

County Planning Commission Rejects Greenberg & Landver's Wonder Inn Proposal

By Mark Gutglueck

After a four-hour 37-minute and 45-second public hearing, the San Bernardino County Planning Commission yesterday declined to endorse a proposal by Alan Greenberg and Jason Landver to develop a 106-room resort hotel to be located on 24.4 acres off Amboy Road not too distant from Gammell Road in Wonder Valley.

Landver and Green-

berg had sought a conditional use permit, policy land use amendment and zone change to construct a 106-room hotel, to include an all-night restaurant, spa/wellness center, conference hall and event center, a 6,000-square foot swimming pool, hot tubs, outdoor showers, a 180,000-gallon water tank and a 205-space parking lot on what would roughly

total 12 acres within a 21.22-acre parcel and an adjoining 3.18 parcel located at 78201 Amboy Road, not too distant from the southwest corner of Amboy Road and Gammel Road. Those 24.4 acres lie within 223 acres Landver and Greenberg have acquired entailing the site and the land surrounding it.

Representing Landver and Greenberg was

a team of consultants, led by the politically well-connected David Mlynarski, a former planning issue staff member with the cities of Fontana and Palmdale and a member of the American Planning Association, the Baldy View Chapter of the Building Industry Association, of which he is currently an executive committee member, the Inland Empire Eco-

nomic Recovery Corporation, of which he is also the chief financial officer, and the National Association of Home Builders. Landver and Greenberg had turned to Mlynarski, who has a track record of positively influencing city councils, planning commissions and all order of governmental land use and planning officials in favor of the developer clients he rep- See P 3

Granlund's Departure From Yucaipa H₂O Board Closes Out Family's East Valley Political Era

An era in San Bernardino County governance will close out next month with the departure of Lonnie Granlund as a board member with the Yucaipa Valley Water District. Granlund has been a director with the district since December 2008. Granlund's presence on the board extended for more than a decade the political reach

of the Granlund family in the Redlands-Mentone-Yucaipa neck of the San Bernardino County woods. Lonnie Granlund is the ex-wife of Brett Granlund, who served as a Yucaipa councilman before being elected to the California Assembly in 1994. Brett Granlund remained as an assemblyman until 2000. Thereafter, he was a

principle in Platinum Advisors, a government relations and lobbying firm in Sacramento that had as its clients many movers in shakers in San Bernardino County. In addition, Platinum Advisors represented San Bernardino County's governmental structure in Sacramento. The late Bruce Granlund, Brett Granlund's brother, was also a mem-

ber of the board of directors of the Yucaipa Valley Water District. Bruce Granlund and Lonnie Granlund served on the board simultaneously. In fact, From December 2012 until December 2014 and from December 2014 until December 2016, first Bruce Granlund and then Lonnie Granlund were consecutive presidents of the Yucaipa Valley Water Dis-

trict Board of Directors. The Community of Yucaipa, as much or more than virtually every other city or political sub-entity in San Bernardino County, is prone to familial political dynasties. After Chris Mann resigned his position as a member of the Yucaipa Valley Water District Board of Directors, the board chose to replace him with Greg See P 2

Redlands Municipal Officials' Transition Into Six Story City Hall Begins

Redlands city officials have begun their migration out of the current City Hall within the Redlands Civic Center at 35 Cajon Street to what is to become City Hall over the next two to three generations.

Construction of the 92,000-square-foot, six story building began in 1980 and opened in 1981 as the corporate headquarters for Red-

lands Federal Savings and Loan. More recently it has become known as the Citibank building and has been redubbed the Citrus Center Building.

For some time, Redlands officials have been contemplating a move out of the current City Hall. In 2008, the Redlands Safety Hall which was built in 1963 and consisted of the city

council chambers that were in use until 1994, the police department and the city jail, was shuttered because of concerns about seismic stability and structural flaws, including the presence of asbestos.

Since constructing a new City Hall which would contain a police and fire department headquarters as well as offices for all city de-

partments would likely cost upwards of \$30 million, the city in late 2020 made an offer to ESRI, which had acquired the Citibank building, to purchase that edifice, located on the south side of East State Street, between Seventh Street and Eighth Street.

Reportedly, that offer was \$15 million, less than half of what city officials would have to pay

in architectural, engineering and construction costs alone in building new municipal quarters. ESRI made a counteroffer of \$16 million and in June 2021, the city closed a deal with ESRI to purchase the bank building.

