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Redlands Council Approves 4-Story 27 Unit Apartment Project

By Mark Gutglueck

In a unanimous vote that overrode multiple restrictions placed on residential development projects by the city's voters in 1997, the Redlands City Council at its December 17 meeting approved a 3.15-acre project at the northeast corner of Stuart Avenue and Eureka Street.

Despite a degree of controversy relating to the intensity and nature of the proposed project, there was no protest mounted with regard to the apartment project due to, some observers said, the oxygen having been sucked out of the council chamber as a consequence of the contretemps relating to the selection of the mayor earlier in the evening.

The project was approved Tuesday, Dec. 17, without comments from the council or the public.

The site is vacant other than a transformer on the southeast area of the land, a city report states.

The project, put forth by developer Property One, LLC, called for a four-story apartment complex with 85 units together with 7,686-square-feet of commercial space.

The project is to include two parking garages and 53 off-street parking spaces and a community room. Given that slightly less than two-thirds of the project's footprint is devoted to residential use, the maximum permissible density under Measure U would be roughly 54 to 57 apartment units. The maximum permissible height under Measure U would be two stories.

Not only did the project's density meet the absolute limitation with regard to units per acre when the number of units were divided into the size of the property without taking into consideration that the land would also accommodate a mercantile component and parking facilities, the height of the buildings likewise topped out at the maximum threshold without considering any roof add-ons.

The developer and

city officials seemed to be pinning their hopes that the project would not be legally challenged on the consideration that the land upon which it is to be constructed is slightly less than a quarter mile from the Eureka Street train station, which arguably puts it into a specialized category of development, one that exempts it from otherwise relatively strict density and height allowances. To avoid having to comply with regulations that would have limited the project to no more than two stories and 57 residential units at maximum, the project proponent and city officials applied standards reserved for projects that fall under the rubric of what the city calls the Transit Villages Overlay. Nevertheless, the city council sought to impose an additional layer of legal protection for the project by granting it a special dispensation unilaterally declaring the city voters-imposed development restriction that have been in place for 27 years to be inoperative. While that use of governmental authority will stand if left unchallenged, it may or may not stand up to a separate legal challenge if such a one is made.

Property One, LLC's Stuart & Eureka Balboa Park Project was considered by the Redlands Planning Commission on November 12, 2024. The commission made a unanimously recommendation that the city council use its authority to reach a determination that the proposed project qualifies for exemption from Measure 'U.'

At least two of the provisions of Measure U might apply to the Stuart & Eureka Balboa Park Project, according to the planning commission and the city's planning and community development division

1997's 17-page citizen-sponsored Measure U amended the Redlands General Plan to superimpose certain growth management principles. Measure U restricted high-density residential projects to the city's Hir

Density Residential land use zones and prohibited any residential structures higher than two stories or 35 feet in height or 27 dwelling units per acre in the city's High Density Residential land use zones. Measure U contained a provision by which certain types of development or projects were exempt from the development restrictions it embodied, extending to five "special categories of development" specifically listed in the measure. Among Measure U's special categories of development exemptions was one that stated, "Development directly related to proposed Metrolink stations in the City of Redlands, including one at the University of Redlands."

By 2010, the pro-accelerated growth faction in Redlands had latched onto the transit village concept as a means of offsetting the sentiment of controlling growth that was so popular in Redlands.

In 2020, the pro-development establishment at City Hall, extending most particularly to the city council, placed before Redlands voters Measure G, which called for rescinding the controlled growth principals in Measure U, as well as those in 1978's Proposition R and 1987's Measure N.

The city's voters in March 2020 soundly rejected Measure G, with 9,321 votes or 64.88 percent opposing it and 5,052 votes or 35.12 percent in favor of it.

The concept of transit villages originated in the United States in the late 1980s and was popularized by Michael Bernick's and Robert Cervero's 1997 book *Transit Villages for the 21st Century* in which pedestrian-oriented communities involving mixed-use residential/commercial buildings located near transit system stations such that the vast majority of those living in the apartment/mercantile high-rises would commute to work. When the San Bernardino County Transportation Agency

(SBCTA), then known as San Bernardino Associated Governments (SANBAG), undertook to extend the exist rail commuter systems eastward in San Bernardino County to Redlands, Redlands city officials in favor of intensified development incorporated the expansion of the passenger rail options to Redlands took advantage of the situation and formalized the concept by working cooperatively with SBCTA, other local public and transportation authorities, and private interests to establish a Metrolink rail line, known as the Arrow passenger rail line which was to entail, ultimately, no fewer than five train stations in Redlands. On June 19, 2012, the Redlands City Council adopted a resolution establishing the creation of a general plan "Transit Village Overlay" calling for high-rise residential and commercial buildings in those areas that would fit within a land use classification exempt from Measure U. The rationale was that this land use classification and exemption were necessary to promote the development of high density residential and non-residential uses within walking distance of Metrolink stations to reduce vehicular usage, improve air quality, provide health benefits, and provide economic development opportunities, among other public benefits. This intent was re-emphasized with the general plan update adopted by the city council on December 5, 2017, which included the Transit Villages Concept as a central theme and strategy for more than 100 policies and actions envisioned and contained in the currently applicable 2035 Redlands General Plan.

