

Golfers Offering Alternative Proposal Questioning Sole Source Sublease At El Prado

By Mark Gutglueck

Top county officials insist that there is nothing legally or ethically wrong with, and the county's taxpayers will suffer no loss by, bypassing a competitive bid process on the sublease of 314.21 acres of Army Corps of Engineers land at Prado Regional Park where independent entities for nearly 50 years have operated two 18-hole golf courses.

In April, the San Bernardino County Board of Supervisors is on a trajectory to roll over the existing sublease arrangement with the current golf course operator, who in 2023 bought out the successor to the first company that developed the property, which represents just under 16 percent of the land at the 2,287.7-acre park. In addition to the golf courses, Prado Regional Park

offers other recreational options, which include fishing, a shooting range, archery range, camping, hiking, biking and nature trails, a splash pad, disc golf, soccer fields, a softball diamond and an equestrian center along with picnic facilities and a meeting room.

A set of golfing aficionados and investors who have put together their own proposal say they have been rebuffed

by the county consistently over the last year as they have sought to get officials to not just consider their alternative but put the sublease out to bid entirely to allow for competing offers and extract from those with the talent, expertise, experience and wherewithal to operate a golf course the best option to benefit those using the facility while returning the most revenue to the county.

Prado Dam, which lies on the Santa Ana River near Corona in Riverside County and was built by the Army Corps of Engineers, entails an impoundment area of over 10,000 acres that also extends into San Bernardino County. In 1972, after the California Water Commission gave its approval, San Bernardino County entered into a lease arrangement with the federal gov- See P 2

After Jettisoning Superintendent, RUSD Switches Out His Interim Replacement

Dr Edward D'Souza's tenure as the Rialto Unified School District's acting superintendent turned out to be a simple parallel consequence of Superintendent Cuauhtémoc Avila's suspension from the post overseeing the district, as the school board this week voted 3-to-2 to remove D'Souza as the district's interim leader and replace him with former

Riverside County Superintendent of Schools Judy White.

D'Souza's time as acting superintendent – nine months and thirteen days – lasted two days longer than Avila's nine months' and 11 days' suspension. Avila was put on administrative leave on May 8, 2024 and fired on February 19, 2025. D'Souza was selected to serve as act-

ing superintendent of the district on May 14, 2024 and was relieved of that post yesterday, February 27, 2025.

Intrigue and mystery yet attend the circumstances around Avila's departure, and the pertinent facts that precipitated it are known only to a handful of people. What has leaked out is that there were a succession of sexual scandals

that plagued the district – entailing members of the faculty being concupiscent with one another; members of the faculty being concupiscent with students, resulting in at least one known pregnancy brought to term and which was consummated in a marriage; teachers attempting to engage in "tag team" sexual encounters with students; and one prin-

icipal seeking to use a safety center on a middle school campus as a "grooming grounds" to lure female students into heterosexual assignments.

Those discreditations, apparently, did not directly involve Avila nor D'Souza, but proliferated under their watch. To move beyond them and prevent the unseemly details they involve See P 3

This Time Around, Carrizales Joins With His Council Colleagues In Vote To Extend Warehouse Moratorium

The 45-day ban the Rialto City Council imposed on the consideration of newly filed warehouse project applications within its city limits that was approved on January 28 will be extended to 6 months and 29 days, the Rialto City Council unanimously decided on February 25.

At its final meeting in January, the council vot-

ed 4-to-1 with Councilmember Andy Carrizales dissenting, to impose a 45-day moratorium on the acceptance of any further applications for the construction of warehouses.

A cross section of Rialto's residents has come to believe that the city has a glut of warehouses or distribution centers/logistics facilities, and

that too many existing ones are located much too close to or within residential neighborhoods and that others are unacceptably proximate to schools. In response to those complaints, city staff began examining the city code and the Rialto Development Code to ascertain what leverage city officials possess to prevent See P 3

RC Man Pleads Out To Selling Trade Secrets To Chinese Company

A Rancho Cucamonga resident pleaded guilty yesterday to illegally possessing sensitive technologies that he downloaded from his Southern California-based employers and marketed through his own competing company to a China-based manufacturer.

Liming Li, 66, of Rancho Cucamonga, pleaded

guilty to one count of possession of trade secrets. "Protecting U.S. companies' sensitive intellectual property is critical to our country's success in a global economy," said acting United States Attorney Joseph T. McNally. "The defendant here stole intellectual property in order to benefit companies in China. Stealing See P 3

Chaffey Community Show Band To State St. Patrick's Day Faraway Places Songfest

The musicians of the Ontario Chaffey Community Show Band and C.P. Construction Company will present "Music From Far Away Places" on Monday, March 17, 2025 at 7:30 p.m. The concert, to be held at Gardiner W. Spring Auditorium located on the campus of Chaffey High School at 1245 North Euclid Avenue

in Ontario, will celebrate St. Patrick's Day. The Woodwind Celebration Ensemble will present a pre-concert recital in the auditorium lobby at 7:00 p.m. Complimentary coffee and cookies will be served in the lobby prior to the concert. The performance is free to the public. The March concert is to feature a repertoire

of music from around the world; included are the countries of Ireland, France, Argentina, Spain, Cuba, Italy, Sweden, Germany, Korea, Japan, and the United States. Special guest artists are Dr. Sylvia Mann, director of the Southland Symphony Orchestra and University of La Verne Orchestra, and

professional harp soloist Ellie Choate. Show Band soloists include dancer Kathy Soderlund and clarinetist Neil Vargas. Dr. Sylvia Lee Mann - composer, conductor, violist, educator, and performer - appears with many musical ensembles in Southern California and across the nation. Currently a faculty member at Chaffey Col-

lege and the University of La Verne, Dr. Mann is the pastor & minister of Music at Bethel Congregational Church, UCC in Ontario. She is the music director and conductor of the Southland Symphony Orchestra and Chorus, Temecula Valley Jr. Youth Symphony, La Verne Symphony Orchestra, and a popular guest conduc- See P 5

Four Story Apartments And Intensive Commercial Development On Compact Set Of Parcels Leaves Chino Neighborhood In Doubt Over City Hall's Integrity

The efforts by a Newport Beach-based development company to construct an apartment complex that is three times the density of any residential facility currently existing in Chino accompanied by equally intensive land uses on an adjacent property has triggered considerable alarm among residents who live in the area that will fall in the shadow of those proposed developments.

Moreover, the projects, which have been presented as a package deal under the guise of a single project to the City of Chino, stand at the forefront of a wave of development proposals seeking to use the leverage of state efforts to facilitate the construction of affordable housing to transform San Bernardino County from a landscape featuring suburban-oriented bungalows and two-story single-family residences to one indistinguishable from inner city settings in which multi-story and densely packed structures predominate.

There has been considerable frustration among those who are baffled by the fashion in which Chino city officials appear intent on withholding from the public information about the nature and See P 3

Doctors' Group Had Control Over Prado Golf Courses For More Than 45 Years from front page

ernment/Army Corps of Engineers to lease more than 2,000 acres in that impoundment area at the southernmost extreme of San Bernardino County south of the Chino City Limits for the development of a regional park. In 1975, the county entered into a sublease of roughly 314.21 acres with a consortium of medical and dental professionals, El Prado Golf Course Management, LLC, led by Leo Kenneth Heuler, DDS, who undertook to develop the property as two 18-hole golf courses, situated around the intersection of Euclid and Pine Avenue.

The entirety of the golf course, as indeed the entirety of Prado Regional Park, just about three miles north of the Prado Dam, lies well below the 100-year flood plain, that is, at a level which is lower than that which is statistically likely to be completely covered by water generated by a major deluge once every century. Thus, even in years which do not experience heavy rains, the land is subject to flooding two to three times annually on a continuous off-and-on basis during winter and spring months. Consequently, the Army Corps of Engineers conditioned the lease such that anything beyond minimal construction of structures was restricted on the property, requiring that it remain undeveloped as open space or for recreational use.

In 1976, Prado Regional Park opened, a major component of which was the first of the 18-hole golf courses that had been completed by the consortium of doctors who had leased the property. Subsequently, the second 18-hole course was completed, and both have remained continuously open to the public for 44 years, with the exception of days when the courses were flooded. Aside from the ponds, undulations, sand

traps, bunkers, trees, vegetation, fairways and greens on the links, the bordering rough, the two natural waterways – Chino Creek and Cypress Creek – that crossed the property, the bridges over those creeks, teeing grounds and teeing boxes, the facility was augmented with a clubhouse, a golf cart barn, maintenance facility and a paved parking lot. A key factor to the profitability of the golf operation was a liquor license the operators were able to attain for the facility's bar, café and banquet facility, contained within the clubhouse.

By 1999, the original participants in the El Prado Golf Course Management, LLC consortium that had developed the golf courses, including Leo Heuler, began the gradual transition of the golf courses' operation to another generation of medical professionals headed by Heuler's son, Walter Heuler, a psychiatrist. That transition was completed by 2000.

By 2004, the popularity of golf as a participatory sport in the United States began to decline. According to *Factset Insight*, between 2003 and 2018, the number of golfers in the United States dropped by 6.8 million. This resulted in the loss of approaching \$5 billion in green fees and attendant charges across the industry. At the same time, the increase in property values made selling golf courses to real estate speculators and/or residential and commercial developmental interests tempting, such that in the 2003-to-2018 decade-and-a-half, more than 1,200 golf courses around the country closed.

Because the U.S. Army Corps of Engineers controlled the underlying fee, there was no prospect the El Prado golf courses would be converted from what they were to anything other than some form of recreational use or open space. Moreover, the closure of competing courses, to a limited extent, kept golfers coming to El

Prado. Nevertheless, the golfing operation there was proving somewhat less lucrative than it had been in the past. While El Prado Golf Course Management, LLC managed to make good on its sublease payments to the county, the profitability of the golf operations at El Prado Regional Park was diminishing, and the reinvestment in the grounds began to lag.

Confident the downturn in the interest in the sport was part of a cyclical pattern and that there would soon be a revival in the popularity of golf, the consortium headed by Walter Heuler, El Prado Golf Course Management, LLC, sought in 2015 to exercise the option that was part of the original deal to extend the lease for 40 years, though 2055. The county, however, less sanguine about golfing's future and entertaining other recreational concepts relating to how the 314.21 acres might be used, maneuvered out of that deal, granting El Prado Golf Course Management, LLC only a 5-year extension of the sublease.

By 2019, the county was leaning toward re-vamping its master plan for El Prado Regional Park, which was to include the addition of an entertainment/concert venue, special sports event/tournament centers, perhaps to feature a soccer complex that would entail up to 24 soccer fields and water park amenities. To accommodate these there was talk of dispensing with one or even both of the golf courses.

At that point, Walter Heuler was 70 years old. Both he and virtually all of his partners in the Prado golf courses venture, several of whom lived outside California, had lost the enthusiasm for the golf operation they had when they were in their 30s and early 40s. With investment back into the Prado Golf facilities having been minimized years before, dilapidation there was beginning to show. County officials, including those in its regional

parcs and real estate divisions, were concerned about the courses' state of dishabille and the potential damage to the county's prestige, given the Prado courses' role in serving as a window on San Bernardino County to the world's golfing devotees. As 2020 was approaching, at which point El Prado Golf Course Management, LLC's five-year sublease was set to end, county officials were looking toward terminating the relationship with Heuler and his group in order to find a more suitable candidate to operate the courses and elevate them to a condition that would reflect more positively on the county or to perpetuate their operation at a marginal level just long enough for arrangements to be made to put the property to another use.

The deadline for ending or extending the lease was August 31, 2020, which came and went without a rollover or renewal of the lease taking place. Instead, a month-to-month perpetuation of the golfing operation went into effect and remained in place over the next six months while discussions between the county and Heuler proceeded. Ultimately, on March 9, 2021, the San Bernardino County Board of Supervisors approved a five-year sublease extension between what was termed in the county's documents "El Prado Golf Course, a California limited partnership" and the county backdated to September 1, 2020 and running through to August 31, 2025 "for the 36-hole golf course facility situated on the property for the regional parks department."

At that point, employees of the El Prado golf facilities, including the operations manager, head golf professional, director of golf, the golf shop manager, café manager, marketing director and head groundskeeper, approached Heuler about assuming ownership and control over the golf operations at El Prado Regional Park from him and his fellow investors.

The San Bernardino County

Sentinel

Published in San Bernardino County.

The Sentinel's main office is located at 10788 Civic Center Drive in Rancho Cucamonga, CA 91730

A Fortunado Publication in conjunction with

Countywide News Service

Mark Gutglueck, Publisher

Call (951) 567-1936

to learn of locations where the Sentinel is available or to provide news tips

10808 Foothill Blvd., Suite 160-446

Rancho Cucamonga, CA 91730

SBCSentinel@yahoo.com

Legal Notice Department 951 567 1936

Message Line 951-567 1936

In the same time-frame, a local attorney, Frank Lizarraga, learned from his brother, who worked as part of the grounds-keeping crew at the El Prado courses that El Prado Golf Course Management, LLC was on the way out and that the employees there were looking to fill the void.

Initially, Lizarraga had considered and was actually representing the facility employees in their takeover bid.

In particular, Lizarraga was given to understand that the county was due to either renew the lease with the Army Corps of Engineers for the property on which the golf course was located in the summer of 2023 or otherwise make arrangements for the lease to sunset a few years hence during which interim the golf component of the park would see its operations wind down. Lizarraga also learned that there was a determination on the part of the county, if the lease were to be renewed on a long-term basis, to forge a new arrangement with a different subleasing entity to ensure the future transformation of the golfing grounds and attendant facilities.

"At that time, the lease was expiring and the county wanted us to put improvements and upgrades into the operation and its facilities," Walter Heuler told the *Sentinel*. "Our partnership was showing its age, and we weren't willing to put that kind of money into it, and so we made a decision to sell our inter-

est and get out."

In short order, Lizarraga, learned that Heuler was looking to cash out El Prado Golf Management, LLC's interest in the property rather than allowing its control to elapse with the expiration of its sublease with the county in 2025.