While some city residents were opposed to the purchase and conversion, city officials saw multiple advantages to establishing See P 3

Chaffey Show Band James Bond Music Concert At Merton E Hill Auditorium April 24

Ontario (March 23, 2023) - The musicians of the Ontario Chaffey Community Show Band and the Chaffey Adult School are proud to present "A Salute to James Bond" on Monday April 24, 2023 at 7:30 p.m. in Merton E. Hill Auditorium located on the campus of Chaffey High School on the Southwest corner of N. Euclid Ave.

and Fifth Street in Ontario. Early concert goers are invited to arrive at 7:00 p.m. to be entertained by the "Woodwind Celebration" ensemble in the lobby while enjoying complimentary coffee and cookies. The performance is free to the public.

The April concert features a repertoire of theme songs from

James Bond movies that span the course of more than a half century. James Bond was born from the imagination of British author Ian Fleming, who was best known for his series of Bond spy novels. He drew from his wartime service and his career as a journalist for much of the background, detail, and depth of his stories about his super

spy.

The concert program will include theme songs from the first Bond film, Dr. No produced in 1962, to the 2012 movie Skyfall. Show Band soloists include dancer Kathy Soderlund who will perform in "From Russia With Love" and "Diamonds are Forever." David Grasmick will play a piccolo trum-

pet solo on "You Only Live Twice." Natasha Le will sing "Nobody Does It Better" from The Spy Who Loved Me. Saxophonist Francisco Mowatt will be featured on "A View To A Kill." Assistant Director Pat Arnold will perform a tenor saxophone solo on "You Know My Name" from Casino Royale. The outstanding See P 12

Gómez Reyes Reintroduces Bill Intended To Insulate Homes From Warehouses

(March 23) Eight months after Assemblywoman Eloise Gómez Reyes pulled the plug on legislation she previously sponsored that was intended to insulate homeowners and their families from the harmful effects of the proliferation of warehouses and their encroachment into residential neighborhoods because of opposition, she has reintroduced that bill in a slightly altered form.

Assembly Bill 2840, which was authored by Gómez Reyes (Democrat-47th District) was not considered in last year's legislative session because of what those opposed to it said were uneven elements in its makeup.

At the time Gómez Reyes withdrew the bill in July, she said she had elected to withhold it because of "concerns around maintaining the integrity of the bill after committee-proposed amendments."

Gómez Reyes, who is the Assembly majority leader, introduced AB 2840 in March 2022. If it had passed in its original form, it would have required local governments, when approving new logistics projects of 100,000 square feet or more, to impose a 1,000-foot buffer between those projects and homes, schools, health care centers, playgrounds and other places especially at risk from air pollution blamed on warehouse-bound diesel trucks.

AB 2840 would also have required a "skilled and trained workforce," as defined by See P 2

Gómez Reyes Revives Legislation She Abandoned Last Year That Would Have Imposed A Requirement That Warehouses Remain 1,000 Feet From Homes, Schools & Those Sensitive To Diesel Emissions *from front page*

the state Public Contract Code, to build warehouses. The bill also called for “local residents” to be entitled to a set percentage of jobs once the warehouse opens.

The California Chamber of Commerce and the Fontana Chamber of Commerce opposed the bill.

AB 284 “exacerbates California’s existing supply chain problems,” Adam Regele, Cal-Chamber senior policy advocate, said publicly.

The bill ignored “California’s robust environmental laws and regulations which already redress and fully mitigate all significant impacts from warehouse development,” Regele said. California and Southern California in particular, Regele insisted, “need more warehouses to spur the economy and alleviate critical supply chain issues. Supply and distribution chains across California are a matter of vital statewide importance.”

This month, saying “Warehouse growth in the Inland Empire and beyond shows no signs of slowing,” Gómez Reyes introduced AB 1000, which she dubbed “the Good Neighbor Policy.”

She said the law AB 1000 will create if passed, “addresses the planning and construction of new logistics centers across California. The bill would permit local governments to approve construction of large warehouses and logistics centers of over 100,000 square feet when they are 1,000 feet from sensitive receptors such as schools, homes and daycares. Local governments would also be able to approve construction of these facilities as close as 750 feet from a sensitive receptor when specific mitigation measures are followed to reduce negative community impacts.”

According to Gómez

Reyes, “The development of industrial facilities should not come at the detriment of the health, wellness and quality of life of the community. AB 1000 proposes a fair approach that will not only protect communities, but also offer a chance for a project to show its commitment to being a good neighbor. The status quo is not working for many of our most vulnerable residents and we must find a better way to manage these large projects in order to move California forward.”

Under AB 1000, mitigation measures that would allow a project to be within 750 feet of a project include standards related to zero-emission energy, zero-emission vehicles, transportation infrastructure and operation requirements such as a commitment to reducing truck idling in adjacent neighborhoods.

Because of its placement on the route between the ports of Los Angeles and Long Beach and the rest of the country, which includes the 10 Freeway and the 215 Freeway as well as rail lines, the Inland Empire has seen a boom in the construction of warehouses, distribution centers and other logistics-related facilities over the past 16 years.