Of some moment during the December 17, 2024 city council meeting during which the Stuart & Eureka Balboa Park Project was being considered was whether it is in some fashion "directly related" to the rail stations. The language in

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Legal Notice Department 951 567 1936

Message Line 951-567 1936

Measure U does not provide any specific guidance as to how to interpret the meaning of the phrase "directly related" to the train stations.

One uncontested interpretation is that a dwelling unit located no more than one-sixteenth of a mile from a rail station would clearly fall within the Transit Village Overlay land use classification, which would therefore allow for the Measure U exemptions relating to density and height. A sixteenth of a mile would match, by most people's reckoning, "walking distance" between an apartment complex and the train station, such that those living in those facilities would be more than very likely to reduce their use of motor vehicles. Upon the distance increasing to an eighth or a mile or a quarter of a mile or beyond, however, the likelihood increased that those living in the residence might use their vehicles to drive from where they lived to a parking lot near the train station or might park on the street proximate to it.

While the staff report conceded that the "project includes 85 dwelling units on a 3.15-acre site, which exceeds 20 units per acre [standard that might otherwise be applied], it made the assertion that "The project site is located within one-quarter mile of a transit station and a clear pedestrian route is available from the project site to the transit station."

The report argued that a "1/4 mile radius is utilized in the city's general plan to define a 'mixed

use core' around a passenger rail station as an area with the potential for the highest development intensity and ability to support transit ridership' and that "a 1/4 mile radius covers areas that are within a 5-minute walking distance from the transit station. Sites within a one-quarter mile of a rail station have been shown to have significantly higher rates of using trains or transit to commute to and from work destinations, due to the convenience of its location and transit stops. Some households within these types of transit-oriented multi-family residential developments may choose to not own any automobiles."

The report, somewhat questionably, made the assertion that the project site... is a short walking distance away from the station platform. The maximum length of the pedestrian route, measured from the opposite side of the development site to the platform, is roughly 550 feet, which is substantially less than one-quarter mile (1,320 feet)."

Thus, on December 17, an issue the proponent of the project and city officials were exceedingly nervous about was whether a member of the public might bring up that the Stuart & Eureka Balboa Park Project is nearly a quarter of a mile from the closest existing rail station.

City planning officials, who were oriented in favor of the project, propounded an argument that the project met the proper zoning require-
Continued on Page 8

Burum Close But Short In Changeover On Chino Hills' Selection Of Affordable Senior Apartment Project Builder

Jeff Burum's National Core was a whisker away from being brought in to take over from Related California the assignment of establishing "low cost" senior citizen apartments in Chino Hills.

Despite the Chino Hills City Council placing faith in Related California ten months ago as the developer of a senior citizen – in which the residents were to be age 55 or older – apartment project, a majority of the council has concluded that the staff with the company either does not share the vision of the company's owner or is wrongheadedly seeking too many compromises from the city. It accordingly rethought the commitment and has now given the highly favorable contract for the project to one of three other companies that competed to be used for project construction.

What was touted as a 50-unit senior citizen apartments project fully devoted to being "affordable" to those living there was proposed for construction on the 2.43 acres at the southwest corner of Peyton Drive and Eucalyptus Avenue

by the City of Chino Hills. City officials invited home/apartment builders to submit competing bids/proposals, based upon the under-



Jeff Burum

standing that they would need to deliver a final product that would have with 50 percent of the units – 25 – occupied by those whose monetary availability qualified them as "low income" citizens, and the other and 50 percent of the units – 25 – for "very-low income" residents.

Chino Hills city fathers resolved during the general plan hearing process two years ago, to have the site converted to high density housing, along with several other properties, in order to comply with demands from the State of California and its Department of Housing and Community Development that it meet California's

affordable housing mandates, as laid out in the regional housing needs assessment. In the currently applicable housing needs assessment for Chino Hills, the city is under the gun to allow, during an eight year period running from 2021 to 2029, the development of 3,729 total units, which are to include 694 units for extremely low income individuals making 30 percent of the annual median income for the region; 694 units for very low income individuals making 50 percent of the annual median income for the region; 821 units for low income individuals making 50-to-80 percent of the annual median income for the region; 789 units for moderate income individuals making 80-to-120 percent of the annual median income for the region; and 731 units for above moderate income individuals making more than 10 percent of the annual median income for the region.

According to Ligouri, the 2.34 acres at 3295 Eucalyptus is ideal for an affordable senior housing project given the room it presents to accommodate 50 apartment units

with up to 120 parking stalls, nearby medical facilities and amenities such as the Community Park, Community Center and library, which would engage the senior citizens who are to live there.

The city went full speed ahead with the project, obtaining grants in the amount of \$452,841 to undertake work preparatory for the development, including geological studies to determine the land's ability to host a multi-story apartment building and to begin environmental studies for the project. That grant augmented another state grant, from the California Department of Housing and Community Development, of \$177,285, which was used to set up the bidding process for project proponents and assessments of the project's workability.