It became clear, however that the golfing operation's employees did not have the financial wherewithal to be able to buy out the Heuler group.

Calculating that the county was beginning to consider El Prado a white elephant and that it might elect to close out the golfing operation at El Prado altogether if the facilities there continued to deteriorate, Lizarraga believed he could take control of the courses by convincing county officials that if the park's golfing assets were entrusted to him, he could bring about the transformation they wanted. This would involve making a convincing show that he had the intention and financial wherewithal to do just that.

One of Lizarraga's legal clients was Phyllis Shih, for whom he had handled the governmental application and regulatory clearance issues pertaining to a warehouse her company had built in Ontario. Shih, utilizing her own capital and financing from Taiwanese and American banking institutions, has done extensive development work in Southern California, primarily in Los Angeles and Orange counties. She previously

Continued on Page 4

RC Man Engaged In Repeated Instances Of Industrial Espionage from front page

proprietary information undermines our economic security, and the U.S. Attorney's Office will aggressively prosecute individuals that engage in this conduct."

"Mr. Li's greed allowed him to be used

by a Chinese company without regard for the negative implications to the economy or national security of the United States," said Akil Davis, the assistant director in charge of the FBI's Los Angeles Field Office. "The FBI is well-aware that China is actively seeking and stealing American intellectual property at a rapid pace and those who willingly hand it over, as Mr. Li

has done and now acknowledged, will face serious consequences."

According to his plea agreement, from 1996 to 2013, Li worked for a Southern California-based business identified in court documents as "U.S. Company #1," which specialized in precision measuring instruments and metrological technology and equipment. The company designed and sold

a range of products such as micrometers, calipers, coordinate measuring machines, and optical measurement systems.

Li worked at U.S. Company #1 as a senior software engineer, then as a program manager. From 2013 to 2018, Li worked as chief technologist at a wholly-owned subsidiary of U.S. Company #1. During his employment at U.S. Company #1 and its

subsidiary, Li worked on the development of the source code for one of the company's software programs, which was considered its proprietary information.

In July 2013, Li signed an employee handbook and confidentiality agreement with U.S. Company #1 that required him to turn over all writings, records, files, technology, trade secrets or data con-

taining any proprietary information belonging to the company. The agreement also prohibited Li from copying the company's proprietary information without written permission.

Li admitted in his plea agreement that he occasionally downloaded the company's proprietary information onto his personal devices without permission. Li failed to

Continued on Page 20

Rialto Is The 4th SBC City To Impose A Warehouse Moratorium In Recent Years from front page

the further proliferation of warehouses into areas deemed incompatible with them and their function.

There are more than 934 million square feet of warehousing in San Bernardino and Riverside counties at present, with more being built. That includes 3,034 warehouses in San Bernardino Coun-

ty. In 177,961-population, 50-square mile Ontario there are 289 warehouses larger than 100,000 square feet. In 213,000-population, 43.07-square mile Fontana there are 142 warehouses larger than 100,000 square feet. In 92,988-population, 29.6-square mile Chino there are 118 warehouses larger than 100,000 square feet. In 174,453-population 40.12-square mile Rancho Cucamonga there are 109 warehouses. In 223,728-population, 59.2-square mile San

Bernardino there are 75 warehouses larger than 100,000 square feet. In 73,280-population, 36-square mile Redlands, there are 56 warehouses larger than 100,00 square feet.

Rialto, with its 104,380 population, is, at 24.1 square miles, more compact than those other cities and thus more densely populated. At present, it has 47 warehouses of more than 100,000 square feet.

In 2021 and 2022, the cities of Colton, Chino and Redlands each imposed a tempo-

rory moratorium on the further construction of warehouses in their jurisdictions, and the San Bernardino City Council by a five-sevenths majority very nearly did the same in June 2021. That effort to declare a moratorium on further warehouse construction within the county's largest city failed because the five-sevenths margin of passage was less than the four-fifths vote of a governmental entity's legislative body that is required under California law.

What was learned by

Rialto city staff is that some zoning restrictions apply in Rialto to limit where warehouses can be constructed, but there are plentiful examples of juxtapositions of zones that permit incompatible uses to exist adjacent to one another in places all over the city.

In imposing the moratorium in January, it was the intent of the council to give staff time to come up with a plan by which a refinement of the zoning code could be made and requirements created for distancing any future warehouses from

schools, homes, apartments and uses where people congregate, together with requirements for buffers or physical barriers between warehousing and other structures.

Many people feel that the large diesel-powered semi-trucks that are part of distribution facility operations with their unhealthy exhaust emissions together with the bane of traffic gridlock they create should be kept away from and out of residential neighborhoods altogether.

Continued on Page 19

Superintendent Got On The Wrong Side Of Two School Board Members from front page

from becoming public, the district determined the best course of action was to end its employment of Avila and return D'Souza to a lesser assignment than that of superintendent to limit or

eliminate inquiries about activity that had taken place under his watch or his knowledge about it.

It yet remains publicly unknown, precisely, what led to Avila's suspension. It appears that some personal animosity may have developed between Avila and School Board Member Edgar Montes. According to Avila, Montes was pressuring him to hire his cronies and family members into district

positions or extend to them lucrative district contracts. When Avila refused, the former superintendent maintains, Montes joined with his ally on the board, Evelyn Dominguez, to intensify the pressure on him. Ultimately, beginning in March 2024, Montes and Dominguez began networking with caretakers for Nancy O'Kelley, an absentee board member whose physical condition and mental capac-

ity had diminished to the point that she was committed to an institution, convincing them to allow Kelley to be brought to board meetings. Such arrangements were made, and through Montes's continuing importuning of her for her vote to do so, Kelley in May 2024 came through with a crucial third vote to place Avila on leave.

It appears that the board had no awareness or in-depth understand-

ing of sexual escapades among the district's employees, something that was only hinted at when Montes was joined by Patricia Chavez, the district's lead agent of innovation who had been hired by Avila in 2016 to serve as Carter High principal and was subsequently promoted to the district's director of education by Avila, in deprecating the superintendent's comportment. Chavez, who was pro-

moted from the Carter High principal position to the lead academic agent slot in 2019 and to the lead innovative agent position in 2022, claimed that Avila discontinued promoting her after she refused his sexual advances. It was this accusation made by Chavez, it is believed, that tipped the scale against Avila and convinced O'Kelly, whose mental focus was fading in and out, to sus-

Continued on Page 7

Using State Housing Mandates As A Pretext, Chino Letting Developer Construct More Than 50 Units To The Acre At Euclid & Schaefer Avenues from front page

features of the project, giving them a minimal amount of time to assimilate what the development is to entail and thus preventing them from reacting to it in any meaningful or effective way before it is to be provided with go-ahead by both the planning commission and city council.

Nearly two-and-one-half years ago, on September 19, 2022, Orbis Real Estate Partners of Newport Beach acquired

the 451,281.6-square foot – 10.36 acre – Zivelonghi property at the northwest corner of South Euclid Avenue and Schaefer Avenue within the confines of the now-defunct Chino Agricultural Preserve. Orbis paid Margaret Zivelonghi \$12,100,000 for the acreage, translating to a cost of \$26.59 per square foot or \$1,158,301.16 per acre for the property. While the vast majority of those living in the area

were not aware of the transaction, who was involved in it and the sale's implication, those who were more informed and sophisticated with regard to real estate and land development issues recognized that the price paid and other considerations such as zoning and pressure the State of California through its Department of Housing and Community Development is putting on cities throughout California to facilitate the creation of low income housing to ease the perceived housing crisis in the Golden State meant that the property was

destined to be developed to a greater degree of intensity than had other property in the general vicinity and the property within the former agricultural preserve that had already been built upon in general.

Previously, there had been little prospect that developers would be able to develop residential property in Chino to a density greater than 16 units per acre, based upon the city's existing zoning codes and Measure M, which had been adopted by the city's voters in 1988 and prohibited the Chino City Council from increas-

ing residential density (that is, the number of units per acre) of any land in the city (as of 1988) without approval of the voters or rezoning non-residential land for residential uses likewise without voter approval.

In the intervening years, the State of California, acting through both its legislature and the California Department of Housing and Community Development, had enacted legislation, rules and strategies at easing both the homelessness and housing crises. One part of that strategy was conducting what is termed a

Regional Housing Need Assessment Survey and then mandating that individual jurisdictions throughout the state – essentially counties and cities – make accommodations to allow the development of the number of housing units determined through the survey to be their fair share of the housing statewide needed to adequately house the state's population. In the case of Chino, the number arrived at by the California Department of Housing and Community Development was that during the eight-year October

Continued on Page 5

Following Downturn In Golf's Popularity & Dwindling Profits Leading To Neglect, El Prado Courses Grew Profitable Once More As A Result Of COVID Pandemic Distancing Mandates, Sparking New Investment Interest *from page 2*

owned a golf course. Lizarraga approached her, convincing her to finance their joint venture, El Prado Development, LLC. In this regard, El Prado Development, LLC was taking a multi-pronged approach. The first prong was to wrest the sublease for the property on which the golf courses were situated from El Prado Golf Management. The second prong was to effectuate enough improvement to the facilities there to achieve the third prong, which was to convince the county that the underlying lease with the Army Corps of Engineers should be extended, and the golf course preserved. The fourth prong was to ensure that the county would then approve an extended sublease – at least 20 years and as much as 40 years – with El Prado Development, LLC.

Lizarraga and Shih, he with his political connections throughout San Bernardino County and she with her \$1.2 billion in capital in the United States and an unknown amount of money in Taiwan, set their sights on taking control of the El Prado courses.

The outcome appeared preordained.

First, Heuler and his investors wanted some form of return on their 45 years of involvement with the courses, meaning a cash buy-out of their interest there, which was to come to an end with the elapsing of their five-year sublease in August 2025.

The two or so years remaining on the lease had value in two ways. First, with the onset of the COVID-19 pandemic, after an initial further erosion of golf as a pastime as a consequence of the stay-at-home orders issued by federal, state and local officials, the popularity of the sport reestablished itself when

it was realized that it naturally entailed a protocol of social distancing as golfers separately made their way down the fairways and from hole to hole. By June of 2020, golf was making a comeback and in the years that followed, it regained popularity. The El Prado courses were no longer merely marginally profitable but well into the black. Moreover, Heuler had more than just a two-year lease to sell. With the operation came his liquor license, which, with a little bit of legal tweaking, could be passed along to El Prado Golf Management LLC's successor-in-interest.

When Lizarraga set up El Prado Development in November 2022, that entity consisted of him and Shih and did not include the employees at the two El Prado golf courses, though Lizarraga and Shih had made commitments to keep those personnel employed after the takeover.

Lizarraga, on his own behalf and that of Shih, swooped in and offered Heuler a seven-figure buyout of the two years remaining on El Prado Golf Management, LLC's sublease with the county. On February 22, 2023, Heuler reached an agreement with Lizarraga and Shih to transfer his company's interest in the two 18-hole courses, i.e., the sublease, to El Prado Development, LLC.

In May 2023, three months before the county renewed the lease with the Army Corps of Engineers, the county board of supervisors took action to ratify an amendment to the sublease agreement it had entered into with El Prado Golf Management in March 2021, recognizing that El Prado Golf Management had made an assignment of the sublease of the El Prado Golf courses to El Prado Develop-

ment, LLC, recognizing there was a change in the business ownership of the golf courses and golf facilities at El Prado Regional Park and declaring, essentially, it approved of the arrangement.

In the meantime, Lizarraga and Shih undertook some modest improvements to the El Prado facilities and formulated proposals for further improvements which extend to the course itself and all of the structures there. The work accomplished, according to Lizarraga, consisted of resurfacing and repainting the clubhouse and pro shop buildings at a cost of \$65,000; replacing and upgrading the facility's plumbing and electrical systems at a cost of \$44,000; upgrading and installing wi-fi services and a camera system at a cost of \$72,000; installing new sales machinery that includes automatic payment of California State sales tax for the use of the facilities at a cost of \$20,000 and entering into a five-year lease for the 110 new golf carts at a cost of \$585,000. Lizarraga further asserted that El Prado Development has so far spent \$100,000 in payments to architects, engineers and design consultants with regard to planned improvements.

Once El Prado Development, LLC had taken possession of the remaining two years and three months of El Prado Golf Management's, LLC's sublease, it began pressing the county, and members of the board of supervisors in particular, to extend the sublease another 25 years come 2025.

If that eventuality were to come about, Lizarraga assured county officials, El Prado Development, LLC's next major outlay will be expending \$125,000 to resurface the parking lot. According to submissions provided to the county in 2024, El Prado Development is purposed to undertake upgrading the bar and café, banquet room and pro shop with contemporary

design elements; install within the existing clubhouse a golf simulator, which is to allow players to practice and play the game year-round, regardless of weather conditions; install facilities and hire personnel to provide those using the facility with scientific swing analysis; make enhancements to the driving range, putting greens and cart paths; and develop a new outdoor site for wedding ceremonies and to serve as a special events venue.

According to El Prado Development's proposal, there will be an intensified effort to reengage with community groups to reestablish the involvement of outside entities at the facility, as the participation of the local area's social and service clubs has substantially diminished over the last decade or so. This effort at re-engagement will extend to, Lizarraga and Shih maintain, the City of Chino, the Chino Valley Chamber of Commerce, the Ontario Fire Department, The Ontario Police Department, the Greater Ontario Business Council, The Inland Empire Regional Chamber of Commerce, Chino High School, Ontario High School, Chino Hills High School, Ontario Christian High School and Mt. San Antonio College.

In making his pitch to the county, Lizarraga emphasized that during the time his company has had control of El Prado, the courses have maintained the largest men's golf club in the region with over 300 members and that it also sponsors and hosts a women's golf club and a senior golf club. In addition, Lizarraga touted the creation of a youth participation program at the courses that had taken place under his company's watch which offers those aged 5 to 12 free golf lessons.

