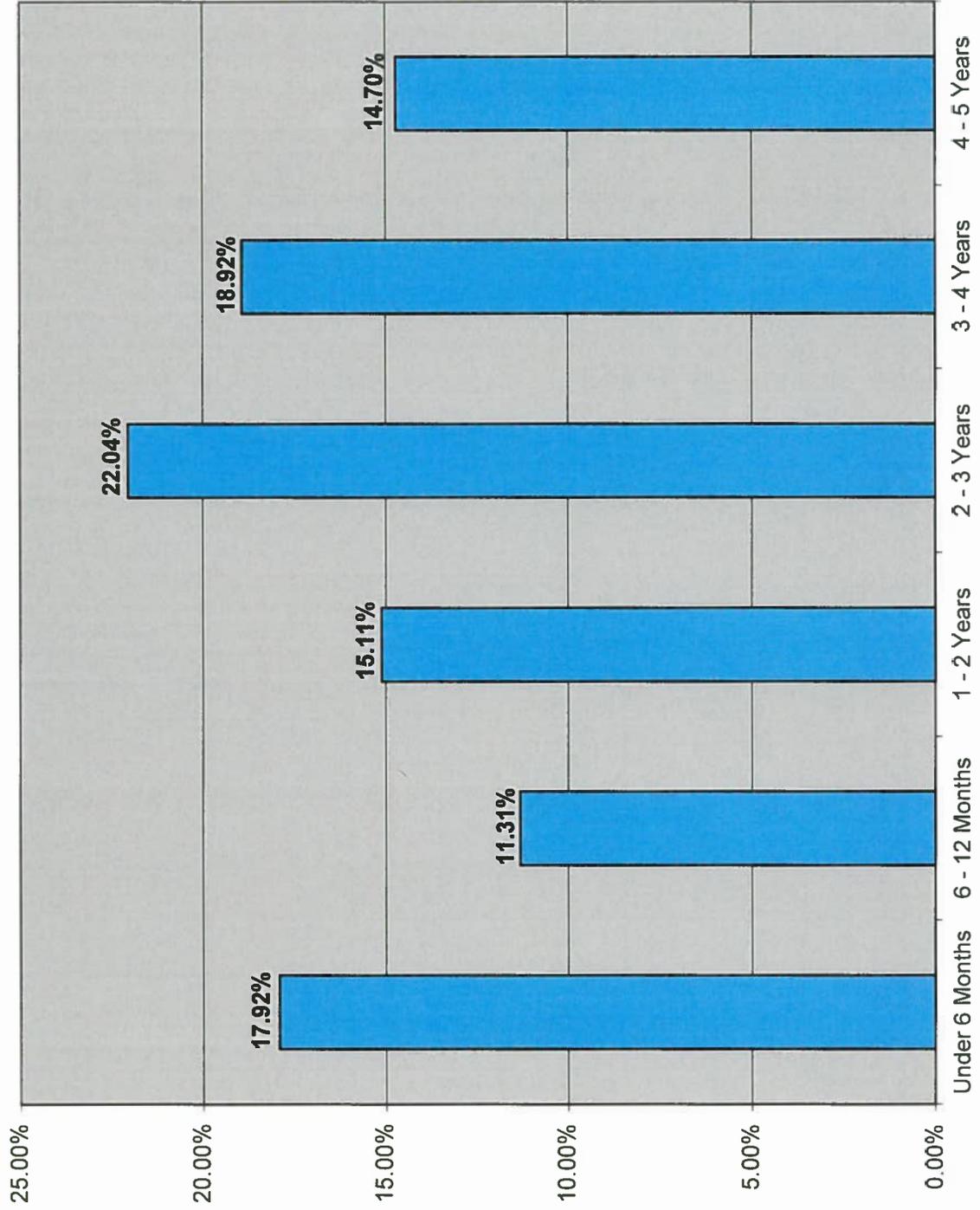
**City of Rancho Cucamonga
Portfolio Management
Activity By Type
April 1, 2016 through April 30, 2016**

CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Local Agency Investment Fund (Monthly Summary)							
SYS00005	00005	LOCAL AGENCY INVST FUND	0.525		11,553,981.08	4,000,000.00	
		Subtotal			11,553,981.08	4,000,000.00	46,944,430.14
Certificates of Deposit/Neg. - Bank							
62478XJD3	1644	UNION BANK LA	0.660	04/29/2016	3,989,953.33	0.00	
		Subtotal			3,989,953.33	0.00	6,990,100.00
Commercial Paper - Discount							
89233GJ72	1643	TOYOTA MOTOR CREDIT CORP.	0.580	04/29/2016	3,991,557.78	0.00	
		Subtotal			3,991,557.78	0.00	8,983,849.45
Federal Agency Issues - Coupon							
313373FQ0	1460	FEDERAL HOME LOAN BANK	2.500	04/27/2016	0.00	2,000,000.00	
3130A4Y55	1606	FEDERAL HOME LOAN BANK	1.125	04/27/2016	0.00	3,500,000.00	
3130A6VX2	1629	FEDERAL HOME LOAN BANK	1.950	04/14/2016	0.00	5,000,000.00	
3134G8YU7	1641	FEDERAL HOME LOAN MORTG. CORP.	1.050	04/27/2016	4,996,200.00	0.00	
3136G2E52	1589	FEDERAL NATL MTG ASSN	1.700	04/29/2016	0.00	6,500,000.00	
		Subtotal			4,996,200.00	17,000,000.00	176,350,702.76
Savings/Miscellaneous Accounts (Monthly Summary)							
SYS00180	00180	UNION BANC INVESTMENT SERVICES	0.200		0.00	264,728.16	
		Subtotal			0.00	264,728.16	332,183.91
Municipal Bonds							
13063CP79	1642	CALIF STATE TXBL GO	0.900	04/28/2016	4,997,150.00	0.00	
		Subtotal			4,997,150.00	0.00	21,952,758.10
Corporate Notes							
		Subtotal					3,495,445.74
		Total			29,528,842.19	21,264,728.16	265,049,470.10

City of Rancho Cucamonga Portfolio Composition April 30, 2016



**City of Rancho Cucamonga
Portfolio Maturity Distribution
April 30, 2016**



Note: Callable securities in portfolio are included in the maturity distribution analysis to their stated maturity date, although they may be called prior to maturity.

City of Rancho Cucamonga
Summary of Cash and Investments with Fiscal Agents
For the Month Ended April 30, 2016

<u>Bond Issue</u>	<u>Trustee and/or Paying Agent</u>	<u>Account Name</u>	<u>Trust Account #</u>	<u>Investment</u>	<u>Purchase Date</u>	<u>Maturity Date*</u>	<u>Yield</u>	<u>Cost</u>	
								<u>Value</u>	<u>Value</u>
Assessment District No 93-1 Masi Plaza	Wells Fargo	Imprvmt Fund	16913302	Money Market Fund	8/4/1997	N/A	0.01%	\$	290,305.07
		Reserve Fund	16913301	Money Market Fund	8/4/1997	N/A	0.01%		242,500.00
		Redemp. Fund	16913300	Money Market Fund	8/4/1997	N/A	0.01%	\$	532,805.10
CFD 2003-01 Improvement Area 1 (2013)	Wells Fargo	Reserve Fund	46571801	Money Market Fund	9/1/2013	N/A	0.01%	\$	1,417,035.34
		Agency Project	46571807	Money Market Fund	9/1/2013	N/A	0.01%		74,910.56
		Cultural Center Fund	46571808	Money Market Fund	9/1/2013	N/A	0.01%		184,691.32
		Bond Fund	46571800	Money Market Fund	9/1/2013	N/A	0.01%		1.11
		Developer Project	46571806	Money Market Fund	9/1/2013	N/A	0.01%		94,435.24
		Special Tax	46571805	Money Market Fund		N/A		\$	1,771,073.57
CFD 2003-01 Improvement Area 2 (2013)	Wells Fargo	Bond Fund	46659800	Money Market Fund	12/1/2013	N/A	0.01%	\$	0.19
		Reserve Fund	46659801	Money Market Fund	12/1/2013	N/A	0.01%		132,477.01
		Refund Prepayment	46659802	Money Market Fund	12/1/2013	N/A	0.01%		-
		Special Tax Fund	46659805	Money Market Fund	12/1/2013	N/A	0.01%		\$
CFD No 2004-01 Rancho Etiwanda Series	Wells Fargo	Admin Expense Fund	48436802	Money Market Fund		N/A	0.01%	\$	-
		Bond Fund	48436800	Money Market Fund		N/A	0.01%		2.25
		Reserve Fund	48436801	Money Market Fund		N/A	0.01%		1,189,427.65
		Special Tax Fund	48436807	Money Market Fund		N/A			-
		Project Fund	48436809	Money Market Fund		N/A			\$
2014 Rancho Summit		Cost of Issuance Fund	48709906	Money Market Fund				\$	0.86
		Bond Fund	48709900	Money Market Fund					1.82
		Reserve Fund	48709901	Money Market Fund					262,106.16
		Secial Tax Fund	48709907	Money Market Fund					-
		Rebate Fund	48709908	Money Market Fund					-
		Redemption Fund	48709903	Money Market Fund					-
		Prepayment Fund	48709904	Money Market Fund				-	

City of Rancho Cucamonga
 Summary of Cash and Investments with Fiscal Agents
 For the Month Ended April 30, 2016

<u>Bond Issue</u>	<u>Trustee and/or Paying Agent</u>	<u>Account Name</u>	<u>Trust Account #</u>	<u>Investment</u>	<u>Purchase Date</u>	<u>Maturity Date*</u>	<u>Yield</u>	<u>Cost Value</u>
Series 2015	Union Bank	Rancho Cucamonga PFA 2015 TTE Program Fund Revenue Fund Principal Account Interest Account Residual Account Redemption Account Costs of Issuance Account	6712140100 6712140101 6712140102 6712140103 6712140104 6712140105 6712140106 6712140107	Money Market Fund Money Market Fund	7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015	N/A N/A N/A N/A N/A N/A N/A N/A	0.00%	\$ 262,108.84
CFD No. 2000-01 South Etiwanda	Union Bank	Rancho Cucamonga 2015 CFD2000-1 AGY Special Tax Fund Bond Fund Prepayment Fund Reserve Fund	6712140200 6712140201 6712140202 6712140203 6712140204	Money Market Fund Money Market Fund Money Market Fund Money Market Fund Money Market Fund	7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015	N/A N/A N/A N/A N/A	0.00%	\$ 27,307.78
CFD No. 2000-02 Rancho Cucamonga Corporate Park	Union Bank	Rancho Cucamonga 2015 CFD2000-2 AGY Special Tax Fund Bond Fund Prepayment Fund Reserve Fund	6712140300 6712140301 6712140302 6712140303 6712140304	Money Market Fund Money Market Fund Money Market Fund Money Market Fund Money Market Fund	7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015	N/A N/A N/A N/A N/A	0.00%	\$ 22,750.00
CFD No. 2001-01 IA 1&2, Series A	Union Bank	Rancho Cucamonga 2015 CFD2001-1 AGY Special Tax Fund Bond Fund Prepayment Fund Reserve Fund	6712140400 6712140401 6712140402 6712140403 6712140404	Money Market Fund Money Market Fund Money Market Fund Money Market Fund Money Market Fund	7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015	N/A N/A N/A N/A N/A	0.00%	\$ 303,538.25
CFD No. 2001-01 IA3, Series B	Union Bank	Rancho Cucamonga 2015 CFD2001-1 AGY Special Tax Fund Bond Fund Prepayment Fund Reserve Fund	6712140500 6712140501 6712140502 6712140503 6712140504	Money Market Fund Money Market Fund Money Market Fund Money Market Fund Money Market Fund	7/30/2015 7/30/2015 7/30/2015 7/30/2015 7/30/2015	N/A N/A N/A N/A N/A	0.00%	\$ 29,470.25

City of Rancho Cucamonga
Summary of Cash and Investments with Fiscal Agents
For the Month Ended April 30, 2016

<u>Bond Issue</u>	<u>Trustee and/or Paying Agent</u>	<u>Account Name</u>	<u>Trust Account #</u>	<u>Investment</u>	<u>Purchase Date</u>	<u>Maturity Date*</u>	<u>Yield</u>	<u>Cost Value</u>
CFD No. 2006-01 Vintner's Grove	Union Bank	Rancho Cucamonga 2015 CFD2006-1 AGY	6712140600	Money Market Fund	7/30/2015	N/A		
		Special Tax Fund	6712140601	Money Market Fund	7/30/2015	N/A	\$	-
		Bond Fund	6712140602	Money Market Fund	7/30/2015	N/A		
		Prepayment Fund	6712140603	Money Market Fund	7/30/2015	N/A		
		Reserve Fund	6712140604	Money Market Fund	7/30/2015	N/A	0.00%	\$ 131,839.55
								\$ 131,839.55
CFD No. 2006-02 Amador on Rt. 66	Union Bank	Rancho Cucamonga 2015 CFD2006-2 AGY	6712140700	Money Market Fund	7/30/2015	N/A		
		Special Tax Fund	6712140701	Money Market Fund	7/30/2015	N/A	\$	-
		Bond Fund	6712140702	Money Market Fund	7/30/2015	N/A		
		Prepayment Fund	6712140703	Money Market Fund	7/30/2015	N/A		
		Reserve Fund	6712140704	Money Market Fund	7/30/2015	N/A	0.00%	\$ 79,934.00
								\$ 79,934.00
TOTAL CASH AND INVESTMENTS WITH FISCAL AGENTS								4,763,490.31
								\$ 4,763,490.31

* Note: These investments are money market accounts which have no stated maturity date as they may be liquidated upon demand.

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 18, 2016

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

From: William Wittkopf, Public Works Services Director

By: Ernest Ruiz, Streets, Storm Drains, and Fleet Superintendent
Ruth Cain, CPPB, Purchasing Manager

Subject: CONSIDERATION BY CITY COUNCIL TO AUTHORIZE REPLACING A GRAFFITI REMOVAL TRUCK (UNIT #2633) FROM WONDRIES FLEET GROUP, OF ALHAMBRA, CALIFORNIA, IN ACCORDANCE WITH REQUEST FOR BIDS ("RFB") RFB #15/16-019 IN THE AMOUNT OF \$125,950.14 FROM ACCT. NO. 1712001-5604 (EQUIPMENT/VEHICLE REPLACEMENT FUND)

RECOMMENDATION

It is recommended that the City Council authorize replacing a graffiti removal truck (Unit #2633) from Wondries Fleet Group, of Alhambra, California, in accordance with Request for Bids ("RFB") #15/16-019 in the amount of \$125,950.14 from acct. number 1712001-5604 (Equipment/Vehicle Replacement Fund).

BACKGROUND/ANALYSIS

City Council approved the purchase of one (1) graffiti removal truck in the adopted FY 2015/16 budget as a part of the Equipment/Vehicle Replacement Fund. The Public Works Services Department (PWSD) annually conducts a Fleet Vehicle/Equipment Replacement analysis. A replacement ranking methodology is used to justify and recommend vehicles and/or equipment to be replaced. Factors considered in the replacement ranking takes into account depreciation, mileage/use, age, condition, maintenance history and application. The unit being considered for replacement is an unleaded graffiti removal truck (Unit #2633) which is ten years old, has 110,711 miles and has reached the end of its service life. The truck is equipped with a water/sand blaster and airless paint pumps to remove graffiti within the public right-of-way and on private property as permitted in our graffiti removal program.

Public Works provided specifications for the graffiti removal truck to the Purchasing Division. The Purchasing Division prepared and posted RFB #15/16-019 to the City's automated procurement system, one hundred forty-four (144) vendors were notified; fourteen (14) prospective vendors viewed or downloaded the solicitation documents, and one (1) response was received.

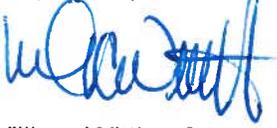
After analysis of the bid response by the Fleet Supervisor, Streets, Storm Drains and Fleet Superintendent and Purchasing staff, it has been determined to be in the City's best interest to recommend an award for one (1) graffiti removal truck to Wondries Fleet Group, of Alhambra,

CONSIDERATION BY CITY COUNCIL TO AUTHORIZE REPLACING A GRAFFITI REMOVAL TRUCK (UNIT #2633) FROM WONDRIES FLEET GROUP, OF ALHAMBRA, CALIFORNIA P54
MAY 18, 2016
PAGE TWO

California, as the most responsive, that met the specifications required by the Public Works Services Department. This replacement vehicle will be used by the Public Works Services Department Graffiti Removal crew.

All applicable bid documentation is on file in the City's automated bid system.

Respectfully submitted,



William Wittkopf
Public Works Services Director

WW/ER

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 18, 2016

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

From: William Wittkopf, Public Works Services Director
Mike Costello, Fire Chief *mc*

By: Ty Quaintance, Facilities Superintendent
Paul Fisher, Management Analyst I

Subject: CONSIDERATION OF APPROVAL OF AMENDMENTS ADDING THE RANCHO CUCAMONGA FIRE PROTECTION DISTRICT (RCFPD) AND EXTENDING THE TERM OF THE PROFESSIONAL SERVICES AGREEMENTS WITH NO RATE INCREASE WITH DAHL, TAYLOR AND ASSOCIATES (CO 14-127, AMENDMENT NO. 002), HENRIKSON OWEN (CO 14-128, AMENDMENT NO. 003), DESIGN WEST ENGINEERING (CO 14-129, AMENDMENT NO. 002), BUDLONG AND ASSOCIATES, INC. (CO 14-130, AMENDMENT NO. 002); AND JC CHANG AND ASSOCIATES, INC. (CO 14-126, AMENDMENT NO. 003), HEREINAFTER THE "CONSULTANTS", TO PROVIDE MECHANICAL ENGINEERING SERVICES ON AN AS NEEDED BASIS IN FY 2016-2017 FOR VARIOUS PROJECTS CITYWIDE, TO BE FUNDED FROM VARIOUS CITY AND FIRE ACCOUNTS, CONTINGENT UPON THE APPROVED BUDGETS FOR FY 2016-2017

RECOMMENDATION

Staff recommends the City Council and Board of Directors approve the amendments adding the Rancho Cucamonga Fire Protection District (RCFPD) and extending the term of the professional services agreements with no rate increase with Dahl, Taylor and Associates (CO 14-127, Amendment No. 002), Henrikson Owen (CO 14-128, Amendment No. 003), Design West Engineering (CO 14-129, Amendment No. 002), Budlong and Associates, Inc. (CO 14-130, Amendment No. 002); and JC Chang and Associates, Inc. (CO 14-126, Amendment No. 003), hereinafter the "Consultants", to provide mechanical engineering services on an as needed basis in FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budgets for FY 2016-2017.

BACKGROUND/ANALYSIS

City staff requires mechanical engineering services for a variety of projects throughout the year. These services include the preparation of plans and specifications for public works projects, writing specifications for maintenance contracts, construction support services and assistance with specifications for unforeseen or emergency repairs throughout the City facilities.

Following a formal Request for Qualifications conducted in the spring of 2014, the City Council awarded contracts to the Consultants on May 21, 2014 and subsequently authorized a one year renewal on June 17, 2015. The professional services agreements entered into by the Consultants were for a term of one year renewable in one year increments for an additional four years upon mutual agreement of both parties. The Consultants have each agreed to continue providing

RENEWAL OF PROFESSIONAL SERVICE AGREEMENTS FOR MECHANICAL ENGINEERING SERVICES WITH
VARIOUS CONSULTANTS ON AN AS NEEDED BASIS CONTINGENT UPON THE APPROVED BUDGET FOR FY
2016/2017

MAY 18, 2016

PAGE TWO

services for FY 2016-2017 with no rate increase and staff recommends the City Council approve
the extension of the term of the contracts to June 30, 2017.

Respectfully submitted,



William Wittkopf
Public Works Services Director



Mike Costello
Fire Chief

BW:TQ/pf

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 18, 2016

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

From: William Wittkopf, Public Works Services Director
Mike Costello, Fire Chief *[Signature]*

By: Ty Quaintance, Facilities Superintendent
Paul Fisher, Management Analyst I

Subject: CONSIDERATION OF APPROVAL OF AMENDMENTS NO. 002 RENEWING THE PROFESSIONAL SERVICES AGREEMENTS WITH NO RATE INCREASE WITH WILLIAMS ARCHITECTS, INC. (CO 14-261), IDS GROUP, INC. (CO 14-268), MILLER ARCHITECTURAL CORPORATION (CO 14-267), AND SVA ARCHITECTS, INC. (CO 14-276) FOR ARCHITECTURAL SERVICES; IDS GROUP, INC. (CO 14-269) AND DAHL, TAYLOR AND ASSOCIATES (CO 14-162) FOR ELECTRICAL ENGINEERING SERVICES; IDS GROUP, INC. (CO 14-270) AND BRANDOW AND JOHNSTON, INC. (CO 14-271) FOR STRUCTURAL ENGINEERING SERVICES, ALL ON AN AS NEEDED BASIS FOR FY 2016-2017 FOR VARIOUS PROJECTS CITYWIDE, TO BE FUNDED FROM VARIOUS CITY AND FIRE ACCOUNTS, CONTINGENT UPON THE APPROVED BUDGET FOR FY 2016-2017

RECOMMENDATION

Staff recommends the City Council and Board of Directors approve Amendments No. 002 renewing the professional services agreements with no rate increase with Williams Architects, Inc. (CO 14-261), IDS Group, Inc. (CO 14-268), Miller Architectural Corporation (CO 14-267), and SVA Architects, Inc. (CO 14-276) for architectural services; IDS Group, Inc. (CO 14-269) and Dahl, Taylor and Associates (CO 14-162) for electrical engineering services; IDS Group, Inc. (CO 14-270) and Brandow and Johnston, Inc. (CO 14-271) for structural engineering services, hereinafter the "Consultants", all on an as needed basis for FY 2016-2017 for various projects citywide, to be funded from various City and Fire accounts, contingent upon the approved budget for FY 2016-2017.

BACKGROUND/ANALYSIS

City and Fire staff require architectural, electrical engineering and structural engineering services for a variety of projects throughout the year. These services include the preparation of plans and specifications for public works projects, the annual structural analysis of sports lighting poles, writing specifications for maintenance contracts, construction support services and assistance with specifications for unforeseen or emergency repairs throughout City and Fire District facilities.

Following a formal Request for Proposals conducted in the fall of 2014, the City Council and Board of Directors awarded contracts to the Consultants on November 19, 2014 and subsequently

RENEWAL OF PROFESSIONAL SERVICE AGREEMENTS FOR ARCHITECTURAL SERVICES, ELECTRICAL
ENGINEERING SERVICES AND STRUCTURAL ENGINEERING SERVICES WITH VARIOUS CONSULTANTS ON AN
AS NEEDED BASIS CONTINGENT UPON THE APPROVED BUDGET FOR FY 2016/2017
MAY 18, 2016
PAGE TWO

authorized a one year renewal on June 17, 2015. The professional services agreements entered into by the Consultants were for a term of one year, renewable in one year increments for an additional four years upon mutual agreement of both parties. The Consultants have each agreed to continue providing services for FY 2016-2017 with no rate increase and staff recommends the City Council and Fire Board of Directors approve an extension of the term of the contracts to June 30, 2017.

Respectfully submitted,



William Wittkopf
Public Works Services Director



Mike Costello
Fire Chief

BW:TQ/pf

STAFF REPORT

PUBLIC WORKS SERVICES DEPARTMENT



Date: May 18, 2016
To: Mayor and Members of the City Council
John R. Gillison, City Manager
From: William Wittkopf, Public Works Services Director
By: Ty Quaintance, Facilities Superintendent
Kenneth Fung, Assistant Engineer

Subject: CONSIDERATION TO APPROVE THE SINGLE SOURCE PURCHASE OF KENNELS FROM SHOR-LINE IN THE AMOUNT OF \$99,367.40 FROM ACCOUNT 1025001-5650/1920025-0 (CAPITAL RESERVE) AS PART OF THE ANIMAL CARE AND ADOPTION CENTER MAKEOVER

RECOMMENDATION

Staff recommends the City Council approve the single source purchase of kennels from Shor-line in the amount of \$99,367.40 from account 1025001-5650/1920025-0 (Capital Reserve) as part of the Animal Care and Adoption Center makeover.

BACKGROUND/ANALYSIS

The Animal Care and Adoption Center has been open to the community for over 9 years and is showing signs of wear due to the busy day-to-day operations and the high volume of animals and visitors the center receives. This "makeover" project will address many of the needs for the animals, as well as the community and city staff.

As part of this "makeover," the kennels will be replaced. The use of Shor-line kennels allows the City to reuse a number of existing components from the current kennel system which reduces the cost to update the kennels and also helps to standardize the caging systems within the animal center. The new kennel system will be safer for the animals and reduce maintenance costs.

The project is currently in the design phase and will be bid as soon as the construction drawings are complete; however, there is a 14 week lead time for the kennels from the actual order date, therefore the purchase needs to occur as soon as possible to allow the construction process to proceed on time and with the least amount of impact to the animals.

The "makeover" project also includes: new interior paint, removal and replacement of epoxy coating throughout the facility, energy efficient lighting, installation of new sinks, new tile floors in the main lobby, enhancement of plumbing in the kennel area and new sound acoustics to assist with the interior noise level.

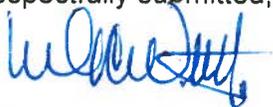
APPROVAL OF SINGLE SOURCE PURCHASE OF KENNELS FROM SHOR-LINE FOR THE
ANIMAL CENTER "MAKEOVER" PROJECT

MAY 18, 2016

PAGE 2

This project will update the Center's physical appearance as well as improve energy efficiency with the new lighting and plumbing fixtures. The new floors will reduce the overall maintenance and care required. Relocation of the animals during the kennel area work will be needed during the makeover phase.

Respectfully submitted,



William Wittkopf
Public Works Services Director

WW:TQ/ju



STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

Date: May 18, 2016

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

From: Jason C. Welday, Director of Engineering Services/City Engineer

By: Romeo M. David, Associate Engineer *Rmd*
Shelley Hayes, Assistant Engineer *SH*

Subject: CONSIDERATION TO ACCEPT THE BIDS RECEIVED AND AWARD AND AUTHORIZE THE EXECUTION OF THE CONTRACT IN THE AMOUNT OF \$261,228.00, TO THE LOWEST RESPONSIVE BIDDER, SIERRA PACIFIC ELECTRICAL CONTRACTING, AND AUTHORIZE THE EXPENDITURE OF A 10% CONTINGENCY IN THE AMOUNT OF \$26,122.80, FOR THE INSTALLATION OF TRAFFIC SIGNAL VIDEO DETECTION AT EIGHT LOCATIONS PROJECT TO BE FUNDED FROM MEASURE I FUNDS, ACCOUNT NOS. 1177303-5650/1878177-0, 1177303-5650/1838177-0 AND 1177303-5650/1854177-0 AND APPROPRIATE \$210,000, \$80,000 AND \$40,000 TO ACCOUNT NOS. 1177303-5650/1878177-0, 1177303-5650/1838177-0 AND 1177303-5650/1854177-0, RESPECTIVELY, FROM MEASURE I FUND BALANCE

RECOMMENDATION

It is recommended that the City Council accept the bids received and award and authorize the execution of the contract in the amount of \$261,228.00, to the lowest responsive bidder, Sierra Pacific Electrical Contracting, and authorize the expenditure of a 10% contingency in the amount of \$26,122.80, for the Installation of Traffic Signal Video Detection at Eight Locations Project to be funded from Measure I Funds, Account Nos. 1177303-5650/1878177-0, 1177303-5650/1838177-0 and 1177303-5650/1854177-0 and appropriate \$210,000, \$80,000 and \$40,000 to Account Nos. 1177303-5650/1878177-0, 1177303-5650/1838177-0 and 1177303-5650/1854177-0, respectively, from Measure I Fund balance.

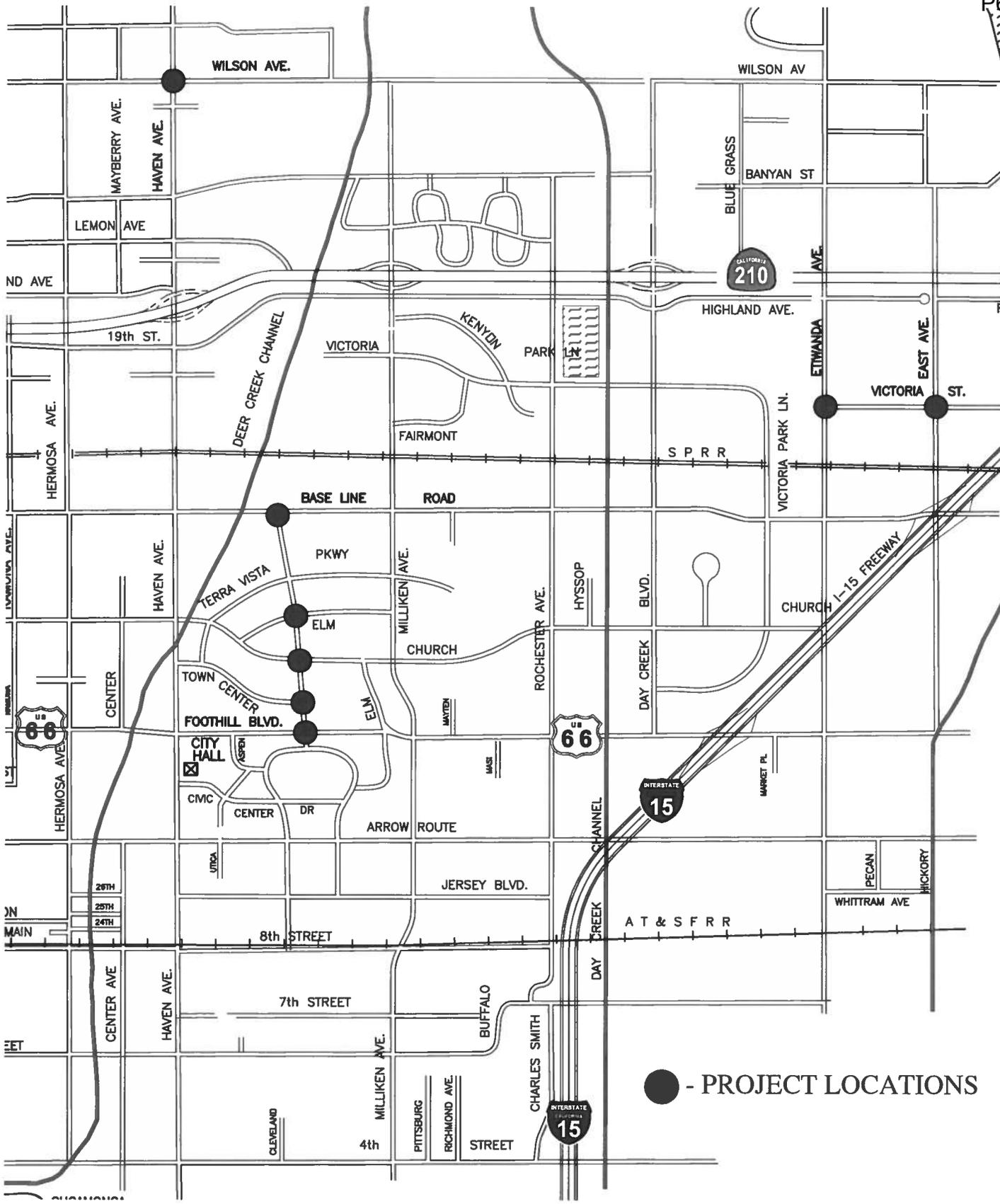
BACKGROUND/ANALYSIS

Per previous Council action, bids were solicited, received and opened on April 26, 2016, for the subject project. The Engineer's estimate for the base bid was \$320,000.00. Staff has reviewed all bids received and found all to be complete and in accordance with the bid requirements with any irregularities to be inconsequential. Staff has completed the required background investigation and finds the lowest responsive bidder meets the requirements of the bid documents.

The scope of work consists of the installation of new traffic signal video detection cameras, including new video cables in existing conduits, removal of existing DLC's in conduit, etc. The project will eliminate the necessity for the traffic signal loop installations with the upcoming overlay projects saving the city the cost of these installations and the replacement of loops in the future if they are damaged. The contract documents call for forty-five (45) working days to complete this construction.

Respectfully submitted,

Jason C. Welday
Director of Engineering Services/City Engineer



● - PROJECT LOCATIONS



CITY OF RANCHO CUCAMONGA

VIDEO DETECTION VARIOUS LOCATIONS



N.T.S.