Ten companies submitted proposals to the city. City officials rated those submittals, taking into consideration the financial viability and track records of the companies, the quality of their project proposals, and the innovation of the projects considered and their livability. Six of the

companies were rejected and four of the companies – Adobe Communities, C&C Development, National Communities Renaissance, and Related California – were given permission to refine their proposals and compete against one another. Penultimately, Adobe Communities withdrew its proposal.

Many believed National Communities Renaissance, also known as National CORE, to be the front runner in the competition. National Communities Renaissance was founded by Jeff Burum as a non-profit devoted to constructing affordable housing. Burum in recent years has proven to be one of the most generous of political donors in San Bernardino County. Upon setting his mind to ingratiating himself with local government officials and influencing them into positively perceiving his development proposals, he only rarely fails.

Led by National CORE's President, Michael M. Ruane, as well as Executive Vice President and General Counsel Robert Diaz, Senior vice President of Operations Doretta Bryan,

Chief Financial Officer Michael Finn, Senior Vice President of Project Development Lesley Hampton, Senior Vice President of Construction Chris Killian, Senior Vice President of Property Management Courtney Richard, Chief Development Officer Alexa Washburn is Chief Development Officer, Vice President of Acquisitions Tony Mize and Alyssa Cotter, the vice president of National CORE's parallel entity, the Hope through Housing Foundation, National Community Renaissance engages in the planning and development, land acquisition, financing for, construction and management of affordable housing communities.

National CORE projects include Valley Senior village in Escondido, Veterans Park in Pomona, Oakcrest Terrace and Arbor Villas in Yorba Linda, 456 West in San Pedro, Alta Vista in Los Angeles, Cape Cod Senior Villas in Oceanside, Cathedral Palms and River Canyon in Cathedral City, Citrus Grove in Rialto, Clark Manor in Downey, Vista

Continued on Page 8

Fontana Parlays Residents' Low Socio-Economic Status & Discontinuing Insults Of Democrats Into \$19.8M Grant

Having impoverished residents has paid off for the City of Fontana. Toning down the Republican rhetoric that four of the city's top elected leadership are prone to did not hurt either.

The U.S. Department of Transportation awarded the City of Fontana a \$19,808,986 grant Safe Streets and Roads for All Program grant.

In 2021, the Joseph Biden administration passed the Bipartisan Infrastructure Law, in so doing launching the Safe Streets and Roads for All discretionary funding program with \$5 billion in appropriated funds to be distributed over the five years running from 2022–2026. A commitment involved in the program is that 60 percent of the money is to be used for improving standards for underserved populations by funding commu-

nity-led projects intended to reduce the number of preventable deaths on roads, streets, and highways in the United States through safer designs and standards.

As delineated in the application for the grant, the funding is to be used for substantial improvements to the portion of historic Route 66 running through the city. In Fontana, Route 66 is known as Foothill Boulevard.

Officials are hopeful that after six months of preparation, construction will begin in July 2025 and be completed by June 2026.

Enhancing safety for drivers, bicyclists and pedestrians who routinely utilize Foothill Boulevard was deemed worthwhile, given that city statistics show eight vehicle-related fatalities along that stretch of high-

way in Fontana since the beginning of 2019.

The city's project construction proposals call for establishing 1.75 miles of Class II buffered bicycle lanes, 1.5 miles of Americans With Disabilities Act-compliant sidewalks which include curbs and gutters, 13 Americans With Disabilities-compliant ramps, street lighting, traffic signals, a landscaped median and road signage.

"The road signage will give residents living in underserved communities better visibility and means of reaching public transit more safely," according to the city. "The intent is to achieve zero serious injuries or fatalities along the city's stretch of Route 66."

The practical focus of the program relates to protecting bicyclists and pedestrians, includ-

ing those using public transportation, from injury or mayhem likely to occur from being hit by vehicles, either in the roadway, where bicycles transit or on sidewalks near bus stops.

Included among the improvements are four public bus stops on routes that provide access to neighboring cities, county services, a Metrolink station, Ontario International Airport, Cal State San Bernardino, Chaffey Community College, San Bernardino City College, other public and private schools, workplaces and service providers.

In qualifying for the money, city officials committed to carrying out the improvements by the end of Fiscal Year 2026-27 and matching the \$19,808,986 federal award with \$5,942,695.80 of its own, which is 30 percent of

the estimated cost of the projects to be undertaken.

City officials, including Mayor Acquanetta Warren and City Manager Matthew Ballantyne, recognizing in the days and weeks following Democrat Kamala Harris's defeat by Republican Donald Trump in the 2024 Presidential Election that would be followed by the closing out of the Biden Administration in which the Democrats would be making every more desperate giveaways of federal grant money in an effort to ingratiate the Democratic Party with American citizens, instructed those officially representing Fontana and others associated with it to be on their best behavior in dealing with federal officials. This included having the Republican-dominated city council

from desisting in its normally charged rhetoric and discontinuing the characterization, at least temporarily, of U.S. Department of Transportation Secretary Pete Buttigieg as a "queer," "fag" and "pillow-biter." More recently, as well, Warren, formerly one of San Bernardino County's highest profile Republicans, began cozying up to Democrat Congresswoman Norma Torres and Democrat Congressman Pete Aguilar.