In applying for an extension of the sublease for 25 years until 2050, Lizarraga proposed terms in which El Prado Development guaranteed a lease payment of at least \$8,000 per month or ten percent of the

green fees and four percent of the alcohol sales, whichever is greater.

By that point, a number of the employees at the golf courses, including those who had been outmaneuvered by Lizarraga when he managed to purchase the lease from Heuler and his group, grew discontented that Lizarraga and Shih would not live up to their commitment that they would keep their positions at the courses. They approached two golfing enthusiasts who live locally, Dave Kooiman and Eric Fikse, in an effort to see if the operation could be placed into different hands pursuant to the expiration of the underlying sublease to El Prado Golf Management, Inc that had now been transferred to El Prado Development, Inc that was to expire in August 2025.

Having come onto the scene rather late, Kooiman, who lives in South Ontario, and Eric Fikse, a Chino resident, after familiarizing themselves with Lizarraga's overtures to the county, approached county officials themselves, offering an alternative subleasing proposal, one they submitted as an unsolicited bid after being told by members of the county's real estate services division that no bids were to be asked for and an unsolicited submission would be the only opportunity for the proposal the two were contemplating to be considered.

Kooiman and Fikse proposed a 45-year lease, one that offered a guaranteed monthly payment of \$8,000 per month or ten percent of the green fees and four percent of the alcohol sales, whichever is greater, revenue to the county that was identical to what was offered by Lizarraga and Shih. They indicated they were prepared to maintain the two existing 18-hole golf courses and make additions to the golf sports facilities beyond what currently exists. Those additions included an additional "executive" short course of nine holes at which

business executives during their lunch hour or families could shoot two or three holes. The executive course would also be lighted for nighttime playing. Kooiman and Fiske also proposed constructing a double deck building which would be composed of 16 teeing blocks on the ground level and 16 on the second floor from which participants could use the driving range. Kooiman's and Fiske's proposal also called for constructing a miniature golf course for children and families on the grounds. Just as Lizarraga and Shih had, Kooiman and Fiske proposed improvements to the clubhouse, and they proposed laying down a new parking lot.

While Kooiman's and Fiske's proposal made the rounds within the county recreation and real estate divisions, it did not garner a favorable reception at the level of the county's administration or among the members of the board of supervisors. Kooiman's and Fiske's proposal did not make it beyond Assistant Executive Officer Chad Nottingham, who oversees several county divisions, including the county's real estate services division, nor beyond Assistant Executive Officer Trevor Leja, whose authority extends to supervising several other county departments, including that one devoted to the county's regional parks.

Late on February 7, 2025, after the rest of the agenda for the February 11, 2025 board of supervisors meeting had been posted, information and a staff report with regard to what was designated as Item 37 was dropped onto that agenda. That item pertained to the future subleasing of the property within Prado Regional Park, giving the board of supervisors two options. The first option involved two actions, the first of which was the making of a finding/determination "that the non-competitive negotiation of a sublease agreement with the existing tenant for

Continued on Page 6

Despite Using State's Low Income Housing Mandate To Allow Historically High Density At The Proposed Eden Apartments, Chino Not Pressing The Project's Developer On Corresponding Rent Reduction Covenants *from page 3*

2021-to-October 2029 planning cycle it needed to make way for the construction of 6,961 housing units, including 2,107 for very low income homebuyers and 1,281 for low income homebuyers.

In an effort to meet the state's mandate, Chino officials placed Measure Y before the voters in the June 2022 Primary Election. Measure Y was intended as a means of giving city officials a workaround to Measure M. Measure Y, while not undoing Measure M per se, essentially allowed for the conversion of some property within the city not previously zoned for residential purposes to be placed into so-called overlay zones where the property could be developed for residential purposes. Foremost among these was that land could be designated for "mixed-use," such that the ground floor of multi-story buildings would house commercial enterprises and the second, third, fourth and perhaps even fifth and sixth floors would serve as apartments.

The voters gave passage to Measure Y. Slightly more than three months later, Orbis moved to acquire the Zivelonghi property, which was scheduled to be abstracted into one of the mixed use overlays.

It was at that point incumbent upon City Hall to revamp Chino's municipal, zoning and development codes to make clear what sort of intensity of use and density standards were to be in place to govern ongoing and future building in the city. Simultaneously, the city set to work on determining the incentives it would provide the development community with regard to helping it meet the goals set down in the Regional Housing Needs Assessment process. This translated into, essentially, creating

a hierarchy of density levels and letting developers know that in order to be able to construct a project at a given level of density, they would need to preserve a specific number of the units they were building for buyers of an income level specified by the state. In this way, for example, the city arrived at a trade-off standard by which, if a developer wanted to construct a project that would entail 20 units per acre, 10 percent of the units therein would need to be earmarked for very low income residents who would be charged a monthly rent affordable to them and that if the developers wanted to build apartments with 26 units to the acre, 16 percent of the units would need to be reserved for those with very low income.

As it turned out, by early 2023, city officials had accomplished some of the preparations they had to engage in to put Measure Y into effect but not all of them. Most pointedly, the updating of the zoning and development codes across the board had not been completed. The zoning code was not updated until April, 2023, nearly 9 months after Measure Y was approved in June of 2022. While the citizens of Chino voted to pass Measure Y, they were not informed on how the zoning code was to be amended until after the fact.

At that point, Orbis was moving forward with laying out the applicational and preparational aspects of its proposal for the development of the 10.3 acres at Euclid and Schaefer. In essence, what the company appears to want to do is subdivide the property into five parcels of 5.1 acres, 1.5 acres, 1.4 acres, 1.3 acres and 0.7 acres and develop 5.1 acres into a 267-apartment four-story com-

plex and accompanying five-story parking structure, convert 1.5 of the acres into a storage facility and both the 1.5 acre parcel and the 1.4 acre parcel into drive-through fast food restaurants, while developing the 0.7 acre parcel into 18,600 square feet of retail space and an accompanying parking lot. In doing so, Orbis engaged in what many perceived to be sleight-of-hand by maintaining that it was not undertaking to construct five different projects but a single project, declaring the density of the apartments to be 26 units per acre.

To outsiders – i.e., those who were not affiliated with Orbis or employed by the city – getting a handle on exactly what was being proposed proved difficult. Though Orbis claimed it was being open and transparent about what it was doing, when asked for the details of its proposal, corporate officers told those asking to check with the city's planning division. At City Hall, the planning division, which was formerly headed by Marty Liquori and more recently by Warren Morelion, was secretive about what it and Orbis were calling a "project." What little information that came available to the public, however, made it seem that it was not just a "project" but more like five projects.

Of particular note was that in its representations with regard to the project, Orbis was claiming that the residential density of the project was 26 units per acres. At City Hall, Morelion and the rest of city staff accepted that mathematical representation, seemingly without question. When the project was evaluated by outsiders, however, a different logic and therefore mathematical formula was applied. Those unaffiliated with Orbis or the city divided the 267 apartments not by the 10.36 acres that Orbis had purchased from Margaret Zivelonghi but the 5.1 acres upon which the apartment complex was to be built. That translated into a density

of slightly more than 52.35 units to the acre, they said. In addition, they observed, packed onto that 5.1 acres would not only be the 267-unit apartment complex but a five-level, 500-stall parking garage.

Density is of both practical relevance and significance in the project approval process. It has a direct bearing on quality of life issues not just for those living within the residential project itself, but those living proximate to it. It is of consequence with regard to the formulas applied by the planning division, planning commission and city council in the municipality in which a project is proposed when it comes to the evaluation and approval process for the project. Project approval formulas hinging on density include floor area ratio, which is calculated by dividing the total floor area of a building by the total area of the lot. Different jurisdictions have differing standards with regard to how much floor space is allowed on a given lot. As floor area ratio has a bearing on the practical use of the land in question, its aesthetics, livability, the distance of the buildings from the lot lines, sidewalks, parkways and streets, limitations on floor area ratio have become a tool local jurisdictions can use in controlling the intensity of development.

Orbis is calling the five-pronged project Eden. What Orbis is proposing and city officials are facilitating is far closer to their version of Hell than of Paradise, area residents say.

Not only is the density of the residential compo-

nent of the project on the order of approximately four times that of the existing residential neighborhood in the area, the storage facility is completely incompatible with the surroundings, nearby residents maintain. Of importance, they say, is that on-street parking is not permitted on any of the three main thoroughfares articulating with the project site. Thus, overfill parking at the commercial site, which is to feature 75 parking spaces, will likely move onto the nearby residential streets.

One aspect of the city's seeming open-armed acceptance of the Eden project is that when the city sought to enforce its own standards relating to the density concession incentives to be provided to Orbis in exchange for offering units to renters at rates that will allow the city to meet the state requirements that it accommodate during the eight year period running from October 2021-to-October 2029 the construction of 2,107 housing units for very low income homebuyers or renters and 1,281 units for low income homebuyers or renters, Orbis balked, claiming that providing 16 percent of its units to low income or very low income residents was not economically feasible. For many Chino residents who are being imposed upon to accept a development they do not feel is compatible with their neighborhood, Orbis's unwillingness to hold up its end of the bargain that justifies allowing residential projects that exceed all previous existing density standards is enraging. That, by the application

She will be conducting a special concert in the Spring of 2025. Sylvia completed undergraduate studies at Chapman College and graduate studies at the University of Southern California and London University. As a violist and violinist, she studied with many distinguished teachers. As a composer, her mentors include William Kraft, Gunther

of mathematical logic, Orbis is actually seeking, and is apparently on a trajectory to get, permission to build a project at twice the density it is representing the project to feature is for those residents doubly enraging.

One of the nearby residents, Robert Nigg, challenged the project's march toward approval. He seized upon Chino Development Services Director Warren Morelion's calculation of the floor area ratio within the Eden project as falling within the permitted parameters for a project within a mixed-use overlay district.

It was Nigg's contention that Morelion's calculation of the floor area ratio was either in error or that he had misinterpreted the standard. This miscalculation/misinterpretation, Nigg maintains, is in conflict with the Chino General Plan, the city's housing element, the Chino Zoning Code and is a flawed, illogical and inconsistent interpretation of the city's reasoning in advocating for the passage of Measure Y. Nigg also argues that the high density floor area ratio represents an imposition upon the homeowners in the district where the Eden project is to be built, in that the structures that are to be erected will be at a mass and scale incompatible with their surroundings. He made an official challenge of Morelion's action by appealing it to the Chino Planning Commission.

The planning commission heard that challenge on February 19, before which its members were provided with *Continued on Page 20*

Schuller, and Samuel Adler. Her conducting studies included such notable teachers as Daniel Lewis, Gunther Schuller, and Neville Mariner. Sylvia's music is heard on the concert stage, in film, television, and media outlets. Her works have also been commissioned and performed by many orchestras, and she was featured in *Continued on Page 19*

Show Band Featuring Accomplished Performers *from front page*

tor throughout Southern California. In addition, Mann is honored to be a featured guest conductor at Carnegie Hall in New York City Stern Auditorium/Perelman Stage for the 42nd season of MidAmerica Productions International NY.

County's Readiness To Roll Existing Sublease On El Prado's Golf Courses Over To The Existing Operator Without Competitive Bidding Sparks Charges Of Favoritism & Improper Influence *from page 4*

the use of approximately 314.21 acres of county-leased Prado Regional Park in Chino as a 36-hole golf course... for a term expected to exceed five years and rental revenue expected to exceed \$5,000 per month is in the best interests of the county, as a resulting sublease agreement would serve the public with uninterrupted outdoor park and recreation use" and the second action approving and authorizing Real Estate Services Director Terry Thompson to "negotiate on a non-competitive basis the sublease agreement terms with the existing tenant [El Prado Development, Inc] for the property described... with rental revenue expected to exceed \$5,000 per month and for a term expected to exceed five years." The second option called for authorizing Thompson "to proceed with a competitive procurement of a sublease agreement for the property described."

At the February 11 board meeting, both Kooiman and Fikse were present to cry foul over the board's consideration of entering into a no-bid arrangement with regard to the subleasing of the property and to implore the board to reject doing so in favor of a bid process in which they could participate. They were joined by nine others.

Kooiman said that he was told by county staff that his and Fikse's unsolicited bid would not be processed and that the only way to get consideration for the proposal was to get the attention of the members of the board of supervisors.

"Despite repeated attempts, there was no willingness to meet with us for six months," Kooiman said of the members of the board of supervisors.

Kooiman charged that his and Fikse's unso-

lited bid submitted to county employees was improperly passed along to El Prado Development, LLC.

"Our confidential proposal was given to the competing operator you're planning to negotiate only with," Kooiman said. "In return, that operator terminated the long-term employment of an individual who had decades of experience managing this very golf course and was part of the original lease negotiations with the county."

Kooiman said the "current lease holder used their political connections to secure their current deal as a sublease. Now, the board is considering locking in a noncompetitive deal."

Kooiman characterized El Prado Development, LLC as "a group that lacked experience and ties to the golf community. Does that sound like smart governance? Does that sound fair to the public?"

Kooiman said it took him and Fikse six months to secure a meeting with Supervisor Curt Hagman. "When we asked why this deal was not going out to bid, the justification simply did not hold up. There was no sound explanation for why the county would not seek competitive bids to ensure the best outcome for taxpayers and the long-term success of the course."

Kooiman said "an open bid process" would "maximize taxpayer value."

He intimated that if the matter was not open to a bid process, legal action challenging the board's action would ensue.

Fikse said, "Negotiating with municipalities, especially when it comes to public land and taxpayer funds, requires more than just sole-source negotiating. It requires strategic deci-

sion-making. It requires a commitment to transparency, fairness and the long-term health of the community."

Fikse then fleshed out the basis for the legal challenge that Kooiman alluded to.

"One of the pressing concerns is San Bernardino County's lease with the Army Corps [of Engineers]," Fikse said. "It involves potential violations of the lease terms. In the lease agreement between the county and the Army Corps, it's clear that it mandates [a] fair and open process for subleases and third-party agreements. Sole-source negotiations in this instance could violate several lease provisions. Without a competitive bid, how can the county guarantee that it is securing the best financial deal for the taxpayers, the community, the county and the Army Corps? Currently the county is suggesting a minimum lease negotiation starting at \$5,000 a month, when you are currently receiving \$25,000 to \$30,000 per month]. How does that make any sense?"