STAFF REPORT

ADMINISTRATIVE SERVICES GROUP



Date: May 18, 2016
To: Mayor and Members of City Council
 John R. Gillison, City Manager
From: Ingrid Y. Bruce, Deputy Director, Department of Innovation & Technology
Subject: **APPROVAL OF CORRECTIONS TO AMENDED FISCAL YEAR 2015/16 APPROPRIATIONS FOR DEPARTMENT OF INNOVATION & TECHNOLOGY**

RECOMMENDATION

It is requested that the City Council approve the corrections to the Fiscal Year 2015/16 Amended Budget for the Department of Innovation & Technology as summarized in the table below.

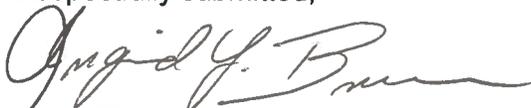
BACKGROUND

On May 4, 2016, the City Council approved the Amended Fiscal Year 2015/16 Appropriations. Subsequent to the approval of the amended appropriations, it was determined that certain line items within the amended appropriations would be insufficient to fund the remainder of the fiscal year. This was due to staff inadvertently excluding budget appropriations necessary to fund purchase orders that were carried over from the prior fiscal year as well as additional budget appropriations needed for new contracts that were entered into during the current fiscal year. Consequently, it is necessary for staff to submit corrections to certain line items included in the amended appropriations. The corrections are noted in the table below.

CORRECTIONS TO AMENDED FISCAL YEAR 2015/16 APPROPRIATIONS

FUND	DESCRIPTION	OBJECT	DESCRIPTION	AMENDED FY 2015/16	CORRECTED FY 2015/16
714	Comp Equip/Tech Replacement Fund	5152	Computer Software	\$ 534,430.00	\$ 612,860.00
714	Comp Equip/Tech Replacement Fund	5300	Contract Services	\$ 149,520.00	\$ 203,170.00

Respectfully submitted,



Ingrid Y. Bruce



STAFF REPORT

ENGINEERING SERVICES DEPARTMENT

Date: May 18, 2016

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

From: Jason C. Welday, Director of Engineering Services/City Engineer

By: Carlo Cambare, Engineering Technician

Subject: CONSIDERATION OF APPROVAL TO ACCEPT IMPROVEMENTS, RETAIN THE RESTORATION CASH DEPOSIT IN LIEU OF THE LABOR AND MATERIAL AND MAINTENANCE BONDS AND FILE A NOTICE OF COMPLETION FOR IMPROVEMENTS FOR 8547 GROVE AVENUE, SUBMITTED BY DAVID DOMINGUES

RECOMMENDATION

The owner installed public improvements in an acceptable manner, and it is recommended that the City Council accept said improvements, authorize the City Engineer to file a Notice of Completion and authorize the City Clerk to retain the Restoration Cash Deposit in lieu of the Labor and Material and Maintenance Bonds.

BACKGROUND/ANALYSIS

The owner of the existing vacant parcel installed street improvements to make the property more appealing in anticipation of selling it in the future. The improvements have been completed and it is recommended that the City Council retain the Restoration Cash Deposit in lieu of the Labor and Material and Maintenance Bonds.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason C. Welday", is positioned above the printed name.

Jason C. Welday
Director of Engineering Services/City Engineer

JCW:CC/rif

Attachment

8547 GROVE AVENUE



RESOLUTION NO. 16-055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR 8547 GROVE AVENUE AND AUTHORIZING THE FILING OF A NOTICE OF COMPLETION FOR THE WORK

WHEREAS, the construction of public street improvements for 8547 Grove Avenue have been completed to the satisfaction of the City Engineer; and

WHEREAS, a Notice of Completion is required to be filed, certifying the work is complete.

NOW, THEREFORE, the City Council of the City of Rancho Cucamonga hereby resolves, that the work is hereby accepted and the City Engineer is authorized to sign and file a Notice of Completion with the County Recorder of San Bernardino County.

STAFF REPORT

ENGINEERING SERVICES DEPARTMENT



Date: May 18, 2016

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

From: Jason C. Welday, Director of Engineering Services/City Engineer

By: Jerry A. Dyer, Principal Civil Engineer *JAD*

Subject: CONSIDERATION TO APPROVE AMENDMENT NO. 003 RENEWING THE PROFESSIONAL SERVICES AGREEMENTS WITH A FEE INCREASE FOR AUFBAU CORPORATION (CO 13-141), ONWARD ENGINEERING (CO 13-143) AND DAN GUERRA & ASSOCIATES (CO 13-142) FOR PROVIDING ANNUAL PUBLIC WORKS INSPECTION/CONSTRUCTION SUPPORT AND ENGINEERING SUPPORT SERVICES FOR FY 2016/2017, FOR PROPOSED CAPITAL IMPROVEMENT PROJECTS THROUGHOUT THE CITY, TO BE FUNDED FROM VARIOUS INDIVIDUAL PROJECT ACCOUNTS AS APPROVED IN THE FY 2016/2017 BUDGET

RECOMMENDATION

It is recommended that the City Council approve Amendment No. 003 renewing the Professional Services Agreements with a fee increase for Aufbau Corporation (13-141), Onward Engineering (13-143), and Dan Guerra & Associates (13-142), the "Consultants", for providing annual Public Works Inspection/Construction Support and Engineering Support services for FY 2016/2017, for proposed capital improvement projects throughout the City, to be funded from various individual project accounts as approved in the FY 2016/2017 Budget, and authorize the Director of Engineering Services/City Engineer to sign the amendment.

BACKGROUND/ANALYSIS

The Consultants have provided inspection/construction support and engineering support services for the City the past fiscal year and some for many years prior; however, the firm of Dan Guerra & Associates does not provide inspection services. The Consultants are currently operating under agreements approved by City Council in FY 2013/2014, with an option to renew annually by Amendment, after mutual agreement of both parties. The Consultants have indicated their willingness to continue providing services for fiscal year 2016/2017 and the Amendment renews the agreement for an additional 1-year extending the contract from July 1, 2016 to June 30, 2017, and allows the option to renew in 1 year increments to a total of 2 additional years. In addition, the Amendment allows a fee increase of \$6.00 per hour, covering the last 3 years from 2013 to 2016 where no fee increase was allowed, effective July 1, 2016, for the staff types, Building/Construction Inspectors, subject to the State of California Prevailing Wage Requirements. Since the firm of Dan Guerra & Associates does not provide inspection services the fee increase doesn't apply to them.

Due to the workload for inspection services, it is necessary to utilize contract consulting services for Capital Improvement projects. In addition, engineering support services such as plan checking,

CITY COUNCIL STAFF REPORT

PAGE 2

RE: APPROVE RENEWAL OF PROFESSIONAL SERVICES AGREEMENTS TO PROVIDE ANNUAL PUBLIC WORKS INSPECTION/CONSTRUCTION SUPPORT AND ENGINEERING SUPPORT SERVICES FOR FY 2016/2017
MAY 18, 2016

submittal review, structural calculations, etc. is needed from time to time depending on the complexity of the project. For either service, an estimate will be made and a requisition will be processed for the services using the account number(s) for the individual project. The total cost for inspection or construction support service for each individual project will not exceed the budgeted amount, unless authorized by the City Council.

In addition, the Professional Services Agreement has a provision for consultant plan check services for Development Projects if the need arises.

For any of the services required in the Professional Services Agreement, because the consulting firms have other clients other than the City and may not be available from time to time, having multiple firms under contract allows the City flexibility in awarding services.

Respectfully submitted,



Jason C. Welday
Director of Engineering Services/City Engineer

JCW/JAD:ls

STAFF REPORT

ENGINEERING SERVICES DEPARTMENT



Date: May 18, 2016

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

From: Jason C. Welday, Director of Engineering Services/City Engineer

By: Jerry A. Dyer, Principal Civil Engineer *JAD*

Subject: CONSIDERATION TO APPROVE AMENDMENT NO. 003 RENEWING THE PROFESSIONAL SERVICES AGREEMENTS WITH A FEE INCREASE FOR DAWSON SURVEYING, INC. (CO 13-137), LEH & ASSOCIATES (CO 13-138), WESTLAND GROUP, INC. (CO 13-139) AND MADOLE & ASSOCIATES (CO 13-140) FOR PROVIDING ANNUAL SURVEY SERVICES FOR FY 2016/2017, FOR PROPOSED CAPITAL IMPROVEMENT PROJECTS THROUGHOUT THE CITY, TO BE FUNDED FROM VARIOUS INDIVIDUAL PROJECT ACCOUNTS AS APPROVED IN THE FY 2016/2017 BUDGET

RECOMMENDATION

It is recommended that the City Council approve Amendment No. 003 renewing the Professional Services Agreements with a fee increase for Dawson Surveying, Inc. (CO 13-137), LEH & Associates (13-138), WestLand Group, Inc. (CO 13-139), and Madole & Associates (CO 13-140), the "Consultants", for providing annual survey services for FY 2016/2017, for proposed capital improvement projects throughout the City, to be funded from various individual project accounts as approved in the FY 2016/2017 Budget, and authorize the Director of Engineering Services/City Engineer to sign the amendment..

BACKGROUND/ANALYSIS

The Consultants have provided survey services for the City the past fiscal year and some for many years prior. The Consultants are currently operating under agreements approved by City Council in FY 2013/2014, with an option to renew annually by Amendment after mutual agreement of both parties. The Consultants have indicated their willingness to continue providing services for fiscal year 2016/2017 and the Amendment renews the agreement for an additional 1-year extending the contract from July 1, 2016 to June 30, 2017, and allows the option to renew in 1 year increments to a total of 2 additional years. In addition, the Amendment allows a fee increase of \$6.00 per hour, covering the last 3 years from 2013 to 2016 where no fee increase was allowed, effective July 1, 2016, for the staff types, Field Surveyor, subject to the State of California Prevailing Wage Requirements. .

Individual capital improvement projects requiring survey services will be awarded on a rotating basis between the consulting firms and upon consultant availability. However, because the consulting firms have other clients other than the City and may not be available from time to time, having multiple firms under contract allows the City flexibility in awarding services.

CITY COUNCIL STAFF REPORT

PAGE 2

RE: APPROVE RENEWAL OF PROFESSIONAL SERVICES AGREEMENTS TO PROVIDE ANNUAL
SURVEY SERVICES FOR FY 2016/2017
MAY 18, 2016

Design Survey services shall be based on a fixed fee total with a cost breakdown for each survey requested and Construction Survey services will be on a time and materials basis in accordance with the "Schedule of Fees" and type of project. Because each individual project survey requirement and cost will vary dependent on the work required, a proposal will be requested from the consulting firm with either a fixed fee total or estimated cost. At that time a requisition will be processed for the services using the account number(s) for the individual project. The total cost for survey service for each individual project will not exceed the budgeted amount, unless authorized by the City Council.

Respectfully submitted,



Jason C. Welday
Director of Engineering Services/City Engineer

JCW/JAD:ls

STAFF REPORT

ENGINEERING SERVICES DEPARTMENT



Date: May 18, 2016
To: Mayor and Members of the City Council
 John R. Gillison, City Manager
From: Jason C. Welday, Director of Engineering Services/City Engineer
By: Jerry A. Dyer, Principal Civil Engineer *JAD*

Subject: CONSIDERATION TO APPROVE AMENDMENT NO. 003 RENEWING THE PROFESSIONAL SERVICES AGREEMENTS WITH A FEE INCREASE FOR NINYO & MOORE (CO 13-132), LEIGHTON CONSULTING, INC. (CO 13-134) AND CONVERSE CONSULTANTS (CO 13-135) FOR PROVIDING ANNUAL SOILS AND MATERIALS TESTING SERVICES FOR FY 2016/2017, FOR PROPOSED CAPITAL IMPROVEMENT PROJECTS THROUGHOUT THE CITY, TO BE FUNDED FROM VARIOUS INDIVIDUAL PROJECT ACCOUNTS AS APPROVED IN THE FY 2016/2017 BUDGET

RECOMMENDATION

It is recommended that the City Council approve Amendment No. 003 renewing the Professional Services Agreements with a fee increase for Ninyo & Moore (CO 13-132), Leighton Consulting, Inc. (CO 13-134) and Converse Consultants (CO 13-135), the "Consultants" for providing annual Soils and Materials Testing Services for FY 2016/2017, for proposed capital improvement projects throughout the City, to be funded from various individual project accounts as approved in the FY 2016/2017 Budget, and authorize the Director of Engineering Services/City Engineer to sign the amendment.

BACKGROUND/ANALYSIS

The Consultants have provided soils & materials testing services for the City the past fiscal year and some for many years prior. The Consultants are currently operating under agreements that were approved by City Council in FY 2013/2014 with an option to renew annually by Amendment after mutual agreement of both parties. The Consultants have indicated their willingness to continue providing services for fiscal year 2016/2017 and the Amendment renews the agreement for an additional 1-year extending the contract from July 1, 2016 to June 30, 2016, and allows the option to renew in 1 year increments to a total of 2 additional years. In addition, the Amendment allows a fee increase of \$2.00 per hour, covering the last year, effective July 1, 2016, for the staff types, field technicians and inspectors, subject to the State of California Prevailing Wage Requirements.

Individual capital improvement projects requiring soils & materials testing services will be awarded on a rotating basis between the consulting firms and upon consultant availability. However, because the consulting firms have other clients other than the City and may not be available from time to time, having multiple firms under contract allows the City flexibility in awarding services.

CITY COUNCIL STAFF REPORT

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RE: APPROVE RENEWAL OF PROFESSIONAL SERVICES AGREEMENTS TO PROVIDE ANNUAL SOILS
& MATERIALS TESTING SERVICES FOR FY 2016/2017

MAY 18, 2016

Services will be on a time and materials basis in accordance with the schedule of fees and type of project. Because each individual project testing requirement and cost will vary dependent on the work required, a proposal will be requested from the consultant along with an estimated cost. At that time a requisition will be processed for the services using the account number(s) for the individual project. The total cost for soils and material testing services for each individual project will not exceed the budgeted amount, unless authorized by the City Council.

Respectfully submitted,



Jason C. Welday
Director of Engineering Services/City Engineer

JCW/JAD:ls

STAFF REPORT

ENGINEERING SERVICES DEPARTMENT



Date: May 18, 2016
To: Mayor and Members of the City Council
John R. Gillison, City Manager
From: Jason C. Welday, Director of Engineering Services/City Engineer
By: Dan James, Senior Civil Engineer
Subject: CONSIDERATION TO APPROPRIATE \$104,708.00 TO ACCOUNT NO. 1001303-5300 FROM THE GENERAL FUND BALANCE AND AUTHORIZATION TO UTILIZE DAN GUERRA & ASSOCIATES UNDER HIS EXISTING CONTRACT CO# 13-142 FOR PLAN CHECKING SERVICES

RECOMMENDATION

It is recommended the City Council appropriate \$104,708.00 to Account No. 1001303-5300 from the General Fund Balance and authorization to utilize Dan Guerra & Associates under his existing contract CO# 13-142 in the amount of \$104,708.00 for plan check services related to Development Tract 16072 located on the north side of Wilson Avenue between Etiwanda Avenue and East Avenue.

BACKGROUND/ANALYSIS

Tentative Tract 16072 located on the north side of Wilson Avenue between Etiwanda Avenue and East Avenue for the development of 359 SFR homes was approved by City Council on June 16, 2004. This development has major public improvements to construct such as drainage improvements for flood protection from the mountain flows, Wilson Avenue from Etiwanda Avenue to East Avenue, public trails, as well as their interior streets and drainage. The developer has submitted his subdivision map and all public improvement plans for this development. He has deposited adequate plan check fees to support the use of Dan Guerra & Associate for technical plan check as well as pay for staff time for project management.

The City has a current City Council approved Agreement with Dan Guerra & Associates. The plan check services will be performed consistent with that agreement. Due to the large amount of services and the need to appropriate additional funds for consultant services; staff is also seeking authorization of use of Dan Guerra & Associates at the plan check services agreement normal rate which results in a total fee amount of \$104,708.00.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason C. Welday", is positioned above the printed name and title.

Jason C. Welday
Director of Engineering Services/City Engineer

JCW:DJ/rif

STAFF REPORT

ADMINISTRATIVE SERVICES DEPARTMENT



Date: May 3, 2016

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

From: Darryl Polk, CIO / Director of Innovation and Technology *DP*

By: Ruth Cain, CPPB, Purchasing Manager *RC*
Michael Scott, Analyst

Subject: CONSIDERATION FOR APPROVAL TO AWARD THE PURCHASE OF TRIPPLITE UNINTERRUPTIBLE POWER SUPPLY (UPS) HARDWARE TO DILTEX INC. OF WEST COVINA, CALIFORNIA, IN ACCORDANCE WITH REQUEST FOR BID ("RFB") #15/16-023 IN THE AMOUNT OF \$73,336.13 FROM ACCT. NO. 1714001-5605 (NETWORK UPGRADES).

RECOMMENDATION

It is recommended that the City Council award the purchase of TrippLite Uninterruptable Power Supply (UPS) Hardware to Diltex Inc., of West Covina, California, in accordance with Request for Bid ("RFB") #15/16-023) in the amount of \$73,336.13, funded by account number 1714001-5605 (Network Upgrades).

BACKGROUND

The City currently has the need to purchase additional UPS devices to support phone and network equipment being installed during the 2015-16 and 2016-17 fiscal years. The City of Rancho Cucamonga uses Uninterruptable Power Supply Equipment (UPS) to protect sensitive network and computer hardware from electrical damage and provide run time to transition to alternate power sources. UPS systems also supply power to Voice-Over IP phones in the event of a power outage, which is critical to ensure operation of 911 calls during a disaster or power outage.

ANALYSIS

The Department of Innovation and Technology provided specifications to the Purchasing Division for review and to determine the best method of procurement. The Purchasing Division prepared and posted a formal RFB #15/16-023 for TrippLite Uninterruptable Power Supply Hardware, to the City's automated procurement system. As a result there were five hundred forty five (545) notified vendors, forty eight (48) prospective bidders downloaded the bid documentation and twenty (20) bid responses were received. After analysis of the bid responses by the CIO / Director of Innovation and Technology, DoIT and Purchasing Staff, it has been determined to be in the City's best interest to recommend an award to Diltex Inc., of West Covina, California, the lowest, most responsive bidder. All applicable bid documentation is on file in the City's automated bid system and can be accessed through the City's internet.

MAY 3, 2016



Darryl Polk,
CIO / Director of Innovation and Technology

STAFF REPORT

CITY MANAGER'S OFFICE



Date: May 18, 2016

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

From: Fabian Villenas, Principal Management Analyst

Subject: **CONSIDERATION TO APPROVE AN INCREASE TO CONTRACT NO. CO 14-247 IN THE AMOUNT OF \$14,650 TO NEWCOMB, ANDERSON, MCCORMICK FOR ADDITIONAL ENERGY ENGINEERING SERVICES AND APPROVE APPROPRIATIONS IN THE AMOUNT OF \$10,988 FUNDED FROM ACCOUNT NO. 1025001-5300 AND \$3,662 FUNDED FROM ACCOUNT NO. 1705303-5209**

RECOMMENDATION

It is recommended that the City Council consider approving an increase to Contract No. 14-247 in the amount of \$14,650 to Newcomb, Anderson, McCormick for additional solar energy engineering services and approve appropriations in the amount of \$10,988 funded from Account No. 1025001-5300 and \$3662 funded from Account No. 1705303-5209.

BACKGROUND

Newcomb, Anderson, McCormick (NAM) has provided solar energy engineering since the City was initially involved in SANBAG's regional joint solar procurement effort. As SANBAG's regional efforts concluded, the City contracted with NAM to continue providing services to the City including providing technical assistance for the bidding of the RC Solar Expansion Project (Central Park, Epicenter, Animal Center, and Day Creek and Banyan fire stations) and subsequent construction. NAM has also completed solar feasibility studies for other city sites, including for numerous city parks.

The City is interested in NAM completing an analysis of solar photovoltaic generation opportunities in the City Hall East Lot and on the roof of the BOB warehouse at the Corporate Yard. The scope of work includes:

- Determine project scope: number, location, and recommended size of the solar PV projects.
- Analyze technical feasibility of construction.
- Evaluate potential costs and provide construction cost estimate.
- Evaluate financial benefits of each project across different options and scenarios.
- Review regulatory requirements and options that provide the most effective project strategy to meet City goals including a comparison of an on-site "net-metered approach or the potential for the Local Government Renewable Energy Self-Generation Program consistent with AB 2466.
- Construct comprehensive financial models to assess total net benefit of the projects, with an objective of a positive return.

CONSIDERATION TO APPROVE AN INCREASE TO CONTRACT NO. CO 14-247 IN THE AMOUNT OF \$14,650 TO NEWCOMB, ANDERSON, MCCORMICK FOR ADDITIONAL ENERGY ENGINEERING SERVICES AND APPROVE APPROPRIATIONS IN THE AMOUNT OF \$10,988 FUNDED FROM ACCOUNT NO. 1025001-5300 AND
MAY 18, 2016

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Once completed, the analysis will provide the City with critical information that will help determine whether installing solar PV panels at these facilities is a worthwhile investment and advances the City's goal of achieving further energy cost savings.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Fabian Villenas', with a long horizontal flourish extending to the right.

Fabian Villenas
Principal Management Analyst

STAFF REPORT

CITY MANAGER'S OFFICE



Date: May 18, 2016

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

From: Fabian Villenas, Principal Management Analyst

Subject: **Consideration to Approve Amendment No. 1 to Agreement No. 12-057 between the City of Rancho Cucamonga and Rancho Cucamonga Chamber of Commerce Replacing the 2016 Annual Golf Tournament with the Men and Women in Uniform Awards Ceremony**

RECOMMENDATION

It is recommended that the City Council consider approving Amendment No. 1 to Agreement No. 12-057 between the City of Rancho Cucamonga and the Rancho Cucamonga Chamber of Commerce replacing the 2016 Annual Golf Tournament with the Men and Women in Uniform Awards Ceremony.

BACKGROUND

Dating back to 1999, the City, Chamber, and former Redevelopment Agency had been engaged in a cooperative agreement with the Chamber acting as a Contractor to the City and former Agency by providing a variety of services and products in furtherance of the economic development goals of the community. Over the years that agreement has been modified a number of times to reflect changes in the scope of services and in the City's and Agency's contributions to the Chamber. Some of the work completed by the Chamber as part of the agreement included: production of a City Street Map and Lifestyle Magazine; promotion of tourism opportunities; hosting special events such as the Annual Business Appreciation Week and Golf Tournament, Grape Harvest Festival, and Business Expo; and providing a number of business development and assistance programs.

In 2012, the California Legislature dissolved all 400+ redevelopment agencies in California as part of its efforts to address the state budget deficit and so a number of contracts and agreements between the former Agency and other parties were terminated. Consequently, a new agreement between the Chamber and the City (rather than the Agency) was approved by the City Council in June 2012.

The Chamber has made a request to modify the Agreement and revise the Scope of Services in order to replace the 2016 Golf Tournament with the Men and Women in Uniform Awards Ceremony, which is scheduled to be held on May 21, 2016. The attached amendment allows this replacement for 2016 only.

Furthermore, the Chamber has indicated that they will be requesting additional modifications to the agreement's Scope of Services for 2016 and beyond. Because of the timeliness of the projects/programs that may be affected, it is recommended that the Chamber be provided a 30-day window (beginning 5-19-2016) to submit their proposed Scope of Services amendments. Changes

CONSIDERATION TO APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 12-057 BETWEEN THE
CITY OF RANCHO CUCAMONGA AND RANCHO CUCAMONGA CHAMBER OF COMMERCE REPLACING
THE 2016 ANNUAL GOLF TOURNAMENT WITH THE MEN AND WOMEN IN UNIFORM AWARDS
CEREMONY
MAY 18, 2016

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to the Scope of Services that affect programs and projects in 2016 will not be accepted after this time period.

CONCLUSION

It is recommended that the City Council consider:

- Approving Amendment No. 1 to Agreement No. 12-057 between the City of Rancho Cucamonga and the Rancho Cucamonga Chamber of Commerce replacing the 2016 Golf Tournament with the Men and Women in Uniform Awards Ceremony.
- Authorize a 30-day period (beginning May 19, 2016) for the Chamber to submit further amendments to Exhibit A, Scope of Services, of Agreement No. 12-057.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Fabian Villenas', written over a horizontal line.

Fabian Villenas
Principal Management Analyst

Attachments: Letter from Rancho Cucamonga Chamber of Commerce dated May 9, 2016
Amendment No. 1

May 9, 2016

John Gillison
Rancho Cucamonga City Manager
10500 Civic Center Drive
P.O. Box 807
Rancho Cucamonga, Ca 91730

Dear Mr. Gillison,

The Rancho Cucamonga Chamber of Commerce Board of Directors is in the process of reviewing the June 12, 2012 Agreement for Professional Services between the City of Rancho Cucamonga and the Rancho Cucamonga Chamber of Commerce, the Exhibit A Scope of Services and the new Amendment No. 1 proposal. With many of the items outdated in the current agreement, the Board of Directors is working on creating a completely new proposal that we believe will best benefit not only the City of Rancho Cucamonga but also the needs of the business community and our membership.

An immediate issue with the agreement deals with the Annual Golf Tournament. Currently the Rancho Cucamonga Chamber of Commerce is contracted to organize and host an annual Rancho Cucamonga Golf Tournament. Due to the closure of Empire Lakes and Red Hill Country Club unable to accommodate a May 2016 tournament, the Board of Directors voted to replace the Golf Tournament this year with the Men and Women in Uniform Awards Ceremony. At this time, we respectfully request that the City of Rancho Cucamonga Mayor and City Council approve this action by the Rancho Cucamonga Chamber of Commerce. The new event is scheduled for May 21, 2016 at Red Hill Country Club. In compliance with the current agreement, we are extending our partnership with the City of Rancho Cucamonga by offering the presenting sponsorship level for this event.

In addition, our goal with the new proposal is to address and update the programs and special events listed in the current agreement and to offer additional innovative benefits to expand our efforts in Economic Development, Education, Workforce Development, Tourism and other Business Assistant programs. The Board of Directors respectfully requests an extension until Thursday, May 26, 2016 to present a revised Exhibit A with an updated scope of services for your review and consideration.

Please respond back to us to let us know if you accept our request of the event replacement and the amendment extension. Thank you for your consideration, we value our partnership.

Sincerely,

Maribel Brown, President

Rancho Cucamonga Chamber of Commerce



2015 - 2016

President - Chair
Maribel Brown

Minuteman Press of Rancho
Cucamonga

President - Chair Elect
Ernie Braunwalder
Farmers Insurance

Immediate Past-President
Christine Pham
Victoria Gardens

Vice-Chair
Dr. Henry Shannon
Chaffey Community College

Vice-Chair
Mike Arreguin
Burrtec Waste Industries, Inc.

Vice-Chair
Rose Wolf
oca Cola Bottling Company of Southern
California

General Council
Sal Briguglio
The Law Office of Sal Briguglio

Treasurer
Steve Kerkstra
Kerkstra Tax

Directors
Gregory Bradbard
Inland Empire United Way

Jim V. Curatalo, Jr.
Cucamonga Valley Water District

Michael K. Fox
Fox Transportation and Logistics Inc.

Tim Johnson
California Apartment Association

Ruby Huey
California Bank & Trust

Sue Oxarart
Greater Ontario Convention & Visitors
Bureau

Grant Riddle
Rancho Cucamonga Quakes

Ron Taylor
Big O Tires Rancho Cucamonga

Dan Murphy
Dignity Health St. Bernardine's Medical
Center Foundation

Jason Van Noy
Allstate Insurance Company

AMENDMENT NO. 1
to
Professional Services Agreement (CO #12-057)
between
Rancho Cucamonga Chamber of Commerce (hereinafter "Contractor")
and
City of Rancho Cucamonga (hereinafter the "City")

This Amendment No. 1 will serve to amend the Professional Services Agreement (hereinafter "Agreement"), CO# 12-057, to incorporate the following:

1. The following is added to Section 2D of Exhibit A, Scope of Services:

3) For Calendar Year 2016 only, the Golf Tournament will be replaced with the Men and Women in Uniform Awards Ceremony to be held on May 21, 2016. City will derive similar benefits as a sponsor as it does for the Golf Tournament.

4) Nothing in this Amendment No. 1 precludes the Contractor from continuing the Men and Women in Uniform Awards Ceremony beyond Calendar Year 2016.

All other Terms and Conditions of the original Agreement CO#12-057, will remain in full effect.

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Amendment by way of signature by both parties and on the date indicated below. Please return two (2) original signed copies to the City no later than May 16, 2016. The City will process both copies for signature and provide Rancho Cucamonga Chamber of Commerce with one (1) fully executed copy of the Amendment.

Rancho Cucamonga Chamber of Commerce

City of Rancho Cucamonga

By: _____
Name Date

By: _____
Name Date

Title

Title

By: _____
Name Date

By: _____
Name Date

Title
(two signatures required if corporation)

Title



STAFF REPORT

PLANNING DEPARTMENT

Date: May 18, 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: 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, -64, -65, -67 through -69, -71 through -74, -78, -79, -84, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. 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 have been prepared for consideration by the City Council.

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, -64, -65, -67 through -69, -71 through -74, -78, -79, -84, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. 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 have been prepared for consideration by the City Council.

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

CITY COUNCIL STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

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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, -64, -65, -67 through -69, -71 through -74, -78, -79, -84, -88 through -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. 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 have been prepared for consideration by the City Council.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION: The Planning Commission held a public hearing regarding the proposed amendments to the General Plan, Specific Plan, and Development Code on April 13, 2016. The Planning Commission continued its deliberations to the following meeting on April 27, 2016, at which time it recommended to the City Council the following actions:

1. Certification of the Final Environmental Impact Report (SCH No. 20150410083); and
2. Approval of each of the following:
 - a) General Plan Amendment DRC2015-00114;
 - b) Specific Plan Amendment DRC2015-00040 (with Staff recommended revisions/amendments as included in Attachment F); and
 - c) Development Code Amendment DRC2015-00115

BACKGROUND:

A. **The General Plan:** The 2010 General Plan establishes goals and policies for important issues such as circulation, economic development, housing, land use, and resource conservation. The following are the policies described in the General Plan that are relevant to the discussion and analysis by the City Council of the proposed project.

1. **Land Use - Policy LU-1.2:** Designate appropriate land uses to serve local needs and be able to respond to regional market needs, as appropriate.
2. **Land Use - Policy LU-1.6:** Encourage small-lot, single-unit attached and/or detached residential development (5,200-square-foot lots or smaller) to locate in areas where this density would be compatible with adjacent residential neighborhoods.

CITY COUNCIL STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)

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3. Land Use - Policy LU-2.1: Plan for vibrant, pedestrian-friendly Mixed Use and high density residential areas at strategic infill locations along transit routes.
 4. Land Use - Policy LU-2.2: Require new infill development to be designed for pedestrians and automobiles equally, and to provide connections to transit and bicycle facilities.
 5. Land Use - Policy LU-2.3: Provide direct pedestrian connections between development projects where possible.
 6. Land Use - Policy LU-2.4: Promote complementary infill development, rehabilitation, and re-use that contribute positively to the surrounding residential neighborhood areas.
 7. Land Use - Policy LU-3.7: Encourage new development projects to build on vacant in-fill sites within a built-out area, and/or redevelop previously developed properties that are underutilized.
 8. Land Use - Policy LU-3.8: Implement land use patterns and policies that incorporate smart growth practices, including placement of higher densities near transit centers and along transit corridors, allowing Mixed Use development, and encouraging and accommodating pedestrian movement.
 9. Land Use - Policy LU-12.3: Support development projects that are designed to facilitate convenient access for pedestrians, bicycles, transit, and automobiles.
 10. Economic Development - Policy ED-1.5: Support housing opportunities for workers of all income ranges.
 11. Economic Development - Policy ED-3.4: Improve internal circulation for all modes of transportation, consistent with the concept of "Complete Streets."
 12. Economic Development - Policy ED-5.1: Engage in regional transit planning efforts.
 13. Public Safety – Policy PS-12.3: Encourage development of transit-oriented and infill development, and encourage a mix of uses that foster walking and alternative transportation.
 14. Public Safety - Policy PS-12.4: Provide enhanced bicycling and walking infrastructure, and support public transit, including public bus service, the Metrolink, and the potential for Bus Rapid Transit (BRT).
- B. Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan: The City began studying the future reuse of the General Dynamics property in 1993 due to the then pending vacancy of about one million square feet of office space and 300 acres of adjacent vacant properties. The result was a conceptual land use plan that consisted of a golf course and a variety of supporting land uses surrounding it. The result of this process was the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan (and hereafter referred to as the "Empire Lakes Specific Plan" or "Specific Plan"), which was approved by the City Council in 1994.