Gómez Reyes’ district includes Bloomington, Colton, Grand Terrace, Fontana, Muscoy, Rialto and part of San Bernardino.

There are 3,027 warehouses in San Bernardino County. In Ontario alone, there are 289 warehouses larger than 100,000 square feet. Reportedly, there are 142 warehouses in Fontana larger than 100,000 square feet.

Fontana has been so aggressive in building warehouses over the last dozen years that the city’s mayor, Acquanetta Warren, is known by those who both oppose and favor warehouse

development as “Warehouse Warren.” In 2021 year, California Attorney General Rob Bonta sued Fontana over its affinity for warehouses, forcing the city into a settlement that calls for far greater regulation of the construction of logistics facilities in the city of 208,393.

In Chino there are 118 warehouses larger than 100,000 square feet, 109 larger than 100,000 square feet in Rancho Cucamonga and 75 larger than 100,000 square feet in San Bernardino. Since 2015, 26 warehouse project applications have been processed and approved by the City of San Bernardino, entailing acreage under roof of 9,598,255 square feet, or more than one-third of a square mile, translating into 220.34 acres.

After Ontario, Fontana, Chino, Rancho Cucamonga and San Bernardino, the city in San Bernardino County with the next largest number of warehouses of more than 100,000 square feet is Redlands, with 56, followed by Rialto with 47.

Increasingly, some elected officials, local residents and futurists are questioning whether warehouses constitute the highest and best use of the property available for development in the region. The glut of logistics facilities in the Inland Empire has some thinking their numbers are out of balance. In refuting the assertions of the proponents of warehouses that they constitute positive economic development, their detractors cite the relatively poor pay and benefits provided to those who work in distribution facilities, the large diesel-powered semi-trucks that are part of those operations with their unhealthy exhaust emissions, together with the bane of traffic gridlock they create.

Gómez Reyes, while acknowledging the logistics industry represents limited economic benefits to the region, maintains intensified warehouse construction carries with it envi-

ronmental hazards that bring those benefits into question.

AB 2840 was supported by environmental groups and environmental justice organizations, including residents of Fontana who did not want more logistics centers built in their community. Nevertheless, the bill ran head on into stiff opposition from economic development advocates. Indicating last July that she believed legislative discretion was called for at that time, Gómez Reyes said last summer, “I made the difficult decision to hold AB 2840 in the Senate Governance and Finance Committee.” Saying the 1,000-foot buffer between 100,000-square-foot-or-larger warehouses and sensitive receptors was a common sense approach, and that she had tailored AB 2840 specifically to Riverside and San Bernardino counties, she said that the prospect that opponents of the bill would succeed in keeping from passing convinced her to “look at other opportunities to address the issue of warehousing next to sensitive receptors such as schools and homes in future legislative sessions.”

AB 1000 represents her fulfillment of that commitment.

Others, such as Fontana Chamber of Commerce President Phil Cothran, feel legislation aimed at warehouses will harm the prospect for generating more jobs locally in terms of construction, supply chain management, logistics, development and the transportation industries tied into distribution centers.

“Our area has worked hard for decades, if not centuries, to assure that Inland Southern California can produce jobs and grow businesses by supporting goods movement through rail, truck and trailer transport, the ports, and education programs that build a workforce,” Cothran wrote in a letter he sent to Reyes last year. “AB 2840 strips all local governments across California

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of their zoning and land use authority, ignores California’s robust environmental laws and regulations applicable to this type of development and exacerbates existing supply chain problems and rising inflation plaguing California by making it harder and more expensive to develop these types of projects.”

Cothran asserted that existing laws and regulations “already require qualifying logistics-use projects and warehouses to comply with a long list of local, state and federal environmental laws” and that AB 2840 “would stop job creation and limit our local commitment to provide for a good quality of life for all.” He said, “[E]xisting law already forces new projects or the expansion of an existing facility to undergo the most rigorous environmental analysis and mitigation measures in the country.”

Granlund Departs *from front page*

Bogh, who in December left the Yucaipa City Council after serving on that body for three terms. Welcoming him onto the board was his brother, Board Member Jay Bogh. In addition, Greg Bogh’s wife, Rosilic, serve on the served on the Yucaipa-Calimesa Joint Unified School and is now a California Assembly woman. Greg Bogh’s cousin, Russ, was formerly in the California Assembly. Another cousin, Michael Bogh, has

In stating she would yet pursue comprehensive regulation pertaining to warehouse development, Gómez Reyes said she believed Cothran was overstating his case. She suggested there are yet gaps in the environmental regulations applied to warehouses.

“I want to be clear that my intention has never been to stop development,” she said. “We did not move forward despite an offer to put in place a moratorium on warehouse development in San Bernardino and Riverside Counties for a full year. I decided not to accept this proposed amendment of a one-year moratorium because I am looking for true solutions for those most harmed. I know we can find that solution and ensure our families in the Inland Empire are protected.”