At the February 11 meeting, both Supervisor Hagman and San Bernardino County Chief Executive Officer Luther Snoke posited justification for bypassing the competitive bidding process in this circumstance.

Supervisor Hagman said, "Our intention on this board is to get a top rate golf course. It's has not been ran (sic) that way. [My] reference is to the previous management as [having] really deteriorated the grounds and the structures, which are county buildings. This item today is strictly to negotiate and see if there's a deal there, which'll come back at a future board meeting to see what the commitment with the current lessee [is]. We do this all the time with other leases on our other parks throughout the county. We deal with our other leases. We continue on. We negotiate fair market values. We see what improvement the lease

holders will put into the facilities as moving forward. If there's a deal to be there, it can be brought back. If it's not a deal, then we can take another course."

Snoke said that giving El Prado Development, LLC an exclusive opportunity to negotiate on extending the lease it already has would allow it to secure the financing needed to carry out the series of improvements to the property it has committed to completing.

"This item, the way it's structured, effectively, it would, should the board approve this... allow county staff to negotiate with the current operator," Snoke said. "That would be we would negotiate to get a good contract for the county, one that makes investment into the facility, that would return a good rate to the county to use that for other parks uses. And that contract - should we be able to reach a point where staff and the operator agree - would then come back to the board for approval, and we would be able to talk through the details of that agreement. At this point we don't know the details of that agreement because we have not negotiated an agreement with them."

Snoke said, "The operator has only had two years to make an investment in this golf course. They have approached us and basically said it's not enough time for them to commit major dollars into this because of the risk it would put them in with such a short-term lease. So, the goal is to try to extend—could we do a long-term lease that allows them to amortize and recover their costs, have a return on investment for them, and make a good investment for the county."

According to Lizarraga, Kooiman and Fikse had either underestimated or were purposefully underrepresenting the degree of deterioration the courses had been subject to during El Prado Golf Management, LLC's management and operation of the facilities

as well as the investment and improvements El Prado Development, Inc. has made over the previous 21 months.

According to Kooiman, the improvements to the course that had taken place during El Prado Development's tenancy on the property were limited to a clock with Phyllis Shih's name engraved on it that had been erected and a fence around the driving range that had been constructed.

Upon Prado Development, LLC assuming the sublease, Lizarraga said, "There were significant issues with the lack of maintenance of the structures and the golf courses. The golf courses were subject to flooding because of two major drainage challenges, one of those being that the Chino Creek bed had been denuded of its vegetation and that erosion created a huge flood control problem at the north end of the Butterfield course. In addition, the previous ownership did not upgrade the original flood control system. The drainage pipes had not been touched in terms of maintenance for 40 years and were corroded and completely nonfunctional. We made substantial outlays in repairing that."

Lizarraga continued, "During the time the prior leaseholders were in control there was virtually nothing done to maintain the structures owned by the county. The clubhouse roof leaked. So did the roof on the golf cart barn and the maintenance facility. There had been no upkeep on those buildings. I understood that the county required that they adequately maintain the golf course and its facilities, which was not done. I am sure that this did not please the county."

"If you saw the level of deterioration of the facilities on that property, you would understand why the county was not pleased with the lack of maintenance and upkeep of the golf course and its facilities," Lizarraga went on. "It appeared to me that was the reason

the county only extended the prior lease for five years. I am also aware that after the five-year lease extension went into effect [in 2020], they chose not to put money back into the golf courses and their facilities. In addition, there was minimal community involvement with our local cities and its service organizations.

"What I knew at the time was that Chino Hills, the City of Chino, Ontario would have loved to be participating in events there," Lizarraga said. "That was part of the reason we [he and Shih] got involved. We would love to have them. We have been working on bringing the community involvement back ever since we got involved."

Lizarraga said he and Shih could have held off until El Prado Golf Management's lease expired this year, but that they opted to get involved much sooner and have been working toward perpetuating the lease beyond 2025 the entire time.

"The county said it would accept an assignment of the lease, and the lease would not be unreasonably withheld," Lizarraga said, at which point he and Shih leapt into the breach.

Lizarraga stated that he was aware that the prior management of the golf course had worked there for decades, and that problems with the way things were being run were ingrained there.

"When we took on the lease, we assumed the risk," Lizarraga said. "There was no written commitment from San Bernardino County other than their agreement to assign the lease as part of completion of the purchase and sale of the golf course."

Moving into the role of the sublessee brought with it multiple financial burdens, Lizarraga said. "An important part of the purchase and sale [of the sublease] was that there was an existing lease agreement with the company supplying the golf carts and existing

Continued on Page 8

Some Rialto Community Members Called Upon The School Board To Keep, And Others Pressed It To Let Go Of, D'Souza

from page 3

pend him.

Thereafter, the board hired Bonafacio Garcia of the law firm of Garcia Hernández Sawhney to conduct an investigation into Avila, with both Montes and Dominguez half-expecting and half-hoping that enough derogatory information about Avila would be churned up to justify firing him. Garcia, starting with the accusation that Avila had been extremely forward in making sexual overtures toward Chavez, worked along that tangent, digging for indications, evidence, proof and narratives of sexual indiscretions and improprieties, foremost involving Avila. While Garcia was less than successful in nailing down hard specifics about Avila, the trail he was on led him to some sordid descriptions of the carryings-on of several district employees. What Garcia was left with was a compendium of improprieties that, it turned out both Avila and D'Souza should have known about or maybe knew about but had done nothing in response.

Montes and Dominguez, having gotten from O'Kelley what they wanted when she voted to suspend Avila, allowed her to return to the facility she had been placed into, and after July 10, 2024, she never attended a board meeting again. She did not vie for reelection, and in November 2024, Dakira Williams was voted into office and replaced her in December.

Much to Montes's and Dominguez's chagrin, Garcia's report did not provide them with the smoking gun they needed to fire Avila with cause. It did, however, document some incidents of district personnel engaging in sexual activity with students

which represent tremendous liability to the district if the details were to be discovered by the parents or guardians of the students in question. Montes and Dominguez were confronted with the worst of both worlds, being unable to justify terminating Avila while having documented events that could bankrupt the district they represent if the document they had paid Garcia to create ever got out. The remaining members of the district were faced with the dilemma of having to take ownership and responsibility for a catalog of indiscretions that would potentially cost the district in excess of a hundred million dollars if it were to be revealed.

For months, the board was gripped by paralysis. Avila remained on paid leave. D'Souza remained as acting superintendent. Parents, the public and the media were asking penetrating questions the district could answer but would not. When the press began to file public records requests for documents relating to what was going on internally at the district, D'Souza, ham-handedly, instructed the district's public information officer, Syeda Jafri, to stonewall and simply ignore the inquiries. Suspicions escalated. The district, in a holding pattern, was paying for two superintendents it could not get rid of, while the board had no conception of what to do next.

Drawing a paycheck of \$14,630.75 every two weeks while still drawing benefits pegged at \$95,444.93 annually, Avila nevertheless grew impatient at hanging in limbo. In November, he filed a claim against the district, laying out his contention that Montes and Chavez had conspired against him to trigger his suspension and his eventual termination. In January, the district suspended Chavez, whereupon she filed a claim against the district, asserting she was being retaliated against.

Ultimately, a decision

to fire Avila was made by the entirety of the board, despite board members Stephanie Lewis and Joseph Martinez having been opposed to his suspension in 2024. At that point, Montes, Dominguez, Lewis, Martinez and the board's newest member, Williams, had come to believe that separating the district from Avila was necessary, but recognized that doing so with cause would inevitably lead to Garcia's report becoming public. Therefore, Avila's firing was done without citing cause. They took that action, recognizing the likelihood that Avila will move ahead with his threatened legal action and that, at the least, the district will need to pay him the remainder of the money due him under his contract as superintendent, which runs to the end of June 2027 – the \$126,799.83 he is due to be paid from March through July in the current 2024-25 school year, the full \$391,811.47 salary he is due to be paid in scholastic year 2025-26 and the full \$403,565.82 he is due to be paid in 2026-27.

In doing this, the board believes it can ensure that the Garcia report will never see the light of day. So far, only eight people other than Garcia and members of his firm – Montes, Dominguez, Lewis, Martinez, Williams, D'Souza, the district's legal counsel and Derek Harris, the district's risk manager – have seen the document, which is kept under lock and key. When the report was provided to the board members, they were not permitted to remove the copy they had been provided with from the room in which they read it, to make a copy or to take notes.

Having dealt with Avila last week insofar as securing his separation from the district if not yet expending on him the \$922,177 remaining on his contract and covering the attorney's fees paid to his attorney, Robert Stanford Brown, for representing him throughout his suspen-

sion and any follow-up litigation, the board this week turned to dealing with D'Souza, scheduling a special meeting for yesterday at which a closed-door discussion of "public employee appointment" relating to the "interim superintendent" was to take place.

This was an indication that the status of D'Souza in the superintendent's role was on the line and a contemplated replacement of him with someone else was to, or could, take place.

Several members of the community and some faculty weighed in on the wisdom of removing D'Souza as acting superintendent.

Celia Sarabia, speaking in Spanish, said "We are three months from the end of the school year." She said changing out the position of superintendent was justifiable "when someone is not performing the job well or exhibiting inadequate behavior, but that is not the case with Dr. Dsouza. He's a great professional His conduct is unquestionable. He is of great support and contributes to our our district and community."

Sarabia said, "Let's finish out the school year and open up the hiring process for a superintendent who will be permanent. This is out of place, and it is negligence to remove a temporary superintendent just to replace him with another one. That's not fair to anyone, especially to our students."

Ana Gonzalez said that while she appreciated the work Dr D'Souza had done "over the years, I do agree it is time that we get someone who is going to be coming in here with a neutral set of eyes to start cleaning up this district and start the healing process and start the restorative justice that this district really desperately needs for our children to get the... high quality education they deserve. Looking at the reports we saw last week and what we see in the California dashboard over and over every single year, we have failed our children."

Mona Ruiz said, "Our children must be the priority, no exceptions, no excuses. Our district needs stability and accountability. Enough with the friendship that protects instead of leading. Enough with the cover-ups and slap-on-the-wrist consequences. I have been asking for accountability and I will keep asking until action is taken. I know it is time to start looking for a new superintendent. And it must be done right away with every stakeholder involved: parents, teachers, staff. Community members must have a voice in this process. We need a leader who is here to make a real change, not just collect a paycheck."

Frank Montes said he would not dispute what those who had praised Dr. D'Souza had to say about him, but noted "A lot of times the bad outweighs the good, especially when it comes to the safety of our children."

He referenced a pinball machine at Frisbee Middle School with inappropriate sexualized imagery that he personally knew had come to the attention of two female students "under the age of 13," he said.

Montes, who is no blood relation to Edgar Montes, said the district was beset with a "lack of transparency [and] corruption. We need new leadership today."

Steve Figueroa denounced "the steering of special education contracts to special education advocates," saying, "We need a superintendent with integrity and honor and a superintendent to keep closed door meetings with the board."

Without being explicit, he referenced a "board member who leaks everything," stating "outsiders know more than board members." At the same time, Figueroa said, again without being specific, "One board member bullies everybody else."

Leticia Garcia told the board, that "Kids are in danger when they come to your schools." She

said it was in the "best interest and fiscal interest to go another route" from having D'Souza continue to lead the district.

She said that hiring a retired superintendent or a retired school administrator to direct the district would reduce costs because the California Teachers Retirement System caps the amount of money a retiree can make when going back into teaching or administering at a public school, and that a retired superintendent would have the skill required to guide the district.

She said that in the case of Rialto Unified, the district needed stability and someone with experience in a leadership role. She suggested the board consider hiring retired Riverside County Superintendent of Schools Judy White, whom she had worked under when she was a school teacher in the San Bernardino City School District and White was the assistant superintendent. She said that White at that time carried the assistant superintendent title but was actually running the district. White, Garcia said, "Really ran things smoothly. I implore all of you to do the right thing and hire a superintendent that is not involved in cliques, who has a 40-some-year track record scandal-free and who will be fair to you, to staff and fair to students."

Ophelia Fitzpatrick, an instructor, gave a statement that seemed to support keeping D'Souza in place, though she never said that explicitly. "We are student-centered," she asserted. She deprecated "outsiders" who were critical of the district about whom she said, "It is it is very easy to speak out and throw stones into glass windows and not hear the hear the heart or the words or the passion for the students within those rooms."

Fitzpatrick said that despite "the difficult time we have faced" when things were "contentious," that "some of

Continued on Page 19

Current El Prado's Golf Courses Operator Says He & His Partner Have Earned Their Exclusive Negotiating Opportunity With The County For Extending Their Lease Through Investment In The Facilities & Hard Work *from page 6*

service agreements, long term service agreements on the air conditioning equipment," he said. "Although there was old and antiquated equipment in use, we did have a few tractors, lawnmowers under long term leases."

Lizarraga said, "In addition, making sure we had the liquor license was a large part of ensuring we would be able to make the monthly lease payments. The county gets ten percent of the green fees and four percent of all alcohol sales. The prior operator of the golf course owned the liquor license and for us to keep the beverage sales ongoing, we had to purchase the liquor license. We also had to reach an agreed-upon price for the purchase and sale of the golf course and management. I can't tell you exactly what that price is, but I can say it was in the seven figures. The assignee of the sublease was going to be financially responsible for maintaining the entirety of the golf course operations. We fully understood that the previous operator only had two years left on the existing sublease. We did have conversations with Supervisor Curt Hagman, the department of parks and recreation and the department of real estate, and their position was for us to work on maintaining the golf course and its facilities, as well as undertaking all necessary requirements for the rejuvenation of the golf course and modernization of the facilities. Doing so would demonstrate our understanding of the necessity of bringing the golf course and its facilities up to appropriate standards upon receiving an extension of the golf course lease.