Nevertheless, once Donald Trump has again taken up residence at 1600 Pennsylvania Avenue, Warren, who has been publicly identified as one of the country's mayors most supportive of Donald Trump during his first term, will be able to take up where she left off with the president almost four years ago.

-Mark Gutglueck

Public Notices

FBN20240010185

The following entity is doing business primarily in San Bernardino County as

MS. SEXY BOSSLADY IN-DIGO 154 W. FOOTHILL BLVD SUIT A # 345 UPLAND, CA 91786; DEBRA A HUNT

Business Mailing Address: 154 W. FOOTHILL BLVD SUIT A # 345 UPLAND, CA 91786

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: AUGUST 15, 2024

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/ DEBRA A HUNT

Statement filed with the County Clerk of San Bernardino on: 11/05/2024

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 J7527

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 November 29 and December 6, 13 & 20, 2024.

SUMMONS – (CITACION JUDICIAL)

CASE NUMBER (NUMERO DEL CASO) 24PSCV02195

NOTICE TO ASHLEY BUSTAMONTE, AN INDIVIDUAL; AND DOES 1-100, inclusive

(AVISO DEMANDA-DO):

YOU ARE BEING SUED BY PLAINTIFF:

(LO ESTA DEMANDANDO EL DEMANDANTE):

THOMAS ANDREWS, an individual.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons is served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelp-california.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a

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statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación

Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no le protegen. Su respuesta por escrito tiene que estar on formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted puede usar para su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida si secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de referencia a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratis de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov), o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos gravamen sobre cualquier recuperación da \$10,000 o mas de vaior recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corta antes de que la corta pueda desear el caso.

The name and address of the court is: (El nombre y la dirección de la corte es):

POMONA COURTHOUS SOUTH 400 CIVIC CENTER PLAZA POMONA, CA 91766

The name, address and telephone number of plaintiff's attorney is: (El nombre, la dirección y el numero de telefono del abogado del demandante es):

JASMINE MOTAZEDI, JM LAW FIRM, APC; 23586 CALABASAS RD., SUITE 204, CALABASAS, CA 91302, (818) 574-8186

DATE (Fecha): 17/08/2024
Clerk (Secretario), by A. GREER

Published in the SBSC Rancho Cucamonga on: 11/29/2024, 12/06/2024, 12/13/2024 & 12/20/2024.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER CIV SB 2427478

TO ALL INTERESTED PERSONS: Petitioner: JANNAILE THOMAS filed with this court for a decree changing names as follows: DARQUAN DREVON HANNAH JR to QUAN RASHAD THOMAS TRONE.

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any,

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why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:

Date: 01/29/2025, Time: 08:30 AM, Department: S33

The address of the court is Superior Court of California, County of San Bernardino, San Bernardino District-Civil Division, 247 West Third Street, San Bernardino, CA 92415, IT IS FURTHER ORDERED that a copy of this order be published in the SBSC Upland in San Bernardino County California, once a week for four successive weeks prior to the date set for hearing of the petition.

Dated: 09/20/2024

Judge of the Superior Court: Gilbert G. Ochoa

Published in the San Bernardino County Sentinel on December 6, 13, 20 & 27, 2024

FBN 20240010854

The following entity is doing business primarily in San Bernardino County as

MARGARITA KINGS 25791: RAUL TRUJILLO BRAVO

Business Mailing Address: 27TH SAN BERNARDINO, CA 92404

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/ RAUL TRUJILLO BRAVO, Owner

Statement filed with the County Clerk of San Bernardino on: 12/02/2024

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 K4626

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 December 6, 13, 20 & 27, 2024.

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

GARY ALLEN HARPER Case NO. PRO-VA2401004

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of GARY ALLEN HARPER A PETITION FOR PROBATE has been filed by Gemma Harper in the Superior Court of California, County of San Bernardino.

THE PETITION FOR PROBATE requests that 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 ad-

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ministration 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., Gemma Harper 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. F2 at 09:00 AM on 01/08/2025 at Superior Court of California, County of San Bernardino, County of San Bernardino, , San Bernardino, 17780 Arrow Blvd., Fontana CA 92335, San Bernardino District-Probate Division

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 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.

Mathew Alden:
255 N. D Street, Ste 200
San Bernardino CA 92401
Telephone No: 909-414-0797

Published in the SBSC Upland on:

12/13/2024, 12/20/2024, 12/27/2024

FBN 20240010409

The following entity is doing business primarily in Riverside County as

DELAPAZ GLASS 13152 EDGEMONT ST. MORENO VALLEY, CA 92353; ADRIAN DE LA PAZ

Business Mailing Address: 13152 EDGEMONT ST. MORENO VALLEY, CA 92353

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 informa-

Public Notices

tion on this statement becomes Public Record upon filing.

/s/ ADRIAN DE LA PAZ, Owner

Statement filed with the County Clerk of San Bernardino on: 11/08/2024

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 J2522

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 December 13, 20, 27 & January 3, 2025.