-Mark Gutglueck

been bitten by the political bug, having vied unsuccessfully for the Highland City Council. Lonnie Granlund submitted a letter of resignation to her colleagues on the board of directors earlier this month, advising them that they should move ahead with finding a replacement for her at the end of April, when her resignation becomes effective. “After much thought and much consideration, I have decided to step down from my position on the board after over 14 years of service to the

Continued on Page 3

City Officials Moving Into Redlands Federal Bank Building *from front page*

City Hall in the highly visible Redlands Federal Savings and Loan

building. It is large enough to contain all of the city's departments in one place, with room to spare for future growth in those offices. The building itself is also eminently identifiable, as the tallest structure in

the city.

Officials believe that for less than \$2.5 million, the interior of the building can be adapted to the city's departments and their varying needs. The council chambers will be located, most

likely, on the third floor. By late 2024 and certainly no later than 2025, all of the city's departments and offices will be relocated into the building.

Renovations and tenant improvements to the fifth and sixth floors

have been ongoing for more than 18 months.

This week, City Manager Charles Dugan, Assistant City Manager Chris Boatman, Communications Manager Carl Baker and City Attorney Yvette Abich

Garcia began functioning out of the sixth floor of the Citibank Building.

Selective Presentation Of Site Data & Incompatible Zoning Juxtaposition Fells Wonder Valley Resort Hotel Application *from front page*

resents, because they believed he would be able to work his magic on County Planning Commission Chairman Jonathan Weldy, who is himself a licensed contractor and developer as the president of the Meridian Land Development Company. Over the course of the hearing, however, Landver, Mlynarski and another of Landver and Greenberg's representatives, Julie Gilbert, made multiple misstatements and/or ill-advised or unfounded contradictions of or attacks upon data marshaled by the projects opponents. In particular, Landver asserted, erroneously, that he and Greenberg could develop a hotel on the subject property without any discretionary review of the project by the planning commission or the county board of supervisors based upon the 3.18 acres of property they own that is zoned for commercial purposes; Landver, Mlynarski and Gilbert asserted that the property to be developed was free of desert tortoises, which was contradicted by both a survey conducted by a certified biologist and photographic evidence presented by several Wonder Valley residents; Mlynarski and Gilbert inadvertently revealed, during the course of the meeting in pointed remarks they made which included personal attacks on the biologist who had revealed the existence of the endangered tortoises, that they

had involved themselves in an effort to suppress the survey report prevent county staff from learning of the tortoise survey by preventing the biologist from being paid for his work and thereby keeping it from being released; and Landver, Mlynarski and Gilbert either willfully or ignorantly making no report of the hazardous substances previously in use at the site and thereby sidestepping any examination of contamination of the property.

The team representing Landver and Greenberg was headed by David Mlynarski, a politically well-connected development professional with a reputation for overcoming or sidestepping resistance to the development initiatives of his clients.

Mlynarski possesses solid credentials relating to guiding developmental interests in achieving entitlements to build as a member of the American Planning Association, the Baldy View Chapter of the Building Industry Association, of which he is currently an executive committee member, the Inland Empire Economic Recovery Corporation, of which he is also the chief financial officer, and the National Association of Home Builders. His professional experience included working as an assistant planner with the City of Fontana and then an associate planner and zoning administrator with the City of Palm Dale. He left the public sector and parlayed his experience behind the planning counter to become the vice president of land development with Moning Development in Fullerton, later becoming vice president of market development with Redlands-based Sierra Engineering. He

worked with two civil engineering and land surveying companies before purchasing one of them and converting it to Transtech Engineers, Inc. Greenberg and Landver retained him to guide them in their application for the Wonder Inn.

Mlynarski told the commission that the project being considered would preserve much of the area's rural character.

"Of the 24.4 acres, which is the expanded commercial zone, the actual footprint that's being placed on the ground is about 12 acres," Mlynarski said. "So about half of the commercial zone is going to remain open space, desertscape, natural."

The 3.18-acre portion of the 24.4-acre project site that is already zoned for commercial service use has on it a structure, referred to by locals as "the big pink building," which Landver and Greenberg's team referred to as a postal building, but which in actuality had originally been created as an electrical switching station for the homestead structures in the area. Landver and Greenberg intend the existing building to be retained as the lobby of the hotel and restaurant in the project they are proposing.

During the course of yesterday's hearing, it was revealed that the building was an electrical switching station, which the Wonder Valley resident who made that revelation said raised the specter that the site was contaminated with PCBs, polychlorinated biphenyls.

Mlynarski was caught flatfooted by the revelation, and the failure of the development team to

have assessed the situation and include any strategy for redressing that possible contamination resonated negatively with the planning commission.