CITY COUNCIL STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.)

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- C. Previous Amendments to the Specific Plan: Following the adoption of the Specific Plan in 1994, it was amended multiple times. According to the text of the Specific Plan, “In November 2000, the Rancho Cucamonga City Council approved an amendment to the Sub-Area 18 Specific Plan to permit multi-family residential uses as an additionally permitted use in the mixed use Planning Area IX (related file: Specific Plan Amendment 00-01, Ordinance #638, Exhibit D of Attachment A). In May 2001, the Council approved an amendment to permit multi-family residential uses as an additionally permitted use in Planning Area VI (related file: Specific Plan Amendment 00-04, Ordinance #656, Exhibit D of Attachment A). In September 2002, the Council approved an amendment to permit market rate senior housing in Planning Area VII as an additionally permitted use (related file: Specific Plan Amendment DRC2002-00464, Ordinance #690, Exhibit D of Attachment A). In June 2003, the Council approved an amendment to the Sub-Area 18 Specific Plan to also permit multi-family residential uses as an additionally permitted use in Mixed-Use Planning Area VII [related file: Specific Plan Amendment DRC2003-00255, Ordinance #714, Exhibit D of Attachment A].”
- D. Policy and Regulatory Background: The City Council has adopted policies and regulations with the intent of encouraging mixed use development. For example:
1. General Plan Update: In May 19, 2010, the City Council adopted the City’s 2010 General Plan. As part of this update of the General Plan, the land use designations for several parcels were changed to “Mixed Use”. The parcels are generally grouped in thirteen (13) “Mixed Use Areas” at various locations in the City as shown in Figure LU-3 of the General Plan (Exhibit J of Attachment A). Included in one these Mixed Use Areas are the existing apartment complexes located within the subject Specific Plan.
 2. Council Goals: In January 2015, the City Council accepted several goals during an assessment of the City’s objectives. Two of these goals, A24 and A25, are relevant to mixed use development. The objective of Goal A24 is “to address 1) mixed use, high density, transit oriented development (TOD), and 2) underperforming or underutilized areas.” The objective of Goal A25 is “review the City’s zoning districts and evaluate/investigate creating overlay districts or specific plan areas” that will create districts in order to revitalize underperforming or underutilized areas.
 3. Mixed Use Development Standards: On August 12, 2015, the Planning Commission recommended approval of Development Code Amendment DRC2015-00421 to provide development standards for density, building height, parking, setback requirements, etc. that will apply to mixed use development projects throughout the City. These amendments were reviewed and adopted by the City Council on October 21, 2015.
- E. Studies and Field Activities: The City Council, Planning Commission, and Staff have participated in studies and field activities with the intent of acquiring a better understanding of mixed use development which, in turn, would assist in establishing the framework and foundation for that type of development in the City. For example:
1. Foothill Boulevard Bus Rapid Transit Study: On June 19, 2013, the results of this study were presented to the City Council. The study was prepared in partnership with the Southern California Association of Governments (SCAG). It evaluated where transit-oriented development (TOD) was viable and whether Bus Rapid Transit (BRT) could be supported along Foothill

CITY COUNCIL STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.)

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Boulevard. It also included an analysis of the City's General Plan and Development Code to incorporate policies and housing opportunities to support future BRT opportunities consistent with regional transit plans and TOD principals.

2. Design Tour: In October 2013, Planning Department Staff conducted a "Design Tour" with the City Council and the Planning Commission to show how mixed use, high density development and single use, low density development were compatible and could function harmoniously. The tour included a visit to several mixed use developments in three (3) cities – Santa Clarita, Pasadena, and Monrovia. They observed such developments to be well-integrated within the existing, surrounding built environment. It was also determined from this tour that high quality architecture and high-density development were not mutually exclusive. Similarly, interesting design elements that would be impractical or unusual in low density development were well-suited to high density development. Lastly, small, compact spaces can be effective for creating welcoming and active pedestrian-scale gathering areas.
 3. Economic Development Strategic Plan: In February 2015, the City adopted its Economic Development Strategic Plan (EDSP) which serves as a guide for the City's economic development goals over the next 3 to 5 years. One of the goals identified was the creation of an environment that would be attractive to a workforce and customer base demographic that was born generally between 1980 and 2000. The City would need to facilitate development that was pedestrian-oriented and would encourage the use of non-automotive transit (trains, buses, and bicycles). This type of development would be consistent with the City's goal to encourage a healthy and sustainable lifestyle, as envisioned in the "Healthy RC" initiative, and could contribute to the revitalization of existing, underperforming retail centers.
- F. City Goals for Development Projects: As described in the General Plan (Chapter 2, page LU-4), "vacant land has become a scarce resource and land use decisions must be carefully crafted to protect established residential neighborhoods and plan for appropriate in-fill development while connecting land uses and transportation modes." The City's location near freeways and the Metrolink rail line allows it to serve local and regional needs. In addition, the type and quality of development in the City is attractive to residents and employers. The City is predominantly developed with single-family residences. While it is important to retain that character, providing a variety of housing types and densities, in appropriate locations, is important for economic and environmental sustainability.

Areas of the City that are generally located along Foothill Boulevard and within the industrial areas have been identified in the General Plan as appropriate for mixed use development. To encourage the integration of uses and sustainability, flexibility is allowed in the uses and density in mixed use development. The General Plan encourages in-fill development in order to maximize efficient use of existing infrastructure and to address housing demand. As in-fill development locates additional people near existing and new commercial uses and recreational amenities, it increases the vitality of a neighborhood and the economic viability of businesses. In-fill can create more sustainable development that improves infrastructure and land use and, over time, improve energy efficiency.

Sustainable development emphasizes accessibility where frequently used amenities are located in close proximity. It integrates transportation and land use decisions by encouraging compact, mixed use development within existing urban areas and along mass transit corridors. Higher density

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development provides equal accessibility for pedestrians, bicycles, transit, and automobiles. If located along mass transit corridors, it could result in less automobile usage as residents choose transit use.

The City strives to have a strong, diverse economy. To achieve this, workers from all age groups, with a variety of education, skills, and incomes are required. Therefore, a goal of the City is to support the development of housing for the widest variety of household types and needs. The City also strives to have a healthy community - a "Healthy City". By minimizing traffic and enhancing opportunities to walk, bike, and use transit, air pollution is reduced and the quality of life in the City is improved. Potentially, transportation costs for local residents and workers could be reduced which will create economic sustainability.

PROJECT AND SITE DESCRIPTION:

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

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

B. General Plan Designations (relative to the Empire Lakes Specific Plan):

- Project Site - Open Space
- 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

C. Site Description: The project site is the Empire Lakes Golf Course, a privately owned and operated 18-hole golf course that was designed by professional golfer Arnold Palmer, 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 golf course is comprised of four (4) parcels with a combined area of 160 acres. The overall area of the Specific Plan is 347 acres. The Specific Plan is bound by 4th Street to the south, Milliken Avenue to the east, Cleveland Avenue and Utica Avenue to the west, and 8th Street and the BNSF/Metrolink rail line to the north (Exhibit B of Attachment A). The golf course is generally located at the center, and covers about 46%, of the Specific Plan. Both the Specific Plan and the golf course are bisected into north and south halves by 6th Street.

To the east of the golf course are multi-family residences within four (4) apartment complexes - "Village at the Green", "Reserve at Empire Lakes", "Ironwood at Empire Lakes", and "AML at Empire Lakes". Adjacent to the northeast corner of the golf course are office buildings and the Rancho

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

The Specific Plan, as it was originally approved in 1994, consists of eleven (11) "Planning Areas" which are identified with Roman numerals, i.e. Planning Area IA/IB through X (Exhibit C). The golf course is within "Planning Area IA", "Planning Area IB", and (partly) "Planning Area III" of the Specific Plan (Exhibit B and Figure 7.2, page 7-3 of Exhibit G of Attachment A).

GENERAL:

The applicant, SC Rancho Development Corp., an entity of Lewis Operating Corp., proposes to replace the existing golf course with a new mixed use, transit-oriented, high development project (referred to as "Planning Area 1" or "Empire Lakes"). In order to do this, the applicant proposes the following amendments to the General Plan, the Empire Lakes Specific Plan, and the Development Code.

- A. General Plan Amendment DRC2015-00114: This proposed amendment will change the land use designation of the subject property from "Open Space" to "Mixed Use". The amendment is necessary as the limits on the number of dwelling units per acre and population density within an Open Space designated area do not permit the applicant's proposed project. Furthermore, the Open Space designation generally applies to areas that are for preservation of natural resources and outdoor recreation. In order to fulfill their economic objective for the property, the applicant is requesting the change in the land use designation as it will allow a greater number of dwelling units per acre and more intense land uses. The amendment also includes revisions to Figures LU-2 and LU-3, and revisions/deletions of text that refers to the project site as a golf course and describes the development characteristics within the Specific Plan (Exhibit W of Attachment A).
- B. Specific Plan Amendment DRC2015-00040: This proposed amendment to the Empire Lakes Specific Plan will re-designate "Planning Area IA", "Planning Area IB", and part of "Planning Area III" of the existing Specific Plan as "Planning Area 1 (PA1)". The amendment will also revise and/or delete existing text, graphics, and exhibits that are associated with, or refer to, the above-noted Planning Areas and the existing golf course (Exhibit F of Attachment A). New design and technical standards/guidelines will be created and incorporated, as a new section (chapter), and will be used to govern development within PA1. This new section will be identified as Section 7 (Exhibit G of Attachment A) in the proposed amended Specific Plan, and follow the existing six (6) sections (chapters) of the existing Specific Plan.
- C. Development Code Amendment DRC2015-00115: This proposed amendment to the Development Code will revise text and graphics that apply to the existing Specific Plan so that they reflect the amended Specific Plan (Exhibit X of Attachment A). In addition, a new land use table that will apply only to Planning Area 1 will be incorporated.

ANALYSIS

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- A. Proposed Project: “Empire Lakes”, as proposed, will be a mixed use, transit-oriented, high density development consisting of a mix of, for example, residential, office, and commercial uses. The density, i.e. number of residential dwelling units permitted per acre (“du/acre”), will be relatively higher than the density of a conventional residential subdivision. The mixed use characteristics of Empire Lakes are intended to encourage walking and bicycling, thereby reducing the reliance on an automobile, and facilitate the use of the Metrolink regional passenger rail system via the aforementioned Metrolink station.

Empire Lakes will be comprised of six (6) “Placetypes” that will function similarly to zoning districts. The overall net density range of Empire Lakes will be between 19.7 – 25.7 du/acre but will vary within each specific Placetype. Generally, the Placetypes which are located north of 6th Street (and closest to the Metrolink station) will have the highest density ranges while the Placetypes located south of 6th Street will have the lowest density range. The number of residential dwelling units that are proposed will range between 2,650 – 3,450 units. The housing types will include apartments, condominiums, and single-family residences. These will be directed towards, for example, entry level homebuyers, individuals ‘downsizing’ to smaller homes, and seniors. There will be a combination of “for rent” and “for sale” residential dwelling units. All housing types will be sold or leased at market rates. Subsidized housing is not proposed nor is it being required by the City.

Empire Lakes will have up to a maximum of 220,000 square feet of non-residential uses (Table 7.1, pages 7-16 and 7-17 of Exhibit G of Attachment A). Although non-residential uses will be generally concentrated within the Mixed Use (MU) Placetypes, these uses also will be permitted anywhere within the Mixed Use Overlay. The land use(s), density range, and/or maximum floor area for non-residential uses that will apply within each of the Placetypes are described in the amended Specific Plan (Section 7.3.2, pages 7-18 through 7-31 of Exhibit G of Attachment A).

- B. Joint Use Public Facility: The proposed project includes a “Joint Use Public Facility” that will be used by the City’s Library Services and Community Services Departments, and the Police Department. The facility is identified as a required mitigation in the Environmental Impact Report (EIR) to address the increase in demand for these public services. Although the facility will be open to the general public, it will largely be used to provide services to the residents of Empire Lakes. There also will be space within the facility for ancillary use by the Public Works Department. The facility will have a floor area of up to 25,000 square feet. The facility will be generally located along The Vine, north of 6th Street. This facility is shown at the intersection of The Vine and 7th Street (Figure 7.3, page 7-5 of Exhibit G of Attachment A). However, the exact location of the facility has not been established. The final size, site layout, operational requirements, and design features of the facility will be determined at a later date.

Since the Planning Commission’s public hearing, the details of the Joint Use Public Facility have been finalized (Attachment F). Staff recommends that the City Council approve this text for incorporation into the Specific Plan.

- C. Maintenance and Financing: Improvements and facilities within Empire Lakes will be maintained by either public or private entities depending on the type of improvement or facility). All public streets (The Vine, 4th Street, 6th Street, and extensions of 7th Street), traffic signals/signs, water, sewer, and drainage facilities within the public streets, lighting within the public right-of-way, and water quality facilities for treatment of water in public streets, will be maintained by the City, a new community

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facilities district (CFD), and/or a utility service provider. Homeowners' or property owners' associations will maintain, for example, all private streets and drive aisles, traffic signs on those streets, open space areas and trails, parks and recreational facilities, and common area landscaping and lighting. Financing for the construction of improvements will be provided by private sources and/or new community facilities districts (CFDs) or special districts. Escalators to address potential increases in costs/expenses for these CFDs and special districts in the future will be required.

- D. Phasing and Grading: Construction of Empire Lakes is expected to occur over a timeframe of about 8 years. As noted previously, the applicant has not submitted any development applications, such as tentative tract/parcel maps and/or conceptual site and building plans, for the City's review. If the proposed amendments to the General Plan, Specific Plan, and Development Code are approved by the City Council, then these applications will be submitted at a future date by the applicant and/or by other developers. Construction and grading are expected to occur in three (3) phases. Development in the first phase will generally occur in the area of the project site located between 4th Street and 6th Street (Appendix A, Figure A-1, page A-4 of Exhibit G of Attachment A). Development for Phase 2 will occur between 6th Street and 7th Street (Appendix A, Figure A-3, page A-6 of Exhibit G of Attachment A) while development for Phase 3 will generally occur between 7th Street and the BNSF/Metrolink rail line (Appendix A, Figure A-5, page A-8 of Exhibit G of Attachment A).

The Planning Commission recommended that the construction of the segments of both the primary north-south public street ("The Vine") and 7th Street, between 4th Street and the existing intersection of Anaheim Place and 7th Street near the Metrolink station, be completed prior to occupancy of the 400th unit in Phase 1 to the satisfaction of the City Engineer. Attachment F includes text and exhibits regarding the phasing of the construction of The Vine, and the interim road condition to allow the Vine to be completed pursuant to the Commission's recommendation. No development will occur within Phases 2 and 3 until the permanent road improvements are completed. Staff recommends that the City Council approve this text for incorporation into the Specific Plan.

- E. Economic and Fiscal Impact Analysis: During the Public Scoping meeting conducted by the Planning Commission on June 10, 2015 for the Environmental Impact Report (EIR), and during the Planning Commission Workshop conducted on December 10, 2015 to provide an overview of the proposed project, the Planning Commission requested information about several topics. One of those topics was the fiscal impacts to the City caused by the proposed project and the alternatives to the project (including a "no-build" alternative, i.e. the private golf course remains as is). In response to this request, the City contracted with independent economic consultant Keyser Marston Associates. The consultant prepared a Fiscal Impact Analysis and submitted their findings on March 31, 2016. The analysis evaluated the following:

1. The project as proposed by the applicant (with a maximum of 3,450 dwelling units and 220,000 square feet of non-residential uses);
2. A "lower density" alternative (with a maximum of 2,650 dwelling units and 220,000 square feet of non-residential uses);
3. A "higher density" alternative (with a maximum of 4,000 dwelling units and 220,000 square feet of non-residential uses); and

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4. A “no project” alternative (with the private golf course remaining as is)

The annual revenue generated from, for example, property tax, sales tax, fees, and assessments, and the costs for government services including, for example, police, animal care, community development, public works, and other general government functions were analyzed. The annual revenues/costs in the calculations in the analysis are based on the project when it, or the alternatives, is fully constructed and completed. According to the analysis, the total revenues, costs, and net benefits (or costs) are as follows:

Alternative	Annual Revenue	Annual (Cost)	Net Benefit or (Cost)
Proposed Project	\$2,440,017	\$1,966,184	\$473,833
Lower Density	\$2,136,190	\$1,552,117	\$584,073
Higher Density	\$2,573,718	\$2,245,459	\$328,259
No Project	\$9,319	\$4,215	\$5,104

Based on the analysis, the highest annual revenue and highest annual cost will be generated by the “Higher Density” alternative while the lowest revenue and lowest cost will be generated by the “No Project” alternative. Overall, the proposed project and the alternatives all will have a net fiscal benefit to the City. It can be expected that the proposed project will have a net economic benefit to the City, and that this net benefit will exceed the net benefit of the private golf course remaining as is. The full analysis is attached (Exhibit V of Attachment A).

In the analysis, “incremental assessment revenues” were identified:

Alternative	Incremental Assessment Revenue
Proposed Project	\$433,936
Lower Density	\$317,352
Higher Density	\$514,087
No Project	\$0

These revenues represent the project’s contribution to Park District 85 (PD85), Landscape Maintenance District 1 (LMD1), and Street Lighting District 1 (SLD1). These revenues would not occur without implementation of the project. This substantial, additional revenue from the proposed project would reduce the need for General Fund contributions to reserves in these assessment districts.

PUBLIC MEETINGS:

- A. Public Scoping Meeting: The City conducted a noticed Public Scoping meeting during a Planning Commission meeting on June 10, 2015 (Exhibit O of Attachment A). The intent of the Public Scoping Meeting was to receive public testimony on those issues that the public would like to have addressed in the Environmental Impact Report (EIR) as it relates to the project and environment. The Public Scoping Meeting is discussed on page 15 of the Staff Report for the April 13, 2016 Planning Commission public hearing.

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- B. Planning Commission Workshop: On November 10, 2015 a workshop was conducted to provide the Planning Commission and interested members of the public an overview of the project and its progress (Exhibit R of Attachment A). During the workshop Staff received comments and questions from both the Commission and the public (Exhibit S of Attachment A). The Planning Commission Workshop is discussed on page 16 of the Staff Report for the April 13, 2016 Planning Commission public hearing.
- C. Community Meetings: The applicant conducted four (4) meetings. The meetings were conducted on December 10, 2015 and January 14, 21, and 28, 2016. The first meeting was conducted at the Courtyard Marriot located at 11525 Mission Vista Drive while the other three meetings were conducted at the Four Points by Sheraton located at 11960 Foothill Boulevard (Exhibit L of Attachment A). The Community Meetings are discussed on page 16 of the Staff Report for the April 13, 2016 Planning Commission public hearing.

PUBLIC AND PLANNING COMMISSION COMMENTS: The City has received comments from the public at the above-noted meetings, via mail/email (Exhibit Z of Attachment A, and Attachment E), and telephone. Also, an on-line petition, "Save Empire Lakes Golf Course" (signed by 1,050 individuals as of May 12, 2016), and a written petition by those who are opposed to the project (Exhibit AA of Attachment A, and Attachment E) have been submitted. As at the Public Scoping meeting and Planning Commission Workshop, the loss of the private golf course as a recreational amenity and open space resource; traffic impacts; demand on public services; water use; the suitability of the proposed project at the proposed location; and public notification process were raised as issues of concern.

These issues were also discussed during the Planning Commission's public hearing on April 13, 2016, and during the public comment period prior to the continuation of the Planning Commission's deliberations of the project on April 27, 2016. (Attachments B and D.)

The most significant of the comments/questions discussed throughout the review process for the proposed project are summarized below:

a. Loss of a Recreational Amenity:

The golf course is a privately owned and operated recreational facility. Although it is a business that is open to the public, it is not a public park or public facility. The General Plan identifies both Red Hill Country Club and the Empire Lakes Golf Course as important recreational amenities that also provide the community with valuable open space. However, according to the General Plan, both golf courses are privately owned and are not included in the acreage calculation of parks. The City cannot prevent a private property owner from ceasing business or closing their facility. Although identified as Open Space in the General Plan, this would not preclude the golf course from closing or being sold for another similar use permitted by the Open Space designation such as a private soccer field. For this project, the applicant is requesting a General Plan Amendment and Specific Plan Amendment to amend the underlying General Plan and Zoning designation's to allow the proposed mixed use development project. Although this is a loss of one type of recreational amenity, the proposed project will provide a series of private and public parks, gyms, creative spaces, and other similar recreational amenities.

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As noted previously, the golf course is a recreational amenity but it is not a public park. The City of Rancho Cucamonga has identified 338.3 acres of improved parkland and special use facilities. General Plan, Chapter 5 – Community Services (pages CS-4 and -5), indicates that as of 2009 “regional multi-purpose and community trails account for approximately 294.6 acres of land. The City also owns or leases several sites intended for parks or special use facilities, as well as a number of private parks...[which]...total approximately 120 acres.” As the Empire Lakes Golf Course is not calculated in the acreage of parks, it is not included in the City’s calculations for complying with State law (the Quimby Act) which requires a minimum 3.0 acres per 1,000 persons (Exhibit H of Attachment A).

b. Loss of an Open Space Resource:

Open Space is a land use designation of the General Plan (Chapter 2 - Managing Land-Use) that includes Hillside Residential, Open Space, Conservation, and Flood Control/Utility Corridor. The proposed Empire Lakes project is within the Open Space designated area. This land use category is generally to establish protection areas from natural hazards and for recreational use. Golf courses are considered an acceptable use in the open space designations where appropriate. Additionally on private open space land the General Plan allows for one dwelling unit for every 10 acres to be constructed. Although the project area is currently designated as open space, the General Plan anticipates the future development of vacant or underutilized properties. Additionally as part of the land use strategy the General Plan anticipates the changes of uses overtime as vacant properties develop and as land use policy changes to facilitate the evolution of the mix of uses the City envisions.

Per the General Plan, Chapter 6 – Resource Conservation (page RC-3), “Open space” is defined as “any parcel or area of land that is essentially unimproved and devoted to uses such as natural resource preservation, managed production of resources, outdoor recreation, and public health and safety.” The amount of land within the City and the City’s Sphere of Influence, i.e. “Planning Area”, devoted to open space is “approximately 31 percent, or 8,224 acres...including parks, undeveloped parcels, conservation areas, and flood control/utility corridors, as shown in Figure RC-1: Open Space and Conservation Plan” (Exhibit K of Attachment A). Therefore, although the replacement of the golf course will result in a loss of open space, at 160 acres in area it is about 1.9 percent of the total open space within the City and the City’s Sphere of Influence.

c. Traffic Impacts:

The CEQA Guidelines require the analysis of traffic impacts of the proposed project. The City’s General Plan sets standards for the physical capacity of intersections and streets. In an effort to understand the impacts created by the proposed project, two forms of modeling were conducted: 1) a Traffic Impact Analysis as required by the San Bernardino County Congestion Management Program and 2) a vehicle miles traveled (VMT) model proposed for future traffic modeling in the state of California.

In order to evaluate the impact of the proposed project on the region’s traffic and transportation system, a Traffic Impact Analysis (TIA) was prepared in October 2015 by Fehr & Peers, the applicant’s traffic consultant. The TIA was prepared utilizing the guidelines set

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forth in the San Bernardino County Congestion Management Program and in coordination with the City of Rancho Cucamonga, the City of Ontario, and Caltrans. This TIA was subsequently reviewed by Urban Crossroads, an independent traffic consultant that was hired by the City to review and verify the accuracy of the analysis and findings.

Based on this analysis, the proposed project is expected to generate 25,183 total daily vehicle trips when it is completed. Of these total daily vehicle trips, 1,676 and 2,097 are expected to occur during the morning and evening peak hours, respectively. The TIA analyzed 36 intersections to determine the Level of Service (LOS) for each location under six (6) scenarios including current traffic conditions (in 2014), conditions when the project is completed (the "completion year" at about 2024), and traffic conditions in the "cumulative year" (2036) for scenarios with and without the project. Level of Service (LOS) is a method of measuring and assigning a letter grade to the capacity and operation of an intersection based on the average traffic delay, and density of traffic for a roadway segment. Level of Service ranges from LOS 'A' (minimal traffic delay) to LOS 'F' (heavy traffic congestion), with an LOS 'E' being a street intersection operating at its capacity. The City's has adopted a LOS 'D' (or better) as the standard for the design of infrastructure within the General Plan. The City of Ontario, the County of San Bernardino Congestion Management Program, and Caltrans each have, respectively, adopted LOS 'D', LOS 'E', and LOS 'C'.

A project demonstrates an impact when either of the following two conditions occurs: 1) the traffic generated by the project causes the LOS at an intersection to drop below these standards, or 2) in the case of intersections already expected to operate at a LOS below the standard, the project causes an increase in the average vehicle traffic delay. The analysis identified project impacts at 12 intersections in the completion year (2024) and 9 intersections in the cumulative year (2036). It should be noted that of these impacted intersections, half are expected to operate at a LOS below the standard without the project. Also, after the implementation of feasible mitigation measures, the project's traffic impacts at 5 of the 12 impacted intersections in the completion year (2024) and 5 of the 9 impacted intersections in the cumulative year (2036) will be mitigated. The project's remaining traffic impacts are expected to occur at locations with physical constraints, or are outside of the jurisdiction of the City of Rancho Cucamonga. In addition to the mitigation measures that would be incorporated into the proposed project, the project would require the assessment of Transportation Development Impact Fees. These fees are utilized to fund the construction of transportation-related improvements to mitigate traffic impacts of development throughout the City.

In addition to the TIA, a separate analysis of Vehicle Miles Traveled (VMT) was performed by Urban Crossroads in March 2016 for the proposed project. While LOS has been the industry standard for analysis of traffic impacts for many years, the use of VMT is expected to become the standard measure of traffic impacts in the State of California over the next few years. VMT is a measure of the number of vehicle miles traveled by residents, commercial patrons, and employees of a project development on a typical weekday and provides an analysis of traffic impacts of development on the roadway system of the region by evaluating not only the number of vehicles added to the region's roadways but also the length of those trips.

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The resulting data includes the total weekday VMT and average trip length for the proposed development. In analyzing the proposed Specific Plan Amendment, the March 2016 VMT analysis compared the total daily VMT and average trip length under two scenarios: 1) development of the project land uses as independent uses typical of suburban development, and 2) development of the same land uses as a mixed-use transit-oriented development. Given the project's mixed-use nature, designed to encourage active transportation, and proximity to the Metrolink Station and bus transit, the analysis indicates that the VMT and average trip length for the proposed project is expected to be reduced by approximately 20% when compared to the same uses designed under typical suburban conditions.

The results of the TIA and the VMT analysis indicate that while there are expected to be project-related impacts at specific locations, the overall design of the proposed project minimizes the effects on the City's overall roadway system. The City Engineer has also reviewed the project and the TIA and VMT analysis and concluded that several intersections with significant impacts can be mitigated with some changes such as signal timing and that some intersections will not improve and will suffer additional delays.

d. Demand for Public Services/Schools:

The proposed project includes a "Joint Use Public Facility" that will be used by the City's Library Services and Community Services Departments, and the Police Department. The facility is identified as a required mitigation in the Environmental Impact Report (EIR) to address the increase in demand for these public services. Although the facility will be open to the general public, it will largely be used to provide services to the residents of Empire Lakes. There also will be space within the facility for ancillary use by the Public Works Department. The facility will have a floor area of up to 25,000 square feet. The facility will be generally located along The Vine, north of 6th Street. This facility is shown at the intersection of The Vine and 7th Street (Figure 7.3, page 7-5 of Exhibit G of Attachment A).

Empire Lakes is in the service area of the "Jersey" Fire Station (#174) located at 11297 Jersey Boulevard. According to the EIR, "It is projected that the increase in property value and the resultant increases in property taxes generated by the project would be sufficient to add an additional medic engine unit to the response system and/or increase the staffing on the ladder trucks to four personnel each. As such, the project would not have a significant impact on the staffing or equipment at current fire stations since the impact would be addressed by the increase in property tax [revenue]."

The proposed/potential Development Agreement for the proposed project, or separate agreement between the City and the Property Owner/Developer or entity under common ownership, shall address the Rancho Cucamonga Fire Protection District's (RCFPD) acquisition, at fair market value, of the property at Assessor Parcel Number No. 1077-422-58, or other site acceptable to the Rancho Cucamonga Fire Protection District (RCFPD) for a potential future fire station within 0.5-mile of the identified fire station site. A purchase and sale agreement shall be executable immediately upon granting of any final approvals for the General Plan Amendment and Specific Plan Amendment. If no final approvals are granted, the purchase and sale agreement may only be executed if both parties mutually agree."

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The City is in escrow for, and completing, the purchase of land owned by the applicant for the purpose of constructing a new fire station to address increased future demand on Fire District facilities. This new station will be located between Town Center Drive and Church Avenue, east of Haven Avenue. With this new property, the Fire District will have a strategic location available for a new station to accommodate future growth in the City.

According to correspondence dated April 12, 2016 that received from Janet Temkin, Superintendent of the Cucamonga School District, the district contracted with a consultant to study the impact of the proposed development on student enrollment, current student housing capacity, and projected facility needs. Based on the study, the school district will be able to accommodate the number of projected students from the development with some modifications/expansion of existing facilities and a minor change to the district's boundary.

- e. Water Use (overall and during the current drought and the State's requirements for water conservation):

Senate Bill 610 requires a Water Supply Assessment (WSA) for certain projects. The projects that must have a WSA are defined in Water Code Section 10912 and include, for example, residential development of more than 500 dwelling units. The purpose of the WSA is to evaluate whether the total projected water supplies available to the water supplier (in this case, the Cucamonga Valley Water District (CVWD)) during "normal, single-dry, and multiple-dry water years over the next 20-year projection" are sufficient to meet the projected water demands of the proposed project. This is in addition to the water supplier's existing and planned future uses including agricultural and manufacturing uses. A WSA was prepared by Stetson Engineers, Inc. on October 16, 2015 and submitted to CVWD for review.

According to the Staff Report prepared by the Cucamonga Valley Water District (CVWD) for the Water Supply Assessment for Empire Lakes, "The Empire Lakes Golf Course currently uses approximately 577 acre-feet per year (AFY) of recycled water and approximately 2.0 AFY of potable water. With the redevelopment of the site, it is estimated that the new irrigation/recycled water demand would drop to approximately 30 AFY and a total estimated potable water demand for the Project would increase to approximately 1,446 AFY. Staff has reviewed the WSA and concurs with its conclusion that the total projected water supplies available to the District during normal, single-dry, and multiple-dry water years over the next 20-year projection are sufficient to meet the projected water demands of the proposed Empire Lakes Project, in addition to the District's existing and planned future uses, including agricultural and manufacturing uses." The WSA was approved by CVWD's Board of Directors on February 23, 2016 by Resolution 2016-2-6 (Exhibit Y of Attachment A).

The water usage restrictions recently imposed by the State do not affect the conclusions of the WSA. As explained by a representative of CVWD, Jo Lynne Russo-Pereyra, who appeared before the Planning Commission on April 27, 2016, the water usage restrictions are a matter of compliance with state regulatory mandates and not due to any lack of water supply from CVWD.

CITY COUNCIL STAFF REPORT

GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040,
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f. Suitability of the Proposed Project at the Proposed Location.

The proposed project is consistent with several of the City's land use policies as described in the General Plan. For example, Policy LU-1.6 and -2.4 discusses encouraging single-family (attached and/or detached) residential development on small-lots in areas where this density would be compatible with adjacent residential neighborhoods. The proposed project provides opportunities for the construction of single-family residences on small lots. Also, as a high density project, the proposal will be compatible with the four (4) apartment complexes located to the east of the project site.

Policies LU-2.1, -2.2, and -12.3 seek to achieve vibrant, pedestrian-oriented mixed use residential development at in-fill locations nears transit routes and facilities. The proposed project will be an in-fill, mixed use, pedestrian-oriented development located adjacent to the Metrolink rail line and the Rancho Cucamonga Metrolink stations. Due to the high density character of the project and its location, it will be consistent with Policy LU-3.8. As the project will have a mix of housing types for a diverse range of residents, it will be consistent with Policy ED-1.5 which supports housing opportunities for workers of all income ranges. The overall design of the proposed project will be consistent with Policies ED-3.4 and PS-12.4 which seek to improve internal circulation for all modes of transportation, consistent with the concept of "Complete Streets" and provide enhanced bicycling and walking infrastructure, and support public transit. The proposed project will reinforce the goals of the City's "HealthyRC" program.

g. Public Notification Process.