FBN 20240010678

The following entity is doing business primarily in San Bernardino County as

VA COURIER SERVICES 6832 BLANCHARD AVE FONTANA, CA 92336: VA COURIER SERVICES, LLC 6832 BLANCHARD AVE FONTANA, CA 92336 -1539

Business Mailing Address: 6832 BLANCHARD AVE FONTANA, CA 92336

The business is conducted by: A LIMITED LIABILITY COMPANY registered with the State of California under the number 202464513365.

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/ ALYSIA CAMPBELL, Managing Member

Statement filed with the County Clerk of San Bernardino on: 11/20/2024

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 K1583

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 December 13, 20, 27 & January 3, 2025.

FBN 20240011268

The following entity is doing business primarily in San Bernardino County as

APEX ENGINEERING CONSULTANTS 11799 SEBASTIAN WAY, SUITE 103 RANCHO CUCAMONGA, CA 91730: MICHAEL SERGAH

Business Mailing Address: 11799 SEBASTIAN WAY, SUITE 103 RANCHO CUCAMONGA, CA 91730

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

Public Notices

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/ MICHAEL SERGAH

Statement filed with the County Clerk of San Bernardino on: 12/09/2024

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 J9965

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 December 13, 20, 27 & January 3, 2025.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER CIV SB 2434392

TO ALL INTERESTED PERSONS: Petitioner: LIDIA GUZMAN-GUILLEN filed with this court for a decree changing names as follows: LIDIA GUZMAN-GUILLEN to LIDIA GUZMAN

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:
Date: 01/21/17/2025, Time: 08:30 AM, Department: S37

The address of the court is Superior Court of California, County of San Bernardino, San Bernardino District-Civil Division, 247 West Third Street, San Bernardino, CA 92415,

IT IS FURTHER ORDERED that a copy of this order be published in the San Bernardino County Sentinel in San Bernardino County California, once a week for four successive weeks prior to the date set for hearing of the petition.

Dated: 12/10/2024
Judge of the Superior Court: Gilbert G. Ochoa

Published in the San Bernardino County Sentinel on December 13, 20, 27 & January 3, 2025.

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER CIV SB 2433225

TO ALL INTERESTED PERSONS: Petitioner: AARON L BELCHER filed with this court for a decree changing names as follows: AARON BELCHER to AARON EDWARDS.

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any,

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why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:

Date: 01/30/2025, Time: 09:00 AM, Department: S24

The address of the court is Superior Court of California, County of San Bernardino, San Bernardino District-Civil Division, 247 West Third Street, San Bernardino, CA 92415,

IT IS FURTHER ORDERED that a copy of this order be published in the San Bernardino County Sentinel in San Bernardino County California, once a week for four successive weeks prior to the date set for hearing of the petition.

Dated: 12/13/2024

Judge of the Superior Court: Gilbert G. Ochoa

Published in the San Bernardino County Sentinel on December 13, 20, 27 & January 3, 2025.

FBN 20240010088

The following entity is doing business primarily in San Bernardino County as

O.A.R. HANDY SERVICES 929 E FOOTHILL BLVD, SPACE 40 UPLAND, CA 91786: OSVALDO A REYNA

Business Mailing Address: P.O. BOX 1574 UPLAND, CA 91785

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: October 20, 2024.

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/ OSVALDO A. REYNA, Owner

Statement filed with the County Clerk of San Bernardino on: 11/1/2024

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 K4872

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 November 8, 15, 22 & 29, 2024. Corrected on December 13, 20, 27, 2024 & January 3, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JIA JIA

CASE NO. PRO-VA2400909

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of JIA JIA: a petition for probate has been filed by XIANXI MENG in the Superior Court of California, County of SAN BERNARDINO.

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

THE PETITION requests full authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow

Public Notices

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 January 27, 2025 at 9:00 a.m. at

San Bernardino County Superior Court Fontana District

Department F1 – Fontana
17780 Arrow Boulevard
Fontana, CA 92335

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.

Dated: 11/20/2024

By: Valerie Campos, Deputy Court Clerk

Attorney for Xianxi Meng: ELIZABETH YANG, ESQUIRE

YANG LAW OFFICES
199 W. GARVEY AVENUE, Suite 201
MONTEREY PARK, CA 91754

(626) 360-0032 and (877) 492-6452

elizabeth@yanglawoffices.com

Published in the San Bernardino County Sentinel on November 29 and December 20 & 27 2024 and January 3, 2025.

SUMMONS CROSS COMPLAINT – (CITACION JUDICIAL – CONTRADEMANDA)

CASE NUMBER (NUMERO DEL CASO) CVR12301609

Short Name Of Case:

JESUS AVALO QUINTERO vs. MICHAEL MICHAELS

NOTICE TO CROSS-DEFENDANT

AVISO AL CONTRA-DEMANDADO

DARIO GONZALEZ, AN INDIVIDUAL; AND ROES 1-20, inclusive

YOU ARE BEING SUED BY CROSS-COMPLAINANT: (LO ESTA DEMANDANDO EL CONTRADEMANDANTE):

GREEN ROOF DESIGNS, INC., a California corporation; MICHAEL MICHAELS, an individual

NOTICE! You have been sued. The court may decide against you without your be-

Public Notices

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 January 29, 2025 at 9:00 a.m. at

San Bernardino County Superior Court Fontana District

Department F1 – Fontana
17780 Arrow Boulevard
Fontana, CA 92335

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.