More serious was the development team's reliance on a survey for the presence of desert tortoises on the subject property carried out by the consulting firm ELMT in 2021. The desert tortoise is an endangered species, the presence of which would have required a host of conditions being imposed on the project to protect the tortoises, preserve their habitat and ensure they are able to transit the area through to other areas where they forage and live. Moreover, the presence of the species on the property would require that a full-blown environmental impact report be conducted for the project rather than the county allowing the project to be environmentally certified with a so-called mitigated negative declaration. A mitigated negative declaration is a less stringent and less exploratory exposition of the environmental impacts of a proposed project than a more comprehensive and more ex-

pensive environmental impact report. The planning division of the San Bernardino County Department of Land Use Services, indeed, had allowed the project to move on to a determination by the planning commission of whether it would recommend to the board of supervisors that the project be allowed to proceed based upon a mitigated negative declaration analysis, known as an initial study, rather than an environmental impact report.

During the course of yesterday's meeting, however, six individuals brought the ELMT 2021 survey into question by pointing out that the protocol for that study had not been disclosed and the citation of evidence, including photographs and a 2020 survey by Circle Mountain Biological Consultants headed by Ed LaRue, which made a finding of the presence of tortoises on the property.

There ensued a round of attacks on LaRue by Mlynarski and Gilbert, in which it was pointed out that Circle Mountain had not been paid for the 2020 survey and therefore did not publish its 2020 survey and LaRue had acted unethically by

revealing the results of the survey to those opposed to the project and that they would warn their colleagues in the development industry against hiring LaRue in the future. This appeared to leave the planning commission less than favorably disposed toward the project.

Thursday's proceedings began with Senior Planner Azhar Khan, the land use services department staff member who was assigned to the project giving an enthusiastic preview and endorsement of the project and its amenities, its pool, event center, the restaurant, the office, storage space. Service room and employee facilities he referred to as the "back of the house," the fitness center, spa, event space, swimming pool and outdoor showers, sunken garden, geodesic domes and astronomy pergola. There would be no hot air ballooning or all terrain vehicle activity at the site, Khan said. He said that staff recommended that the planning commission recommend that the board of supervisors adopt the mitigated negative declaration and mitigation monitoring

Granlund Departs *from page 2*

community," she wrote. Granlund's departure does potentially create the possibility of some expense for the district down the road, although not necessarily. Governing boards of public entities must be composed of a majority of elected office holders. As the Yucaipa Valley Water District Board of Directors intends and most likely will appoint someone to replace Lonnie Gran-

lund, at that point two of the board's three members will have been appointed, in that Greg Bogh was appointed to replace Chris Mann. If there were to be a departure of any of the three remaining elected members of the board – Nyles O'Harra, Jay Bogh or Joyce McIntire – that board member could not be replaced by appointment, and a special election, costing the district well in excess of \$100,000, would have to be held. Granlund lives in the

district Division 4. The district is now soliciting applicants who live within Division 4 for consideration as her replacement. Those wishing to apply need to do so by April 26. Once those applicants are determined to be qualified by the demonstration that they are registered to vote and live within the boundaries of Division 4, interviews of all candidates will be conducted on May 1 at which time the board is expected to make a selection.

Public Notices

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF:

DIANNE J. MARCELL
CASE NO.

PROSB2300085

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of DIANNE J. MARCELL

A PETITION FOR PROBATE has been filed by JOHN T. MARCELL, III in the Superior Court of California, County of San Bernardino.

THE PETITION FOR PROBATE requests that JOHN T. MARCELL, III be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in Dept. 36 at 09:00 AM on 04/19/2023 Room: at Superior Court of California, County of San Bernardino, Superior Court of California, County of San Bernardino, San Bernardino District-Probate Division at 247 West Third Street, San Bernardino, CA 92415 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the

Public Notices

date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF:

Paul E. Hardin
CASE NO.

PROSB2300247

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of Paul E. Hardin

A PETITION FOR PROBATE has been filed by Anna Iniquezin the Superior Court of California, County of San Bernardino.

THE PETITION FOR PROBATE requests that Anna Iniquez be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in Dept. S37 at 09:00 AM on 04/05/2023 Room: at Superior Court of California, County of San Bernardino, Superior Court of California, County of San Bernardino, San Bernardino District-Probate Division at 247 West Third Street, San Bernardino, CA 92415 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If

Public Notices

you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: IRINEO ESQUIVEL

CASE NO.

PROSB2300288

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of IRINEO ESQUIVEL has been filed by ROBERTO ESQUIVEL in the Superior Court of California, County of SAN BERNARDINO. THE PETITION FOR PROBATE requests that ROBERTO ESQUIVEL be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held APRIL 20, 2023 at 9:00 a.m. in Dept. No. S37 at Superior Court of California, County of San Bernardino, 247 West Third Street, San Bernardino, CA 92415, San Bernardino District.