The legal noticing requirements for the environmental review of the project are described in Sections 15082, 15084, 15087, and 15088 of the California Environmental Quality Act (CEQA) Guidelines Handbook. These various sections describe the process that the City followed 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 responded to comments. The legal noticing requirements for the public hearings and meetings for the project are described in Sections 17.14.050 and 17.14.060 of the City's Development Code. Additional discussion of the requirements for the environmental review, public hearings, and meetings for the project that were followed by the City are provided under the respective "Environmental Assessment" and "Public Notification" sections (below) of this report, and in the Staff Report prepared for City Council on February 17, 2016 that was prepared as an update on the timeline of the process and notification of meetings for this project (Exhibit T of Attachment A).

ENVIRONMENTAL ASSESSMENT: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, an Environmental Impact Report (EIR) was prepared to analyze the potential environmental effects of the amendments to the 2010 General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code. Under the California Environmental Quality Act ("CEQA"), the purpose of an EIR is to inform the public about any significant impacts to the physical environment resulting from a project, identify ways to avoid or lessen the impacts, identify alternatives, and promote public participation. The contents of the EIR becomes a

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planning tool for the Planning Commission and City Council to use in determining the appropriate and best land use for the project site.

Any future proposed projects within the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan must be reviewed on their own merit. This document addresses the potentially significant adverse environmental impacts that may be associated with development of the proposed amended Specific Plan, as well as, identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. The intent of this EIR is to evaluate the broad-scale impacts of the amended Specific Plan. On November 10, 2015, the Draft EIR for the amendments to the 2010 General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code was released for the 45-day review period, which ended on December 24, 2015.

Staff has evaluated the proposed EIR for the amendments to the General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code, and based upon that review, comments received during the public review of the Initial Study and the public scoping meeting, and the potential impacts of the proposed project, determined that a EIR would be necessary and adequate to evaluate the environmental issues raised by the amendments to the General Plan, the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, and the Development Code as proposed. All major environmental categories were evaluated in the Draft EIR. A summary of all of the project-related impacts and the recommended mitigation measures is provided in the Final EIR.

The following summarizes key points in the environmental review process:

- A. Notice of Preparation: A Notice of Preparation (NOP) for the Environmental Impact Report was prepared and circulated with the Initial Study on April 27, 2015 to the State Clearinghouse (SCH No. 2015041083), and to public agencies that have discretionary approval power over the project. Also, the NOP was made available for review at a) the Archibald Library, b) the Paul A. Biane Library, c) City Hall, and d) the City's webpage created for providing information about the proposed project. Per State law, the comment period ended 30 days after the date of circulation (in this case, May 26, 2015). However, as the Public Scoping meeting was scheduled for June 10, 2015, comments, if any, in response to the NOP were accepted until that date. The Initial Study was made available to the public during and after the comment period.
- B. Public Scoping Meeting: The City conducted a noticed Public Scoping meeting during a Planning Commission meeting on June 10, 2015 (Exhibit P of Attachment A). The notice for this scoping meeting appeared in the Inland Valley Daily Bulletin newspaper and notices were mailed to the owners of all properties located within 1,000 feet of the Empire Lakes Specific Plan planning area. The intent of the Public Scoping Meeting was to receive public testimony on those issues that the public would like to have addressed in the EIR as it relates to the project and environment. The Public Scoping Meeting is discussed on page 15 of the Staff Report for the April 13, 2016 Planning Commission public hearing.
- C. Draft EIR Preparation and Circulation: A Draft EIR was prepared and was distributed to all Responsible and Trustee agencies, and individuals who had expressed interest in the project and/or had previously requested copies. The Draft EIR was distributed for a 45-day public review period on

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November 10, 2015, with the comment period expiring on December 24, 2015. During the public review period, the Draft EIR and technical appendices were available for review at a) the Archibald Library, b) the Paul A. Biane Library, c) City Hall, and d) the City's webpage created for providing information about the proposed project.

Comment letters were received from several agencies and members of the public during the public comment period (Exhibit BB of Attachment A). Written responses to all significant environmental issues raised were prepared and made available in the Final EIR.

- D. Mitigation Monitoring Reporting Program (MMRP): In compliance with CEQA, a monitoring program has been prepared that identifies each adopted mitigation measure or project design feature that reduces the significance level of a particular impact. The MMRP indicates responsibility and timing milestones for each mitigation measure.
- E. Facts, Findings, and Statement of Overriding Considerations: If significant unavoidable environmental impacts result with a project, the City must balance the benefits of the project against its unavoidable environmental risks in determining whether to approve the project. If the benefits outweigh the unavoidable adverse impacts, the City may adopt a statement of Overriding Considerations. The EIR concludes that upon implementation of the project and all recommended mitigation measures, air quality (operational and cumulative) impacts, impact to the Southern California Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP), noise impacts, population and housing growth, and traffic (project-related and cumulative) impacts associated with the proposed project would remain significant. Therefore the City is required to adopt a Statement of Overriding Considerations in accordance with CEQA Section 21081. A statement of Overriding Considerations has been prepared for the project. A full description of the significant impacts resulting from the proposed project and those mitigation measures being recommended to reduce the level of significance for each impact is shown in the Facts, Findings, and Statement of Overriding Considerations.

PUBLIC NOTIFICATION: The City Council public hearing for the proposed project was advertised in the Inland Valley Daily Bulletin newspaper, notices were posted on Notice of Filing signs located along the perimeter of the golf course, and notices were provided as follows:

- a) Mailed notices to all owners of property located within the Empire Lakes Specific Plan planning area and within 1,000 feet of the boundary of the Specific Plan planning area;
- b) Mailed notices to all businesses in the City located within the Empire Lakes Specific Plan planning area and within 1,000 feet of the boundary of the Specific Plan planning area;
- c) E-mailed notices to individuals who contacted the City and requested to be informed of the project, and individuals who attended one or more of the four (4) Community Meetings (and provided email addresses to the applicant and/or Staff);
- d) Posted notification on the City's webpage created for providing information about the proposed project;
- e) Posted notification on social media networks including the City's Facebook page; and

CITY COUNCIL STAFF REPORT

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- f) Mailed notices directly to the residents of the “Village at the Green” and “Ironwood at Empire Lakes” apartments located to the east of the Empire Lakes Golf Course (Staff was unable to obtain the directories for the “Reserve at Empire Lakes” and “AML I at Empire Lakes”).

Respectfully submitted,



Candyce Burdett
Planning Director

CB:MS/lb

- Attachments:
- Attachment A - Staff Report for April 13, 2016 Planning Commission
 - Attachment B - Approved Minutes for April 13, 2016 Planning Commission
 - Attachment C - Staff Report for April 27, 2016 Planning Commission
 - Attachment D - Draft Minutes for April 27, 2016 Planning Commission
 - Attachment E - Additional Correspondence, and Petitions
 - Attachment F - Revised Text/Exhibits for Incorporation into the Specific Plan
 - Draft Resolution No. 16-057 for Final Environmental Impact Report
 - Draft Resolution No. 16-056 for General Plan Amendment DRC2015-00114
 - Draft Ordinance No. 888 for Specific Plan Amendment DRC2015-00040
 - Draft Ordinance No. 889 for Development Code Amendment DRC2015-00115

O1. Consideration to approve the Empire Lakes Project Environmental Impact Report (EIR), & the General Plan, Specific Plan and Development Code Amendments.

The following documents related to Item O1 were distributed under separate cover and are available for public review at the City Clerk's Counter at City Hall or electronically at the following link:

https://www.cityofrc.us/cityhall/meetings/council_agendas.asp

ATTACHMENT A: Planning Commission staff Report Dated April 13, 2016

ATTACHMENT B: Planning Commission Meeting Minutes Dated April 13, 2016

ATTACHMENT C: Planning Commission Staff Report Dated April 27, 2016

ATTACHMENT D: Planning Commission Draft Minutes Dated April 27, 2016

ATTACHMENT E: Additional Correspondence after April 27, 2016

ATTACHMENT F: Revised Text/Exhibits for incorporation into the Specific Plan

RESOLUTION NO. 16-056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT DRC2015-00114, AMENDING THE 2010 GENERAL PLAN OF THE CITY OF RANCHO CUCAMONGA BY REVISING TEXT, GRAPHICS, AND EXHIBITS WITHIN THE GENERAL PLAN, AND CHANGE THE LAND USE DESIGNATIONS OF PARCELS THAT ARE CURRENTLY DEVELOPED WITH THE EMPIRE LAKES GOLF COURSE, AN EXISTING, PRIVATE GOLF COURSE OF 160 ACRES THAT IS LOCATED NORTH OF 4TH STREET, SOUTH OF THE BNSF/METROLINK RAIL LINE, WEST OF MILLIKEN AVENUE, AND EAST OF UTICA/CLEVELAND AVENUES, FROM OPEN SPACE TO MIXED USE, IN CONJUNCTION WITH A PROPOSED MIXED USE, HIGH DENSITY RESIDENTIAL/COMMERCIAL DEVELOPMENT THAT IS PROPOSED TO REPLACE THE GOLF COURSE AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66. .

A. Recitals.

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

2. On April 13, 2016 and continued to April 27, 2016, the Planning Commission conducted a duly noticed public hearing on the application and concluded said hearing on that date by recommending approval of the application to the City Council for final action by adoption of their Resolution No. 16-18.

3. On May 18, 2016 the City Council conducted a duly noticed public hearing on the application and concluded the hearing on that date.

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

B. Resolution.

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

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

2. Findings. Based upon the substantial evidence presented to this City Council during the above-referenced public hearing May 18, 2016, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:

CITY COUNCIL RESOLUTION NO. 16-056
GENERAL PLAN AMENDMENT DRC2015-00114 - SC RANCHO DEVELOPMENT CORP. (LEWIS
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a. The application applies to a property that is currently improved with the Empire Lakes Golf Course, a privately owned and operated 18-hole golf course with an area of 160 acres.

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

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

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

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

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

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

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

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

CITY COUNCIL RESOLUTION NO. 16-056
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j. The Open Space designation only permits zero to 0.10 dwelling units per acre and a maximum population density of 0.3 persons per acre;

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

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

m. The proposed amendment also includes revisions to Figure LU-2 (Land Use Plan) and LU-3 (Mixed Use Areas). Text in the General Plan that refers to the project site as a golf course and describes the development characteristics within the Specific Plan will be deleted or revised as shown in Appendix C of Exhibit G of the Planning Commission Staff report dated April 13, 2016;

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

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

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

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responses to all significant environmental issues raised were prepared and made available in the Final EIR.

q. A "Findings of Fact in Support of Determinations related to Significant Environmental Impacts" has been prepared and is attached (as Attachment "A") to City Council Resolution No. 16-057 which certifies the Environmental Impact Report, and adopts the Facts and Findings Supporting the Statement of Overriding Considerations and the Mitigation Monitoring Program.

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

s. Environmental impacts identified in the Final EIR that will be "less than significant" after mitigation measures have been implemented are described in Section B on page 15 of Attachment "A" found in City Council Resolution No. 16-057 which certifies the Environmental Impact Report, and adopts the Facts and Findings Supporting the Statement of Overriding Considerations and the Mitigation Monitoring Program,. In accordance with CEQA requirements, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assure compliance with the adopted mitigation measures.

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

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

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

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

x. The findings set forth in this Resolution reflect the independent judgment of the City Council.

y. The aforementioned Environmental Impact Report (SCH No. 20150410083), the Findings of fact in Supporting the Statement of Overriding Considerations, and the Mitigation Monitoring Program are scheduled to be certified by adoption of City Council Resolution 16-057.

C. Based upon the foregoing and the totality of the administrative record before it, the City Council hereby approves General Plan Amendment DRC2015-00114.

CITY COUNCIL RESOLUTION NO. 16-056
GENERAL PLAN AMENDMENT DRC2015-00114 - SC RANCHO DEVELOPMENT CORP. (LEWIS
OPERATING CORP.)
May 11, 2016

APPROVED AND ADOPTED THIS 18TH DAY OF MAY 2016

CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA

BY: _____
L. Dennis Michael, Mayor

I, _____, City Clerk of the City of Rancho Cucamonga, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council held on the 18th day of May, and was finally passed at a regular meeting of the City Council of the City of Rancho Cucamonga held on the ____ day of _____, 2016, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

RESOLUTION NO. 16-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 20150410083), AND ADOPTING THE MITIGATION MONITORING REPORTING PROGRAM (MMRP), AND THE FACTS AND FINDINGS SUPPORTING THE STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE EMPIRE LAKES PROJECT WHICH APPLY TO PARCELS 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. THE PROJECT INVOLVES 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, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, THROUGH 90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66. THE PLANNING COMMISSION RECOMMENDED THE ADOPTION AND CERTIFICATION OF THE EIR AT THEIR MEETING OF APRIL 27, 2015 BY ADOPTION OF RESOLUTION NOS. 16-18, 16-19 AND 16-20.

A. Recitals.

1. SC Rancho Development Corp., an entity of Lewis Operating Corp., filed applications for General Plan Amendment DRC2015-00114, Development Code Amendment DRC2015-00115, and Specific Plan Amendment DRC2015-00040 related to the Empire Lakes Project. The applicant also submitted an Environmental Impact Report as described in the title of this Resolution. Hereinafter in this Resolution, the subject Environmental Impact Report is referred to as "the application."

2. On April 13, 2016 and continued to April 27, 2016, the Planning Commission conducted a duly noticed public hearing to consider the Environmental Impact Report and concluded said hearing on that date by recommending certification and adoption of all the environmental documents described above to the City Council for their determination and final action.

3. On May 18, 2016, the City Council conducted a duly noticed public hearing and considered the Environmental Impact Report, The Facts and Findings Supporting the Statement of Overriding Considerations and the Mitigation Monitoring Program. The City Council concluded their hearing on this date.

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

B. Resolution.

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

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

CITY COUNCIL RESOLUTION No. 16-057
CERTIFICATION OF EIR SCH No. 20150410083 - SC RANCHO DEVELOPMENT CORP. (LEWIS
OPERATING CORP.)
May 18, 2016

2. Findings. Based upon the substantial evidence presented to this Council during the above-referenced public hearing on May 18, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. A Notice of Preparation (NOP) for the Environmental Impact Report was prepared and circulated with the Initial Study on April 27, 2015 to the State Clearinghouse (SCH No. 20150410083), and to public agencies that have discretionary approval power over the project, i.e. "Responsible Agencies" and Native American Governments. Also, the NOP was made available for review at the Archibald and Paul A. Biane Libraries, at City Hall, and on the City's website. Per State law, the comment period ended 30 days after the date of circulation (in this case, May 26, 2015). However, as the Public Scoping meeting was scheduled for June 10, 2015, comments, if any, in response to the NOP were accepted until that date. The Initial Study was made available to the public during and after the comment period. The City received several comment letters in response to the NOP.

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

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

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

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

f. Environmental impacts identified in the Final EIR that will be "less than significant" after mitigation measures have been implemented are described in Section B, page 15 of Attachment "A". In accordance with CEQA requirements, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assure compliance with the adopted mitigation measures.

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

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May 18, 2016

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

i. Based on the totality of the administrative record, the City Council finds that the Final EIR complies with the requirements of CEQA and certifies the Final EIR as being prepared in compliance with CEQA and that the City Council, adopts the Findings of Fact Supporting the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP) shown as Attachment B.

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

k. The findings set forth in this Resolution reflect the independent judgment of the City Council.

C. On the basis of the foregoing and the totality of the administrative record before it, the City Council certifies the Final EIR, adopts the Findings of Fact Supporting the Statement of Overriding Considerations contained in Attachment A, and adopt the Mitigation Monitoring and Reporting Program (MMRP) as shown in Attachment B.

APPROVED AND ADOPTED THIS 18TH DAY OF MAY 2016

CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA

BY: _____
L. Dennis Michael, Mayor

I, _____, City Clerk of the City of Rancho Cucamonga, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council held on the 18th day of May 2016, and was finally passed at a regular meeting of the City Council of the City of Rancho Cucamonga held on the ____ day of _____, 2016, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

**FINDINGS OF FACT IN SUPPORT OF DETERMINATIONS
RELATED TO SIGNIFICANT ENVIRONMENTAL IMPACTS**

State CEQA Guidelines Sections 15090, 15091 and 15093

For

RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN

(ALSO KNOWN AS EMPIRE LAKES)

SUB-AREA 18 SPECIFIC PLAN AMENDMENT PROJECT

Final Environmental Impact Report

(State Clearinghouse No. 2015041083)

Lead Agency: City of Rancho Cucamonga

I. INTRODUCTION

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

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

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

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

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

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

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

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

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

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

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

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

II. FINDINGS CERTIFYING THE ENVIRONMENTAL IMPACT REPORT

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

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

III. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- **Regulatory Requirements.** RRs are based on federal, State, or local regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts.
- **Project Design Features.** PDFs are specific project components or design elements that have been incorporated into the project to prevent the occurrence of, or to reduce the significance of, potential environmental effects. Because PDFs have been incorporated into the project, they do not constitute mitigation measures, as defined by CEQA. However, if applicable, PDFs are identified for each topical issue and are included in the MMRP developed for, and to be implemented as a part of, the proposed project. Where, in the absence of the implementation of a PDF, a significant impact could occur, the PDF is a binding obligation by the Project Applicant that is enforceable by the City as if it were a MM.
- **Mitigation Measures.** Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of PDFs or RRs, project-specific MMs have been recommended in accordance with CEQA.

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

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

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

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

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

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

1. Aesthetics

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

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

2. Air Quality

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

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

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

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

3. Biological Resources

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

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

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

- **Habitat Conservation Plan or Other Approved Local, Regional, or State Habitat Conservation Plan:** The City of Rancho Cucamonga, and specifically the project site, is not located within an adopted Habitat Conservation Plan; Natural Communities Conservation Plan; or other approved local, regional, or State habitat conservation plan area.

4. Cultural Resources

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

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

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

5. Geology and Soils

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

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

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

- **Rupture of a Known Earthquake Fault:** No active or potentially active faults are known to exist at the project site and the project site is not within a current State of California Earthquake Fault Zone, or any existing or proposed Alquist-Priolo Earthquake Zones. The lack of active faults on the project site would preclude impacts related to surface fault rupture, and no mitigation is required.
- **Seismic-Related Ground Failure, Including Liquefaction:** The project site is underlain by relatively dense, alluvial materials; therefore, the potential for settlement is considered low. There would be less than significant impacts related to liquefaction and other ground failure.
- **Landslides:** The Geotechnical Investigation concludes that there would be no impacts related to landslides due to the low relief of the site and surrounding region. There would be no impacts related to landslides.
- **Soils Incapable of Supporting Septic Tanks:** The proposed project will connect to existing sewer facilities; therefore, septic tanks or an alternative wastewater disposal system would not be permitted or utilized.

6. Greenhouse Gas Emissions

No impacts were identified as less than significant without mitigation.

7. Hazards and Hazardous Materials

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

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

Impact 7.2: Existing and past use of the project site and existing uses surrounding the project site have involved the uses of hazardous materials. However, the existing and previous use of hazardous materials would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This impact is less than significant.

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

- **Emissions and/or Handling of Hazardous Materials Substances or Waste within One-Quarter Mile of an Existing or Proposed School:** There are no schools located within 0.25 mile of the project site, and proposed land uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.
- **Located on a Site Included on a List of Hazardous Materials Sites that would create a Significant Hazard to the Public or Environment:** Based on a Phase I Environmental Site Assessment, no hazardous materials sites would pose an adverse environmental impact to the project site, and the project site is not included on any Cortese list.
- **Private Airstrip Safety Hazard:** The proposed project is not located in the vicinity of a private airstrip, would not expose people to excessive noise levels, and would not adversely affect activities at any airport.
- **Impair Implementation of or Interfere with an Emergency Response Plan:** The proposed project does not include any uses that would impede or interfere with implementation of the City's current and planned emergency response plans or hazardous mitigation plans.
- **Wildland Fires:** The project site is located outside all designated fire hazard areas.

8. Hydrology and Water Quality

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

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

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

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

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

- **Substantially Deplete Groundwater Supplies or Interfere with Groundwater Recharge:** The project site is not in a recharge basin, and the proposed project would not deplete groundwater supplies or interfere with groundwater recharge.
- **Housing or Structures in a 100-year Flood Hazard Area:** The project site is located in a minimum flood hazard area, and does not contain any drainages or large water bodies that would pose a flood hazard.
- **Expose People or Structures to Significant Risk as a Result of the Failure of a Levee or Dam:** The project site is located in a minimum flood hazard area and is located outside all identified dam inundation areas.
- **Inundation by Seiche, Tsunami, or Mudflow:** There is no potential for the project site to be affected by a seiche or tsunami (earthquake-generated wave) due to the absence of any large open bodies of water near the site.

9. Land Use

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

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

- **Physically Divide an Established Community:** Because the surrounding developments exist independent of each other and independent of the existing golf course development, implementation of the proposed project would not physically divide an established community.

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

10. Noise

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

- **Expose People Residing or Working in the Project Area to Excessive Noise Levels Due to Airport or Airstrip Noise:** The *LA/Ontario International Airport Land Use Compatibility Plan* (ONT LUCP) states that Rancho Cucamonga is not an affected jurisdiction for noise.
- **Expose People Residing or Working in the Project Area to Excessive Noise Levels Due to Private Airstrip Noise:** The proposed project is not located in the vicinity of a private airstrip and would not expose people to excessive noise levels.

11. Population and Housing

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

- **Displace Substantial Numbers of Existing Housing or People:** Implementation of the proposed project would not result in the removal of existing housing; would not require the construction of replacement housing; and would not displace any existing residents.

12. Public Services

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

13. Transportation/Traffic

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

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

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

14. Utilities and Service Systems

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

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

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

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

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

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

- **Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board:** New development in the City would be required to comply with all applicable wastewater discharge requirements of the National Pollutant Discharge Elimination System program, as enforced by the Santa Ana Regional Water Quality Control Board. Therefore, implementation of the project would not result in an exceedance of wastewater treatment requirements and impacts would be less than significant.
- **Comply with Federal, State, and Local Statutes and Regulations Related to Solid Waste:** The proposed project would be required to coordinate with Burrtec Waste Industries to develop a collection program for recyclables in accordance with local and State programs, including the California Solid Waste Reuse and Recycling Act of 1991. Additionally, the proposed project would be required to comply with applicable practices enacted by the City under the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) and any other applicable local, State, and federal solid waste management regulations. In summary, the proposed project would comply with all regulatory requirements regarding solid waste.

15. Agriculture and Forestry Resources

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

- **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to Non-Agricultural Use:** Because the project site is not designated as Prime, Unique, or Statewide Important Farmland, no impact would occur.
- **Conflict with Agricultural Zoning or a Williamson Act Contract:** The project site and surrounding areas are not zoned for agricultural uses, and are not covered under a Williamson Act Contract.
- **Conflict with Zoning for Forest Land or Timberland, Cause Forest Land or Timberland to Be Rezoned, or Result in the Loss or Conversion of Forest Land to Non-Forest Use:** There are no existing forest lands, nor is there zoning for forest lands or timberland in the City, including the project site.
- **Involve Other Changes that Could Result in Conversion of Farmland or Forest Land:** There is no existing farmland, forest lands, or areas zoned for agriculture, or timberlands on the project site or in the immediately surrounding areas.

16. Mineral Resources

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

- **Loss of Availability of a Known, Valuable Mineral Resource or a Locally Important Mineral Resource Recovery Site:** The project site is not located in an aggregate resource area. Accordingly, no impact to availability of a locally important mineral resource recovery site would occur.

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

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

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

1. Aesthetics

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

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

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

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

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

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

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

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

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

2. Air Quality

No impacts were found less than significant with mitigation.

3. Biological Resources

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

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

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

PDF 6-1 is described above.

4. Cultural Resources

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

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

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

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

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

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

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

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

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

Please refer to MM 4-1 above.

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

- Assign a Paleontological Monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full time during earth-disturbing activities.
- Divert earth-disturbing activities away from the immediate area of the discovery until the Paleontological Monitor has completed salvage. If construction personnel

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

- Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (e.g., San Bernardino County Museum).
- Prepare and submit a technical report describing the identification, salvage, evaluation, and treatment of all fossils discovered during grading to the City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to the depository.

5. Geology & Soils

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

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

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

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

The City Engineer shall confirm that site-specific recommendations are incorporated into the project.

Impact 5.4: With adherence to the City's Building Regulations/2013 CBC, the City's Grading Standards (RR 5-1 and RR 5-2), and all recommendations presented in the Geotechnical Investigation and future site-specific geotechnical investigations and grading plan submittals (RR 5-2 and MM 5-1 through MM 5-3), there would be a less than significant impact related to unstable soils if encountered on the site.

Please refer to MM 5-1, above.

MM 5-2 The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.

MM 5-3 A separate grading plan check submittal shall be required where improvements being proposed would generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.

Impact 5.5: With adherence to the City's Building Regulations/2013 CBC, the City's Grading Standards (RR 5-1 and RR 5-2), and all recommendations presented in the Geotechnical Investigation and in future site-specific geotechnical investigations (RR 5-2 and MM 5-1), there would be a less than significant impact related to expansive soils if encountered on the site.

Refer to MM 5-1, above.

6. Greenhouse Gas Emissions

Impacts 6.1 and 6.2: With project implementation in accordance with RR 6-1 through RR 6-4, and incorporation of PDF 6-1 and MM 6-1 into the proposed project, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment nor would the proposed project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

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

MM 6-1 Prior to the issuance of each building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga

demonstrating that high efficiency non-incandescent light bulbs and lighting fixtures shall be installed in residential and non-residential buildings, and Energy Star-rated appliances for clothes washers, dish washers, refrigerators, and fans shall be installed in all residences. Alternatively, the Property Owner/Developer or its contractors shall submit for approval alternate measures to provide GHG emissions reductions equivalent to those achieved by the installation of high-efficiency lighting and Energy Star appliances, which is 814 MTCO_{2e} per year, as shown in Table 4.6-14

7. Hazards and Hazardous Materials

Impact 7.3: The project site is within the Airport Influence Area for the LA/Ontario International Airport. With adherence to the requirements of the Ontario International Airport Land Use Compatibility Plan (RR 7-4) and proposed Specific Plan Amendment (PDF 7-1), the proposed project would not result in safety hazard to people residing or working on the site or in the project area. There would be a less than significant impact.

PDF 7-1 As identified in Table 7.4, Development Standards, of the proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment, and in compliance with the height restrictions identified in Section 5.3.2 of the Empire Lakes/IASP Sub-Area 18 Specific Plan, primary buildings in PAI [Planning Area I] north 6th Street shall not exceed 70 feet and primary buildings south of 6th Street shall not exceed 60 feet.

8. Hydrology and Water Quality

No impacts were found less than significant with mitigation.

9. Land Use

No impacts were found less than significant with mitigation.

10. Noise

Impact 10.1: The proposed project would result in less than significant increases in long-term ambient noise levels from project-generated traffic to off-site sensitive receptors, and at residences adjacent to the project site from noise generated on-site by traffic on project site roads. Potential noise impacts to on-site and off-site residential uses from operation of proposed uses in PAI [Planning Area I] would be less than significant with adherence to the noise standards outlined in the City's Development Code and the California Building Standards Code (refer to RR 10-3, and RR 10-4).

Implementation of the following Project Design Feature would also ensure that impacts would be less than significant:

PDF 10-1 As identified in Section 7.3.4(b), Rail Road Edge, of the proposed Specific Plan Amendment, a solid wall shall be installed along the northern property line to provide noise reduction and a visual barrier from the adjacent rail line. The wall shall be at least six feet high. Where feasible, a berm, or berm-wall combination may be used.

Impact 10.2: The proposed project would result in potentially significant construction vibration annoyance impacts to residents of adjacent buildings (from heavy equipment operation close to buildings). MM 10-1 would be incorporated into the project to reduce impacts to a less than significant level. There would be a less than significant impact for structural vibration impacts. Long-term vibration impacts to residences within 200 feet of the railroad tracks north of the project site would be potentially significant. MM 10-2 would be incorporated into the project to require a vibration analysis prior to the approval of building permits. With MM 10-2, impacts would be less than significant.

MM 10-1 Prior to the issuance of each grading permit, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the equipment to be used for demolition and grading that would occur within 25 feet of an off-site structure shall not include vibratory rollers, large bulldozers, or similar heavy equipment. Vibratory rollers operated in the static mode would be allowed.

MM 10-2 Prior to issuance of building permits for buildings within 200 feet of the railroad tracks north of the project site, the Property Owner/Developer shall submit a vibration analysis to the City of Rancho Cucamonga Building Official that demonstrates that anticipated building vibrations, based on the best available forecast of future rail operations, would not exceed the vibration impact criteria recommended by the Federal Transit Administration or similar authority. The vibration analysis shall describe if increased setback or vibration-reducing structural building elements are required to achieve the performance standard.

11. Population and Housing

No impacts were found less than significant with mitigation.

12. Public Services

Impact 12.1: If not already addressed through a separate agreement, the proposed/potential Development Agreement would include provisions regarding the Rancho Cucamonga Fire Protection District's (RCFPD) fair market value acquisition of property under common ownership as the Project Applicant for a future fire station (PDF 12-4). Additionally, implementing the

proposed project in compliance with applicable regulations related to fire protection service (refer to RR 12-1), and increases in property taxes collected by the RCFPD would ensure that impacts to fire protection services resulting from the project are less than significant.

PDF 12-4 The proposed/potential Development Agreement for the proposed project, or separate agreement between the City and the Property Owner/Developer or entity under common ownership, shall address the Rancho Cucamonga Fire Protection District's (RCFPD) acquisition, at fair market value, of the property at Assessor Parcel Number No. 1077-422-58, or other site acceptable to the Rancho Cucamonga Fire Protection District (RCFPD) for a potential future fire station within 0.5-mile of the identified fire station site. A purchase and sale agreement shall be executable immediately upon granting of any final approvals for the General Plan Amendment and Specific Plan Amendment. If no final approvals are granted the purchase and sale agreement may only be executed if both parties mutually agree.

Impact 12.2: The proposed project would not require the provision of new or physically altered off-site police protection facilities; however, an on-site substation shall be required in the future. The on-site police substation would be accommodated in the joint-use facility to be constructed as part of the project to accommodate the Community Services and Library Services departments (refer to PDF 12-2), and there would be no physical impacts to the environment beyond those addressed in this Draft EIR. Additionally, the Property Owner/Developer would pay the City's required Police Impact Fee (refer to RR 12-2), and any fees established through a Community Facilities District (or similar mechanism). With the construction of the required on-site police substation, and payment of the required fees, the project would result in a less than significant impact related to police services.

PDF 12-1 In compliance with Section 7.4.1, Site Planning Criteria, of the proposed Specific Plan Amendment, appropriate Crime Prevention Through Environmental Design (CPTED) features, as determined by Rancho Cucamonga Police Department (RCPD) in coordination with the Community Services Department and the Public Works Service Department, shall be implemented in Planning Area I. CPTED features incorporated into the design of spaces shall include, but not be limited to, territorial reinforcement, strategic natural surveillance, well-lit spaces, and appropriate maintenance. CPTED review of each proposed development shall be completed by the RCPD prior to issuance of building permits. Additionally, infrastructure to support the RCPD electronic systems shall be provided; the systems to be installed shall be coordinated with and approved by the RCPD.

PDF 12-2 To provide space for the Library Services, Community Services, and Police Departments, and ancillary use by the Public Works Department, a Joint Use Public Facility shall be accommodated within PAI [Planning Area I]. The provisions for ensuring implementation of this facility in PAI shall be outlined in the proposed Development Agreement between the Project Applicant and the City. The resources provided by the Joint Use Public Facility shall be sufficient to adequately serve the future project residents, employees and visitors, as determined by the City. The final size, location, operational requirements, and design features of the facility shall be determined during the master planning stage of the area north of 6th Street in coordination with the respective City departments. It is expected that the Joint Use Public Facility would be up to 25,000 sf, and the square footage would be within the

maximum amount of non-residential development allowed by the proposed Specific Plan Amendment.

In the event the Development Agreement is not approved, establishment of provisions for implementation of a Joint Use Public Facility within PAI shall be required as a Condition of Approval. The condition shall be included in the Mitigation Monitoring Program and specify that construction of the facility shall commence no later than the issuance of the building permit for the 2,000th residential dwelling unit.