Date: 11/20/2024

By: Valerie Campos, Deputy Court Clerk

Attorney for Xianxi Meng: ELIZABETH YANG, ESQUIRE

YANG LAW OFFICES
199 W. GARVEY AVENUE, Suite 201
MONTEREY PARK, CA 91754

(626) 360-0032 and (877) 492-6452

elizabeth@yanglawoffices.com

Published in the San Bernardino County Sentinel on November 29 and December 20 & 27 2024 and January 3, 2025.

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ing heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons is served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación

Tiene 30 DIAS DE CAL- ENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no le protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted puede usar para su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida si secretario de la corta que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corta le podrá quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de referencia a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratis de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov), o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos gravamen sobre cualquier recuperación da \$10,000 o mas de valor recibida mediante un

Public Notices

acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corta antes de que la corta pueda desechar el caso.

The name and address of the court is: (El nombre y la direccion de la corte es):

RIVERSIDE SUPERIOR COURT
4050 MAIN STREET
RIVERSIDE, CA 92501

The name, address and telephone number of plaintiff's attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante es):

LAW OFFICES OF DAREN P. TRONE, APC
3838 ORANGE ST
RIVERSIDE, CA 92501
(951) 686-2985
DATE (Fecha): 3/15/2024
Clerk (Secretario), by D. BROWN

Published in the SBCS Rancho Cucamonga on December 20 & 27, 2024 and January 3 & 10, 2025.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER CIV SB 2434925

TO ALL INTERESTED PERSONS: Petitioner: RITA NASSER filed with this court for a decree changing names as follows: RITA NASSER to RITA RASHID

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 01/28/17/2025, Time: 09:00 AM, Department: S24

The address of the court is Superior Court of California, County of San Bernardino, San Bernardino District-Civil Division, 247 West Third Street, San Bernardino, CA 92415,

IT IS FURTHER ORDERED that a copy of this order be published in the San Bernardino County Sentinel in San Bernardino County California, once a week for four successive weeks prior to the date set for hearing of the petition.

Dated: 12/17/2024
Judge of the Superior Court: Gilbert G. Ochoa
Published in the San Bernardino County Sentinel on December 20 & 27, 2024 and January 3 & 10, 2025.

FBN 2024001136
The following entity is doing business primarily in San Bernardino County as

COMMISSION CHURCH
11376 5TH STREET RANCHO CUCAMONGA, CA 91730; CUCAMONGA CHRISTIAN FELLOWSHIP 11376 5TH STREET RANCHO CUCAMONGA, CA 91730

Business Mailing Address: 11376 5TH STREET RANCHO CUCAMONGA, CA 91730

The business is conducted by: A CORPORATION registered with the State of California under the number 1460077

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.

Public Notices

/s/ JANELLE COLEMAN
Statement filed with the County Clerk of San Bernardino on: 12/06/2024

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 D9865

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 December 20 & 27, 2024 and January 3 & 10, 2025.

FBN 20240011301
The following entity is doing business primarily in San Bernardino County as

THE IRON VAULT 290 N. BENSON AVE. STE 13 UPLAND, CA 91786; THE CUT SHOT COLLECTIVE, LLC [and] TIFANI McCLANAHAN 290 N. BENSON AVE. STE 13 UPLAND, CA 91786

Business Mailing Address: 290 N. BENSON AVE. STE 13 UPLAND, CA 91786

The business is conducted by: A JOINT VENTURE

The registrant commenced to transact business under the fictitious business name or names listed above on: NOVEMBER 27, 2024.

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/ TWILA KNIGHT POULIOT, General Partner

Statement filed with the County Clerk of San Bernardino on: 12/10/2024

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 J9965

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 December 20 & 27, 2024 and January 3 & 10, 2025.

FBN 2024001144
The following entity is doing business primarily in San Bernardino County as

WEST COAST GROWTH ADVISORS [and] WCGA: CARLY M PEPIN [and] AMARINDER S VIRK 26185 SKY RIDGE DRIVE TWIN PEAKS, CA 92391

Business Mailing Address: PO BOX 467 TWIN PEAKS, CA 92391

The business is conducted by: A MARRIED COUPLE

The registrant commenced to transact business under the fictitious business name or names listed above on: NOVEMBER 3, 2024.

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/ CARLY M PEPIN
Statement filed with the County Clerk of San Bernardino on: 12/08/2024

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 D9865

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 December 20 & 27, 2024 and January 3 & 10, 2025.

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2025.
NOTICE OF PETITION TO ADMINISTER ESTATE OF:

LEILA M. PERRY aka LEILA MARGARET PERRY Case NO. PRO-VA2401034

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of LEILA M. PERRY aka LEILA MARGARET PERRY A PETITION FOR PROBATE has been filed by Bradley John Forsyth in the Superior Court of California, County of San Bernardino.

THE PETITION FOR PROBATE requests that 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., Bradley John Forsyth 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. F2 at 09:00 AM on 01/29/2025 at Superior Court of California, County of Superior Court of California, County of San Bernardino, San Bernardino, 17780 Arrow Blvd Fontana, CA 92335, San Bernardino District-Probate Division

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 Re-

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quest for Special Notice form is available from the court clerk.