"Before the purchase was made, it was clear that portions of the golf course were being neglected because they were not being adequately irrigated," Lizarraga

said.

Within months after taking control of the golf courses, Lizarraga said, "We made investments into the irrigation and mowing equipment, which was dilapidated and in disrepair. We paid out approximately \$90,000 into repairs for the irrigation system."

Lizarraga took issue with statements made by Kooiman, Fikse and their supporters that he and Shih were golfing neophytes, who had no appreciation for the game, no experience, did not know what they were doing and were running El Prado into the ground. He, Lizarraga pointed out, had been golfing since he was in high school, as was the case with his brother, who now works at El Prado. Shih formerly owned another golf course, he said. More pointedly, he said, El Prado Development has installed Art Guevara as the director of golf and the tournament director. Guevara has a 19-year track record as a PGA golf pro and has 30 years' experience in the golfing industry.

Lizarraga echoed what Snoke had said about a significant timeline in extending the lease, saying that in the run-up to the county's anticipated vote to extend the sublease in April, El Prado Development is "working on getting construction financing in place, subject to the lease extension. The amortization of that debt is what makes those planned improvements possible. We proposed a 23-year [sub]lease in 2023 when the county extended the lease with the Army Corps of Engineers."

In fact, the language contained in the sublease contract that the county is contemplating signing in April, the *Sentinel* has learned, runs to 2050 – a period of 25 years.

In response to Koo-

iman's charge that he had used political influence to obtain the sublease for El Prado Development, Lizarraga unequivocally denied the charge. While stating that he had been practicing law in this region for over 36 and that he has gotten to know a majority of the area's elected officials, including certain members of the board of supervisors, he denied that having such contacts disqualified him from operating the golf courses. Rather, he said, this gives him an awareness and understanding of the importance of keeping the golf course in the best condition possible. Lizarraga further stated that he rejects the suggestion that his and Shih's involvement in and with the El Prado golf courses has involved any improper conduct or any political manipulation.

Lizarraga bristled at the Kooiman's accusation that he and Shih had fallen behind in their sublease payments to the county.

"We have never gotten behind in our lease payments," he said. "We are not getting anything we have not earned or are entitled to through our own hard work. We are not the recipients of political favors and there is nothing improper in my relationship with Curt Hagman. Saying that is moving toward defamation."

After fielding questions generated by the accusations made by Kooiman and Fikse, Lizarraga went on the attack himself.

"Look at their 'unsolicited proposal,'" he said. "If you look at its realistic elements, it is the same thing we have submitted to the county. The only real difference is they are asking for 45 years, and we proposed 25 years. They copied everything, right down to the numbers on the ten percent on the green fees and four percent of the alcohol sales or \$8,000 per month, whichever is greater. That was the figure we used, but we are much closer to \$30,000. We have the liquor license. They do not.

There is no guarantee that ABC [the California Department of Alcohol and Beverage Control] would provide them with one. There is a legitimate question as to whether they could perform to the level they claim. If you take the liquor license out of their equation, they couldn't do it."

Lizarraga said, "As for the double deck driving range, it can't be done. The Army Corps of Engineers will not allow anyone, them or us, to build anything beyond the existing footprint. We are going to add some office space, but that will be a second-story addition to the existing structure."

Nor will the Army Corps of Engineers permit Kooiman, Fikse and their group to construct a new parking lot, Lizarraga said.

"The only thing we can do is maintain and improve the existing parking lot," Lizarraga said. He added that the difficulty he and Shih have already experienced with the parking lot would have likely financially undone Kooiman and Fikse.

"That parking lot was in the worst possible condition you can imagine," Lizarraga said. "Our insurance carrier would not extend us liability coverage because of the parking lot's condition. We... had to go to a more at-risk liability carrier, so our premiums went up 30 percent, which cost us an added \$30,000."

He and Shih have been dogged by similar problems with the existing buildings on the property, Lizarraga said.

"We are now on our third insurance carrier because of the condition of the buildings and the parking lot," he said. "Redressing these issues, which is a result of poor prior management, has created risk. By risk, I mean both liability risk and financial risk. The cost of the improvements to be made is tremendous."

Lizarraga pointed out that in pursuing their proposal, Kooiman and Fikse are intent on bring-

ing in key functionalities from Heuler's management team, which was in control when the deterioration of the facilities that now must be redressed at a cost of millions of dollars was taking place.

"We understand that the rehabilitation of the golf courses and its facilities are a very important condition to the extension of the existing sublease" Lizarraga said. "We have already spent a lot of funds on a renewal of the golf cart leases. At the bare minimum, we calculate it is going to cost us another \$4 million dollars just to get the golf courses, their facilities and the parking area where they should be.

Those buildings are currently in terrible shape. There hasn't been any substantive maintenance on them in many years. Currently when it rains, we have to lay out many square feet of tarp on the facilities' roofs. We have and will undertake expending funds for the refurbishment of the golf course and its facilities."

Furthermore, Lizarraga said, Kooiman and Fikse are out-and-out wrong with regard to the federal requirement that the county conduct a competitive bid on the sublease. He provided a copy of the Army Corps of Engineers lease with the county to the *Sentinel*. "The lease between the county and the Army Corp of Engineer does not require competitive bidding for an extension of an existing sub-lease," he said.

Moreover, he said, "County Policy No. 12-05, which pertains to leasing county regional park property, lays out that there is an exception to the competitive bid process when you are dealing with an established lessee and service provider."

Lizarraga said Kooiman and Fikse were misleading the public and the county by suggesting that he and Shih were getting some kind of free ride from the county by not engaging in competitive bidding. The opposite was the case, he insisted, stating that he and Shih have

demonstrated good faith through their investment in the golf course and its facilities so far, as well as their commitment to undertake millions of dollars' worth of improvements to bring the golf courses and their facilities up to current standards.

Upon getting the sublease extension, Lizarraga vowed, it would be full speed ahead on the transformation of the El Prado golf courses.

"We will start within months," he said. "Right now, we have financing in place to do the current work and the only thing we are waiting on is a long-term lease to get approval so we can begin the modernization of both the facilities and the golf courses."

Kooiman said Lizarraga's "side of the story... should not be printed, nor is it relevant to the real issue here." What is relevant, he said, is that "Frank acted as a liaison between the old group [El Prado Golf Management, LLC] and the county, and ended up becoming the owner of the short-term sublease," which he characterized as an abuse of his liaison role. Kooiman said that while serving in the liaison role, Lizarraga had convinced Heuler that the county was demanding millions and millions of dollars in improvements to the golfing facilities be carried out, which induced Heuler to sell out to Lizarraga and Shih.

Lizarraga's citation of Shih's former ownership of a golf course in justifying the county's exclusive deal with El Prado Development is misleading, Kooiman said, and masks that Shih "sued the city of Corona to get rid of the golf course she took possession of, and built homes there."

Kooiman took issue with Lizarraga referencing the limited repair work done on the golf operation facilities as well as the inclusion of the lease on the golf carts as part of those improvements, since those are part of the golfing operation that generate

Continued on Page 18

Public Notices

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CIV SB 2500716 TO ALL INTERESTED PERSONS: Petitioner: JULIA STEPHAN, also known as JULIA PEREZ OR JULIA KRAMER, filed with this court for a decree changing names as follows: JULIA STEPHAN to JULIA CLAIRE

JULIA PEREZ to JULIA CLAIRE

JULIA KRAMER to JULIA CLAIRE

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: MARCH 17, 2025 Time: 8:30 a.m. Department: S22

The address of the court is Superior Court of California, County of San Bernardino, 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.

Gilbert G. Ochoa Judge of the Superior Court.

Filed: February 3, 2025 by Stephanie Garcia, Deputy Court Clerk Attorney for Julia Stephan Jennifer M. Daniel 220 Nordina St. Redlands, CA 92373 Telephone No: (909) 792-9244 Fax No: (909) 235-4733 Email address: team@lawofficeofjenniferdaniel.com Published in the San Bernardino County Sentinel on February 7, 14, 21 & 28, 2025.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE

NUMBER CIV SB 2500119,

TO ALL INTERESTED PERSONS: Petitioner: Valentina Nichole Hernandez filed with this court for a decree changing names as follows: Valentina Nichole Hernandez to Valentina Nichole Zolnikov.

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: 02/27/2025, Time: 09:00 AM, Department: S23 The address of the court is Superior Court

Public Notices

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 SBCS ? Ontario in San Bernardino County California, once a week for four successive weeks prior to the date set for hearing of the petition.

Dated: 01/16/2025 Judge of the Superior Court: Gilbert G. Ochoa Published in the SBCS Ontario on 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025

FBN 2025000687 The following entity is doing business primarily in San Bernardino County as ALL UPHOLSTERY GARAGE 10231 LOCUST AVE HESPERIA, CA 92345: JOSE D TOLEDO LOPEZ Business Mailing Address: 10231 LOCUST AVE HESPERIA, CA 92345 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/ JOSE D TOLEDO LOPEZ Statement filed with the County Clerk of San Bernardino on: 1/23/2025 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 J4646 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 February 7, 14, 21 & 28, 2025.

FBN 20250000510 The following entity is doing business primarily in San Bernardino County as MD ROYAL LANDSCAPING & MAINTENANCE 13026 IVY AVE RANCHO CUCAMONGA, CA 91739: MARIANA D REAL Business Mailing Address: 8221 ILEX ST #26 FONTANA, CA 92335

The business is conducted by: AN INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: January 5, 2015. 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/ MARIANA D REAL, Owner Statement filed with the County Clerk of San Bernardino on: 1/17/2025 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 K3379 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

Public Notices

County Sentinel on February 7, 14, 21 & 28, 2025.

FBN 20250000914 The following entity is doing business primarily in San Bernardino County as BRCM COMPANY 3257 STRATFORD CHINO HILLS, CA 91709: BRCM COMPANY LLC 8605 SANTA MONICA BLVD. #397230 WEST HOLLYWOOD, CA 90069 Business Mailing Address: 3257 STRATFORD CHINO HILLS, CA 91709

The business is conducted by: A LIMITED LIABILITY COMPANY registered in California.

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/ RAMIRO J. NUNEZ-VILLELA, Manager

Statement filed with the County Clerk of San Bernardino on: 01/30/2025

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 February 7, 14, 21 & 28, 2025.

FBN 20250000053 The following person is doing business as: STACK DON'T SPEND 1676 E 6TH ST ONTARIO, CA 91764 ;[MAILING ADDRESS 311 W CIVIC CENTER DR STE B SANTA ANA CA 92701];

COUNTY OF SAN BERNARDINO HONESTY J RAMIREZ SALGADO

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/ HONESTY J RAMIREZ SALGADO, OWNER

Statement filed with the County Clerk of San Bernardino on: JANUARY 02, 2025

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 01/17/2025, 01/24/2025, 01/31/2025, 02/07/2025 CNB-B3202501CV

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, FOR THE COUNTY OF SAN BERNARDINO IN THE MATTER OF THE ES-

Public Notices

TATE OF LARRY VERNICE BROOKS DECEASED

CASE NO. PROVA2400154

(PROBATE CODE §§ 10300,10304)

NOTICE IS HEREBY GIVEN that, subject to

confirmation by this court, in Dept. F2 of the Superior Court OF CALIFORNIA, COUNTY OF SAN BERNARDINO located on 17780 Arrow Boulevard, Fontana, CA 92335 on February 25 2025 at 9:00 am or thereafter within the time allowed by law,

Linda Diane Stockton, Administrator of the Estate of LARRY VERNICE BROOKS, will sell at private sale to the highest and best net bidder on the terms and conditions stated below all rights, title, and interest that the estate has acquired in addition to that of the decedent at the time of death, in the real property located in SAN BERNARDINO COUNTY California.

This property is commonly referred to and is more fully described as: Decedent's Residence (Condominium) located at 12584 Atwood Ct. #422, Rancho Cucamonga, San Bernardino County, California 91739.

APN: 1089-571-11-0-000 and is more fully described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF

RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF

CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM CONSISTING OF THE FOLLOWING:

PARCEL 1:

(a) A SEPARATE INTEREST IN UNIT 422, AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN ENTITLED CONDOMINIUM PLANS TRACT 13873 - LOT 1, RECORDED ON MAY 27, 1992, AS INSTRUMENT NO. 92-222307; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO CONDOMINIUM PLAN - VICTORIA HEIGHTS, RECORDED FEBRUARY 21, 2006 AS INSTRUMENT NO. 2006-0118166; AND AS AMENDED BY THAT CERTAIN SECOND AMENDMENT TO CONDOMINIUM PLAN - VICTORIA HEIGHTS, RECORDED APRIL 20, 2006, AS INSTRUMENT NO. 2006-0268553, ALL IN THE OFFICE OF THE SAN BERNARDINO COUNTY RECORDER, CALIFORNIA (HEREINAFTER THE "CONDOMINIUM PLAN" OR "PLAN"), AND

(b) AN UNDIVIDED ONE-ONE-HUNDRED-TWENTY-FOURTH (1/1124TH) FRACTIONAL INTEREST ("FRACTIONAL INTEREST") IN AND TO THE "UNDIVIDED INTEREST COMMON AREA" AS DESCRIBED IN THE PLAN AND THE DECLARATION DESCRIBED HEREINAFTER. SAID UNIT AND FRACTIONAL INTEREST IS LOCATED WITHIN THE BOUNDARIES OF THAT CERTAIN REAL PROPERTY DESCRIBED AS: LOT 1 OF TRACT NO. 13873, IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 227, PAGES 15 THROUGH 17, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: EXCLUSIVE USE AREAS THE EXCLUSIVE

Public Notices

RIGHT TO THE USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF THE ASSOCIATION PROPERTY

DEFINED IN THE DECLARATION DESCRIBED HEREINAFTER AND IN THE

PLAN AS "EXCLUSIVE USE AREAS," BEARING THE SAME NUMERICAL

DESIGNATION AS THE UNIT DESCRIBED IN PARCEL 1 ABOVE, WHICH SHALL BE APPURTENANT TO PARCEL 1 DESCRIBED ABOVE.