Impact 12.4: The proposed project would increase the demand for library services provided by the City. The Property Owner/Developer would implement an onsite joint use facility to be used for library services (PDF 12-2), or provide an alternative community benefit agreed to by the City and Property Owner/Developer, and would pay the required City's Library Impact Fee (refer to RR 12-2). Therefore, the project would result in a less than significant impact related to library services.

Refer to PDF 12-2, above.

Impacts 12.5, 12.6 and 12.7: With incorporation of park, recreation, and community facilities into the proposed development in PAI [Planning Area I], including a joint-use public facility (refer to PDF 12-2 and PDF 12-3); adherence to the City's Local Park Ordinance (refer to RR 12-3); and payment of the required impact fees (refer to RR 12-2); the project would result in a less than significant impact related to the need to provide new or expanded park and recreational facilities and the potential for physical deterioration of park and recreation facilities due to increased use.

Refer to PDF 12-2, above.

PDF 12-3 As shown on Exhibit 3-4, Conceptual Development Plan by Placetype, the Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment includes three central community recreation (REC) areas (approximately 6.8 acres) and a 0.6-acre Urban Plaza. The (REC) areas may include the following types of amenities: fitness area, pool and spa, community meeting rooms, and plaza space.

13. Transportation/Traffic

Impacts 13.3 and 13.4: The proposed project provides adequate project access and an internal circulation system (refer to PDF 13-1), which would be in compliance with applicable requirements for emergency access (refer to RR 12-1). The proposed project would not create traffic hazards or result in inadequate emergency access. Impacts would be less than significant.

PDF 13-1 The Property Owner/Developer shall construct the following intersection improvements at the project access locations:

- 7th Street and Cleveland Avenue: Side-street stop control
- 7th Street and Anaheim Place: Side-street stop control
- 6th Street and Project Access: Signalized intersection
- 4th Street and Project Access: Signalized intersection
- Site access improvements at the Metrolink Transit Station.

14. Utilities and Service Systems

Impact 14.2: Development allowed by the proposed Specific Plan Amendment would require the construction of new water, recycled water, and sewer lines on site. However, no off-site improvements are needed. Construction of infrastructure improvements within and immediately adjacent to the project area would result in short-term impacts related to air quality, noise, greenhouse gas and traffic. These impacts are addressed in Section 4.2, Air Quality; Section 4.10, Noise; Section 4.6 Greenhouse Gas, and Section 4.13, Transportation and Traffic. No additional impacts related to construction and operation of utility systems would occur.

The following measure would ensure that impacts would be less than significant:

PDF 14-1 The 12-foot 8-inch Metropolitan Water District (MWD) Meadow Upper Feeder located in the existing 40-foot-wide easement that traverses the northern portion of the project site shall be protected in place during construction. Any encroachment to the easement during construction would be conducted in compliance with applicable MWD encroachment specifications.

15. Agriculture and Forestry Resources

No impacts were found less than significant with mitigation.

16. Mineral Resources

No impacts were found less than significant with mitigation.

C. FINDINGS WITH RESPECT TO SIGNIFICANT EFFECTS THAT CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

Note that impacts and analyses are presented below in summary form. For a full description of impacts, see the appropriate text in the EIR, which the Council hereby incorporates by reference into these Findings. Only impacts related to Air Quality, Noise, Population and Housing and Transportation were found to be significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to reduce the Project's impacts. Although the following mitigation measures will not reduce impacts to a less than significant level, the City binds itself to implement these measures in order to lessen the impacts to the greatest extent feasible.

2. Air Quality

Impact 2.1: Significant and unavoidable conflict with the SCAQMD's 2012 AQMP due to long-term emissions of nonattainment pollutants exceeding SCAQMD significance thresholds and project trip generation substantially greater than trip generation anticipated in the General Plan for PAI [Planning Area I].

There is no feasible mitigation that would lessen or eliminate this impact, because even after implementation of all feasible measures discussed in Impact 2.2 below, the project would remain in conflict with SCAQMD's 2012 AQMP because the project was not included in the SCAQMD's projected growth estimates so the project remains inconsistent with the AQMP but provides mitigation recommended by SCAQMD.

Impact 2.2: Regional and local construction emissions would be less than significant with the incorporation of MM 2-1 and MM 2-2. Even with incorporation of MM 2-3 through MM 2-6, long-term regional operational emissions of O3 precursors (VOC and NOx), CO, PM10, and PM2.5 due to mobile and consumer product sources would be significant and unavoidable.

MM 2-1 Prior to issuance of each grading and building permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that construction documents require construction contractors to implement the measure listed below. The contractor shall comply with the identified requirements, and verification that the contractor has complied shall be confirmed by the Building and Safety Services Department during construction.

All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

A copy of each unit's certified Tier specification shall be provided to the Building and Safety Services Department at the time of mobilization of each applicable unit of equipment.

MM 2-2 Construction activities for future development within PAI [Planning Area I] shall include the following measures to reduce criteria pollutant emissions. These measures shall be incorporated into the contractor specifications and shall be verified during review of project plans and specifications and during construction.

- All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.
- The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible.
- The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.

MM 2-3 Prior to the issuance of each non-residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.

- For buildings with 25,000 square feet or more net area and with more than ten tenant-occupants (i.e., employees), changing/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CALGreen) Code.
- Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1, Nonresidential Voluntary Measures, of the CALGreen Code.
- Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CALGreen Code.

MM 2-4 Prior to the issuance of each residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.

- One- and two-family dwellings shall provide for the future installation of electric vehicle charging, as specified in Section A4.106.8.1, Residential Voluntary Measures, of the CALGreen Code.
- Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles.

- Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5).

MM 2-5 Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the parking facility. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.

- The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles.
- The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5).
- For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code.

MM 2-6 Once constructed, the Property Owner/Developer shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the City of Rancho Cucamonga within one month following the issuance of each occupancy permit.

- Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law).
- Post both bus and Metrolink schedules in conspicuous areas.
- Configure the employee work schedules around the Metrolink schedule to the extent reasonably feasible.

Impact 2.3: The proposed project would result in less than significant cumulative regional and local construction emissions with the incorporation of MM 2-1 and MM 2-2. The project would result in significant and unavoidable cumulative long-term regional emissions of O₃ precursors (VOC and NO_x), PM₁₀, and PM_{2.5}, all nonattainment pollutants, due to mobile and consumer products sources. As described for Threshold 2.2, even with implementation of MM 2-2 through MM 2-4, operational VOC, NO_x, PM₁₀, and PM_{2.5} emissions would exceed the significance thresholds and could contribute to existing violations of the O₃ and PM₁₀ standards (VOC and NO_x are O₃ precursors).

Please refer to MMs 2-1 through MM 2-6 above.

10. Noise

Impact 10.3: Construction of the proposed uses would result in temporary construction noise impacts from site preparation, demolition, grading, concrete and asphalt crushing, green waste mulching, and similar construction activities. Compliance with RR 10-1 and implementation of MM 10-3 through MM 10-5 would reduce impacts; however, because of the proximity of construction to existing structures, some of these activities may not be reduced to less than 65 dBA at residential receptors and 70 dBA at industrial or commercial receptors, this impact is considered significant and unavoidable under the City's Development Code.

MM 10-3 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences, the Property Owner/Developer shall submit construction plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the installation of a temporary noise barrier between the construction area and the adjacent residences is required. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. For maximum effectiveness, the barrier shall be located as close as feasible to the residences or as close as feasible to the noise sources. Where feasible, the barrier shall remain in place until the completion of construction near residences.

MM 10-4 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences or within 325 feet of commercial or industrial buildings, the Property Owner/Developer shall submit a construction-related noise mitigation plan to the Rancho Cucamonga Planning Department. The plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction of the project. The plan shall demonstrate that the construction plans and specifications include the following noise-abatement, notification, and control measures:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices.
- Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible.
- If a perimeter block wall is required for a project, the wall shall be constructed as early as possible during the first phase of construction.
- A "Construction Noise Coordinator" shall be identified. The Construction Noise Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Construction Noise Coordinator shall notify the City within 48 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the complaint, as deemed

acceptable by the Planning Department. Signs shall be posted at the construction that include the contact information for the Construction Noise Coordinator.

MM 10-5 Prior to the issuance of each permit for site clearing and demolition, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that, if crushing, grinding, chipping or similar equipment is to be used, the equipment must be located at least 500 feet from residences and at least 300 feet from commercial or industrial buildings and oriented so that the noisiest side is facing away from the residences.

Impact 10.4: With implementation of MM 10-6 through MM 10-8, potential impacts related to operational noise that exceeds the General Plan noise and land use compatibility levels would be reduced to less than significant levels. Construction noise would potentially exceed the noise level limits established in the City's Development Code. With implementation of RR 10-1 and MM 10-3, MM 10-4, and MM 10-5, impacts from construction noise that exceed the City Development Code requirements would be reduced, but not to a less than significant level. This impact is significant and unavoidable.

Refer to MM 10-3 through MM 10-5 above.

MM 10-6 Prior to issuance of building permits for buildings adjacent to 4th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 4th Street. The Property Owner/Developer shall also submit plans and specifications showing that:

- All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.
- All exterior use areas within 200 feet of 4th Street shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL.

MM 10-7 Prior to issuance of building permits for buildings adjacent to 6th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 6th Street. The Property Owner/Developer shall also submit plans and specifications showing that:

- All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.
- All exterior use areas shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL.

MM 10-8 Prior to issuance of building permits for buildings facing adjacent to or near the northern property line, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing the rail line. The Property Owner/Developer shall also submit plans and specifications showing that:

- All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed.

11. Population and Housing

Impact 11.1: Although the proposed project would be consistent with local, regional, at State policies that encourage mixed use higher density housing development near employment centers and transit opportunities, the proposed project could induce substantial housing and population growth in the City and region beyond the currently adopted growth forecasts, resulting in a significant and unavoidable project impact. The project would have a less than significant impact related to employment.

The project was not included in the City's General Plan, which assumed continued operation of the golf course, hence the project is inconsistent with the Population and Housing projections. However, there is no feasible mitigation to reduce the significance of this impact because it is not consistent with Project objectives or the principles of the General Plan to incorporate changes into the project that would avoid inducing housing and population growth in the City. For the City's analysis of lower-density alternatives to the Project, please see Section VI of these Findings and Section 5.0 of the EIR.

13. Transportation/Traffic

Impacts 13.1 and 13.2: Vehicle trips generated by operation of the proposed project would lead to study area intersections and freeway facilities operating at deficient LOS (exceeding City of Rancho Cucamonga, City of Ontario, and/or Caltrans standards). Implementation of RR 13-2 and RR 13-3, and MM 13-1 through MM 13-4, would reduce impacts, but some impacts would remain significant due to the lack of feasible mitigation or because the project Property Owner/Developer or the City of Rancho Cucamonga cannot guarantee the implementation of improvements in another jurisdiction which they do not control.

Specifically, the proposed project would result in significant and unavoidable project impacts at one study area intersection, which is also a San Bernardino County Congestion Management Plan (CMP) intersection, under the Existing Plus Project traffic analysis scenario, and at seven study area intersections (including 5 CMP intersections) under the Completion Year 2024 Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable impacts along segments of Interstate (I) 10 and I-15 and at I-10 and I-15 on- and off-ramps under these traffic analysis scenarios; I-10 and I-15 are also CMP facilities.

The proposed project would result in significant and unavoidable cumulative impacts at four study area intersections (including 3 CMP intersections) under the Cumulative Year (2036) Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable cumulative impacts along segments of I-10 and I-15 and at I-10 and I-15 on- and off-ramps under this traffic analysis scenario; I-10 and I-15 are also CMP facilities.

PDF 13-1 The Property Owner/Developer shall construct the following intersection improvements at the project access locations:

- 7th Street and Cleveland Avenue: Side-street stop control
- 7th Street and Anaheim Place: Side-street stop control
- 6th Street and Project Access: Signalized intersection
- 4th Street and Project Access: Signalized intersection
- Site access improvements at the Metrolink Transit Station.

MM 13-1 Prior to the issuance of the first occupancy permit, and in coordination with the City of Rancho Cucamonga, the Property Owner/Developer shall implement the following intersection improvements:

2. **Foothill Boulevard and Milliken Avenue.** Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length.
3. **Foothill Boulevard and Rochester Avenue.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length.
4. **Foothill Boulevard and Day Creek Boulevard.** Convert the rightmost northbound through lane into a through/right shared lane.
7. **Arrow Route and Haven Avenue.** Modify the southbound approach from having two left turn lanes, two through lanes, and one through/right shared lane to having two left turn lanes, three through lanes, and one right turn lane (MM 13-1).
8. **Arrow Route and Milliken Avenue.** Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would require changing the coordinated cycle length.
13. **6th Street and Haven Avenue.** To achieve additional lanes on the northbound and westbound approach, modify the northbound approach from having two left-turn lanes, two through lanes, and one shared through/right-turn lane to having two left-turn lanes, three through lanes, and one right-turn lane. Modify the westbound approach from having one left-turn lane, two through lanes, and one right-turn lane to having two left-turn lanes, two through lanes, and one right-turn lane.
14. **6th Street and Cleveland Avenue.** Install a traffic signal and signal interconnect and other appropriate traffic signal hardware to ensure coordination with upstream and downstream signals. This improvement is consistent with planned improvements within the City of Rancho Cucamonga's DIF Program

(refer to RR 13-2), and the Property Owner/Developer may be eligible for partial reimbursement with implementation of this mitigation measure.

- MM 13-2** Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that optimization of the PM-coordinated cycle lengths, and/or adjustment and optimization of the coordinated maximum splits for the PM signal timing plan, as appropriate, at the City of Ontario's **4th Street and Haven Avenue, 4th Street and Milliken Avenue, and Inland Empire Boulevard and Haven Avenue** intersections have been completed, and that the coordinated cycle length for other locations these intersections are in coordination with have been re-evaluated, if required.
- MM 13-3** Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that adjustment and optimization of coordinated maximum splits for the PM signal timing plan at the Caltrans intersection of **I-10 Westbound Ramps-Ontario Mills Parkway and Milliken Avenue** has been completed. This would not require changing the coordinated cycle length.
- MM 13-4** Prior to issuance of buildings permits, the Property/Owner Developer shall pay its fair share fee to the City of Rancho Cucamonga for the following measures required to mitigate Cumulative Year (2036) Plus Project conditions:
- **Foothill Boulevard and Day Creek Boulevard.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length.
 - **6th Street and Haven Avenue.** Adjust, optimize and maintain the coordinated the PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length.
 - **6th Street and Milliken Avenue.** Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length.
- The fair share payment amount shall be established by the City of Rancho Cucamonga Engineering Department. The timing of implementation of the improvements shall be determined by the City and, to the extent feasible, shall be completed by the City in the timeframe necessary to avoid identified significant cumulative impacts.
- MM 13-5** Prior to the issuance of a demolition permit or grading permit, whichever occurs first, the Property Owner/Developer shall submit a Traffic Control Plan to the Engineering Services Department for review and approval. The Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of

construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.

IV. FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE CHANGES, GROWTH-INDUCING IMPACTS, AND ENERGY CONSERVATION

A. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by a proposed project. Generally, a project would result in significant irreversible environmental changes if the following occurs:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; and
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

The project site has historically been used for agricultural purposes and was developed as a golf course in the mid-1990s. The proposed project would permanently alter the site by converting the existing golf course to a mixed-use community. Because no agricultural uses, sensitive biological resources, or significant mineral resources were identified within the project limits, no significant impacts related to these issues would result from development of the project site.

Construction and long-term operation of the proposed project would require the commitment and reduction of nonrenewable and/or slowly renewable resources, including petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures) as well as lumber, sand/gravel, steel, copper, lead, and other metals (for use in building and roadway construction and utility infrastructure). Other resources that are slow to renew and/or recover from environmental stressors would also be impacted by project implementation; these include air quality (through the combustion of fossil fuels and production of greenhouse gases) and water supply (through the increased potable water demands for drinking, cleaning, landscaping, and general maintenance needs).

An increased commitment of public services (e.g., police, fire, school, sewer, and water services) would also be required. Project development is an irreversible commitment of the land, energy resources, and public services. After the 50- to 75-year structural lifespan of the buildings is reached, it is improbable that the site would revert to permanently undeveloped conditions due to the large capital investment that will already have been committed.

B. GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines provides the following guidance on growth-inducing impacts: a project is identified as growth inducing if it “could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” To address this issue, Section 6.2 of the EIR examines whether the project would remove obstacles to growth, whether the project would result in the need to expand one or more public services to maintain desired levels of service, whether the project would encourage or facilitate economic effects that could result in other activities that could significantly affect the environment, and whether approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment.

1. Would this project remove obstacles to growth?

Existing roadways would be extended into the site and new roadways built on the site to serve individual structures and development. Roadway improvements proposed as mitigation for traffic impacts would serve the project and anticipated development in the area but would not provide the additional capacity to induce unplanned growth. As identified in Section 4.14 of the EIR, Utilities and Service Systems, the proposed Specific Plan Amendment would not involve development that would establish an essential public service or utility/service system. The project site and surrounding areas are already served by essential public services and an extensive network of utility/service systems and the other infrastructure necessary to accommodate or allow the existing conditions and planned growth.

The existing utility/service systems in the vicinity of the project site can serve the development allowed by the proposed Specific Plan Amendment with connections to on-site facilities. It should be noted that the Rancho Cucamonga Municipal Utility (RCMU) does not currently provide electricity service to the project site; however, it does plan to provide this service with an extension of a new electricity line to the project site. Electricity would also be available to the project site from adjacent Southern California Edison (SCE) facilities. The utility infrastructure installed as part of the proposed project would be sized and located expressly to serve the proposed project, and would not, therefore, induce growth in the project vicinity. Further, future development would be reviewed on a project-by-project basis at the time of proposed construction in order to determine the utility/service systems necessary to serve the proposed land uses.

With respect to changes in existing regulations pertaining to land development, the proposed project involves a General Plan Amendment to change the land use designation for the project site from “Open Space” to “Mixed Use”, and a Zoning Amendment to update text related to the Mixed Use zone. These discretionary actions would allow for the development of a mixed-use community with up to 3,450 residential units, 220,000 square feet (sf) of non-residential development, and other supporting uses on the approximate 160.4-acre project site, which is currently developed with a golf course. The location of the project site adjacent to the Rancho Cucamonga Metrolink Station provides a unique opportunity for development of a dense urban community near transit. This is consistent with the General Plan’s land use growth strategy, which focuses on the following three objectives:

- Protect and maintain established residential neighborhoods.
- Target new infill development opportunities.
- Integrate land use and transportation.

While the proposed General Plan and Zoning amendments would allow for growth at the project site that is not currently anticipated in the City’s General Plan, approval of the project and these discretionary actions would not lead to similar regulatory changes that would remove an obstacle

to growth, because the areas adjacent to the project site are currently developed or are already planned for development. Additionally, as discussed in Section 4.9, Land Use and Planning, the proposed project would be consistent with the goals and policies of the City's General Plan and other relevant planning documents that address development in the City. The proposed project is not, therefore, considered to be growth inducing with respect to removal of obstacles to growth.

Refer to the discussion of Item 3 below, which addresses potential opportunities for redevelopment, revitalization or intensification of areas in the vicinity of the project site.

2. Would this project result in the need to expand one or more public services to maintain desired levels of service?

As discussed in Section 4.12, Public Services and Recreation, of the EIR, the proposed project would increase the demand for public services (police, fire, schools, libraries, and parks and recreational facilities). Based on input from the Community Services, Library Services, Police and Fire departments, new facilities would ultimately be needed to serve future residents of the proposed project and other development in the City that is or would be underserved in the future. As identified in PDF 12-2 in Section 4.12, as part of the proposed project, a Joint Use Public Facility would be implemented in PAI [Planning Area I] to accommodate the needs of the Rancho Cucamonga Community Services, Library Services, and Police departments. This facility would be available not only to future residents of the proposed project, but other residents in the City. With implementation of the community benefit as part of the project, project impacts related to parks/recreation, libraries and police protection would be less than significant. The proposed project would also contribute to the need for a new fire station to in order to provide an adequate level of fire protection service throughout the RCFPD's response system. To facilitate the eventual construction of a new fire station, and if not already addressed through a separate agreement, the proposed/potential Development Agreement would include provisions regarding the RCFPD's fair market value acquisition of property under common ownership as the Project Applicant. With this provision in an executed agreement, the project's impact on the response system that is not addressed by the increase in property taxes would be less than significant.

Additionally, funding mechanisms are in place through existing regulations and standard practices to accommodate growth in the City, including the proposed project. This project would not, therefore, have significant growth-inducing consequences with respect to public services.

3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During project construction, a number of design, engineering, and construction-related jobs would be created. This would last until project construction is completed (assumed to be up to eight years). This growth in employment would be an indirect, growth-inducing effect of the proposed project.

As further discussed in Section 4.11, Population and Housing, of the EIR, buildout of the maximum amount of development allowed by the proposed Specific Plan Amendment would result in up to 3,450 residential units and 220,000 sf of non-residential uses. This could generate up to 10,488 new residents and approximately 341 net new employment opportunities. The increase in housing and population at the project site was not anticipated in the City of Rancho Cucamonga General Plan, which estimates the buildout conditions for the City (by 2030), or SCAG's 2012-2035 Regional Growth Forecasts. The adopted growth forecasts anticipate the continued operation of a golf course at the project site. Therefore, the housing and associated population growth resulting from implementation is considered a significant and unavoidable project impact for purposes of the

CEQA analysis. However, it is important to note that the proposed project would be consistent with local, regional, at State policies that encourage mixed use, higher density housing development near employment centers and transit opportunities (refer the policy consistency analysis provided in Section 4.9, Land Use and Planning, of the EIR.

With respect to employment, the City's General Plan estimates that there will be 103,400 employment opportunities in the City and SOI by 2030. Compared to the 2013 employment estimate of 72,600 jobs, this represents an increase of 30,800 jobs. Therefore, the employment generation estimated for the proposed project (net increase of 341 employees) represents approximately one percent of the total employment generation anticipated in the City and SOI with buildout of the General Plan. Further, it is expected that the short-term construction jobs and new positions during operation would be filled by workers who already reside in the local area or region.

As residential development occurs onsite, project residents and employees would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. In addition to the proposed non-residential uses, the proposed project is located near and within walking distance of existing employment and retail areas in the cities of Rancho Cucamonga and Ontario, which would help serve the employment and shopping needs of the future residents. However, the increased demand for such economic goods and services could encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs. This growth may be experienced in the areas in proximity to the project site that are either currently undeveloped or underutilized. However, this type of growth is already anticipated in the City's General Plan, even without the proposed project. Notably, the areas surrounding the project site within Industrial Area Specific Plan (IASP) Sub-Area 18, including the Rancho Cucamonga Metrolink Station, are designated as "Mixed Use Areas" in the City's General Plan. The intent of the Mixed Use designation in this area is to:

- Promote planning flexibility to achieve more creative and imaginative employment-generating designs.
- Integrate a wider range of retail commercial, service commercial, recreational, and office-related uses in this industrial area of the City.
- Allow for the sensitive inclusion of high-density residential development that offers high-quality multi-unit condominiums and apartments for employees desiring housing close to work and transit.

Additionally, as shown in the aerial photograph provided in Exhibit 4.9-6 in Section 4.9, Land Use and Planning, there are parcels immediately south of the project site that are currently undeveloped; however, this area is already planned for mixed use development associated with the approved Piemonte at Ontario Center. The approved development includes approximately 1.29 million sf of mixed retail, commercial, office, hotel and multi-family residential units at buildout (Ontario 2006).

Therefore, implementation of residential and non-residential uses allowed by the proposed Specific Plan Amendment would support existing uses in the area, and could encourage or facilitate the growth envisioned in the City of Rancho Cucamonga General Plan and planned in the City of Ontario.

4. **Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?**

As identified above, the proposed project involves a General Plan Amendment and Zoning Amendment to allow for development of the proposed mixed use community, which is consistent with planning policies that encourage the introduction of higher density, mixed use development near transit to decrease dependency on the automobile and to reduce associated air pollution GHG emissions. However, no changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement this project. In addition to project design features and regulatory requirements, project-specific MMs have been identified in Sections 4.1 through 4.14 of this Draft EIR to ensure that implementation of the project complies with all applicable City plans, policies, and ordinances. This ensures that there are no conflicts with adopted land development regulations and that environmental impacts are minimized. The proposed project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur.

C. ENERGY CONSERVATION

Section 21100(b)(3) of the *California Public Resources Code* and Appendix F to the CEQA Guidelines require a discussion of potential energy impacts of proposed projects. Appendix F states:

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) Decreasing overall per capita energy consumption,
- (2) Decreasing reliance on fossil fuels such as coal, natural gas and oil, and
- (3) Increasing reliance on renewable energy sources.

Appendix F of the CEQA Guidelines also identifies that "EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy."

Section 6.3 of the EIR contains the required discussion of these issues, which is summarized below.

1. Short-Term Construction

For dust control, it is estimated that approximately 11.63 million gallons of water would be used during grading activities and 10 million gallons of water would be used during the building phases. A total of 606,959 kWh of electricity from water consumption, 670,939 gallons of diesel fuel, 927,377 gallons of gasoline, and 45.65 MWh of electricity from water consumption is estimated to be consumed during project construction. To reduce impacts, reclaimed water would be used for dust control, resulting in an estimated 81 percent savings in electricity use as well as the savings of potable water.

Fuel energy consumed during construction would be temporary in nature and would not represent a significant demand on energy resources. The project also implements MM 2-2 which requires equipment to be properly maintained, minimize idling, and use electric or clean alternative fuel equipment where feasible. Furthermore, there are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the State. For comparison, the State of California consumed 14.70 billion gallons of gasoline and 2.78 billion gallons of diesel fuel in 2014 (BOE 2015a, 2015b). The estimated construction energy consumed by the proposed project would be spread over the

approximate eight year construction duration. Therefore, the proposed construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption.

2. *Transportation*

The proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment involves the development of a mixed use community that would decrease dependency on the automobile by locating new housing near existing and planned employment-generating uses, local regional activity centers, and transit service. The overall circulation concept for the proposed project places an emphasis on pedestrian, bicycle, and vehicular connectivity emanating from the Metrolink Transit Station and major circulation corridors. The Vine provides a backbone of multi-modal connectivity from 4th Street to the Metrolink Transit Station, connecting all neighborhoods in between. This pedestrian-scaled roadway includes vehicular lanes, sharrows, on-street parking, and a variable median. To facilitate non-vehicular travel, the project would include bicycle parking facilities.

Additionally, as described in Section 4.2, Air Quality of this Draft EIR, mitigation measures (MMs) have been incorporated into the project to reduce vehicle emissions. MM 2-3 requires preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles; changing/shower facilities; and EV charging facilities for some nonresidential buildings. MM 2-4 and MM 2-5 require EV charging facilities, preferential visitor parking for alternative-fueled vehicles and bicycle parking for residential buildings and parking facilities. MM 2-6 includes operational measures that would limit truck idling and would provide incentives for employees of commercial and industrial businesses to commute by Metrolink or bus.

When taking into consideration the location of the project near transit, the high density of the proposed residential uses, and the mixed use nature of the proposed project, it is estimated that there would be an overall reduction in VMT from approximately 95.5 million VMT/year to 89.5 million VMT/year. This represents a reduction of approximately 6 million VMT/year or 6.2 percent. Based on the annual VMT, gasoline and diesel consumption rates were calculated using estimated miles per gallon factors based on San Bernardino County data for 2024 from EMFAC2014. It is estimated that the project-generated traffic would use 498,000 gallons of diesel fuel, and 2.8 million gallons of gasoline per year. Fuel consumption associated with vehicle trips generated by the proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment would not be considered inefficient, wasteful, or unnecessary.

3. *Energy Demand*

The proposed project would promote building energy efficiency through compliance with energy efficiency standards (Title 24 of the California Code of Regulations, and CALGreen, the 2013 California Green Buildings Standards Code) and the provision of energy efficiency measures that exceed required standards. Based on the CalEEMod, the electricity demand from the project would be approximately 16.3 million kilowatt hours per year (kWh/yr) and the natural gas consumption would be approximately 38 billion British Thermal Units per year (BTU/yr) (this includes peak demands), or 380,000 therms per year. Natural gas fireplaces would use approximately 19 billion BTU/yr. The electricity use associated with the project water consumption is estimated to be approximately 4.2 million kWh per year. San Bernardino County's total electrical and natural consumption in 2013 was approximately 14,000 million KWh and 503 million therms. At full build-out, project's electricity use would be approximately 0.14 percent of the existing electricity use in San Bernardino County and natural gas use would be approximately 0.08 percent of the existing natural gas use in San Bernardino County. Energy supplies to meet this demand are

available and development of new capacity is not required. With implementation of mitigation measure (MM) 6-1 and MM 6-2, identified in Section 4.6, Greenhouse Gas Emissions, the electricity and natural gas consumption would be reduced by 15 percent in residential land uses and 10 percent in non-residential land uses. The proposed project would not result in excessive long-term operational building energy demand.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

The analysis in Sections 4.1 through 4.14 of the EIR concludes that, despite implementation of mitigation measures, significant environmental impacts would result from the construction and operation of the proposed project. Significant and unavoidable impacts that would result from implementation of the proposed project include those listed below.

- **Operational Air Quality Impact.** Maximum daily emissions from project operations (mobile and consumer product sources) would exceed the South Coast Air Quality Management District's (SCAQMD's) CEQA significance thresholds for ozone (O₃) precursors (i.e., volatile organic compounds [VOCs] and nitrogen oxides [NO_x]), carbon monoxide (CO), respirable particulate matter with a diameter of 10 microns or less (PM₁₀), and fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}).
- **Cumulative Air Quality Impact.** The project would result in significant and unavoidable cumulative long-term regional emissions of O₃ precursors (VOC and NO_x), PM₁₀, and PM_{2.5}, all nonattainment pollutants, due to mobile and consumer product sources.
- **Air Quality Management Plan Consistency.** The proposed project would conflict with the SCAQMD's Air Quality Management Plan (AQMP) due to (1) the projected long-term operational emissions of non-attainment pollutants exceeding SCAQMD significance thresholds, which could increase the frequency or severity of existing air quality violations or delay timely attainment of air quality standards and (2) project trip generation at the project site substantially greater than trip generation anticipated in the General Plan for PAI [Planning Area I] resulting from proposed high density development and associated population growth in an area designated as a golf course in current planning documents.
- **Substantial Temporary or Periodic Increase in Noise.** Construction of the proposed uses would result in temporary noise impacts from construction activities because some of these activities may not be reduced to less than 65 A-weighted decibels (dBA) at residential receptors and 70 dBA at industrial or commercial receptors (the noise level standard established in the City's Development Code), and these noise levels would be substantially greater than existing noise levels that range from the low to high 50s dBA.
- **Construction-Related Noise Would Exceed Noise Standards.** Construction noise would potentially exceed the noise level limits established in the City's Development Code.
- **Population and Housing Growth.** With the development of up to 3,450 residential units, the proposed project would directly induce substantial housing and population growth in the City beyond adopted growth forecasts, resulting in a significant and unavoidable project impact. This is because the City's General Plan did not plan for the redevelopment of the project site. However, the proposed project would be consistent with local, regional, and State growth

strategies that encourage mixed use, higher density housing development near employment centers and transit opportunities.

- **Project-Related Traffic Impacts.** The proposed project would result in significant and unavoidable project impacts at one study area intersection, which is also a San Bernardino County Congestion Management Plan (CMP) intersection, under the Existing Plus Project traffic analysis scenario, and at seven study area intersections (including 5 CMP intersections) under the Completion Year 2024 Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable impacts along segments of Interstate (I) 10 and I-15 and at I-10 and I-15 on- and off-ramps under these traffic analysis scenarios; I-10 and I-15 are also CMP facilities.
- **Cumulative Traffic Impacts.** The proposed project would result in significant and unavoidable cumulative impacts at four study area intersections (including 3 CMP intersections) under the Cumulative Year (2036) Plus Project traffic analysis scenario. Additionally, the proposed project would have significant and unavoidable cumulative impacts along segments of I-10 and I-15 and at I-10 and I-15 on- and off-ramps under this traffic analysis scenario; I-10 and I-15 are also CMP facilities.