Paul Horn ESQ:
11404 South St Cerritos CA 90703

Telephone No: 562-474-1231

Published in the SBCS Up-

land on: 12/27/2024, 01/03/2025, 01/10/2025

FBN 20240011655

The following entity is doing business primarily in San Bernardino County as

NEWMAN & ALLEN, LLP 10737 LAUREL STREET, SUITE 100 RANCHO CUCAMONGA, CA 91730; NEWMAN LAW FIRM, APC 10737 LAUREL STREET, SUITE 100 RANCHO CUCAMONGA, CA 91730 [and] JC ALLEN LAW FIRM, APC LAUREL STREET, SUITE 100 RANCHO CUCAMONGA, CA 91730

Business Mailing Address: 10737 LAUREL STREET, SUITE 100 RANCHO CUCAMONGA, CA 91730

The business is conducted by: A LIMITED LIABILITY PARTNERSHIP registered with the State of California.

The registrant commenced to transact business under the fictitious business name or names listed above on: APRIL 1, 2017.

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/ GEOFF NEWMAN, General Partner

Statement filed with the County Clerk of San Bernardino on: 12/19/2024

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 J7527

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 December 20 & 27, 2024 and January 3 & 10, 2025.

FBN 20240009856

The following person is doing business as: GRAVITY FLEET TRUCK AND TRAILER SERVICE LLC. 1184 N ACACIA AVE RIALTO, CA 92376; MAILING ADDRESS 1184 N ACACIA AVE RIALTO, CA 92376; COUNTY OF SAN BERNARDINO GRAVITY FLEET TRUCK AND TRAILER LLC 1184 N ACACIA AVE RIALTO, CA 92376 STATE OF ORGANIZATION CA

The business is conducted by: A LIMITED LIABILITY COMPANY. The registrant commenced to transact business under the fictitious business name or names listed above on: OCT 21, 2024

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/ JOSE A GUTIERREZ JR, CEO Statement filed with the County Clerk of San Bernardino on: OCTOBER 24, 2024 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 11/01/2024, 11/08/2024, 11/15/2024, 11/22/2024 CNBB44202406MT CORRECTED DATES 12/13/2024, 12/20/2024, 12/27/2024 & 01/03/2025

FBN 20240009775

The following person is doing business as: STOP E ST MARKET. 1152 N E ST SUITE B SAN BERNARDINO, CA 92401; MAILING ADDRESS 1152 N E ST SUITE B SAN BERNARDINO, CA 92401;

When Related California Dickered Instead Of Performing Chino Hills Solons Grew Impatient And Gave C & C Development The Opportunity To Build Senior Housing On Surplus City Land *from page 3*

Terraza, Vista del Puente and Nestor Senior Village in San Diego, the Village in Fontana, the Oaks in Bell, Sycamore Springs in Alta Loma, Shadow Hill in Santee, San Marino in Montclair, the Promenade in West Covina and Monterey Village in Rancho Cucamonga.

C & C Development, led by principals Barry

Dorado Apartments in San Marcos, Mission Trail in the city of Lake Elsinore, the Meridian Apartments in Corona, the Villa Pacifica Apartments in Rancho Cucamonga, the Andulacia Apartments in Santa Ana and the Buena Vista Apartments in Orange County. C & C has also, according to a corporate statement, demonstrated



& Todd Cottle, Director of Finance Jahi Akoundo, Project Manager Scott Bering, Director of Operations Beth Taylor, Vice President of Construction Ramon Acuña, Construction Project Manager Scott Cottle, Property Operations Manager Rosie Ruiz and Compliance Manager Yvette Sanders, engages in the development of and acquisition of existing affordable housing, with an emphasis on adaptive reuse and sustainable building practices.

C & C's ground-up projects include the Pacific Wind in Carlsbad, Valencia Garden and the Serrano Woods Apartments in Orange, the Groves Senior Apartments in San Juan Capistrano, the Audrey Lane Senior Apartments in Yorba Linda, the El-

an ability "to approach dilapidated, gang, drug and crime-infested properties," then engage in "acquisition and rehabilitation" to create "affordable housing communities."

Last year, Related California and its top officials – Chairman and CEO William Witte, President Gino Canori and Chief Operating Officer Nicholas Vanderboom – were able to convince both the members of the Chino Hills City Council and Chino Hills Community Development Director Nick Liguori, whom Chino Hills had pouched from Chino in May 2023, that the Related California offered the best program for converting the property into a top-flight home for older people. Liguori, the director of development services for the City of

Chino for 19 years, had been impressed by Related California's accomplishments in the affordable senior housing arena, most notably Laurel at Perennial Park in Santa Rosa, Vista Crest and Parkside Place in Los Angeles, Lilian Court and Bloomington Grove in San Bernardino, Prado in Fountain Valley and Emporia Place in Ontario.

City council members found the cottage units Related proposed to be quaint, the amenities it proposed for the overall complex to be complimentary to senior citizens' needs and willingness to make an easy access walkway to the adjoining Community Park and Community Center a bonus.