PARCEL 3 VEHICULAR SP ACE EASEMENT(S) THE EXCLUSIVE RIGHT TO THE USE,

POSSESSION AND OCCUPANCY OF THE FOLLOWING "VEHICULAR SPACES" AS AN "EXCLUSIVE EASEMENT" AS

DEFINED, DESCRIBED AND OR SHOWN, AND SUBJECT TO THE LIMITATIONS COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS IN DECLARATION AND/OR

THE PLAN: CARPORT 21 F #6 GARAGE IN WHICH VEHICULAR SPACE(S) SHALL BE ASSIGNED AND APPURTENANT TO PARCEL 1 DESCRIBED ABOVE. THE FOREGOING NOTWITHSTANDING, THE VEHICULAR SPACE EASEMENT(S) ASSIGNED HEREIN AS AN APPURTENANCE TO THE UNIT DESCRIBED IN PARCEL 1 MAY BE TRANSFERRED AND/OR REASSIGNED FROM SUCH UNIT, IN ACCORDANCE WITH THE PROVISIONS THEREFORE CONTAINED IN THE DECLARATION.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS-ASSOCIATION PROPERTY NONEXCLUSIVE EASEMENTS ON, IN, OVER AND THROUGH THE ASSOCIATION PROPERTY AS DEFINED IN THE DECLARATION AND DEFINED AND IDENTIFIED IN THE PLAN, EXCEPTING THEREFROM ALL UNITS AND THE APPURTENANT EXCLUSIVE USE AREAS, FOR PURPOSES OF (a) EGRESS, ACCESS THROUGH, ON AND OVER THE VEHICULAR AND PEDESTRIAN ACCESS AREAS THEREIN, (b) ACCESS TO AND USE OF (INCLUDING ANY UTILITY OR RELATED LINE AND EQUIPMENT IN ORDER TO PROVIDE UTILITY OR RELATED SERVICES TO PARCELS 1, 2 AND 3 ABOVE; SUBJECT TO, HOWEVER, ANY RESTRICTIONS, LIMITATIONS AND CONDITIONS DESCRIBED IN THE DECLARATION, AND FURTHER EXCEPTING ANY PORTIONS OF THE ASSOCIATION PROPERTY OVER WHICH THE GRANTOR

HEREIN, AS DECLARANT, MAY HAVE AN EASEMENT OR OTHER SIMILAR RESTRICTION, AS MAY BE PROVIDED IN THE DECLARATION. THE EASEMENTS GRANTED HEREIN SHALL BECOME EFFECTIVE UPON RECORD A TION OF THIS DEED WITH THE SAN BERNARDINO COUNTY RECORDER, SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 5:

ONE CLASS A MEMBERSHIP IN VICTORIA HEIGHTS MAINTENANCE ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, HEREINAFTER CALLED THE "ASSOCIATION."

The property will be sold

Public Notices

subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, with any encumbrances of record to be satisfied from the purchase price.

The property is to be sold on an "as is" basis, except for title.

Bids or offers are invited for this property and must be in writing and can be submitted to seller's attorney, Nancy W. Andrus of - Andrus & Shields, Attorneys at Law, PC 17539 Vierra Canyon Rd Ste A PMB 115

Prunedale, CA 93907 (760) 948-9000 Email: nandrus@andrusandshieldslaw.com The property will be sold on the following terms:

Terms of sale cash in lawful money of the United States on confirmation of sale and acceptable to the court on confirmation of sale, e.g., 10 percent (10%) of the amount of the bid to accompany the offer by certified check, and the balance to be paid on confirmation of sale by the court. Taxes, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be prorated as of the date of recording of conveyance, transfer taxes, and any title insurance policy shall be at the expense of the purchaser or purchasers.

The right is reserved to reject any bid.

For further information and bid forms, contact Nancy W. Andrus of - Andrus & Shields, Attorneys at Law, PC 17539 Vierra Canyon Rd Ste A PMB 115

Prunedale, CA 93907 (760) 948-9000 Email: nandrus@andrusandshieldslaw.com

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below.

07/10/2024 PUBLISHED IN THE SAN BERNARDINO COUNTY SENTINEL 02/07/2025, 02/14/2025, 02/21/2025

APN: 0226-651-10-0-000 T.S. No.: 2024-1274 Order No.:243429CAD

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1 7 /2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to

Public Notices

pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-1274 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 2/5/2025 S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600. By: Colleen Irby, Trustee Sale Officer. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. (TS# 2024-1274 SDI-33014)

Published in the SBSC Rancho Cucamonga on: 02/14/2025, 02/21/2025, 02/27/2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ARLENE McCALL
Case NO. PROSB2300099
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ARLENE McCALL A PETITION FOR PROBATE has been filed by Billy Joe Fisher 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., Billy Joe Fisher 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.)

Public Notices

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. f1 at 09:00 AM on 05/20/2025 at 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 Request for Special Notice form is available from the court clerk.

Billy Joe Fisher:
2864 N FAIR OAKS AVENUE
Tucson AZ 85712
Telephone No: 678--852-5301

Published in the SBSC Rancho Cucamonga on: 02/14/2025, 02/21/2025, 02/27/2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SHIRLEY ANN DUNCAN
CASE NO. PROVA2500119

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of SHIRLEY ANN DUNCAN:

A PETITION FOR PROBATE has been filed by ROGER WAYNE DUNCAN in the Superior Court of California, County of SAN BERNARDINO.

THE PETITION FOR PROBATE requests that ROGER WAYNE DUNCAN 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.)

Public Notices

posed 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. F-1 at 9:00 a.m. on March 25, 2025

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.

Attorney for Roger Wayne Duncan:

ANTONIETTE JAUREGUI (SB 192624)
1894 COMMERCENTER WEST, SUITE 108
SAN BERNARDINO, CA 92408
Telephone No: (909) 890-2350

Fax No: (909) 890-0106
ajprobate@comcast.net
Published in the San Bernardino County Sentinel on February 14, 21 & 28, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MICHELLE MARIE MENDEZ CANO
CASE NO. PROVA2500111

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of MICHELLE MARIE MENDEZ CANO: A PETITION FOR PROBATE has been filed by SANDRA BAHENA in the Superior Court of California, County of SAN BERNARDINO.

THE PETITION FOR PROBATE requests that SANDRA BAHENA 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.)

Public Notices

posed 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 MARCH 25, 2025 at 9:00 a.m. at San Bernardino County Superior Court Fontana District Department F2 – Fontana 17780 Arrow Boulevard Fontana, CA 92335 Filed: FEBRUARY 10, 2025 Alex Umana, 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.

Published in the San Bernardino County Sentinel on February 14, 21 & 28, 2025.

Email address: sandrabahenat@gmail.com

Published in the San Bernardino County Sentinel on February 14, 21 & 28, 2025.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER CIV SB 2501472

TO ALL INTERESTED PERSONS: Petitioner: BRENDA LUCIA MIRANDA TERRIQUEZ filed with this court for a decree changing names as follows:

BRENDA LUCIA MIRANDA TERRIQUEZ to BRENDA LUCIA TERRIQUEZ

[and] LEAH GRACE MIRANDA to LEAH GRACE TERRIQUEZ

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: 03/25/2025, Time: 09:00 AM, Department: S32

Public Notices

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.

Filed: February 11, 2025
Judge of the Superior Court: Gilbert G. Ochoa

Published in the San Bernardino County Sentinel on February 14, 21, 28 & March 7, 2025.

FBN 20250001544
The following entity is doing business primarily in San Bernardino County as

PARADISE THERMAL SOLUTION 16300 LOZANO ST UNIT #1 FONTANA, CA 92336: JESSICA Y. ROJASOVIEDO
Business Mailing Address: 16300 LOZANO ST UNIT #1 FONTANA, CA 92336

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: February 10, 2025.

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/ JESSICA Y. ROJASOVIEDO, Owner

Statement filed with the County Clerk of San Bernardino on: 02/13/2025

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 February 14, 21 & 28 and March 7, 2025.

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

BRM COMPANY 3257 STRATFORD AVENUE CHINO HILLS, CA 91709: BRM COMPANY LLC 8605 SANTA MONICA BLVD. #397230 WEST HOLLYWOOD, CA 90069

Business Mailing Address: 3257 STRATFORD AVENUE CHINO HILLS, CA 91709

The business is conducted by: A LIMITED LIABILITY COMPANY registered in California.

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/ RAMIRO J. NUNEZ-VILLELA, Manager

Statement filed with the County Clerk of San Bernardino on: 01/30/2025

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 J6733

Public Notices

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 February 7, 14, 21 & 28, 2025.

FBN 2025000440
The following entity is doing business primarily in San Bernardino County as

MUCHO GUSTO PERUVIAN CUISINE 10660 SIERRA AVE. SUITE F FONTANA, CA 92337: MELANIE SALAZAR
Business Mailing Address: 10660 SIERRA AVE. SUITE F FONTANA, CA 92337

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: February 1, 2020

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/ MELANIE SALAZAR, Owner

Statement filed with the County Clerk of San Bernardino on: 01/16/2025

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 February 14, 21 & 28 and March 7, 2025.

FBN 20250001083
The following entity is doing business primarily in San Bernardino County as

DREWKUSTOMS 4210 MISSION BLVD MONTCLAIR, CA 91763:

MAYRA E MENDEZ [and] ANDRES A CARRILLO MENDEZ

Business Mailing Address: 4210 MISSION BLVD MONTCLAIR, CA 91763

The business is conducted by: A GENERAL PARTNERSHIP.

The registrant commenced to transact business under the fictitious business name or names listed above on: February 2, 2020

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/ ANDRES A CARRILLO MENDEZ, Partner

Statement filed with the County Clerk of San Bernardino on: 02/04/2025

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 J6733

Notice-This fictitious name

Public Notices

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 February 14, 21 & 28 and March 7, 2025.

FBN 20250001414

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

ORION DEVELOPMENT & MANAGEMENT, INC 10565 CIVIC CENTER DRIVE SUITE 160 WEST BUILDING RANCHO CUCAMONGA, CA 91730: ORION DEVELOPMENT & MANAGEMENT, INC 10565 CIVIC CENTER DRIVE SUITE 160 WEST BUILDING RANCHO CUCAMONGA, CA 91730

Business Mailing Address: 10565 CIVIC CENTER DRIVE SUITE 160 WEST BUILDING RANCHO CUCAMONGA, CA 91730

The business is conducted by: A CORPORATION registered with the State of California under the number 6458002.

The registrant commenced to transact business under the fictitious business name or names listed above on: January 1, 2025

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/ REZA AHMADINIA, President

Statement filed with the County Clerk of San Bernardino on: 02/10/2025

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 K3379

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 February 14, 21 & 28 and March 7, 2025.

FBN 20250001504

The following entity is doing business primarily in Kern County as

CALIFORNIA LABORIST GROUP 1081 N CHINA LAKE BLVD RIDGECREST, CA 93555: CALIFORNIA LABORIST GROUP 10565 CIVIC CENTER DRIVE SUITE 160 WEST BUILDING RANCHO CUCAMONGA, CA 91730

Business Mailing Address: 10565 CIVIC CENTER DRIVE SUITE 160 WEST BUILDING RANCHO CUCAMONGA, CA 91730

The business is conducted by: A CORPORATION registered with the State of California under the number 6465563.

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

Public Notices

upon filing.
/s/ REZA AHMADINIA, President

Statement filed with the County Clerk of San Bernardino on: 02/11/2025

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 K3379

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 February 14, 21 & 28 and March 7, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERTO GONZALES
CASE NO. PRO-VA2500120

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ROBERTO GONZALES:

A PETITION FOR PROBATE has been filed by MARIA GOMEZ VILLARREAL in the Superior Court of California, County of SAN BERNARDINO.

THE PETITION FOR PROBATE requests that MARIA GOMEZ VILLARREAL be appointed as personal representatives 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. F-1 at 9:00 a.m. on March 25, 2025

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.

Public Notices

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 Petitioner Maria Gomez Villarreal: Jamie R. Schloss, (State Bar No 138404)

Anderson & LeBlanc 123 E. 9th Street 301-A Suite 105 Upland, CA 91786 Telephone No: (909) 949-2226

lawoffice@andersonleblanc.com

Published in the San Bernardino County Sentinel on February 21 & 28 and March 7, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MERCEDES GUZMAN
CASE NO. PRO-VA2401045

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of MERCEDES GUZMAN:

A PETITION FOR PROBATE has been filed by SERGIO VERA in the Superior Court of California, County of SAN BERNARDINO.

THE PETITION FOR PROBATE requests that SERGIO VERA be appointed as personal representatives 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. F-3 at 9:00 a.m. on April 10, 2025

San Bernardino County Superior Court Fontana District

Department F3 – 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

Public Notices

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 Sergio Vera: PRISCILLA HERNANDEZ (SBN: 283603)

PM LAW, INC 350 ARCHIBALD AVE., #212

RANCHO CUCAMONGA, CA 91730 Telephone No: (909) 527-4336

info@pmlawinc.com

Published in the San Bernardino County Sentinel on February 21 & 28 and March 7, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GEORGE PAUL YOCHUM JR
CASE NO. PRO-VA2500117

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

THE PETITION FOR PROBATE requests that DENISE YOCHUM GEFFRE 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 March 26, 2025 at 9:00 am 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

Public Notices

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 Denise Yochum Geffre:

R. SAM PRICE SB 208603//ROSA M. MARQUEZ SB 313405

PRICE LAW FIRM, APC 454 Cajon Street REDLANDS, CA 92373 Phone (909) 328 7000

Fax (909) 475 9500

sam@pricelawfirm.com and/or rosa@pricelawfirm.com

Published in the San Bernardino County Sentinel on February 21 & 28 and March 7, 2025.