When an agency approves a project with significant environmental effects that will not be avoided or substantially lessened, it must adopt a “statement of overriding considerations” explaining that, because of the project’s overriding benefits, the agency is approving the project despite its environmental harm. (14 Cal. Code Regs. § 15043.) The City’s statement of overriding considerations for the Project is as follows:

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a proposed project against its significant unavoidable adverse impacts in determining whether to approve a project. The Project will result in environmental effects, which, although mitigated to the extent feasible by the implementation of mitigation measures required for the Project, will remain significant and unavoidable, as discussed in the Final Environmental Impact Report (EIR) and CEQA Findings of Fact. These impacts are summarized below and constitute those impacts for which this Statement of Overriding Considerations is made.

Findings:

The City Council hereby adopts all mitigation measures identified in the EIR. The City Council finds and determines in approving the Project that the Final EIR has considered the identified means of lessening or avoiding the Project’s significant effects and that to the extent any significant direct or indirect environmental effects, including cumulative project impacts, remain unavoidable or not mitigated to below a level of significance after mitigation, such impacts are at an acceptable level in light of the social, legal, economic, environmental, technological and other project benefits discussed below, and such benefits override, outweigh, and make “acceptable” such remaining environmental impacts of the project (CEQA Guidelines Section 15092(b)).

The following benefits and considerations outweigh such significant and unavoidable adverse environmental impacts. All of these benefits and considerations are based on the facts set forth in the Findings, the Final EIR, and the record of proceedings for the Project. Each of these benefits and considerations is a separate and independent basis that justifies approval of the Project, so that if a court were to set aside the determination that any particular benefit or consideration will occur and justifies project approval, this City Council determines that it would stand by its determination that the remaining benefit(s) or consideration(s) is or are sufficient to warrant project approval.

Facts:

The Project would have the following benefits:

1. **Approval of the Project would ensure that development of the project site is accomplished consistent with numerous applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan*.**

The proposed Specific Plan Amendment serves as a tool for implementing the preferred development strategies for Planning Area I of Industrial Area Specific Plan Sub-Area 18, a specific plan that is itself a tool for implementation of the City's General Plan. (See City of Rancho Cucamonga General Plan, at LU-48 through LU-53.) The Project includes high-density and medium-high density residential, mixed use, open space, and transit-oriented land uses near transit services, including the Rancho Cucamonga Metrolink Station and local regional activity centers.

As described in the EIR, at Table 4.9-2 in Section 4.9, and at Appendix D to Appendix B-2, approving the Project would further numerous goals and policies of the City of Rancho Cucamonga's General Plan. The City Council finds that the Project would advance and further the General Plan's policies and objectives for all of the reasons described in the EIR and its appendices. Particularly relevant goals and policies include, but are not limited to, the following:

- **Goal LU-1, "Ensure established residential neighborhoods are preserved and protected, and local and community-serving commercial and community facilities meet the needs of residents," and related policies.** The Project will support higher density living environments near transportation alternatives to protect existing neighborhoods from increased density pressures. The Project would encourage the development of commercial centers in the Transit Placetype, Mixed Use Placetype, and Mixed Use Overlay areas, serving a broad range of retail and service needs for the community.
- **Goal LU-2, "Facilitate sustainable and attractive infill development that complements surrounding neighborhoods and is accessible to pedestrians, bicycles, transit, and automobiles" and related policies.** The Project would promote mixed use and high density residential uses in a pedestrian-friendly setting with direct access to transit. The Specific Plan Amendment allows up to 3,450 residences, 220,000 square feet of non-residential, and 6.8 acres of recreation amenities within 0.5 mile of the Metrolink station. The Vine is designed as a "complete street," with pedestrian circulation provided by the Vine and through internal connections.
- **Goal LU-3, "Encourage sustainable development patterns that link transportation improvements and planned growth, create a healthy balance of jobs and housing, and protect the natural environment," and related policies.** The project would focus development on a previously disturbed infill site where development would cause minimal impact on natural resources and where residents would have access to existing infrastructure. In addition, the project would also encourage employment, professional, light industrial, and commercial uses on the project site in the Transit Placetype, Mixed Use Placetype, and Mixed Use Overlay areas.

- **Goal CM-2, “Plan, implement, and operate transportation facilities to support healthy and sustainable community objectives,” and related policies such as CM-2.1, “Facilitate bicycling and walking citywide.”** The Specific Plan Amendment includes a continuous pedestrian and bikeway corridor along the Vine that links users from the Metrolink station to 4th Street. Pedestrians may also use the existing 6th Street undercrossing to avoid the 6th Street intersection. The Vine is designed to include a protected bike lane for enhanced bicycle connectivity traveling north/south through the site. The Transit Placetype facilitates easy pedestrian and bicycle access through the site and supports transit and multi-modal users with commercial, retail, and services. At the time of development, plans will be reviewed by the City and/or transit agency for appropriate bus stops/shelter locations. Transit services may include, but not be limited to car-share facilities, bike-share stations, transit pass kiosks, or concierge services. All projects would meet CALGreen requirements related to bicycle parking.
- **Goal CS-1, “Provide attractive, high-quality community services facilities that adequately meet the community’s need,” and related policies.** Parkland/recreation facilities include the provision of on-site facilities and open space; provision of a 25,000 square foot joint use facility to be used by the Community Services Department, Library Department and Police Department or alternative community benefit agreed to be the City and the Property Owner/Developer; and payment of applicable mitigation fees. The Specific Plan Amendment requires the development of “3rd Place spaces” throughout the project to provide smaller passive and programmed open spaces; private recreation amenities will be provided in the REC Placetype.
- **Goal HE-1, “Allow and create new opportunities that enable a broad range of housing types, maintain a balanced supply of ownership and rental units, and provide sufficient numbers of dwelling units to accommodate expected new household formations,” and related policies.** The Project would promote the development of up to 3,450 attached and detached medium-high and high-density housing units, Live-Work units, and Shopkeeper units.

The Council finds that the Project is more than merely “consistent” with the City’s General Plan; the Project represents a specific and unusual opportunity to promote infill development on an already developed site, near to transit, in a manner that will advance important City policies and goals identified in the General Plan.

2. **The Project would repurpose the existing golf course within a highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.**

Because of its location, the Project site represents an unusual opportunity to promote environmentally beneficial infill development within the City. There are few other currently developed sites in the City that can be repurposed to create new housing opportunities and mixed-use development without causing any direct residential displacement. The project site also provides a rare opportunity to promote infill development on a site already surrounded by existing active development, and with significant proximity to existing employment, transit and entertainment uses, as described in Chapters 3 and 4 of the EIR.

- 3. The Project would decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.**

As described in Chapters 3 and 4 of the EIR, the Project is located close to both transit service and existing employment-generating uses. For example, the Rancho Cucamonga Metrolink Station is immediately adjacent to and east of the northern portion of the project site, the entire project site is located in a High Quality Transit Area (HQT), and the northern portion of the site (north of 6th Street) is in a Southern California Association of Governments' (SCAG)-designated Transit Priority Area. The area immediately surrounding the Project Site contains light and heavy industrial uses, office uses, and commercial/retail uses. By locating housing opportunities at a location near both transit and employment-generating uses, the Project will decrease dependency on the automobile and reduce associated air pollution and greenhouse gases, among other environmental benefits.

- 4. The Project would provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.**

As described in Section 3.5.2 of the EIR and Section 7.3.6 of the Specific Plan Amendment, approval of the Project would result in the creation of a multi-modal circulation system that would address both regional and local circulation requirements and reinforce the goal of creating a pedestrian-friendly environment. The overall circulation concept places an emphasis on pedestrian, bicycle, and vehicular connectivity emanating from the Metrolink Station and major circulation corridors. The system is designed to provide easy access to the Metrolink Station for increased transit usage, which leads to a reduction in the number and length of vehicle trips, and associated reduction in greenhouse gas (GHG) emissions and an increase in energy conservation.

Primary vehicular access to Planning Area I is provided from 7th Street, 6th Street, and 4th Street. The overall on-site circulation concept places an emphasis on pedestrian, bicycle, and vehicular connectivity emanating from the Metrolink Transit Station and major circulation corridors. Internal circulation would be provided via a network of public and/or private residential collector roadways and local streets designed with on-street parking, street frontages and shaded pedestrian links and open spaces. A continuous connection from 4th Street to the Metrolink Station, via the proposed "Vine" and the Ion (pedestrian undercrossing at 6th Street) would allow seamless pedestrian connections without crossing a major road. Within the Placetypes, transitional spaces and pathways would connect enclaves and promote pedestrian circulation.

The Council finds that creation of the multi-modal circular system would provide significant benefits to the City and the region by, among other things, reducing dependence on the automobile, promoting pedestrian and bicycle usage, improving transportation efficiencies, enhancing the area surrounding the Metrolink station, conserving energy and reducing GHG emissions and air pollution.

- 5. The Project would provide a range of housing options to meet the needs of a variety of demographics.**

The proposed Specific Plan Amendment would allow for the development of up to 3,450 residential units, including attached and detached high density and medium-high density housing. This would provide new housing options for workforce families and young professionals and would allow entry level and move-up home ownership opportunities in an urban setting. As described in more detail in Section 4.11, Population and Housing, the provision of housing at the project site would assist the City in its ability to achieve its share of the Regional Housing Needs Assessment (RHNA), as allocated by the Southern California Association of Governments (SCAG).

The Council finds that the Project would provide significant benefits to the City and region by maximizing the opportunity to create new and varied housing options on an infill site with direct proximity to transit.

6. Approval of the Specific Plan Amendment would result in the development of an attractive, viable development project that yields a reasonable return on investment.

The Specific Plan Amendment would establish a set of Landscape Design standards, Architectural Guidelines, and a Landscape Design scheme. The conceptual development plan strategically locates a range of Placetypes, which encourage variety within the built environment by addressing the relationship of the built form to people places rather than the strict relationship of uses to each other. The Urban Design Standards would prescribe the specific development potential and land uses as appropriate for each Placetype, and establish appropriate setbacks, edge conditions, open space requirements, and parking requirements, among other features.

The Architectural Guidelines would provide a design framework for parcels and buildings to convey an aesthetically interesting community identity within an urban living environment, promoting engaging streetscapes without limiting the product type or configuration of the built environment to allow for the greatest adaptability to market changes. The Guidelines would provide appropriate site planning criteria, scale, massing and articulation regulations, roof design requirements, and regulation of elevations, color application, and architectural styles, among other features. Under the Guidelines, the built environment at the Project site would exhibit design quality, including consideration of articulated entries and facades, proportionate windows, and quality building materials.

Finally, the Specific Plan Amendment's attention to landscape design will promote a distinct landscape character with a creative and unique landscape aesthetic. Streets will be designed to be enjoyable, walkable, and interactive to pedestrians. Interior streetscapes shall be designed to provide a cohesive and hierarchal element tying the community together as a whole. Wall treatments will be made more apparent and distinct with decorative pilasters accentuated by selected accent trees and plants for visual impact. Trees shall be strategically located so as not to interfere with driving visibility.

Sustainability is also an integral to Planning Area I's design, with features including the use of recycled water for landscaping, storm water management, and energy efficiency. The proposed project would also include the installation of on-site storm drain, water quality, water, sewer, electricity, natural gas, and telecommunications infrastructure systems to serve the proposed land uses. The on-site utility infrastructure would connect to existing utilities in the vicinity of the project site or new utility lines that would be installed in the roadways adjacent to the project site.

Together, establishment of these urban design standards, architectural guidelines, and landscape design schemes, among other features of the Project, will ensure that development at the project site will be of high quality design, attractive, and in keeping with the City's policies and priorities for development and design.

The City Council also finds that the density of development permitted through the Specific Plan Amendment is both appropriate for the site and also necessary to facilitate development of the site and result in an economically viable project.

7. The Project would provide tax revenue and employment opportunities and attendant economic benefits to the City.

During project construction, a number of design, engineering, and construction-related jobs would be created. In addition, as explained in Section 4.11, Population and Housing, of the EIR, buildout of the maximum amount of development allowed by the proposed Specific Plan Amendment would result in up to 3,450 residential units and 220,000 sf of non-residential uses, which could generate approximately 341 net new employment opportunities. As residential development occurs onsite, project residents and employees would seek shopping, entertainment, employment, home improvement, auto maintenance, and other economic opportunities in the surrounding area. In addition to the proposed non-residential uses, the proposed project is located near and within walking distance of existing employment and retail areas in the cities of Rancho Cucamonga and Ontario. The influx of new residents would spur economic development and business growth in these areas. All of this increased employment and economic activity would create additional tax revenue to the City and the region.

The Council finds that this additional tax revenue and economic activity would provide significant benefit to the City and to the region.

VI. FINDINGS REGARDING PROJECT ALTERNATIVES

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

standpoint' may be rejected as infeasible"] [quoting *Kostka, supra*, § 17.29, p. 824]; *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 17.)

Where an alternatives analysis required, CEQA requires evaluations of alternatives that can reduce the significance of identified Project impacts that will not be avoided or substantially lessened by mitigation measures and can "feasibly attain most of the basic objectives of the proposed Project." Thus, overall Project objectives were considered by the City in evaluating the alternatives.

The objectives that have been established for the proposed project are listed below.

1. Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan*.
2. Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.
3. Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.
4. Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.
5. Provide a range of housing options to meet the needs of a variety of demographics.
6. Develop an attractive, viable project that yields a reasonable return on investment.

The following findings and brief explanation of the rationale for the findings regarding Project alternatives identified in the EIR are set forth to comply with the requirements of Section 15091(a)(3) of the CEQA Guidelines.

The consideration of alternatives is an integral component of the CEQA process. The selection and evaluation of a reasonable range of alternatives provides the public and decision-makers with information on ways to avoid or lessen environmental impacts created by a proposed project. When selecting alternatives for evaluation, CEQA requires alternatives that meet most of the basic objectives of the Project, while avoiding or substantially lessening the Project's significant effects.

Four alternatives to the Project were defined and analyzed.

Alternative 1: No Project

As required by CEQA Guideline § 15126.6, the EIR describes and analyzes a "no project" alternative for the purpose of comparing the impacts of approving the Project with the impacts of not approving the Project. As described in Chapter 5, the EIR analyzes both types of no project alternative described in Guideline § 15126.6(e)(3). Under the "No Project/No Development Alternative," the development project would not proceed, and the existing golf course would remain operational. The "No Project/Existing General Plan and Zoning Alternative" assumes

continued operation of the golf course, but also redevelopment of Planning Area III with 290,000 square feet of mixed use commercial development.

Findings Regarding Environmental Impacts

The No Project/No Development Alternative would avoid significant air quality (operational, cumulative and AQMP consistency), construction-related noise, population and housing, and operational traffic impacts that would occur with implementation of the proposed project. Because no development would occur under the No Project/No Development Alternative, there would also be less impacts for the following environmental topics: aesthetics, biological resources, cultural resources, geology and soils, GHG emissions, hazardous and hazardous materials, hydrology and water quality, land use and planning, operational noise, public services and recreation, and utilities and service systems. The project's impacts for these topics are less than significant.

The No Project/Existing General Plan and Zoning Alternative would avoid significant air quality impacts that would occur with implementation of the proposed project, with the exception of direct and cumulative operational NO_x emissions primarily from mobile sources. Population and housing impacts would also be avoided because the growth from development of Planning Area III is anticipated in the City and regional and local growth projections. Significant and unavoidable construction-related noise impacts that would occur with the proposed project would be reduced but would still be significant and unavoidable. The trip generation from this alternative would be reduced, thereby reducing traffic impacts compared to the proposed project. Less than significant project intersection impacts would be avoided at nine study area intersections; however, significant and unavoidable traffic impacts would only be avoided at two study area intersections. The proposed project's impacts along three freeway segments and at three freeway ramps where the project would cause a segment at LOS C or better without the project to become LOS D or worse with the project would be avoided with this alternative under the Existing Plus Project, and Completion Year 2024 Plus Project conditions. No cumulative traffic impacts would be avoided. The freeway facilities that are already operating at LOS D or worse under all traffic conditions would have significant and unavoidable impacts with this alternative, consistent with the proposed project. The amount of GHG emissions with development of 290,000 sf of mixed commercial uses in Planning Area III would be reduced compared to the proposed project, but the GHG impacts would be significant and unavoidable because the established efficiency threshold would not be met. This alternative would not conflict with any local or regional planning programs and would not result in any land use impacts, similar to the proposed project. There would be less impacts for the following environmental topics: aesthetics, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, operational noise, public services and recreation, and utilities and service systems. The project's impacts for these topics are less than significant.

Findings Regarding Project Objectives

The two No Project alternatives would generally attain one of the Project Objectives (consistency with the General Plan) because they would be consistent with the existing General Plan land use designation and Zoning for the site, as outlined in the existing Empire Lakes/IASP Sub-Area 18 Specific Plan. The No Project alternatives would not attain any of the other project objectives, or attain the objectives to the same extent as the proposed project. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan*.** Under the No Project/No Development Alternative and No Project/Existing

General Plan and Zoning Alternative, the existing golf course would remain operational and would be consistent with the land use and zoning designations for the project site, which assume continued use of the site as a golf course or open space use, and potential redevelopment of Planning Area III. However, this alternative would not implement General Plan goals and policies to the same extent as the project to provide mixed use and high density residential areas near transit and along transit routes and to provide bicycle and pedestrian facility connections.

2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The No Project/No Development Alternative and No Project/Existing General Plan and Zoning Alternative would retain the golf course and would not introduce any new housing near existing employment, transit, and entertainment uses.
3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** The No Project/No Development Alternative would not decrease dependency on the automobile as it would not introduce any housing near existing employment-generation uses and transit service. There would be new employees generated with redevelopment of Planning Area III with mixed use commercial under the No Project/Existing General Plan and Zoning Alternative; however, there would not be efficient access to existing transit along 4th Street or the Metrolink Station.
4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** The No Project/No Development Alternative and No Project/Existing General Plan and Zoning Alternative would not introduce any new pedestrian, bicycle, or transit facilities that would decrease dependency on the automobile. The golf course would remain and would continue to be accessible only to golf course patrons.
5. **Provide a range of housing options to meet the needs of a variety of demographics.** The No Project/No Development Alternative and No Project/Existing General Plan and Zoning Alternative would not provide any housing.
6. **Develop an attractive, viable project that yields a reasonable return on investment.** While development of Planning Area III, which encompasses only 11.5 acres of the approximately 160.4-acre site, may yield a reasonable return on investment, as previously noted, it is unknown if the golf course would remain operational if the project does not proceed. It is possible that continued operation of the golf course under both No Project alternatives would not yield a reasonable return on investment.

The EIR, including Section 5.0, contains additional facts and analysis supporting this Finding. Since Alternative 1 is infeasible in light of the Project Objectives, the City Council hereby rejects Alternative 1.

Alternative 2: Higher Density (4,000 Residential Units)

The purpose of the Higher Density Alternative is to further meet the project objectives related to the provision of housing near existing employment, transit, and entertainment uses and to reduce vehicle miles traveled (VMT). The Higher Density Alternative would involve a modification to the proposed Specific Plan Amendment to allow for a maximum of 4,000 residential units (2,100 north of 6th Street and 1,900 south of 6th Street) (refer to Table 5-1). The conceptual development plan by Placetype for this alternative would be the same as the proposed project, as presented in Exhibit 3-3. The distribution of Placetypes and permitted density ranges established in the proposed

Specific Plan Amendment would also be the same as with the proposed project. This information is provided in Table 7.1, PAI [Planning Area I] Development Program, of the proposed Specific Plan Amendment included in Appendix B, which is reproduced as Table 3-1 in Section 3, Project Description, of this Draft EIR. In summary, and as shown in Table 3-1 in Section 3, Project Description, there would be 220,000 square feet (sf) on non-residential development, 6.8 acres in the Recreation Placetype, 0.6 acres of Urban Plaza, 1.4 acres associated with the Metropolitan Water District (MWD) easement, and 17.4 acres of Roads and Miscellaneous Open Space, consistent with the proposed Specific Plan Amendment.

Findings Regarding Environmental Impacts

Due to the increase in the number of dwelling units and associated increase in population under the Higher Density Alternative, significant and unavoidable air quality, construction-related noise, population and housing, and traffic impacts resulting from the project would also occur with this alternative. Additionally, there would be increased traffic impacts with new significant and unavoidable intersection impacts at two locations. Thus, this alternative would worsen already significant impacts under Project conditions. For all other topical areas, including GHG emissions, similar or slightly increased impact levels would occur with this alternative compared to the proposed project; however, the impacts would be less than significant, consistent with the proposed project.

Findings Regarding Project Objectives

The Higher Density Alternative would meet most of the project objectives, but may not meet the objective for a reasonable return on investment. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan*.** Consistent with the proposed project, the Higher Density Alternative would not be consistent with the land use and zoning designations for the project site, which assume continued use of the site as a golf course or open space use. A General Plan Amendment and Zoning Amendment would be required. However, consistent with the proposed project, this alternative would implement General Plan goals and policies to provide mixed use and high density residential areas near transit and along transit routes and to provide bicycle and pedestrian facility connections.
2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The Higher Density Alternative would meet this objective to a greater extent than the proposed project as it would involve the redevelopment of the golf course with 4,000 new high-density and medium-high density dwelling near existing employment, transit, and entertainment uses that currently surround or are in proximity to the project site. This is an increase of 550 dwelling units compared to the proposed project.
3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** Consistent with the proposed project, the Higher Density Alternative would decrease dependency on the automobile as it would involve the construction of new housing and employment-generating uses near existing employment-generating uses and transit service.

4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** Consistent with the proposed project, the Higher Density Alternative would involve the construction of a multi-modal circulation system that accommodates not only vehicular circulation, but also pedestrian and bicycle facilities that would provide safe and efficient connections to existing and planned pedestrian and bicycle facilities and transit lines adjacent to the project site. The circulation system would also allow for continuous circulation that connects 4th Street to the Metrolink Station.
5. **Provide a range of housing options to meet the needs of a variety of demographics.** The Higher Density Alternative would allow for the development of up to 4,000 dwelling units, an increase of approximately 16 percent compared to the proposed Specific Plan Amendment, which would allow for up to 3,450 dwelling units. Based on the City's General Plan (Table LU-16, Land Plan Summary-Residential Designations), there would be 12,323 acres of residential development at buildout of the City. Of this amount, only 689 acres (approximately 6 percent) are identified for high density, medium-high density, and mixed use residential development. Consistent with the proposed project, the Higher Density Alternative would include high-density and medium-high density residential units that would help meet the needs of variety of demographics.
6. **Develop an attractive, viable project that yields a reasonable return on investment.** This alternative would meet the objective to provide an attractive project since the development would comply with the development standard and guidelines outlined in the proposed Specific Plan Amendment. However, the construction costs for higher density development, which typically involves more wrap and podium type products, are substantially higher than wood frame, slab on grade products, which are anticipated with the proposed project. . In order to achieve that density proposed in the High Density Alternative, the Project Applicant would need to build more product types in the upper density ranges including five- to six- story podium, elevator buildings with underground parking. This type of construction typically costs up to 65 percent more than the cost to construct housing up to three levels without elevators. With the rents and sales prices in the local housing market fixed within a range supportable by median incomes, a greater proportion of higher density products would not be economically supportable. The increase costs with higher density development may be cost prohibitive so the assurance of a reasonable return on investment for this level of density would be questionable.

The EIR, including Section 5.0, contains facts and analysis supporting this Finding. Because this alternative would not avoid or substantially lessen any significant environmental effects of the Project, the Council hereby rejects Alternative 2.

Alternative 3 - Reduced Development Area/Executive Golf Course Alternative (2,650 Units North of 6th Street Only)

In Notice of Preparation (NOP) comment letters and during the Draft EIR public scoping process, several members of the public raised concerns regarding the loss of the existing Empire Lakes Golf Course. It was requested that the Draft EIR consider an alternative that would allow for development north of 6th Street while the area south of 6th Street be retained for golf course use, potentially as an executive golf course. The Reduced Development Area/Executive Golf Course Alternative has been developed to respond to these requests and to reduce construction-related and operational impacts resulting from the proposed project. With respect to the reduction in impacts, with the reduced number of units, this alternative addresses significant and unavoidable long-term air quality impacts (project and cumulative), inconsistency with the AQMP, construction-related

noise impacts, population and housing growth, and direct and cumulative traffic impacts. Construction impacts are reduced due to the reduction in development area (limited to the area north of 6th Street).

Findings Regarding Environmental Impacts

Operation-related air quality, construction-related noise, population and housing, and traffic impacts would be reduced with the Reduced Development Area/Executive Golf Course Alternative; however, they would still be significant and unavoidable, similar to the proposed project. This alternative would avoid four intersection impacts where the project's impact is less than significant with mitigation, and one significant and unavoidable intersection impact, and the significant and unavoidable operational PM2.5 impact and associated cumulative air quality impact resulting from the proposed project.

Because the physical impact area under the Reduced Development Area/Executive Golf Course Alternative would be reduced and there would be less residential units and associated population and traffic with development of only the area north of 6th Street, this alternative would have less impacts related to aesthetics, construction-related air quality emissions, biological resources, hazards and hazardous materials, hydrology/water quality, land use and planning, operational noise, and public services and recreation. Impacts related to cultural resources and geology and soils would be similar. The overall GHG emissions from this alternative would also be less than the proposed project; however, the efficiency threshold would be higher. The proposed project would result in less than significant impacts for each of these environmental topics.

Findings Regarding Project Objectives

The Reduced Development Area/Executive Golf Course Alternative would meet the project objectives, but not to the same extent as the proposed project because the amount of housing near transit is not maximized. Additionally, this alternative does not accomplish the same level of multi-modal circulation that would be provided by the project. These are key components of reducing dependency on the automobile and reducing associated air pollution and GHG emissions. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan*.** Consistent with the proposed project, development of the portion of the project site north of 6th Street would not be consistent with the land use and zoning designations for this site, which assume continued use of the site as a golf course or open space use. A General Plan Amendment and Zoning Amendment would be required. However, this alternative would implement General Plan goals and policies to provide mixed use and high-density residential areas near transit and along transit routes and to provide bicycle and pedestrian facility connections.
2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The Reduced Development Area/Executive Golf Course Alternative would meet this objective but not to the same extent as the proposed project. This alternative would provide 2,650 dwelling units compared to 3,450 dwelling units with the proposed project, a reduction of approximately 23 percent. With a reduction in units to accommodate retention of a portion of the golf course, the provision of housing near existing employment, transit, and entertainment uses is not being maximized.

3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** Consistent with the proposed project, the Reduced Development Area/Executive Golf Course Alternative would decrease dependency on the automobile as it would involve the construction of new housing and employment-generating uses near existing employment-generating uses and transit service but with fewer units this alternative would not maximize this objective.
4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** The Reduced Development Area/Executive Golf Course Alternative would involve the construction of multi-modal circulation system that accommodates not only vehicular circulation, but also pedestrian and bicycle facilities that would provide safe and efficient connections to existing and planned pedestrian and bicycle facilities and transit lines adjacent to the project site. However, these facilities would be limited to the area north of 6th Street and would not provide similar connectivity from 4th Street, which provides pedestrian, transit, and bicycle facilities. Therefore, the Reduced Development Area/Executive Golf Course Alternative would not meet this object to the same extent as the proposed project.
5. **Provide a range of housing options to meet the needs of a variety of demographics.** The Reduced Development Area/Executive Golf Course Alternative would involve the development of up to 2,650 dwelling units, a decrease of approximately 23 percent compared to the proposed Specific Plan Amendment, which would allow for up to 3,450 dwelling units. Based on the City's General Plan (Table LU-16, Land Plan Summary-Residential Designations), there would be 12,323 acres of residential development at buildout of the City. Of this amount, only 689 acres (approximately 6 percent) are identified for high-density, medium-high density, and mixed use residential development. The Reduced Development Area/Executive Golf Course Alternative would include high-density and medium-high density residential units, which would help the meet the needs of variety of demographics, but not to the same extent as the proposed project.
6. **Develop an attractive, viable project that yields a reasonable return on investment.** This alternative would develop 2,650 units and 220,000 sf non-residential uses on the portion of the site north of 6th Street. The southern half of the project site would remain as an executive golf course. It is uncertain whether the return from 2,650 units and 220,000 sf of non-residential uses could support the development costs or that development returns could support the infrastructure and improvements costs required for the overall project. Additionally, it is unknown if operation of an executive golf course on the southern portion of the project site is economically viable.

The EIR, including Section 5.0, contains facts and analysis supporting this Finding. Since Alternative 3 is infeasible in light of the Project Objectives, it is hereby rejected by the City Council.

Alternative 4 – Increased Non-Residential/Optimized Mixed-Use (375,000 sf Non-Residential and 1,200 Units)

The purpose of this alternative is to address comments raised at the Draft EIR scoping meeting that (1) the project should have more non-residential development to provide a better balance for a mixed use development and (2) the residential development allowed by the proposed Specific Plan Amendment is too dense (with high-density residential uses). This alternative assumes that there would be an increase in non-residential development compared to the proposed Specific Plan

Amendment (375,000 sf compared to 220,000 sf) and that the residential density would be reduced (1,200 units compared to 3,450 units).

Findings Regarding Environmental Impacts

Operation-related air quality, construction-related noise, population and housing, and traffic impacts would be reduced with the Increased Non-Residential Development/Optimized Mixed Use Alternative; however, they would still be significant and unavoidable, similar to the proposed project. This alternative would avoid one significant and unavoidable intersection impact, and the significant and unavoidable for operational CO and PM2.5 impacts and associated cumulative air quality impacts resulting from the proposed project.

Because the physical impact area under this alternative is the same as with the proposed project, impacts related to biological resources, cultural resources, and geology and soils would be the same as the proposed project and would be less than significant. For all other topical areas, similar or reduced impact levels would occur with this alternative compared to the proposed project and would be less than significant.

Findings Regarding Project Objectives

The Increased Non-Residential Development/Optimized Mixed Use Alternative would not meet all of the project objectives, and with the exception of providing a multi-modal circulation system, would not meet any of the objects to the same extent as the proposed project. Specifically:

1. **Ensure that development of the project site is accomplished consistent with applicable goals and policies of the City of Rancho Cucamonga as set forth in the *Rancho Cucamonga General Plan*.** Consistent with the proposed project, the Increased Non-Residential Development/Optimized Mixed Use Alternative would not be consistent with the land use and zoning designations for the project site, which assume continued use of the site as a golf course, or open space use. A General Plan Amendment and Zoning Amendment would be required. This alternative would implement goals and policies to provide mixed use and residential areas near transit and along transit routes, and to provide bicycle and pedestrian facility connections, although not to the same extent as the proposed project. The General Plan goals and policies focus on the provision of high-density housing near transit facilities, consistent with project objectives discussed below.
2. **Repurpose the existing golf course within this highly active area to maximize housing near existing employment, transit, and entertainment uses, which are in proximity to the project site.** The Increased Non-Residential Development/Optimized Mixed Use Alternative would not meet this objective. While the golf course would be redeveloped with a mixed use development, the residential development is not maximized as demonstrated with the reduction in units (1,200 units compared to 3,450 units with the proposed project), and the lower densities that would be attained with 1,200 units (density ranges of 8 to 18 dwelling units per acre compared to 14 to 80 dwelling units per acre anticipated with the proposed project). Additionally, an important component of the proposed project is to provide higher-density residential uses in an area that already has employment-generating uses, transit, and entertainment uses. Increasing the non-residential development on the project site negates the benefit of providing housing by existing non-residential development. The "balance" of land uses that the proposed project is attempting to attain is not focused on the project site, but rather the larger area surrounding the project site, which is largely developed with non-residential

uses. As further discussed in this Draft EIR, this strategy is consistent with local and regional goals to reduce vehicle miles traveled and associated air quality and GHG emissions.