Filed: MARCH 10, 2023

Valerie Goldstein, Deputy Court Clerk IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Roberto Esquivel:

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Published in the San Bernardino County Sentinel on March 17, 24 & 31, 2023.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARK K. TALIAFERRO aka MARK KENNETH TALIAFERRO

CASE NO.

PROSB2300286

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of MARK K. TALIAFERRO aka MARK KENNETH TALIAFERRO has been filed by BRANDON TALIAFERRO in the Superior Court of California, County of SAN BERNARDINO. THE PETITION FOR PROBATE requests that BRANDON TALIAFERRO be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held APRIL 20, 2023 at 9:00 a.m. in Dept. No. S36 at Superior Court of California, County of San Bernardino, 247 West Third Street, San Bernardino, CA 92415, San Bernardino District.

Filed: March 10, 2023

Valerie Goldstein, Deputy Court Clerk IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Brandon Taliaferro:

R. SAM PRICE
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Public Notices

Published in the San Bernardino County Sentinel on March 17, 24 & 31, 2023.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CARMEN BELTRAN MORA

CASE NO.

PROSB2300313

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of CARMEN BELTRAN MORA has been filed by SILVIA MORA in the Superior Court of California, County of SAN BERNARDINO. THE PETITION FOR PROBATE requests that SILVIA MORA be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held April 27, 2023 at 9:00 a.m. in Dept. No. S35 at Superior Court of California, County of San Bernardino, 247 West Third Street, San Bernardino, CA 92415, San Bernardino District.

Filed: March 15, 2023

Selyna Razo-Serralta, Deputy Court Clerk IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Silvia Mora:

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Published in the San Bernardino County Sentinel on March 17, 24 & 31, 2023.

NOTICE OF PETI-

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Published in the San Bernardino County Sentinel on March 17, 24 & 31, 2023.

TATION TO ADMINISTER ESTATE OF: RAE JEAN CRAIG

CASE NO.

PROSB2300318

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of RAE JEAN CRAIG has been filed by TAMI CRAIG in the Superior Court of California, County of SAN BERNARDINO. THE PETITION FOR PROBATE requests that TAMI CRAIG be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held April 20, 2023 at 9:00 a.m. in Dept. No. S37 at Superior Court of California, County of San Bernardino, 247 West Third Street, San Bernardino, CA 92415, San Bernardino District.

Filed: March 16, 2023

Amy Gamez-Reyes, Deputy Court Clerk IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under Section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Tami Craig:

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Published in the San Bernardino County Sentinel on March 17, 24 & 31, 2023.

Public Notices

Published in the San Bernardino County Sentinel on March 17, 24 & 31, 2023.

By signing, I declare that all information in this statement is true and correct. A registrant who declares as true information which he or she knows to be false is guilty of a crime (B&P Code 179130. I am also aware that all information on this statement becomes Public Record upon filing.

s/ JAILYN ELLINGTON
Statement filed with the County Clerk of San Bernardino on: 3/6/2023

I hereby certify that this copy is a correct copy of the original statement on file in my office San Bernardino County Clerk By://Deputy I9576

Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code).

Published in the San Bernardino County Sentinel on March 17, 24 & 31 and April 7, 2023.

FBN 20230002044

The following entity is doing business primarily in San Bernardino County as RVR AHA 420 E ST NEEDLES, CA 92363; RUTH MUSSER-LOPEZ 420 E ST NEEDLES, CA 92363

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

By signing, I declare that all information in this statement is true and correct. A registrant who declares as true information which he or she knows to be false is guilty of a crime (B&P Code 179130. I am also aware that all information on this statement becomes Public Record upon filing.

s/ RUTH MUSSER-LOPEZ, Manager
Statement filed with the County Clerk of San Bernardino on: 3/2/2023

I hereby certify that this copy is a correct copy of the original statement on file in my office San Bernardino County Clerk By://Deputy J3108

Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code).

Published in the San Bernardino County Sentinel on March 17, 24 & 31 and April 7, 2023.

FBN 20230002479

The following entity is doing business primarily in San Bernardino County as FMZ AUTOSALES 1680 S E STREET SUITE B-202 SAN BERNARDINO, CA 92408; FRANCISCO MARTINEZ 10332 COUNTRY GROVE DR. MORENO VALLEY, CA 92557

Mailing Address: 10332 COUNTRY GROVE DR. MORENO VALLEY, CA 92557
The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: MARCH 6, 2023.