FBN 20250001614
The following entity is doing business primarily in San Bernardino County as

THIRD STRIKE BEER CO. 12221 POPLAR ST STE 3 HESPERIA, CA 92344: BVGS INC 12221 POPLAR ST STE 3 HESPERIA, CA 92344

Business Mailing Address: 12221 POPLAR ST STE 3 HESPERIA, CA 92344

The business is conducted by: A CORPORATION registered in California under the number 3324319.

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/ JESSE CANCEL, President
Statement filed with the County Clerk of San Bernardino on: 02/14/2025

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 K4866

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 February 21 & 28 and March 7 & 14, 2025.

FBN 20250001473
The following entity is doing business primarily in San Bernardino County as

IBRINGYOUPEOPLE 10801 LEMON AVE APT 1727 RANCHO CUCAMONGA, CA 91737: TANNER J GOLDEN

Business Mailing Address: 437 E BENWOOD ST COVINA, CA 91722

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/ TANNER J GOLDEN
Statement filed with the County Clerk of San Bernardino on:

Public Notices

02/11/2025
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 February 21 & 28 and March 7 & 14, 2025.

FBN 20250001746
The following entity is doing business primarily in San Bernardino County as

AFFILIATED DIALYSIS OF CALIFORNIA 8239 ROCHESTER AVE., STE #110 RANCHO CUCAMONGA, CA 91730: HOME DIALYSIS CENTERS OF RANCHO CUCAMONGA, LLC 8239 ROCHESTER AVE., STE #110 RANCHO CUCAMONGA, CA 91730

Business Mailing Address: 2462 WASHINGTON RD. WASHINGTON, IL 61571

The business is conducted by: A LIMITED LIABILITY COMPANY registered with the State of California under the number 200609810171.

The registrant commenced to transact business under the fictitious business name or names listed above on: January 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/ TYSON ASCHLIMAN, CEO
Statement filed with the County Clerk of San Bernardino on: 02/20/2025

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 February 21 & 28 and March 7 & 14, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TERRI LORENA ELWESS
CASE NO. PRO-VA2500154

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

THE PETITION for probate requests that MICHAEL EUGENE ELWESS 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 full authority to administer the estate under the Independent

Public Notices

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 8, 2025 at 9:00 a.m. at

San Bernardino County Superior Court Fontana District

Department F2 – 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.

Attorney for Gloria Perez: Mathew Alden (California Bar Number 288429) 255 North D Street Suite 200 San Bernardino, CA 92401 (909) 414-0797 mralden123@gmail.com

Published in the San Bernardino County Sentinel on February 28 and March 7 & 14, 2025.

Mathew Alden (California Bar Number 288429) 255 North D Street Suite 200

San Bernardino, CA 92401 (909) 414-0797 mralden123@gmail.com

Published in the San Bernardino County Sentinel on February 28 and March 7 & 14, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SESARIO CHALLO PEREZ
CASE NO. PRO-VA2500153

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

THE PETITION for Probate requests that GLORIA PEREZ 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 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

Public Notices

sons 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 7, 2025 at 9:00 a.m. at

San Bernardino County Superior Court Fontana District

Department F2 – 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.

Attorney for Gloria Perez: Mathew Alden (California Bar Number 288429) 255 North D Street Suite 200

San Bernardino, CA 92401 (909) 414-0797 mralden123@gmail.com

Published in the San Bernardino County Sentinel on February 28 and March 7 & 14, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ALBERTA HUNTER
CASE NO. PRO-VA2500147

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

THE PETITION FOR PROBATE requests that PAMELA HUNTER 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

Public Notices

why the court should not grant the authority.

A hearing on the petition will be held April 3, 2025 at 9:00 am 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.

Attorney for Pamela Hunter:

R. SAM PRICE SB
208603/ROSA M. MARQUEZ SB 313405

PRICE LAW FIRM, APC
454 Cajon Street
REDLANDS, CA 92373
Phone (909) 328 7000
Fax (909) 475 9500

sam@pricelawfirm.com
and/orrosa@pricelawfirm.com
Published in the San Bernardino County Sentinel on February 28 and March 7 & 14, 2025.

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

SEAN T. DUNBAR
Case NO. PROVA2500116

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of SEAN T. DUNBAR A PETITION FOR PROBATE has been filed by LINDSAY A. WYLIE in the Superior Court of California, County of San Bernardino.

THE PETITION FOR PROBATE requests that 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., LINDSAY A. WYLIE be appointed as personal representative to administer the estate of the decedent.

Public Notices

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. F3 at 09:00 AM on 04/23/2025 at Superior Court of California, County of San Bernardino, , San Bernardino, 17780 Arrow Boulevard, Fontana, California 92335, Fontana 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 Request for Special Notice form is available from the court clerk.

Kathryn S. Kaufman, Esq.:
5741 Palmer Way, Suite B
Carlsbad CA 92010

Telephone No: (760) 438-5599

Published in the SBCS Ontario on:
02/28/2025, 03/07/2025,
03/14/2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

Pui-Shan Cheung aka
Pui Shan Cheung Case NO.
PROVA2500140

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of Pui-Shan Cheung aka Pui Shan Cheung A PETITION FOR PROBATE has been filed by Sarah Cheung in the Superior Court of California, County of San Bernardino.

THE PETITION FOR PROBATE requests that 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

Public Notices

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., Sarah Cheung 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. F1 at 09:00 AM on 04/03/2025 at Superior Court of California, County of San Bernardino, , San Bernardino, 247 West Third Street, San Bernardino, CA 92415, 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 Request for Special Notice form is available from the court clerk.

In Pro Per:
9656 Elmwood Dr Rancho Cucamonga CA 91730

Telephone No: 6266204167
Published in the SBCS Rancho Cucamonga on:
02/28/2025, 03/07/2025,
03/14/2025

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE

NUMBER CIV SB
2501825,

TO ALL INTERESTED PERSONS: Petitioner: ,Kaitlyn Ann Terzino, filed with this court for a decree changing names as follows: Kaitlyn Ann Terzino to Kaitlyn Ann Ho, 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

Public Notices

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: 04/21/2025, Time: 08:30 AM, Department: 524The 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 SBCS ? Rancho Cucamonga in San Bernardino County California, once a week for four successive weeks prior to the date set for hearing of the petition.

Dated: 02/19/2025
Judge of the Superior Court: Gilbert G. Ochoa
Published in the SBCS ? Rancho Cucamonga on 02/28/2025, 03/07/2025, 03/14/2025, 03/21/2025

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER CIV-
BA 2500153

TO ALL INTERESTED PERSONS: Petitioner: FELIPE BOJORQUEZ VEGA and ZAIDA SUSANNA KEMPLE filed with this court for a decree changing names as follows:

PATRICK PEREZ to PATRICK PHILLIP BOJORQUEZ 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: 04/15/2025, Time: 01:30 PM, Department: B1

The address of the court is Superior Court of California, County of San Bernardino, Barstow Courthouse, 235 E. Mountain View Street, Barstow, CA 92311,

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: 2/27/2025
Judge of the Superior Court: James R. Baxter

Published in the San Bernardino County Sentinel on January 10, 17, 24 & 31, 2025.

FBN 20250001191

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

CANYON OAKS DENTISTRY 9320 BASELINE RD, SUITE E RANCHO CUCAMONGA, CA 917015829: HAMEED DENTAL CORPORATION 9320 BASELINE RD SUITE E RANCHO CUCAMONGA, CA 91701

Business Mailing Address: 9320 BASELINE RD, SUITE E RANCHO CUCAMONGA, CA 91701-5829

The business is conducted by: A CORPORATION registered with the State of California under the number 6435344

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

Public Notices

of a crime (B&P Code 179130). I am also aware that all information on this statement becomes Public Record upon filing.

/s/ ZAINAB HAMEED, CEO
Statement filed with the County Clerk of San Bernardino on: 2/06/2025

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 February 28 and March 7, 14 & 21, 2025.

FBN20250001663

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

PRO DOT FASHION INC 11842 JEFFERSON CT RANCHO CUCAMONGA, CA 91730: PRO. FASHION INC. 11842 JEFFERSON CT RANCHO CUCAMONGA, CA 91730

Business Mailing Address: 11842 JEFFERSON CT RANCHO CUCAMONGA, CA 91730

The business is conducted by: A CORPORATION registered with the State of California under the number 4148085

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/ CUIJIN FENG, President
Statement filed with the County Clerk of San Bernardino on: 2/18/2025

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 February 28 and March 7, 14 & 21, 2025.

FBN 20250001644

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

ROCKET ADU SOLUTIONS 1881 COMMERCENTER EAST, SUITE 138 SAN BERNARDINO, CA 92408: CASITA LA PAZ, INC 1881 COMMERCENTER EAST, SUITE 138 SAN BERNARDINO, CA 92408

Business Mailing Address: 7178 PALM AVE. HIGHLAND, CA 92346

The business is conducted by: A CORPORATION registered with the State of California under the number 6567862

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/ MISTY J GARCIA, President

Statement filed with the County Clerk of San Bernardino on: 2/18/2025

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

Public Notices

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 February 28 and March 7, 14 & 21, 2025.

FBN 20250000783

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

INLAND OPTOMETRIC ASSOCIATES 15070 SUMMIT AVE #400 FONTANA, CA 92336: MAI NGUYEN O.D., OPTOMETRIC CORPORATION 15070 SUMMIT AVE #400 FONTANA, CA 92336

Business Mailing Address: 15070 SUMMIT AVE #400 FONTANA, CA 92336

The business is conducted by: A CORPORATION registered with the State of California under the number 6420809

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/ MAI NGUYEN, President

Statement filed with the County Clerk of San Bernardino on: 1/28/2025

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 K3379

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 February 28 and March 7, 14 & 21, 2025.

FBN 20250001408

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

JILLIAN'S ELECTROLYSIS GROUP 2416 S. GROVE AVENUE ON-TARIO, CA 91761: JILLIAN'S ELECTROLYSIS GROUP LLC 2416 S GROVE AVENUE ONTARIO, CA 91761

Business Mailing Address: 1531 E CHERRY HILL ST ONTARIO, CA 91761

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

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/ JILLIAN MERCADO, Manager

Statement filed with the County Clerk of San Bernardino on: 2/10/2025

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 February 28 and March 7, 14 & 21, 2025.

FBN 20250001291

The following entity is doing business primarily in San Bernardino

Public Notices

no County as
KIM'S DESIGN & LIQUIDATION 13747 AMARILLO AVE CHINO, CA 91710: DK'S DESIGN & LIQUIDATION LLC 13747 AMARILLO AVE CHINO, CA 91710

Business Mailing Address: FONTANA, CA 92336

The business is conducted by: A LIMITED LIABILITY COMPANY registered with the State of California under the number 202201310914

The registrant commenced to transact business under the fictitious business name or names listed above on: February 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/ DANIEL KIM, Manager

Statement filed with the County Clerk of San Bernardino on: 2/07/2025

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 February 28 and March 7, 14 & 21, 2025.

FBN 20250001861

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

STEPHANIE'S WINDOWS SERVICE 2495 N SIERRA WAY SAN BERNARDINO, CA 92405: STEPHANIE A MARQUEZ [and] JOSE M MARQUEZ

Business Mailing Address: 7485 GINGER DR FONTANA, CA 92336

The business is conducted by: A MARRIED COUPLE.

The registrant commenced to transact business under the fictitious business name or names listed above on: January 27, 2025.

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/ STEPHANIE A MARQUEZ

Statement filed with the County Clerk of San Bernardino on: 2/25/2025

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 J6733

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 February 28 and March 7, 14 & 21, 2025.

FBN 20250001772

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

READY 2 LIST RESIDENTIAL CLEAN UPS 9340 FOOTHILL BLVD., SP 87 RANCHO CUCAMONGA, CA 91730: 365 REAL ESTATE SOLUTIONS, LLC 9340 FOOTHILL BLVD., SP 87 RANCHO CUCAMONGA, CA 91730

Business Mailing Address: 9340 FOOTHILL BLVD., SP 87 RANCHO CUCAMONGA, CA 91730

The business is conducted by: A LIMITED LIABILITY COMPANY registered with the State of California under the number 202107110269.

The San Bernardino County Sentinel Offers The Lowest Prices For The Publishing Of Legal Notices Among All Of The Newspapers In San Bernardino County

Are you looking to publish a Fictitious Business Name Notice? An Order To Show Cause? Notice Of A Trustee Sale? Notice Of A Petition To Administer An Estate?

Publish your notice at a reasonable rate.

Call (909) 957 9998 for a quote on all of your legal noticing needs.

The Sentinel is a legally adjudicated newspaper of general circulation for both the City of Rancho Cucamonga and San Bernardino County.

Main Business Address & Editorial Office: 10788 Civic Center Drive,
Rancho Cucamonga, CA 91730

Public Notices

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/ MARCOS R FLORES, Managing Member

Statement filed with the County Clerk of San Bernardino on: 2/21/2025

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 February 28 and March 7, 14 & 21, 2025.

FBN 20250000891
The following person is doing business as: WHITE DIAMONDS. 1221 N VINEYARD AVE #90 ONTARIO, CA 91764; MAILING ADDRESS 1221 N VINEYARD AVE #90 ONTARIO, CA 91764; COUNTY OF SAN BERNARDINO DAVID T. WHITE

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: JAN 28, 2025 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/ DAVID T. WHITE, OWNER Statement filed with the County Clerk of San Bernardino on: JANUARY 30, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025

Public Notices

CNBB6202501MT

FBN 20250000965
The following person is doing business as: SUGARING BARE. 9950 ALABAMA ST. SUITE 6 REDLANDS, CA 92374; MAILING ADDRESS 1032 SIXTH ST REDLANDS, CA 92374; COUNTY OF SAN BERNARDINO MICHELLE A. ROQUE.

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: JAN 01, 2025 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/MICHELLE A. ROQUE, OWNER Statement filed with the County Clerk of San Bernardino on: JANUARY 31, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202502MT

FBN 20250000964
The following person is doing business as: MC SKIN CARE. 4875 MISSION BLVD MONTCLAIR, CA 91763; MAILING ADDRESS 13576 CRAPE MYRTLE DR MORENO VALLEY, CA 92553; COUNTY OF SAN BERNARDINO MARIA R CEJA.