3. **Decrease dependency on the automobile and reduce associated air pollution and greenhouse gas emissions by locating new housing and new employment near existing employment-generating uses and transit service.** The Increased Non-Residential Development/Optimized Mixed Use Alternative would meet this goal by providing housing and employment-generating uses on the project site, which is currently developed with a golf course. However, this goal would not be met to the same extent as the proposed project due to the substantial reduction in the number of units.
4. **Provide a continuous multi-modal circulation system (which serves vehicular, pedestrian, and bicycle circulation) to allow future residents, employees and guests to access the Rancho Cucamonga Metrolink Station.** Consistent with the proposed project, the Increased Non-Residential Development/Optimized Mixed Use Alternative would involve the construction of a multi-modal circulation system that accommodates not only vehicular circulation, but also pedestrian and bicycle facilities that would provide safe and efficient connections to existing and planned pedestrian and bicycle facilities and transit lines adjacent to the project site. The circulation system would also allow for continuous circulation that connects 4th Street to the Metrolink Station.
5. **Provide a range of housing options to meet the needs of a variety of demographics.** The Increased Non-Residential Development/Optimized Mixed Use Alternative would involve the development of up to 1,200 dwelling units compared to the proposed project, which would allow for up to 3,450 dwelling units. Based on the City's General Plan (Table LU-16, Land Plan Summary-Residential Designations), there would be 12,323 acres of residential development at buildout of the City. Of this amount, only 689 acres (approximately 6 percent) are identified for high-density, medium-high density, and mixed use residential development. The Increased Non-Residential Development/Optimized Mixed Use Alternative would include residential uses, but it would not provide higher density uses, which are limited in the City and needed to help meet the needs of variety of demographics. Therefore, while this alternative would generally meet this objective, it would not meet it to the same extent as the proposed project.
6. **Develop an attractive, viable project that yields a reasonable return on investment.** This alternative would only develop 1,200 units, which is approximately 35 percent of the units allowed by the proposed Specific Plan Amendment. The development of 375,000 sf of non-residential uses represents an approximately 70 percent increase in non-residential compared to the proposed project. With the existing commercial, office and industrial uses surrounding the project site, and the current market conditions, it is uncertain whether there is a demand for 375,000 sf of non-residential development at the project site and whether it would be economically viable. In the 2nd quarter of 2015, the City of Rancho Cucamonga had approximately 658,000 sf of non-residential building space available, and the City of Ontario had approximately 777,000 sf available. This represents approximately 89 percent of the available building space in the western area of the Inland Empire, which includes the cities of Chino, Chino Hills, Fontana, Ontario and Rancho Cucamonga. Additionally, there has been a negative absorption through the 2nd quarter of 2015 (CBRE 2015). It is also uncertain whether the return from the development under this alternative could support the development costs or that development returns could support the infrastructure and improvements costs required for the overall project which would encompass the entire 160.4-acre site.

The EIR, including Section 5.0, contains facts and analysis supporting this Finding. Since Alternative 4 is infeasible in light of the Project objectives, the Council hereby rejects Alternative 4.

Environmentally Superior Alternative

The State CEQA Guidelines require the identification of an environmentally superior alternative to the Project. (CEQA Guidelines, Section 15126.6(e)(2).) An environmentally superior alternative is an alternative to the Project that would reduce and/or eliminate the significant adverse environmental impacts associated with the Project without creating other significant adverse environmental impacts and without substantially reducing and/or eliminating the environmental benefits attributable to the Project. Selection of an environmentally superior alternative is based on an evaluation of the extent to which the alternatives reduce or eliminate the significant impacts associated with the Project and on a comparison of the remaining environmental impacts of each alternative. Section 15126.6(e)(2) of the State CEQA Guidelines states that, if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives.

The No Project/Existing General Plan and Zoning Alternative, even with redevelopment of Planning Area III, has the least impact to the environment and would avoid significant and unavoidable impacts of the project associated with air quality (with the exception of operational NOx emissions), and population and housing. Significant and unavoidable construction-related noise impacts and traffic impacts resulting from the proposed project would not be avoided but would be substantially reduced. GHG emissions would be reduced overall but with this alternative the efficiency threshold would not be met. This alternative, which involves continued operation of a golf course at the project site, would be consistent with the existing General Plan and zoning designations for the site, but would not meet the project objectives or not meet them to the same extent as the proposed project.

With regard to the remaining development alternatives, the Reduced Development Area/Executive Golf Course is environmentally superior to the project. As shown in Table 5-17 of the EIR, it would have less impacts for more environmental impact categories compared to the Higher Density Alternative, which has greater impacts than the project and the Increased Non-Residential Development/Optimized Mixed Use Alternative. The reduction in impacts for the Reduced Development Area/Executive Golf Course Alternative is due to the fact that this alternative would not involve development of the portion of the project site south of 4th Street (approximately 78.4 acres). This area would continue in its current condition with a golf course. Therefore, project impacts associated with physical changes to the site would be eliminated in this area.

Additionally, the Reduced Development Area/Executive Golf Course Alternative would involve the development of up to 2,650 residential units and 220,000 sf of non-residential uses concentrated in the portion of the project site north of 6th Street (82 acres). The reduction of 800 units would result in reduced trip generation (refer to Table 5-12) and reduced housing and population growth. Reduce traffic would reduce not only traffic impacts, but also operational air quality impacts, GHG emissions, and traffic noise. The reduction in housing and associated new residents would lessen the impacts of the project associated with unanticipated population and housing growth. This includes impacts to public services (fire, police, schools, libraries, and parks/recreation). However,

even with these reduced impacts, the Reduced Development Area/Executive Golf Course Alternative would not avoid the project's significant unavoidable impacts related to air quality (operational, cumulative, and AQMP consistency), construction-related noise impacts, population and housing growth, and traffic (direct and cumulative).

The Council hereby finds that the environmentally superior alternative is Alternative 1, and that Alternative 3 is the environmentally superior alternative among the other alternatives. However, for the reasons discussed above, Alternatives 1 and 3 are rejected because they are not feasible in light of the project objectives, among other factors.

VII. FINDINGS REGARDING RECIRCULATION OF THE DRAFT EIR

The City Council adopts the following findings with respect to whether to recirculate the Draft EIR. Under section 15088.5 of the CEQA Guidelines, recirculation of an EIR is required when "significant new information" is added to the EIR after public notice is given of the availability of the Draft EIR for public review but prior to certification of the Final EIR. The term "information" can include changes in the project or environmental setting, as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(CEQA Guidelines, § 15088.5.)

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The above standard is "not intend[ed] to promote endless rounds of revision and recirculation of EIRs." (*Laurel Heights Improvement Assn. v. Regents of the University of California* (1993) 6 Cal. 4th 1112, 1132.) "Recirculation was intended to be an exception, rather than the general rule." (*Ibid.*)

The City Council recognizes that the Final EIR contains minor additions, clarifications, modifications, and other changes to the Draft EIR.

CEQA case law emphasizes that “[t]he CEQA reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal.” (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 736-737; see also *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168, fn. 11.) “CEQA compels an interactive process of assessment of environmental impacts and responsive project modification which must be genuine. It must be open to the public, premised upon a full and meaningful disclosure of the scope, purposes, and effect of a consistently described project, with flexibility to respond to unforeseen insights that emerge from the process. In short, a project must be open for public discussion and subject to agency modification during the CEQA process.” (*Concerned Citizens of Costa Mesa, Inc. v. 33rd Dist. Agricultural Assn.* (1986) 42 Cal.3d 929, 936 (internal citations omitted).) Here, the changes made to the Draft EIR in the Final EIR are exactly the kind of revisions that the case law recognizes as legitimate and proper.

The City Council finds that none of the revisions to the Draft EIR made by, or discussion included in, the Final EIR involves “significant new information” triggering recirculation because the changes do not result in any new significant environmental effects, substantial increase in the severity of previously identified significant effects, or feasible project alternatives that would clearly lessen the environmental effects of the project. Under such circumstances, the City Council hereby finds that recirculation of the EIR is not required.

**EMPIRE LAKES/IASP SUB-AREA 18
SPECIFIC PLAN AMENDMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST**

Project File Name: Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment Project Applicant: City of Rancho Cucamonga

Prepared by: City of Rancho Cucamonga Date: March 2016

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Aesthetics					
PDF 1-1 Section 7.3.4, Development Standards, of the proposed Empire Lakes/Industrial Area Specific Plan (IASP) Sub-Area 18 Specific Plan Amendment includes development standards by Placetype for PAI, including, but not limited to maximum building heights. Structures shall not exceed 70 feet above ground north of 6 th Street, 60 feet above ground south of 6 th Street, and 45 feet above ground adjacent to existing residential uses within 20 feet of the PAI boundary line. Compliance with the established height limits shall be confirmed by the City in accordance with implementation provisions outlined in Section 7.7 of the Empire Lakes/IASP Sub-Area 18 Specific Plan.	PD	A	Prior to issuance of building permits	C	
PDF 1-2 The construction staging area shall be located as far as possible from residential neighborhoods east of the project site, and perimeter fencing shall be installed to obstruct views from adjacent ground level vantage points into the project site during construction. Implementation of this feature shall be verified by the City during construction.	BO	C	During construction	A	

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director	A: With Each New Development	A: On-site Inspection
CE: City Engineer or designee	B: Prior to Construction	B: Other Agency Permit / Approval
BO: Building Official or designee	C: Throughout Construction	C: Plan Check
PO: Police Captain or designee	D: On Completion	D: Separate Submittal (Reports/Studies/Plans)
FC: Fire Chief or designee	E: During Occupancy/Operations	

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
RR 1-1 The maximum height of walls, fences and gates would not exceed the limits established in Section 17.48.050 of the City of Rancho Cucamonga Development Code, unless otherwise determined necessary for noise attenuation. Compliance with these requirements shall be confirmed by the Planning Department prior to issuance of building permits.	PD	A	Prior to issuance of building permits	C	
MM 1-1 Prior to the issuance of grading permits, the Property Owner/Developer shall provide evidence to the City that the contractor specifications require that the construction staging area be located as far as possible from the existing residential development east of the project site to minimize light intrusion. Temporary nighttime lighting installed during construction for security or any other purpose shall be downward-facing and hooded or shielded to prevent light from spilling outside the staging area and from directly broadcasting security light into the sky or onto adjacent residential properties. Compliance with this measure shall be verified by the City's Building and Safety Services Department during inspections of the construction site.	BO	B/C	Prior to the issuance of grading permits, and during construction	A/C	
Air Quality					
RR 2-1 During construction of future development in Planning Area (PA) 1, the Contractor shall comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the	BO	B/C	During plan check and construction activities	A/C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 prescribes the Best Available Control Measures that are applicable to all construction projects and is included in Appendix C. The developer of each project in PAI shall provide the City of Rancho Cucamonga with a SCAQMD-approved Dust Control Plan or other sufficient proof of compliance with Rule 403, prior to grading permit issuance.					
RR 2-2 Architectural coatings shall be selected so that the volatile organic compound (VOC) content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications. The specifications for each project in PAI shall be reviewed by the City of Rancho Cucamonga Building and Safety Services Department for compliance with this requirement prior to issuance of a building permit.	BO	A	Prior to issuance of building permits	C	
RR 2-3 Industrial, commercial, medical office, or similar uses developed in the Shopkeeper Units or Live/Work Units shall comply with SCAQMD Rule 201 and Regulation II (requiring a Permit to Construct prior to the installation of any equipment that may cause air contaminants) as well as Rule 203 (requiring a Permit to Operate prior to the use of any equipment that may cause air contaminants). These rules and regulation are required unless the equipment or aspects of the project are exempt under Rule 219, which identifies those equipment, processes, or operations that do not require permits. The developer of each project in PAI shall provide the City of Rancho Cucamonga with the SCAQMD-approved Permit to Construct and Permit to	BO	A	Prior to issuance of occupancy permits	D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Operate or other sufficient proof of compliance with Rules 201 and 203, prior to occupancy permit issuance.					
RR 2-4 Future development in PAI shall comply with SCAQMD Rule 445, Wood Burning Devices. Rule 445 was adopted to reduce emissions of fine particulate matter with a diameter of 2.5 microns or less (PM2.5) and precludes the installation of indoor or outdoor wood burning devices (i.e., fireplaces/hearths) in new development on or after March 9, 2009.	BO	A	Prior to issuance of building permits	C	
RR 2-5 Future development in PAI shall include bicycle parking in compliance with established standards in Section 17.64.100, Bicycle Parking Requirements, of the City of Rancho Cucamonga Development Code. These standards establish the required number and types of long-term and short-term bicycle parking spaces required in residential and visitor-attracting land uses.	PD	A	Prior to issuance of building permits	C	
RR 2-6 Future development in PAI shall operate in compliance with established standards in Section 17.66.060, Odor, Particulate Matter, and Air Containment Standards, of the City of Rancho Cucamonga Development Code. These standards address compliance with the rules and regulations of the air pollution control district and the state Health and Safety Code related to odorous emissions, particulate matter, and air containment; noxious odor emissions; restrictions on emission of dust and particulate matter; and location of exhaust air ducts away from abutting residentially zoned properties.	BO	A	Prior to issuance of building permits	C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>MM 2-1 Prior to issuance of each grading and building permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that construction documents require construction contractors to implement the measure listed below. The contractor shall comply with the identified requirements, and verification that the contractor has complied shall be confirmed by the Building and Safety Services Department during construction.</p> <p>All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <p>A copy of each unit's certified Tier specification shall be provided to the Building and Safety Services Department at the time of mobilization of each applicable unit of equipment.</p> <p>MM 2-2 Construction activities for future development within PAI shall include the following measures to reduce criteria pollutant emissions. These measures shall be incorporated into the contractor specifications and shall be verified during review of project plans and specifications and during construction.</p> <ul style="list-style-type: none"> All construction equipment shall be maintained in 	BO	B/C	Prior to issuance of grading and building permits / during construction	A/D	
	BO	B/C	Prior to issuance of building permits / during construction	A/C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>good operating condition so as to reduce operational emissions. The contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturers' specifications. Maintenance records shall be available at the construction site for City verification.</p> <ul style="list-style-type: none"> The construction contractor shall utilize electric or clean alternative fuel-powered equipment where feasible. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use. 					
<p>MM 2-3 Prior to the issuance of each non-residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.</p> <ul style="list-style-type: none"> For buildings with 25,000 square feet or more net area and with more than ten tenant-occupants (i.e., employees), changing/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CALGreen) Code. Preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles shall be provided as specified in Section A5.106.5.1, Nonresidential 	BO	A/B/D	Prior to issuance of building permits and occupancy permits	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>Voluntary Measures, of the CALGreen Code.</p> <ul style="list-style-type: none"> Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CALGreen Code. 					
<p>MM 2-4 Prior to the issuance of each residential building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.</p> <ul style="list-style-type: none"> One- and two-family dwellings shall provide for the future installation of electric vehicle charging, as specified in Section A4.106.8.1, Residential Voluntary Measures, of the CALGreen Code. Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles. Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5). 	BO	A/B/D	Prior to issuance of building permits and occupancy permits	C/D	
<p>MM 2-5 Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that the following features have</p>	BO	A/B/D	Prior to issuance of building permits and occupancy permits	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>been incorporated into the parking facility. Proof of compliance shall be provided to the City of Rancho Cucamonga prior to the issuance of occupancy permits.</p> <ul style="list-style-type: none"> The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles. The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code where this code is more stringent than City of Rancho Cucamonga Municipal Code Section 17.64.100 (RR 2-5). For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code. 					
<p>MIM 2-6 Once constructed, the Property Owner/Developer shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the City of Rancho Cucamonga within one month following the issuance of each occupancy permit.</p> <ul style="list-style-type: none"> Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as 	CE	D	One month after issuance of occupancy permit	D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>required by State law).</p> <ul style="list-style-type: none"> Post both bus and MetroLink schedules in conspicuous areas. Configure the employee work schedules around the MetroLink schedule to the extent reasonably feasible. 					
Biological Resources					
<p>RR 3-1 All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA), the Golden Eagle Protection Act, and California Fish and Game Code Sections 3503, 3511 and 3513. The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA shall be accomplished by completing the following:</p> <ul style="list-style-type: none"> Construction activities involving vegetation removal shall be conducted between September 2 and January 31. If construction occurs inside the peak nesting season (between February 1 and September 1), a pre-construction survey (or possibly multiple surveys) by a qualified Biologist shall be conducted within 72 hours prior to construction activities to identify any active nesting locations. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur. <p>If the biologist finds an active nest on the project site and determines that the nest may be impacted,</p>	PD	B/C	Prior to construction/ during construction	A/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>the Biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the biologist in consultation with California Department of Fish and Wildlife (CDFW), and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of listed species. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer, CDFW and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.</p> <p>RR 3-2 All construction activities shall comply with Sections 3503, 3503.5, 3511 and 3513 of the <i>California Fish and Game Code</i>, which protect active nests of any raptor species, including common raptor species. Compliance with</p>	PD	B/C	Prior to construction/ during construction	A/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>these codes shall be accomplished by completing the following:</p> <ul style="list-style-type: none"> If vegetation is to be cleared during the potential raptor nesting season (December 1 to August 31), all suitable habitat within 500 feet of the project site shall be thoroughly surveyed for the presence of nesting raptors by a qualified Biologist within 72 hours prior to clearing. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur. <p>If any active nests are detected, the area shall be flagged and mapped on the construction plans with a buffer. The size of the buffer shall be determined by the biologist in consultation with CDFW, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. These buffers are typically 500 feet from the nests of raptors. The buffer area shall be avoided until the nesting cycle is complete or until it is determined that the nest has failed. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer, CDFW and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. Construction within the</p>					

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>designated buffer area shall not proceed until authorization is received by the applicant from CDFW.</p> <ul style="list-style-type: none"> Although presumed absent, prior to development of the project site, a pre-construction burrowing owl clearance survey shall be conducted to ensure burrowing owls remain absent from the project site. The clearance survey shall be conducted in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation which requires that two clearance surveys be conducted 14 – 30 days and 24 hours prior to any grading or vegetation removal on the project site. If burrowing owls are observed on the project site during the pre-construction surveys, a burrowing owl passive relocation plan shall be prepared and submitted to CDFW for review and approval prior to commencement of vegetation clearing/grubbing, grading, and construction activities on the project site. The burrowing owl relocation plan shall outline methods to passively relocate any burrowing owls occurring on the project site and ensure compliance with the MBTA and <i>California Fish and Game Code</i>. 					
<p>RR 3-3 All tree replacement, protection, and maintenance associated with implementation of the proposed project shall be conducted in accordance with the requirements set forth in Chapter 17.80 of the City's Development Code).</p>	PD	A	Prior to issuance of grading permit/during construction	A/C	
<p>RR 3-4 In compliance with the City's Tree Removal Permit process (Rancho Cucamonga Development Code, Chapter 17.16.080), the Property Owner/Developer shall obtain a Tree Removal Permit from the Planning Director prior to</p>	PD	B	Prior to tree removal	D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
removal, relocation, or destruction of any heritage tree. The Tree Removal Permit application shall be submitted with each tentative subdivision map. Conditions imposed by the Planning Director for replacement of removed trees or tree relocation shall be completed by the Property Owner/Developer.					
Cultural Resources					
RR 4-1 If human remains are encountered during the conduct of ground-disturbing activities, Section 7050.5 of the California Health and Safety Code states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to Section 5097.98 of the California Public Resources Code. The provisions of Section 15064.5 of the California Environmental Quality Act Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendant must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specification and verified by the Community Development Department, prior to issuance of grading permits.	PD/BO	C	Prior to issuance of grading permit/during grading and construction	C/D	
MM 4-1 Prior to site preparation or grading activities, construction personnel shall be instructed by a qualified	PD	B	Prior to the start of demolition,	A/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>and the appropriate local Native American tribe identified by the Native American Heritage Commission. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the tribe. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling (see RR 4-1). Native American artifacts that cannot be avoided or relocated at the project site shall be prepared in a manner for curation and the Project Archaeologist shall deliver the materials to an accredited curation facility approved by the City of Rancho Cucamonga within a reasonable amount of time.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts shall be subjected to curation or returned to the Property Owner, as deemed appropriate.</p> <p>Once ground-altering activities have ceased or the Project Archaeologist determines that monitoring activities are no longer necessary, monitoring activities may be discontinued following notification to the City of Rancho Cucamonga Planning Department.</p> <p>A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report and inventory, when submitted to the City of Rancho Cucamonga Planning Department, shall signify completion</p>					

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>of the program to mitigate impacts to archaeological and/or cultural resources. A copy of the report shall also be filed with the Archaeological Information Center (AIC) at the San Bernardino County Museum and the Native American tribe, as appropriate.</p> <p>MM 4-3 If any paleontological resources (i.e., plant or animal fossils) are encountered before or during grading, the Property Owner/Developer shall retain a qualified Paleontologist to monitor construction activities, and to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> Assign a Paleontological Monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full time during earth-disturbing activities. Divert earth-disturbing activities away from the immediate area of the discovery until the Paleontological Monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the Paleontological Monitor of the find. Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (e.g., San Bernardino 	PD	C	During grading and construction	A/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
County Museum). <ul style="list-style-type: none"> Prepare and submit a technical report describing the identification, salvage, evaluation, and treatment of all fossils discovered during grading to the City of Rancho Cucamonga. Transfer collected specimens with a copy of the report to the depository. 					
Geology and Soils					
RR 5-1 In accordance with the City's Building Regulations, as contained in Title 15, Buildings and Construction, of the Rancho Cucamonga Municipal Code, which includes adoption of the 2013 California Building Code (CBC), all construction in Planning Area (PA) 1 shall comply with the CBC and the amendments and exemptions to the CBC that the City has adopted. This Title requires site-specific investigation and establishes construction standards and inspection procedures to ensure that development does not pose a threat to public safety.	BO	B/C	Prior to issuance of building permits	A/C	
RR 5-2 All grading operations and construction in PA1 shall be conducted in conformance with the applicable City of Rancho Cucamonga Grading Standards (Municipal Code Chapter 19.04). Grading operations shall also be consistent with the recommendations included in the most current geotechnical reports for the project area prepared by the Engineer of Record.	BO	B/C	During construction	A/C	
RR 5-3 Development in PA1 shall comply with Section 17.66.060 of the Rancho Cucamonga Development Code, with regard to dust control. Specifically, "no dust or particulate matter shall be emitted that is detectable by a reasonable person without instruments". Further the project shall comply with the rules and regulations of the South	BO	B/C	Prior to issuance of building permits/ during construction	A/C	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
Coast Air Quality Management District and the California Health and Safety Code related to dust control.					
RR 5-4 In accordance with Chapter 17.56, Landscaping Standards, of the Rancho Cucamonga Development Code, which establishes minimum landscape requirements to control soil erosion, among other purposes, development in PAI shall submit preliminary and final landscape and irrigation plans as part of the design review process (Section 17.20.040 of the Rancho Cucamonga Development Code).	PD	A	Prior to approval of site plans	C/D	
MM 5-1 Prior to approval of each tentative tract map and/or development application, supplemental geotechnical investigations prepared by a qualified engineer licensed by the State of California to perform such work, shall be provided to the City Engineer. The supplemental geotechnical investigation shall include sampling of representative soils and laboratory tests, as necessary, to confirm the information provided in the Geotechnical Feasibility Study Proposed Mixed-Use Commercial and Residential Development Empire Lakes Golf Course Property Rancho Cucamonga, California (dated March 23, 2015, and prepared by LOR Geotechnical Group, Inc.) (Geotechnical Feasibility Study). The supplemental geotechnical investigation shall incorporate recommendations from the 2015 Geotechnical Feasibility Study, listed below, and shall identify additional site-specific recommendations developed based on the results of the site-specific analysis. Recommendations shall include, but not be limited to, the following areas, as identified in the 2015 Geotechnical Feasibility Study: <ul style="list-style-type: none"> • General Site Grading 	CE/BO	A/B/C	Prior to approval of each tentative tract map and/or development application	C/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<ul style="list-style-type: none"> • Initial Site Preparation • Preparation of Fill Areas • Preparation of Foundation Areas • Engineered Compacted Fill • Short-Term Excavations • Slope Construction • Slope Protection • Soil Expansiveness • Foundation Design • Settlement • Slabs-on-Grade • Wall Pressures • Pavement Design • Sulfate Protection • Supplemental Geotechnical Investigation and Plan Reviews • Construction Monitoring <p>The City Engineer shall confirm that site-specific recommendations are incorporated into the project.</p>					

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MITIGATION Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
MM 5-2 The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.	BO	A/B	Prior to issuance of building permits	C/D	
MM 5-3 A separate grading plan check submittal shall be required where improvements being proposed would generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.	CE	A/B	Prior to issuance of building permits	C/D	
Greenhouse Gas Emissions					
PDF 6-1 The proposed project shall include the planting of a minimum of 5,600 new trees to provide sequestration of CO2 thereby reducing the net GHG emissions attributable to the project.	PD	A/B	Prior to approval of each tentative tract map and/or development application	C/D	
RR 6-1 Projects shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The 2013 standards, which were effective July 1, 2014, are approximately 25–30 percent more energy efficient than the 2008 Building and Energy Efficiency Standards.	BO	A/B	Prior to issuance of building permits	C	
RR 6-2 The project shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11).	BO	A/B	Prior to issuance of building permits	C	
RR 6-3 The Property Owner/Developer shall install recycled water systems for all projects with a total landscape area equal to or greater than 2,500 square feet as required	CE	A/B	Prior to issuance of building permits	C	

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by Section 17.82 of the Rancho Cucamonga Municipal Code.					
RR 6-4 The project shall be designed in accordance with the applicable residential and non-residential sections of the CALGreen Building Code as designated in the City of Rancho Cucamonga Green Building Compliance Matrices, as required by Section 17.50 of the Rancho Cucamonga Municipal Code.	BO	A/B	Prior to issuance of building permits	C	
MM 6-1 Prior to the issuance of each building permit, the Property Owner/Developer and its contractors shall provide plans and specifications to the City of Rancho Cucamonga demonstrating that high efficiency non-incandescent light bulbs and lighting fixtures shall be installed in residential and non-residential buildings, and Energy Star-rated appliances for clothes washers, dish washers, refrigerators, and fans shall be installed in all residences. Alternatively, the Property Owner/Developer or its contractors shall submit for approval alternate measures to provide GHG emissions reductions equivalent to those achieved by the installation of high-efficiency lighting and Energy Star appliances, which is 814 MTCO2e per year, as shown in Table 4.6-14.	BO	A/B	Prior to issuance of building permits	C/D	
Hazards and Hazardous Materials					
PDF 7-1 As identified in Table 7.4, Development Standards, of the proposed Empire Lakes/IASP Sub-Area 18 Specific Plan Amendment, and in compliance with the height restrictions identified in Section 5.3.2 of the Empire Lakes/IASP Sub-Area 18 Specific Plan, primary buildings in PAI north 6th Street shall not exceed 70 feet and primary buildings south of 6th Street shall not exceed 60 feet.	PD	A/B	Prior to approval of each tentative tract map and/or development application	C	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
RR 7-1 Future development in the Empire Lakes/ASP Sub-Area 18 Planning Area (PA) shall comply with the Hazardous Materials Transportation Act, as administered by the U.S. Department of Transportation, which governs the transport of hazardous materials and wastes. Vehicles transporting hazardous materials are required to comply with the regulations, as implemented by the California Department of Transportation (Caltrans).	FC	C/E	During construction and operations	A/B	
RR 7-2 Future development in PA shall comply with the Resource Conservation and Recovery Act (RCRA), the California Hazardous Waste Control Act, and the California Accidental Release Prevention Program, where applicable, which collectively manage the transport, storage, use, and disposal of hazardous materials and wastes.	FC	C/E	During construction and operations	A/B	
RR 7-3 Future development in PA shall comply with Section 17.66.040, Hazardous Materials, of the City of Rancho Cucamonga Development Code to ensure that required information is reported to the Rancho Cucamonga Fire District, as the regulatory authority. Businesses required by State law to prepare hazardous materials release response plans and Hazardous Materials Inventory Statements shall, upon request, submit copies of these plans, including any revisions, to the Fire District. Underground storage of hazardous materials shall comply with all applicable requirements and shall comply with the procedures for notification outlined in this section.	FC	E	During operations	A/B/D	
RR 7-4 PAI is within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). As identified in Section 7.7.5, ALUCP Compliance, of the proposed Specific Plan Amendment, construction activities and future development	PD	A/B	Prior to approval of each tentative tract map and/or development application	B/C	

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<p>in PAI shall be implemented in compliance with the applicable policies and requirements as identified in the ONT ALUCP. These include, but are not limited to:</p> <ul style="list-style-type: none"> <p>Compliance with Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace, Subpart C, Obstruction Standards (Airspace Protection Policy A1). As identified in Section 5.3.2, Architecture/Building Heights/Massing, of the Empire Lakes/IASP Sub-Area 18 Specific Plan, building height limits in Sub-Area 18 shall not exceed the height limits prescribed in the ONT ALUCP. Proposed structures shall comply with Federal Aviation Administration (FAA) height restrictions. Prior to approval of each tract map and/or parcel map, whichever comes first, the Property Owner/Developer shall submit an FAA Determination of No Hazard to Air Navigation to the City of Rancho Cucamonga. The Property Owner/Developer shall notify the FAA via filing FAA Form 7460-1 to initiate the FAA review and determination process. The Property Owner/Developer shall comply with the requirements of the FAA determination, including but not limited to further aeronautical study; installation of roof-top obstruction lighting; and/or marking requirements, if necessary.</p> <p>Avigation Easement. In compliance with ONT ALUCP Airspace Protection Policy A2b and Special Compatibility Policy SP-1a, an avigation easement shall be dedicated to the owner/operator of the Ontario International Airport for any portion of PAI</p> 					