By signing, I declare that all information in this statement is true and correct. A registrant who declares as true information which he or she knows to be false is guilty of a crime (B&P Code 179130. I am also aware that all information on this statement becomes Public Record upon filing.

s/ FRANCISCO MARTINEZ, Owner
Statement filed with the

Public Notices

comes Public Record upon filing. s/ GUADALUPE REYES, OWNER Statement filed with the County Clerk of San Bernardino on: MARCH 15, 2023 I hereby certify that this copy is a correct copy of the original statement on file in my office San Bernardino County Clerk By:/Deputy Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code). Published in the San Bernardino County Sentinel 03/24/2023, 03/31/2023,

Public Notices

04/07/2023, 04/14/2023 CN-BB13202304MT FBN 20230002562 The following person is doing business as: SUNNY ELECTRONICS. 506 S LARCH AVE RIALTO, CA 92376 COUNTY OF SAN BERNARDINO FELIPE N GUDINO 506 S LARCH AVE RIALTO, CA 92376; HORTENCIA ORTEGA DE GUDINO 506 S LARCH AVE RIALTO, CA 92376. The business is conducted by: A MARRIED COUPLE. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A By signing, I declare that all information in this statement is true and correct. A registrant who declares as true information which he or she knows to be false is guilty of a crime (B&P Code 179130. I am also aware that all information on this statement be-

Public Notices

comes Public Record upon filing. s/ FELIPE N GUDINO, HUSBAND Statement filed with the County Clerk of San Bernardino on: MARCH 15, 2023 I hereby certify that this copy is a correct copy of the original statement on file in my office San Bernardino County Clerk By:/Deputy Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code). Published in the San Bernardino County Sentinel 03/24/2023, 03/31/2023, 04/07/2023, 04/14/2023 CN-

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BB13202303MT FBN 20230002640 The following person is doing business as: TOKYO SUSHI. 660 E REDLANDS BLVD REDLANDS, CA 92373 COUNTY OF SAN BERNARDINO MJJ GROUP INC 3000 ASSOCIATED RD RD 56 56 FULLERTON, CA 92835 The business is conducted by: A CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A By signing, I declare that all information in this statement is true and correct. A registrant who declares as true information which he or she knows to be false is guilty of a crime (B&P Code 179130. I am also aware that all information on this statement becomes Public Record upon filing. s/ MATTHEW I. CHUN, PRESIDENT

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Statement filed with the County Clerk of San Bernardino on: MARCH 16, 2023 I hereby certify that this copy is a correct copy of the original statement on file in my office San Bernardino County Clerk By:/Deputy Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code). Published in the San Bernardino County Sentinel 03/24/2023, 03/31/2023, 04/07/2023, 04/14/2023 CN-BB13202302MT FBN 20230002629

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The following person is doing business as: MIYANA. 1026 E MESA DRIVE RIALTO, CA 92376 COUNTY OF SAN BERNARDINO CARLA MARCO MARTINEZ 1026 E MESA DRIVE RIALTO, CA 92376. The business is conducted by: AN INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A By signing, I declare that all information in this statement is true and correct. A registrant who declares as true information which he or she knows to be false is guilty of a crime (B&P Code 179130. I am also aware that all information on this statement becomes Public Record upon filing. s/ CARLA MARCO MARTINEZ, OWNER Statement filed with the County Clerk of San Bernardino on: MARCH 15, 2023

Public Notices

I hereby certify that this copy is a correct copy of the original statement on file in my office San Bernardino County Clerk By:/Deputy Notice-This fictitious name statement expires five years from the date it was filed in the office of the county clerk. A new fictitious business name statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14400 et seq., Business and Professions Code). Published in the San Bernardino County Sentinel 03/24/2023, 03/31/2023, 04/07/2023, 04/14/2023 CN-BB13202301MT

Despite County Land Use Staff’s Endorsement, Planning Commission Balks At Granting Development Entitlement To A 106-Room Hotel Resort In Wonder Valley
from page 3

and reporting program for the project, adopt the findings for the approval of the project and approve changing the RL-5 zoning, allowing for rural residential living consisting of a single residential home on five acres, which applied to 21.22 acres of the property to CS, zoning, that is commercial service use, and approve the conditional use permit for the project to proceed.

Landver explained away previous indications that he and Greenberg intended to build not only the resort hotel but to develop the surrounding 198.6 acres residentially, consistent with the RL-5 zoning.

He said, “There’s a modular builder that’s currently bidding on the project. They have a blog on their website. At one time we did talk about homes with them because in the very beginning we thought about it, but since then we scrapped the idea of building homes and just focused only on the hotel project.” He said, “This hotel will bring significant TOT [transitory occupancy tax or bed/hotel tax] and other sales tax and revenue, upwards of more than a million dollars per year.”

Landver promoted the proposed project as an upscale place that would add more to the

region than another Motel 6.