Related California was given the right to negotiate and work out



**NATIONAL
COMMUNITY
RENAISSANCE**

an exclusive deal for the project.

As it would turn out, however, over the next eight to nine months, as Liguori sought to work with Vanderboom, Executive Vice President for Design Phoebe Yee, Executive Vice President for Development Steven Oh, Senior Vice President Jonathan Shum, Senior vice President for Development Larry Wilkes, Vice President for Design Nick Witte, Vice President for Development Greg Mortiz, Vice President for Construction Mark Temple

est discussion of that issue might very well have resulted in what should have been a conclusion that the Measure U exemption did not apply to the Stuart & Eureka Balboa Park Project.

No one on hand at the December 17 meeting, however, challenged the proponent or city staff with regard to the project or any assertions made in the staff report about it.

The discussion of the Stuart & Eureka Balboa Park Project did not be-

and Vice President for Construction Brad Titter and Vice President for Construction and Project Manager Jeremy Yan, he found it challenging to have a meaningful and productive meeting of the minds. While it is not fair to say that Related California was dragging its feet, no progress on the project, which was to take place on property used as an overflow parking lot for Community Park and occasional community fairs and impromptu sales that lies immediately north of Caballero Ranch, was being made.

As a consequence, Chino Hills over the last two months has made the decision to go to Plan B.

At its December 10 meeting, the city council took up a discussion of pulling the plug on Related California and

replacing it with one of the other two competing developers, either C & C or National CORE.

A divided council entered a 4-to-1 vote, with Councilman Ray Marquez dissenting, to rescind the exclusive negotiating and construction arrangement with Related California. The decision, ultimately, was to replace Related California it with C&C Development.

Negotiations with Related California had previously reached a dead end, city officials maintain.

While Bill Witte, who

gin until the 3-hour 13 minute and 58 seconds of the 3-hour 25 minute and 46 second meeting had already elapsed and came after a spirited hearing and council discussion earlier in the evening with regard to the mayoral succession, an issue enlivened by claims that Mayor/Councilman Eddie Tejada, who was mayor when the discussion began, had welshed on a deal he made two years ago to name Councilwoman Denise Davis mayor for

is the chairman and chief executive officer with Related California, was quite cooperative and ready to deal with the City of Chino Hills, at the age of 73, he has not been able to control, as he once did, those in critical positions below him employed with Related California, and the city could not get lined up with Related California with regard to what the project was to consist of.

There was a recent breakthrough in the negotiations between the city and Related, consisting of Related agreeing to replace some of its intransigent negotiating team members who had opposed coming to an agreement with the city previously, but the more than eight months of dead time since the February approval so discouraged the council that they were backing away from Related more rapidly than the negotiators could close the gap. In the meantime, Liguori contacted C&C Development and National CORE, and had revisited with each whether they



C&C Development

were ready to come and supplant Related. It was a close decision, but Liguori sided with C&C, the Sentinel was told.

Mayor Art Bennett called upon his colleagues to "change horses" now, before further bickering with Related compromises the momentum toward the proj-

the next two years. That matter ended with the council voting 4-to-1, with Davis dissenting, to make Councilman Mario Saucedo mayor. A large number of city residents stormed out of the meeting at that point. The matter relating to the Stuart & Eureka Balboa Park Project was heard with newly proclaimed Mayor Saucedo presiding over the council.

It is there for noteworthy but perhaps not surprising that the council spent only three min-

ect's completion.

Councilman Marquez wanted city staff to redouble its efforts to come to an accommodation with Related.

Councilman Peter Rogers and Councilwoman Cynthia Moran were inclined toward Bennett's view of the matter and they moved and seconded switching to C&C. Councilman Brian Johsz went along with the majority.

At stake in the exclusive negotiations that will now take place between city officials – most likely City Manager Ben Abernathy and Liguori – and C&C is the sale of the property. The city will not back off the concept of making all of the units low cost, meaning 50 percent at low income rental rates and 50 percent at very-low income rates.

The city council has already declared the property as surplus, meaning it is eligible for liquidation in a sale to a user who will meet the city's requirements, which in this case means assisting the city in

meeting its affordable housing mandate. The city has ready-made a declaration that the project will be exempt from review under the California Environmental Quality Act.

-Mark Gutglueck



City Officials Timed Consideration Of 4-Story, 85 Unit Apartment Project With Commercial Component On 3.15 Acres To Conflict With Mayoral Selection Contretemps, Reducing Controversy & Ensuring Its Approval *from page 2*

ments in that "the site is in the 'Village Center' district of the Transit Villages Specific Plan." That is problematic in that the Village Center district applies to parcels immediately surrounding the three train stations. In the Transit Villages Specific Plan

zone, new buildings are allowed to reach an average height of four stories and are permitted to be of mixed-use (i.e., retail/commercial and residential uses within the same building or site) or all residential use or all commercial use.

An intellectually hon-

utes and 25 seconds in dealing with the Stuart & Eureka Balboa Park Project. Following a very brief staff presentation followed by no comments or questions from the council and no comments from the public, a vote on the project took place in which it was give unanimous approval. The matter was concluded with at the 3-hour 17 minute and 23 second point of the meeting.

The council voted unanimously to approve the project.