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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<p>that is within the High Terrain Zone, which includes the areas between 4th Street and 6th Street.</p> <ul style="list-style-type: none"> Real Estate Transaction Disclosure. In compliance with Airport Land Use Compatibility Plan for LA/Ontario Airport's (ONT ALUCP's) Overflight Policy O2, a Real Estate Transaction Disclosure is required for all developments in PAI. State Law (Business and Professions Code Section 11010) provides the following disclosure language: NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. 					
Hydrology and Water Quality					
<p>RR 8-1 The Property Owner/Developer shall comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) applicable at the time a grading permit is issued. The Property Owner/Developer shall prepare and implement</p>	BO	A/B/C	Prior to issuance of grading permits/ during construction	A/B/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
a Storm Water Pollution Prevention Plan (SWPPP), which must include erosion- and sediment-control Best Management Practices (BMPs) that will meet or exceed measures required by the determined risk level of the Construction General Permit, as well as BMPs that control the other potential construction related pollutants. A Construction Site Monitoring Program that identifies monitoring and sampling requirements during construction is a required component of the SWPPP. Evidence of compliance with the NPDES Construction General Permit shall be provided to the City's Building and Safety Services Director prior to issuance of a grading permit.					
RR 8-2 The Property Owner/Developer shall comply with Section 19.20.260, Water Quality Management Plan, of the Rancho Cucamonga Municipal Code, which requires that all qualifying land development/redevelopment projects submit and have approved a water quality management plan (WQMP) to the City's Building and Safety Services Director on a form provided by the City. The WQMP shall identify all BMPs to be incorporated into the project to control storm water and non-storm water pollutants during and after construction.	BO	A/B	Prior to issuance of grading permits	D	
RR 8-3 The Property Owner/Developer shall comply with Chapter 19.20 of the Rancho Cucamonga Municipal Code, which is the City's Storm Water and Urban Runoff Management and Discharge Control Ordinance and which provides regulations to comply with the Clean Water Act (CWA), the California Porter-Cologne Water Quality Control Act, and the NPDES permit for San Bernardino County. This ordinance prohibits the discharge of specific pollutants into the storm water; regulates connections to the storm drain	BO	E	During operations	A/B	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
system; and requires development projects to implement permanent BMPs on individual sites to reduce pollutants in the storm water.					
RR 8-4 The Property Owner/Developer shall comply with Chapter 6.6, Storm Water Drainage System, of the City of Ontario Municipal Code, for the necessary connections to the City of Ontario storm drain system. The Chapter provides regulations to comply with the CWA, the California Porter-Cologne Water Quality Control Act, and the NPDES permit for San Bernardino County, and to effectively prohibit non-storm water discharges into the City's storm water drainage system. In addition to dischargers in the City of Ontario, this chapter applies to dischargers outside the City who, by agreement with the City, utilize the City's storm water drainage system.	CE	B/E	Prior to issuance of building permits/ during operations	A/C	
Noise					
PDF 10-1 As identified in Section 7.3.4(b), Rail Road Edge, of the proposed Specific Plan Amendment, a solid wall shall be installed along the northern property line to provide noise reduction and a visual barrier from the adjacent rail line. The wall shall be at least six feet high. Where feasible, a berm, or berm-wall combination may be used.	BO	B	Prior to issuance of building permits	C	
RR 10-1 Noise-generating construction activities shall comply with Section 17.66.050(D)(4) of the City of Rancho Cucamonga Development Code as follows: <ul style="list-style-type: none"> Construction adjacent to residences shall be limited to the hours of 7:00 AM to 8:00 PM, Monday through Saturday, with no construction on Sundays or National Holidays and shall not exceed 65 dBA at the 	BO	C	During grading and construction	A	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>adjacent property line.</p> <ul style="list-style-type: none"> Construction adjacent to commercial or industrial uses shall be limited to the hours of 6:00 AM to 10:00 PM on all days and shall not exceed 70 dBA at the adjacent property line. 					
<p>RR 10-2 Future development in Planning Area (PA) 1 shall comply with Title 24 of the California Building Standards Code, which establishes building standards applicable to all occupancies throughout the state. Title 24 requires that residential structures (other than detached single-family dwellings) be designed to prevent the intrusion of exterior noise such that the interior noise level (CNEL) with windows closed shall not exceed 45 dBA in any habitable room.</p>	BO	A/B	Prior to issuance of building permits	C	
<p>RR 10-3 Noise-generating operational equipment in PAI shall be designed and installed to comply with Section 17.66.050(F)(1) of the City of Rancho Cucamonga Development Code, which limits exterior noise to residential receptors to 65 A-weighted decibels (dBA) or less between 7:00 AM and 10:00 PM and to 60 dBA or less between 10:00 PM and 7:00 AM. (Noise levels are determined based on measurements at the adjacent residential property line).</p>	CE	B/E	Prior to issuance of building permits	A/C	
<p>RR 10-4 Operations and businesses in PAI shall be conducted to comply with Section 17.66.050(G) of the City's Development Code, which has the following provisions:</p> <ul style="list-style-type: none"> Commercial and office activities shall not create exterior noise that, when measured at the adjacent property line, exceeds 65 dBA between 10:00 PM and 7:00 AM and that exceeds 70 dBA between 7:00 AM and 10:00 PM. 	CE	E	During operations	A	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<ul style="list-style-type: none"> Between 10:00 PM and 7:00 AM, no loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects shall cause a noise disturbance to a residential area. Between 10:00 PM and 8:00 AM, no repairing, rebuilding, modifying, or testing or any motor vehicle, motorcycle, or motorboat shall cause a noise disturbance in an adjacent residential area. 					
<p>MM 10-1 Prior to the issuance of each grading permit, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the equipment to be used for demolition and grading that would occur within 25 feet of an off-site structure shall not include vibratory rollers, large bulldozers, or similar heavy equipment. Vibratory rollers operated in the static mode would be allowed.</p>	PD	A/B/C	Prior to issuance of grading permits/ During construction	A/C/D	
<p>MM 10-2 Prior to issuance of building permits for buildings within 200 feet of the railroad tracks north of the project site, the Property Owner/Developer shall submit a vibration analysis to the City of Rancho Cucamonga Building Official that demonstrates that anticipated building vibrations, based on the best available forecast of future rail operations, would not exceed the vibration impact criteria recommended by the Federal Transit Administration or similar authority. The vibration analysis shall describe if increased setback or vibration-reducing structural building elements are required to achieve the performance standard.</p>	BO	A/B	Prior to issuance of building permits	D	
<p>MM 10-3 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences, the</p>	PD	A/B/C	Prior to issuance of demolition or	A/C/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>Property Owner/Developer shall submit construction plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that the installation of a temporary noise barrier between the construction area and the adjacent residences is required. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. For maximum effectiveness, the barrier shall be located as close as feasible to the residences or as close as feasible to the noise sources. Where feasible, the barrier shall remain in place until the completion of construction near residences.</p> <p>MM 10-4 Prior to the issuance of each permit for demolition or grading within 500 feet of existing residences or within 325 feet of commercial or industrial buildings, the Property Owner/Developer shall submit a construction-related noise mitigation plan to the Rancho Cucamonga Planning Department. The plan shall depict the location of the construction equipment and how the noise from this equipment would be mitigated during construction of the project. The plan shall demonstrate that the construction plans and specifications include the following noise-abatement, notification, and control measures:</p> <ul style="list-style-type: none"> • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other State-required noise-attenuation devices. • Stationary construction equipment shall be placed such that emitted noise is directed away from 	PD	B/C	grading permits/ during construction Prior to issuance of demolition or grading permits/ during construction	A/C/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>sensitive noise receivers.</p> <ul style="list-style-type: none"> On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. If a perimeter block wall is required for a project, the wall shall be constructed as early as possible during the first phase of construction. A "Construction Noise Coordinator" shall be identified. The Construction Noise Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Construction Noise Coordinator shall notify the City within 48 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Planning Department. Signs shall be posted at the construction that include the contact information for the Construction Noise Coordinator. 					
<p>MM 10-5 Prior to the issuance of each permit for site clearing and demolition, the Property Owner/Developer shall submit plans and/or specifications to the Rancho Cucamonga Planning Department demonstrating that, if crushing, grinding, chipping or similar equipment is to be used, the equipment must be located at least 500 feet from residences and at least 300 feet from commercial or industrial buildings and oriented so that the noisiest side is facing away from the residences.</p>	PD	A/B/C	Prior to issuance of demolition or grading permits	A/C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>MM 10-6 Prior to issuance of building permits for buildings adjacent to 4th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 4th Street. The Property Owner/Developer shall also submit plans and specifications showing that:</p> <ul style="list-style-type: none"> All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed. All exterior use areas within 200 feet of 4th Street shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL. 	BO	A/B	Prior to issuance of building permits	C/D	
<p>MM 10-7 Prior to issuance of building permits for buildings adjacent to 6th Street, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing 6th Street. The Property Owner/Developer shall also submit plans and specifications showing that:</p> <ul style="list-style-type: none"> All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with 	BO	A/B	Prior to issuance of building permits	C/D	

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Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>windows closed.</p> <ul style="list-style-type: none"> All exterior use areas shall be located behind the buildings or shielded by a sound wall or other barrier to provide exterior noise levels not exceeding 70 dBA CNEL. 					
<p>MM 10-8 Prior to issuance of building permits for buildings facing adjacent to or near the northern property line, the Property Owner/Developer shall submit an acoustical study to the City of Rancho Cucamonga Building Official that demonstrates that the proposed architectural design would provide an interior noise level of 45 dBA CNEL or less (based on buildout traffic noise conditions) in all habitable rooms of the proposed buildings facing the rail line. The Property Owner/Developer shall also submit plans and specifications showing that:</p> <ul style="list-style-type: none"> All residential units shall be provided with a means of mechanical ventilation, as required by the California Building Code for occupancy with windows closed. 	BO	A/B	Prior to issuance of building permits	C/D	
Public Services					
<p>PDF 12-1 In compliance with Section 7.4.1, Site Planning Criteria, of the proposed Specific Plan Amendment, appropriate Crime Prevention Through Environmental Design (CPTED) features, as determined by Rancho Cucamonga Police Department (RCPD) in coordination with the Community Services Department and the Public Works Service Department, shall be implemented in Planning Area I. CPTED features incorporated into the design of spaces shall include, but not be limited to, territorial reinforcement, strategic natural surveillance, well-lit spaces, and</p>	PD/PO	A/B	Prior to issuance of building permits	C	

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<p>appropriate maintenance. CPTED review of each proposed development shall be completed by the RCPD prior to issuance of building permits. Additionally, infrastructure to support the RCPD electronic systems shall be provided; the systems to be installed shall be coordinated with and approved by the RCPD.</p> <p>PDF 12-2 To provide space for the Library Services, Community Services, and Police Departments, and ancillary use by the Public Works Department, a Joint Use Public Facility shall be accommodated within PAI. The provisions for ensuring implementation of this facility in PAI shall be outlined in the proposed Development Agreement between the Project Applicant and the City. The resources provided by the Joint Use Public Facility shall be sufficient to adequately serve the future project residents, employees and visitors, as determined by the City. The final size, location, operational requirements, and design features of the facility shall be determined during the master planning stage of the area north of 6th Street in coordination with the respective City departments. It is expected that the Joint Use Public Facility would be up to 25,000 sf, and the square footage would be within the maximum amount of non-residential development allowed by the proposed Specific Plan Amendment.</p> <p>In the event the Development Agreement is not approved, establishment of provisions for implementation of a Joint Use Public Facility within PAI shall be required as a Condition of Approval. The condition shall be included in the Mitigation Monitoring Program and specify that construction of the facility shall commence no later than the issuance of the building permit for the 2,000th residential dwelling unit.</p>	PD	B	Prior to approval of Development Agreement or prior to issuance of building permit for the 2,000th residential dwelling unit	C/D	

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PDF 12-3 As shown on Exhibit 3-4, Conceptual Development Plan by Placetype, the Empire Lakes/ASP Sub-Area 18 Specific Plan Amendment includes three central community recreation (REC) areas (approximately 6.8 acres) and a 0.6-acre Urban Plaza. The (REC) areas may include the following types of amenities: fitness area, pool and spa, community meeting rooms, and plaza space.	PD	B	Prior to approval of each tentative tract map and/or development application	C	
PDF 12-4 The proposed/potential Development Agreement for the proposed project, or separate agreement between the City and the Property Owner/Developer or entity under common ownership, shall address the Rancho Cucamonga Fire Protection District's (RCFPD) acquisition, at fair market value, of the property at Assessor Parcel Number No. 1077-422-58, or other site acceptable to the Rancho Cucamonga Fire Protection District (RCFPD) for a potential future fire station within 0.5-mile of the identified fire station site. A purchase and sale agreement shall be executable immediately upon granting of any final approvals for the General Plan Amendment and Specific Plan Amendment. If no final approvals are granted the purchase and sale agreement may only be executed if both parties mutually agree.	PD/FC	B	Upon granting of final approvals or as mutually agreed upon	D	
RR 12-1 The Property Owner/Developer shall comply with all applicable codes, ordinances and standard conditions, including the current edition of the California Fire Code and the Rancho Cucamonga Fire Protection District (RCFPD) Fire Protection Standards and Guidance Documents, regarding fire prevention and suppression measures, fire hydrants, automatic fire extinguishing systems, access, water availability, and fire sprinkler system, among other measures. Prior to issuance of building permits, the	FC/BO	A/B/D	Prior to issuance of building permits and occupancy permits	A/C	

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Planning Department and RCFPD shall verify compliance with applicable codes and that appropriate fire safety measures are included in the project design. All such codes and measures shall be implemented prior to occupancy.					
RR 12-2 Pursuant to Chapter 3.52 (Community and Recreation Center Impact Fee), Chapter 3.56 (Library Impact Fee), Chapter 3.64 (Police Impact Fee), and Chapter 3.68 (Park In-Lieu/Park Impacts Fees) of the City's Municipal Code, prior to issuance of each building permit, the Property Owner/Developer shall be responsible for payment of the City's Development Impact Fees in an amount established by City Council Resolution. The fees paid shall be that in effect at the time of issuance of the building permit, subject to applicable fee credits for community facilities provided as part of the project.	PD	A/B	Prior to issuance of building permits	C	
RR 12-4 Prior to the issuance of each building permit, the Property Owner/Developer shall pay applicable developer's fees to the impacted school district(s) pursuant to Section 65995 of the California Government Code. Under State law, payment of the developer fees provides full and complete mitigation of the project's impacts on school facilities. Evidence that these fees have been paid shall be submitted to the Planning Department.	PD	A/B	Prior to issuance of building permits	C	
RR 12-3 Pursuant to Chapter 16.32, Park and Recreational Land, of the City's Municipal Code, as a condition to the approval of a tentative map, parcel map, planned community, land development or real estate development (assuming future project entitlements include one or more of these approvals), the Property Owner/Developer shall dedicate land, pay in-lieu fees, or do a combination of both for the provision of neighborhood and community park or	PD	A/B		C	

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recreational purposes. Land to satisfy dedication requirements is required to be conveyed to the City at the time of recordation of the final map or parcel map. In lieu fees are required to be paid to the City prior to the issuance of building permits. The provision of on-site private open space and recreational facilities may be credited against the parkland dedication and/or fee requirement at the discretion of the Planning Commission, assuming standards outlined in the Municipal Code are met.					
Transportation/Traffic					
PDF 13-1 The Property Owner/Developer shall construct the following intersection improvements at the project access locations:					
<ul style="list-style-type: none"> 7th Street and Cleveland Avenue: Side-street stop control 7th Street and Anaheim Place: Side-street stop control 6th Street and Project Access: Signalized intersection 4th Street and Project Access: Signalized intersection Site access improvements at the Metrolink Transit Station. 	CE	C/D	Prior to issuance of occupancy permits	A/C	

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director	A: With Each New Development	A: On-site Inspection
CE: City Engineer or designee	B: Prior to Construction	B: Other Agency Permit / Approval
BO: Building Official or designee	C: Throughout Construction	C: Plan Check
PO: Police Captain or designee	D: On Completion	D: Separate Submittal (Reports/Studies/Plans)
FC: Fire Chief or designee	E: During Occupancy/Operations	

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No./ Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
RR 13-1 Work within streets, sidewalks, and public places shall comply with Title 12 of the City of Rancho Cucamonga Municipal Code, and Chapter 3 of the City of Ontario Municipal Code, which require an encroachment permit from the City. The City of Rancho Cucamonga also requires compliance with applicable standards in the Manual on Uniform Traffic Control Devices (MUTCD). Application for the permit shall be made as part of the respective plan check process and prior to any work on public areas or rights-of-way.	CE	B/C	Prior to issuance of building permits/ during construction	A/B/C	
RR 13-2 In accordance with Chapter 3.28, City-Wide System Fees for Transportation Development, of the City of Rancho Cucamonga Municipal Code, prior to the issuance of each building permit, the Property Owner/Developer shall pay applicable city-wide transportation development impact fees to the satisfaction of the City Engineering Department. These impact fees, along with the use of State and federal funds, is expected to implement various freeway, highway, and roadway projects in and near Rancho Cucamonga.	CE	A/B	Prior to issuance of building permits	C	
RR 13-3 The Property Owner/Developer shall comply with the City's Transportation Demand Management Ordinance, which calls for the provision of amenities or programs to encourage the use of alternative modes of travel by employees; patrons; and visitors of commercial, industrial, office, and mixed use developments. These may include, but are limited to shower facilities, preferred parking, bicycle storage, video conference facilities, transit improvements, and other measures to reduce vehicle trips in the City. These facilities shall be shown in the site improvement and building plans submitted to the City during the permit process.	PD/CE	A	Prior to issuance of building permits	C	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>RR 13-4 In accordance with Chapter 10.56, Truck Routes and Restrictions, of the City of Rancho Cucamonga Municipal Code, commercial vehicles and vehicle combinations described in Sections 35400 and 35401 of the California Vehicle Code, or their successor provisions, and vehicles which exceed a maximum gross weight of three tons shall use designated truck routes. Non-designated truck routes shall be used only as necessary for the purpose of making pickups or deliveries of goods, wares, and merchandise from or to any building or structure located on a city street or for the purpose of delivering materials to be used in the repair, alteration, remodeling, or construction of any building or structure upon a city street for which a building permit has previously been obtained.</p> <p>MM 13-1 Prior to the issuance of the first occupancy permit, and in coordination with the City of Rancho Cucamonga, the Property Owner/Developer shall implement the following intersection improvements:</p> <p>2. Foothill Boulevard and Milliken Avenue. Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length.</p> <p>3. Foothill Boulevard and Rochester Avenue. Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinated cycle length.</p> <p>4. Foothill Boulevard and Day Creek Boulevard. Convert the rightmost northbound through lane into</p>	CE	C/E	During construction and operations	A	
	CE	B	Prior to the issuance of the first occupancy permit	C	

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
<p>PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PC: Police Captain or designee FC: Fire Chief or designee</p>	<p>A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: During Occupancy/Operations</p>	<p>A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)</p>

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

<p>a through/right shared lane.</p> <p>7. Arrow Route and Haven Avenue. Modify the southbound approach from having two left turn lanes, two through lanes, and one through/right shared lane to having two left turn lanes, three through lanes, and one right turn lane (MM 13-1).</p> <p>8. Arrow Route and Milliken Avenue. Adjust, optimize, and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would require changing the coordinated cycle length.</p>		
<p>13. 6th Street and Haven Avenue. To achieve additional lanes on the northbound and westbound approach, modify the northbound approach from having two left-turn lanes, two through lanes, and one shared through/right-turn lane to having two left-turn lanes, three through lanes, and one right-turn lane. Modify the westbound approach from having one left-turn lane, two through lanes, and one right-turn lane to having two left-turn lanes, two through lanes, and one right-turn lane.</p>		
<p>14. 6th Street and Cleveland Avenue. Install a traffic signal and signal interconnect and other appropriate traffic signal hardware to ensure coordination with upstream and downstream signals. This improvement is consistent with planned improvements within the City of Rancho Cucamonga's DIF Program (refer to RR 13-2), and the Property Owner/Developer may be eligible for partial reimbursement with implementation of this mitigation measure.</p>		

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
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BO: Building Official or designee	C: Throughout Construction	C: Plan Check
PO: Police Captain or designee	D: On Completion	D: Separate Submittal (Reports/Studies/Plans)
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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>MM 13-2 Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that optimization of the PM-coordinated cycle lengths, and/or adjustment and optimization of the coordinated maximum splits for the PM signal timing plan, as appropriate, at the City of Ontario's 4th Street and Haven Avenue, 4th Street and Milliken Avenue, and Inland Empire Boulevard and Haven Avenue intersections have been completed, and that the coordinated cycle length for other locations these intersections are in coordination with have been re-evaluated, if required. The Property Owner/Developer shall pay its fair share fee to the City of Ontario for these improvements prior to the 2,001st occupancy permit or when signal timing enhancements are deemed necessary by the City of Ontario.</p>	CE	D	Prior to issuance of occupancy permits	D	
<p>MM 13-3 Prior to the issuance of an occupancy permit, the Property Owner/Developer shall provide evidence to the City of Rancho Cucamonga that adjustment and optimization of coordinated maximum splits for the PM signal timing plan at the Caltrans intersection of I-10 Westbound Ramps-Ontario Mills Parkway and Milliken Avenue has been completed. This would not require changing the coordinated cycle length.</p>	CE	D	Prior to issuance of occupancy permits	D	
<p>MM 13-4 Prior to issuance of building permits, the Property/Owner Developer shall pay its fair share fee to the City of Rancho Cucamonga for the following measures required to mitigate Cumulative Year (2036) Plus Project conditions:</p> <ul style="list-style-type: none"> • Foothill Boulevard and Day Creek Boulevard. Adjust, optimize and maintain the coordinated PM 	CE	B	Prior to issuance of building permits	B	

Key to Checklist Abbreviations

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length.</p> <ul style="list-style-type: none"> 6th Street and Haven Avenue. Adjust, optimize and maintain the coordinated the PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length. 6th Street and Milliken Avenue. Adjust, optimize and maintain the coordinated PM signal timing plan for the expected traffic volume demand. This would not require changing the coordinate cycle length. <p>The fair share payment amount shall be established by the City of Rancho Cucamonga Engineering Department. The timing of implementation of the improvements shall be determined by the City and, to the extent feasible, shall be completed by the City in the timeframe necessary to avoid identified significant cumulative impacts.</p> <p>MM 13-5 Prior to the issuance of a demolition permit or grading permit, whichever occurs first, the Property Owner/Developer shall submit a Traffic Control Plan to the Engineering Services Department for review and approval. The Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on</p>					
	CE	A/B	Prior to issuance of a demolition permit or grading permit, whichever is first	C/D	

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification
PD: Planning Director CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee	A: With Each New Development B: Prior to Construction C: Throughout Construction D: On Completion E: During Occupancy/Operations	A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports/Studies/Plans)

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.					
Utilities and Service Systems					
Water Supply					
PDF 14-1 The 12-foot 8-inch Metropolitan Water District (MWD) Meadow Upper Feeder located in the existing 40-foot-wide easement that traverses the northern portion of the project site shall be protected in place during construction. Any encroachment to the easement during construction would be conducted in compliance with applicable MWD encroachment specifications.	PD	B	Prior to issuance of building permits	C	
RR 14-1 Prior to approval of a tentative map that includes a subdivision involving more than 500 dwelling units, the Property Owner/Developer shall demonstrate compliance with applicable requirements of SB 221 (Government Code Section 66473.7(b)(2)) in order to demonstrate the availability of an adequate and reliable water supply.	PD	A	Prior to approval of tentative maps	D	
RR 14-2 Water and sewer plans shall be designed and constructed to meet the applicable requirements of the Cucamonga Valley Water District (CVWD) Municipal Code and City of Rancho Cucamonga Development Code. Approval of the plans by the CVWD is required prior to final map approval or issuance of permits, whichever occurs first.	CE	A/B	Prior to final map approval or issuance of building permits, whichever occurs first	B/D	
RR 14-3 Landscaping associated with future development in Planning Area (PA) 1 shall be implemented in compliance with Chapter 17.56 of the City of Rancho Cucamonga Development Code, which requires preparation and review of landscape and irrigation plans during the Design Review	PD	A/B	During design review	C/D	

Key to Checklist Abbreviations

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
<p>RR 14-4 Landscaping plan and irrigation plan shall be submitted to the designated approving authority, which shall be the same as the designated approving authority of the requested entitlement, and shall show a water budget that includes the estimated water use (in gallons); the irrigated area (in square feet); the precipitation rate; the flow rate in gallons per minute; the conceptual locations for trees, shrubs, ground cover, and other vegetation; and a corresponding list of planting material by species, quantity, and size. Pursuant to Section 17.56.030(B) of the Development Code, the final landscape planting and irrigation plans shall be prepared by a registered licensed Landscape Architect and shall be in substantial compliance with the preliminary landscape and irrigation plan approved by the designated approving authority.</p>	PD	A/B	Prior to issuance of building permits	C	
<p>Solid Waste Disposal</p> <p>RR 14-5 Demolition and construction activities in PAI shall be conducted in compliance with requirements of Section 8.19.280, Construction and Demolition Waste, of the City's Municipal Code. Construction and demolition waste shall be made available for deconstruction, salvage, and recovery prior to demolition. Inclusive of the recovered and salvaged materials, the following specified percentages of waste</p>	CE	A/B/D	Prior to issuance of demolition, grading, and building permits/after construction	C/D	

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MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
(Continued)

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials
tonnage of demolition and construction waste shall be diverted from landfills through recycling, reuse, and diversion: 50 to 75 percent of demolition waste tonnage that includes concrete and asphalt; 15 percent of demolition waste tonnage that excludes concrete and asphalt; 50 to 75 percent of roofing waste tonnage; and 50 to 75 percent of construction and remodeling waste tonnage. Prior to issuance of each Demolition or Building Permit, a "Form CD-1 Waste Management and Recycling Plan" shall be submitted to the Engineering Services Department.					
RR 14-6 Development in PAI shall comply with Chapter 8.17, Residential Refuse, Recyclables and Green Waste Collection, of the City's Municipal Code. The collection and disposal of refuse, recyclables or green waste shall only be conducted by entities issued a permit to do so by the City, with certain exceptions, as identified in the Municipal Code.	CE	E	After issuance of occupancy permits	A	

Key to Checklist Abbreviations

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ORDINANCE NO.888

AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT DRC2015-00040, AMENDING THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN (IASP) SUBAREA 18 SPECIFIC PLAN, A SPECIFIC PLAN THAT APPLIES TO PROPERTIES LOCATED NORTH OF 4TH STREET, SOUTH OF THE BNSF/METROLINK RAIL LINE, WEST OF MILLIKEN AVENUE, AND EAST OF UTICA/CLEVELAND AVENUES, TO DELETE TEXT, GRAPHICS, AND EXHIBITS RELATING TO THE EMPIRE LAKES GOLF COURSE, AN EXISTING PRIVATE GOLF COURSE OF 160 ACRES THAT IS LOCATED WITHIN THE SUBJECT SPECIFIC PLAN AREA, AND INSERT TEXT, GRAPHICS, AND EXHIBITS THAT WILL DESCRIBE THE DESIGN AND TECHNICAL STANDARDS/GUIDELINES FOR A PROPOSED MIXED USE, HIGH DENSITY RESIDENTIAL/COMMERCIAL DEVELOPMENT THAT IS PROPOSED TO REPLACE THE GOLF COURSE; AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 0209-272-11, -15, -17, 20, -22 THROUGH -28, 021—082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH -69, -71 THROUGH -74-78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, -0210-591-02 THROUGH -14, AND 0210-623-66.

A. Recitals.

1. On April 27, 2016, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing with respect to the above referenced Specific Plan Amendment and, following the conclusion thereof, adopted its Resolution No. 16-19, recommending that the City Council of the City of Rancho Cucamonga adopt said Specific Plan Amendment.

2. On May 18, 2016, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing on the Specific Plan Amendment and concluded the hearing on that date.

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

B. Ordinance.

The City Council of the City of Rancho Cucamonga does ordain as follows:

SECTION 1: This City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

SECTION 2: Based upon substantial evidence presented to the City Council during the above-referenced public hearing on May 18, 2016, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

CITY COUNCIL ORDINANCE NO. 888
SPECIFIC PLAN AMENDMENT DRC 2015-00040
MAY 18, 2016

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

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

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

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

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

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

g. Concurrent with this application, the applicant has also applied for General Plan Amendment DRC2015-00114 and Development Code Amendment DRC2015-00115. The purpose of these applications is to enable the applicant to 'redevelop' the golf course with a mixed use project, transit-oriented, high density development.

h. Specific Plan Amendment DRC2015-00040 will amend the Empire Lakes Specific Plan. This amendment will re-designate "Planning Area IA", "Planning Area IB", and part of "Planning Area III" of the existing Specific Plan as "Planning Area 1 (PA1)". The amendment will also revise and/or delete existing text, graphics, and exhibits that are associated with, or refer to, the above-noted Planning Areas and the existing golf course. In addition, new design and technical standards/guidelines will be created and incorporated, as a

CITY COUNCIL ORDINANCE NO. 888
SPECIFIC PLAN AMENDMENT DRC 2015-00040
MAY 18, 2016

new section (chapter) that will be used to govern development within Planning Area 1 (PA1). This new section will be identified as Section 7 in the proposed amended Specific Plan, and follow the existing six (6) sections (chapters) of the existing Specific Plan as shown in Exhibits F and G of the Planning Commission Staff report dated April 13, 2016.

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

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

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

l. A "Findings of Fact in Support of Determinations related to Significant Environmental Impacts" has been prepared and are attached (as Attachment "A") to City Council Resolution No. 16-057 which certifies the Environmental Impact Report and adopts the Facts of Findings Supporting the Overriding Considerations and the Mitigation Monitoring Program.

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

n. Environmental impacts identified in the Final EIR that will be "less than significant" after mitigation measures have been implemented are described in Section B, also found in the City Council Resolution No 16-057 which certifies the Environmental Impact Report and adopts the Facts of Findings Supporting the Overriding Considerations and the Mitigation

CITY COUNCIL ORDINANCE NO. 888
SPECIFIC PLAN AMENDMENT DRC 2015-00040
MAY 18, 2016

Monitoring Program, on page 15 of Attachment "A". In accordance with CEQA requirements, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assure compliance with the adopted mitigation measures.

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

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

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

r. The findings set forth in this Resolution reflect the independent judgment of the City Council.

SECTION 3: The aforementioned Environmental Impact Report (SCH No. 20150410083), The Facts and Findings Supporting the Statement of Overriding Considerations, and the Mitigation Monitoring Program is scheduled to be certified by adoption of City Council Resolution 16-057.

SECTION 4: Based upon the foregoing and totality of the administrative record before it, the City Council hereby approves Specific Plan Amendment DRC2015-00040.

SECTION 5: If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Rancho Cucamonga hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or words thereof, regardless of the fact that any one or more sections, subsections, clauses, phrases, or words might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

SECTION 6: The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published within 15 days after its passage at least once in the Inland Valley Daily Bulletin, a newspaper of general circulation published in the City of Ontario, California, and circulated in the City of Rancho Cucamonga, California.

ORDINANCE NO. 889

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT CODE AMENDMENT DRC2015-00115, A REQUEST TO AMEND THE DEVELOPMENT CODE OF THE CITY RANCHO CUCAMONGA BY REVISING TEXT, GRAPHICS, AND EXHIBITS WITHIN THE DEVELOPMENT CODE THAT APPLIES TO PROPERTIES, INCLUDING THE EMPIRE LAKES GOLF COURSE, AN EXISTING, PRIVATE GOLF COURSE OF 160 ACRES, WITHIN THE RANCHO CUCAMONGA INDUSTRIAL AREA SPECIFIC PLAN (IASP) SUBAREA 18 SPECIFIC PLAN, A SPECIFIC PLAN THAT APPLIES TO PROPERTIES LOCATED NORTH OF 4TH STREET, SOUTH OF THE BNSF/METROLINK RAIL LINE, WEST OF MILLIKEN AVENUE, AND EAST OF UTICA/CLEVELAND AVENUES, AND INSERT TEXT AND GRAPHICS IN CONJUNCTION WITH A PROPOSED MIXED USE, HIGH DENSITY RESIDENTIAL/COMMERCIAL DEVELOPMENT THAT IS PROPOSED TO REPLACE THE GOLF COURSE, AND MAKING FINDINGS IN SUPPORT THEREOF. APNS: 0209-272-11, -15, -17, -20, -22 THROUGH -28, 0210-082-41, -49 THROUGH -52, 0210-082-61, -64, -65, -67 THROUGH -69, -71 THROUGH -74, -78, -79, -84, -88 THROUGH -90, 0210-581-01 THROUGH -06, 0210-591-02 THROUGH -14, AND 0210-623-66.

A. Recitals.

1. SC Rancho Development Corp., an entity of Lewis Operating Corp., filed an application for Development Code Amendment DRC2015-00115 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Development Code Amendment is referred to as "the application."

2. On April 13, 2016 and continued to April 27, 2016, the Planning Commission conducted a duly noticed public hearing on the application and concluded said hearing on that date by recommending approval of the application to the City Council by adoption of their Resolution No. 16-20.

3. On May 18, 2016, the City Council conducted a duly noticed public hearing on the application and concluded the hearing on that date.

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

B. Ordinance.

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

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

SECTION 2: Based upon the substantial evidence presented to this Council during the above-referenced public hearing on May 18, 2016, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:

CITY COUNCIL ORDINANCE No. 889
DEVELOPMENT CODE AMENDMENT DRC2015-00115 - SC RANCHO DEVELOPMENT CORP.
(LEWIS OPERATING CORP.)
MAY 18, 2016

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

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

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

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

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

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

g. Concurrent with this application, the applicant has also applied for General Plan Amendment DRC2015-00114 and Specific Plan Amendment DRC2015-00040. The purpose of these applications is to enable the applicant to 'redevelop' the golf course with a new mixed use, transit-oriented, high density development project.

h. Development Code Amendment DRC2015-00115 amends the Development Code to revise text and graphics that apply to the existing Specific Plan so that they reflect the amended Specific Plan. In addition, a new land use table that will apply only to Planning Area 1 will be incorporated as shown in Appendix E of Exhibit G in the Planning Commission Staff report dated April 13, 2016.

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

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

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

l. A "Findings of Fact in Support of Determinations related to Significant Environmental Impacts" has been prepared and are attached (as Attachment "A") of City Council Resolution No. 16-057 which certifies the Environmental Impact Report, and adopts the Facts and Findings Supporting the Statement of Overriding Considerations and the Mitigation Monitoring Program.

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

n. Environmental impacts identified in the Final EIR that will be "less than significant" after mitigation measures have been implemented are described in Section B, page 15 of Attachment "A" found in City Council Resolution No. 16-057 which certifies the Environmental Impact Report and adopts the Facts of Findings Supporting the Overriding Considerations and the Mitigation Monitoring Program. In accordance with CEQA requirements, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared to assure compliance with the adopted mitigation measures.

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

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

q. Based on the totality of the administrative record, the City Council finds that the Final EIR complies with the requirements of CEQA and hereby certifies the Final EIR as being prepared in compliance with CEQA and that the City Council also adopts the Mitigation Monitoring and Reporting Program (MMRP) Attachment B of City Council Resolution No. 16-057 which certifies the Environmental Impact Report, and adopts the Facts and Findings Supporting the Statement of Overriding Considerations and the Mitigation Monitoring Program.

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

s. The findings set forth in this Resolution reflect the independent judgment of the City Council.

SECTION 3: The aforementioned Environmental Impact Report (SCH No. 20150410083), The Facts and Findings Supporting the Statement of Overriding Considerations, and the Mitigation Monitoring Program is scheduled to be certified by adoption of City Council Resolution 16-057.

SECTION 4: Based upon the foregoing and the totality of the administrative record before it, the City Council hereby approves Development Code Amendment DRC2015-00115.

SECTION 5: If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Rancho Cucamonga hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or words thereof, regardless of the fact that any one or more sections, subsections, clauses, phrases, or words might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

SECTION 6: The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published within 15 days after its passage at least once in the Inland Valley Daily Bulletin, a newspaper of general circulation published in the City of Ontario, California, and circulated in the City of Rancho Cucamonga, California.