Planning Commission Chairman Jonathan Weldy, a general contractor and land developer who is the president of the Meridian Land Development Company, is generally quite accommodating of those seeking to develop property. He, significantly, took issue with Landver’s assertion that he and Greenberg could develop the property “by rights.”

Weldy noted that the lion’s share of the 24.4-acre site was zoned as residential property upon which projects of no greater density than one residential per five acres could be developed and that only 3.18 acres within that span had commercial zoning, such that any “by rights” development of a grand hotel resort Greenberg and Landver were contemplating could only take place “on a de minimis scale.”

Landver responded, “The site [i.e., the 3.18 acres upon which the pink building is located] is commercially zoned and if we wanted to have less than 20 rooms, for example, and there was less than 10,000 square feet, we would be able to bypass this process. You’re allowed to have a hotel at this site. The only question is, we wanted to do something, a little bit larger, go to a

larger footprint to work here.”

Heidi Duron, the county planner, disputed Landver’s assertion that he and Greenberg had an unencumbered right to proceed with the project as they envision it.

“It is commercially zoned,” Duron said, “and it is permitted. It is not allowed by right. It would still require a discretionary review.”

At best, Weldy said, indicating even that was doubtful, the duo might be able to construct a modest motel.

Weldy expressed concern that despite Landver and Mlynarski expressing intent to limit the development on the 24.4 acre site to just 12 of those acres, if the property were to be sold by Landver and Greenberg to someone else, the expanse of the development could increase to the entirety of the property.

“That designation we’re talking about would be the entire 24 acres, which means subsequent design or build or change or evolution or expansion would not be prohibited,” Weldy said.

Later in the hearing, Weldy questioned whether the project and its scope represented a compatible land use in the area. He pressed Landver about whether his and Greenberg’s intention of taking a limited commercial use – the electric switching station located on a limited expanse of just over three acres which had formerly been used to provide a relatively

benign and unobtrusive service to low key domestic homestead sites – could or should be bootstrapped up into something of far greater land use intensity.

“This is an anomaly of zoning that you have found,” he said to Landver. “So the question is do we really have a compatible land use to take that anomaly and magnify it quite a bit. I’m struggling with this inconsistent zoning, making it bigger in this substantially rural area. That is not an indictment of the business plan or the concept or the fact that we need to expand out there. Somebody said, ‘Let’s go put a building out there and we’re going to use it to electrify the neighborhood.’ I’m not sure that is enough of a toehold, at least for me, to say this is a compatible use. It feels a little jarring com-

pared everything else that’s there.”

Weldy further said that “The issue of transition or separation is different when we’re looking at high density, medium density standard residential in a developed area. Out here where the spaces are so big and interrupted, the scale is just different. So what is an appropriate buffer zone and what does that look like... is not clear cut. This is a pretty grand scale.”

“Everything that I’ve heard and read, I’m not able to support it as it is,” Michael Stoffel said.

“I would make a motion to not recommend the project or deny the project based on the land use designation and the scope of going from the small property to such a large property in the area.

A refinement of the motion was articulated

by Weldy to declare the commission as making a finding that the zoning Landver and Greenberg were seeking is incompatible in size and intensity to the zoning around it. Stoffel’s motion was seconded by Matthew Slowik. The motion passed unanimously with the support of Weldy, Stoffel, Slowik and Commissioner Kareem Gongora. Commissioner Melissa Demirci was absent.

The refinement of the motion’s language by Weldy was intended to give Landver and Greenberg a basis upon which to appeal the commission’s decision to the board of supervisors, which has the authority to grant or deny the project proposal, including the conditional use permit, policy land use amendment, zone change and mitigated negative declaration.

Chaffey Show Band April Concert *from front page*

musicians of the Show Band will highlight the evening with their performances of "The James Bond Theme," "Goldfinger," "Live and Let Die," "For Your Eyes Only," "License to Kill," "The World Is Not Enough," and "Skyfall."

The performance will be narrated by Todd Haag, Principal of the Chaffey Adult School, and retired Chaffey District teacher Debbie Haag.

Please be sure to

join us for this exciting evening of Bond hits and do not forget to invite your family and friends! You can also support the Show Band by visiting and feeding our Hungry Tuba located in the lobby of the auditorium. The concert will be broadcast on local Ontario cable Channel 3. Check your cable listings for the date and time.

The Ontario Chaffey Community Show Band was founded in 1985 by R. Jack Mercer and is now under the direction of Dr. Gabe Petrocelli and assistant directors David Schaafsma

and Pat Arnold. Band members represent at least two dozen communities throughout Southern California. Adult musicians and students are invited to participate. Rehearsals are held on Monday evenings from 7 to 9:00 p.m. at the Chaffey High School Jack Mercer Band Room. The band performs monthly concerts on the campus of Chaffey High School as well as at other venues throughout the community. All performances are free to the public.