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: JUL 31, 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/ MARIA R CEJA, OWNER Statement filed with the County Clerk of San Bernardino on: JANUARY 31, 2025 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

Public Notices

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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202503MT

FBN 20250000886
The following person is doing business as: SPEEDY A.M CLEANING SERVICICES. 2656 SOUTH ROSEDALE AVE APT A COLTON, CA 92324; MAILING ADDRESS 2656 SOUTH ROSEDALE AVE APT A COLTON, CA 92324; COUNTY OF SAN BERNARDINO AUSTIN MARTINEZ

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/ AUSTIN MARTINEZ, OWNER Statement filed with the County Clerk of San Bernardino on: JANUARY 30, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202504MT

FBN 20250001040
The following person is doing business as: JACK'S MOBILE DETAILING. 14138 CERIGNOLA CIR BEAUMONT, CA 92223; MAILING ADDRESS 14138 CERIGNOLA CIR BEAUMONT, CA 92223; COUNTY OF SAN BERNARDINO JACK B MCINTYRE.

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: DEC 01, 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/ JACK B MCINTYRE Statement filed with the County Clerk of San Bernardino

Public Notices

on: FEBRUARY 03, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202505MT

FBN 20250001086
The following person is doing business as: PROGRESS TRUCKING SCHOOL; AMERICAN TECH. 738 S WATERMAN AVE SUITE A20 SAN BERNARDINO, CA 92408; MAILING ADDRESS 738 S WATERMAN AVE SUITE A20 SAN BERNARDINO, CA 92408; COUNTY OF SAN BERNARDINO PROGRESS TRUCKING SCHOOL 738 S WATERMAN AVE SUITE A20 SAN BERNARDINO, CA 92408 STATE OF INCORPORATION CA ARTICLES OF INCORPORATION 6373562

The business is conducted by: A CORPORATION.

The registrant commenced to transact business under the fictitious business name or names listed above on: FEB 04, 2025 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/ ALEXANDER CUSIA-NOVIC, SECRETARY Statement filed with the County Clerk of San Bernardino on: FEBRUARY 04, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202507MT

FBN 20250001192
The following person is doing business as: ALLIANCE RACKS. 2285 W HILL DRIVE SAN BERNARDINO, CA 92407; MAILING ADDRESS 943 RICHLAND ST APT C UPLAND, CA 91786; COUNTY OF SAN BERNARDINO OLEGARIO RODRI-

Public Notices

GUEZ ECHEVERRIA
The business is conducted by: AN INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: JAN 30, 2025 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/ OLEGARIO RODRIGUEZ ECHEVERRIA, OWNER Statement filed with the County Clerk of San Bernardino on: FEBRUARY 06, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202508F

FBN 20250001015
The following person is doing business as: SOVEREIGN GRACE IMPACT MINISTRIES. 1377 LA CADENA DR COLTON, CA 92324; MAILING ADDRESS 635 W F STREET COLTON, CA 92324; COUNTY OF SAN BERNARDINO SOVEREIGN GRACE IMPACT MINISTRIES 635 W F STREET COLTON CA 92324 STATE OF INCORPORATION CA ARTICLES OF INCORPORATION 4141398

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/ RUBEN M CIMENTAL, CEO Statement filed with the County Clerk of San Bernardino on: FEBRUARY 03, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202509MT

Public Notices

law (see Section 14400 et seq., Business and Professions Code). Published in the San Bernardino County Sentinel 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202509MT

FBN 20250001006
The following person is doing business as: FOUNTAIN OF TRUTH CHURCHES GLOBAL COUNCIL; CONSEJO GLOBAL IGLESIAS FUENTE DE VERDAD. 9271 ARROW ROUTE RANCHO CUCAMONGA, CA 91730; MAILING ADDRESS 9271 ARROW ROUTE RANCHO CUCAMONGA, CA 91730; COUNTY OF SAN BERNARDINO FOUNTAIN OF TRUTH CHURCHES INTERNATIONAL 9271 ARROW ROUTE RANCHO CUCAMONGA CA 91730 STATE OF INCORPORATION CA ARTICLES OF INCORPORATION 4761471

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/ NATHANIEL OCHOA, CFO Statement filed with the County Clerk of San Bernardino on: FEBRUARY 03, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202510MT

FBN 20250000985
The following person is doing business as: DREAM SALON SUITES. 16609 STRATEGY PLACE CHINO, CA 91708; MAILING ADDRESS 311 W CIVIC CENTER DR STE B SANTA ANA, CA 92701; COUNTY OF SAN BERNARDINO LASHES BY DES LLC 16609 STRATEGY PLACE CHINO CA 91708 STATE OF ORGANIZATION CA ARTICLES OF ORGANIZATION 202205010414

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: N/A

Public Notices

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/ DESTINY JUSTINE DAVIS, CEO Statement filed with the County Clerk of San Bernardino on: FEBRUARY 03, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202511CV/FA

FBN 20250000236
The following person is doing business as: RISE UP PROPERTIES; DNC TOWING; POAD CANDLE COMPANY; GENERAL MERCHANIDSE LIQUIDATORS; HONOR THE CROWN HAIR CARE; INTEGRATIONAL ADVOCATES FOR THE PEOPLE 14435 HESPERIA ROAD #282 VICTORVILLE, CA 92395; MAILING ADDRESS 14435 HESPERIA ROAD #282 VICTORVILLE, CA 92395; COUNTY OF SAN BERNARDINO GRAND RISING GROUP INC 14335 HESPERIA ROAD #282 VICTORVILLE CA 92395 STATE OF INCORPORATION CA ARTICLES OF INCORPORATION 6324873.

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/ CHRISTINE YVETTE HOWIE, CEO Statement filed with the County Clerk of San Bernardino on: JANUARY 10, 2025 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 02/07/2025, 02/14/2025, 02/21/2025, 02/28/2025 CNBB6202510MT

FBN 20250000985
The following person is doing business as: DREAM SALON SUITES. 16609 STRATEGY PLACE CHINO, CA 91708; MAILING ADDRESS 311 W CIVIC CENTER DR STE B SANTA ANA, CA 92701; COUNTY OF SAN BERNARDINO LASHES BY DES LLC 16609 STRATEGY PLACE CHINO CA 91708 STATE OF ORGANIZATION CA ARTICLES OF ORGANIZATION 202205010414

Public Notices

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202507MT

FBN 20250001485

The following person is doing business as: LA TAMALIZA Y ALGO MAS SINALOENSE. 7680 E AVE HESPERIA, CA 92345;[MAILING ADDRESS 311 W CIVIC CENTER DR STE B SANTA ANA, CA 92701];

COUNTY OF SAN BERNARDINO

JJ RESTAURANT, LLC 7680 E AVE HESPERIA CA 92345 STATE OF ORGANIZATION CA ARTICLES OF ORGANIZATION 202465012081

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: 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/ IMELDA GARCIA LOPEZ, MANAGER
Statement filed with the County Clerk of San Bernardino on: FEBRUARY 11, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202508CV/FA

FBN 20250001547

The following person is doing business as: CALIFORNIA COURT SERVICES. 14914 BUNKER DRIVE RANCHO CUCAMONGA, CA 91739;[MAILING ADDRESS 15218 SUMIT AVE UNIT 300-118 FONTANA, CA 92336];

COUNTY OF SAN BERNARDINO

DUSTIN CADOTTE
The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: FEB 12, 2025

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/ DUSTIN CADOTTE, OWNER

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 13, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202510MT

Public Notices

Professions Code).

Published in the San Bernardino County Sentinel 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202509MT

FBN 20250001539

The following person is doing business as: ECO LATIN SERVICES. 9773 SIERRA AVE SPC E-10 RIALTO, CA 92376;[MAILING ADDRESS 1103 N LANCEWOOD AVE RIALTO, CA 92376];

COUNTY OF SAN BERNARDINO

GERARDO CARDENAS SALAZAR

The business is conducted by: AN INDIVIDUAL.

The registrant commenced to transact business under the fictitious business name or names listed above on: FEB 04, 2025

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/ GERARDO CARDENAS SALAZAR

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 12, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202510MT

FBN 20250001635

The following person is doing business as: SOFF LUXE LLC. 7000 MERRILL AVE CHINO, CA 91710;[MAILING ADDRESS 5225 CANYON CREST DRIVE STE 71 RIVERSIDE, CA 92507];

COUNTY OF SAN BERNARDINO

SOFF LUXE LLC 1180 CENTRAL AVE 4 RIVERSIDE CA 92507 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: FEB 14, 2025

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/ SAMUEL GROSS III, CEO
Statement filed with the County Clerk of San Bernardino on: FEBRUARY 18, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202511MT

FBN 20250001685

The following person is doing business as: ADVANCE DENTAL CARE. 1727 N RIVERSIDE AVE RIALTO, CA 92376;[MAILING ADDRESS 1727 N RIVERSIDE AVE RIALTO, CA 92376];

COUNTY OF SAN BERNARDINO

SANDY IBRAHIM DMD MS INC 1727 N RIVERSIDE AVE RIALTO CA 92376 STATE OF INCORPORATION 6115305

The business is conducted by: A CORPORATION.

Public Notices

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/ SANDY N. IBRAHIM, PRESIDENT

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 19, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202521MT

FBN 20250001653

The following person is doing business as: TRIPLE 7 AUTO BODY AND REPAIR LLC. 703 E SANTA FE ST SAN BERNARDINO, CA 92408;[MAILING ADDRESS 703 E SANTA FE ST SAN BERNARDINO, CA 92408];

COUNTY OF SAN BERNARDINO

TRIPLE 7 AUTOBODY AND REPAIR LLC 703 E SANTA FE ST SAN BERNARDINO CA 92408 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: JAN 28, 2025

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/ ISRAEL RIOS-VILLAGO-MEZ, MANAGER

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 18, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202513MT

FBN 20250001595

The following person is doing business as: DUSTY'S DELIVERY SERVICE LLC. 944 LA CADENA DR COLTON, CA 92324;[MAILING ADDRESS 944 N LA CADENA DR COLTON, CA 92324];

COUNTY OF SAN BERNARDINO

ERNESTO TORRES
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/ ERNESTO TORRES, OWNER

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 14, 2025

I hereby certify that this copy

Public Notices

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202515MT

FBN 20250001681

The following person is doing business as: ML PLUMBING. 32168 FERN DR RUNNING SPRINGS, CA 92382;[MAILING ADDRESS PO BOX 0066 RUNNING SPRINGS, CA 92382];

COUNTY OF SAN BERNARDINO

MONTGOMERY G LIEBERMAN

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/ RAMZI MHANNA, MANAGING MEMBER

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 19, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202515MT

FBN 20250001686

The following person is doing business as: BAKERS BUDDY. 1887 BUSINESS CENTER DR STE 2A SAN BERNARDINO, CA 92408;[MAILING ADDRESS 1887 BUSINESS CENTER DR STE 2A SAN BERNARDINO, CA 92408];

COUNTY OF SAN BERNARDINO

ALL PACK PAPER & PLASTIC, LLC 1887 BUSINESS CENTER DR STE 2A SAN BERNARDINO CA 92408 STATE OF INCORPORATION CA ARTICLES OF INCORPORATION 200722110095

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: FEB 07, 2020

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/ CAITLIN WEAVER, MANAGING MEMBER

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 21, 2025

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 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025, 03/21/2025 CNBB9202502MT

FBN 20250001677

The following person is doing business as: D&B PROJECTS & SOLUTIONS. 121 N FERN AVE

federal, state, or common law (see Section 14400 et seq., Business and Professions Code).

Published in the San Bernardino County Sentinel 02/21/2025, 02/28/2025, 03/07/2025, 03/14/2025 CNBB8202516MT

FBN 20250001678

The following person is doing business as: BARGAINS 99 STORE. 123 E BASELINE ST UNIT A SAN BERNARDINO, CA 92410;[MAILING ADDRESS 123 E BASELINE ST UNIT A SAN BERNARDINO, CA 92410];

COUNTY OF SAN BERNARDINO

RMM GENERAL LLC 1505 W 9TH ST SAN BERNARDINO CA 92411 STATE OF ORGANIZATION CA ARTICLES OF ORGANIZATION 202464619590

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: 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/ RAMZI MHANNA, MANAGING MEMBER

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 19, 2025

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 02/28/2025, 03/07/2025, 03/14/2025, 03/21/2025 CNBB9202503MT

Public Notices

APT 10 ONTARIO, CA 91762;[MAILING ADDRESS 121 N FERN AVE APT 10 ONTARIO, CA 91762];

COUNTY OF SAN BERNARDINO

DB PROJECTS SOLUTIONS 121 N FERN AVE APT 10 ONTARIO CA ARTICLES OF INCORPORATION 6550713 STATE OF INCORPORATION CA

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/ DIEGO VASQUEZ ANDRADE, PRESIDENT

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 19, 2025

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 02/28/2025, 03/07/2025, 03/14/2025, 03/21/2025 CNBB9202503MT

FBN 20250001851

The following person is doing business as: SKYWATCH TRUCKING. 37263 28TH ST E PALMDALE, CA 93550;[MAILING ADDRESS 37263 28TH ST E PALMDALE, CA 93550];

COUNTY OF SAN BERNARDINO

LUIS A DELCID

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/ LUIS A DELCID, OWNER
Statement filed with the County Clerk of San Bernardino on: FEBRUARY 24, 2025

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 02/28/2025, 03/07/2025, 03/14/2025, 03/21/2025 CNBB9202504MT

FBN 20250001761

The following person is doing business as: THE RICH BARBER LOUNGE. 9784 19TH ST RANCHO CUCAMONGA, CA 91737;[MAILING ADDRESS 9784 19TH ST RANCHO CUCAMONGA, CA 91737];

COUNTY OF SAN BERNARDINO

RICARDO E TRUJILLO

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.

Published in the San Bernardino County Sentinel 02/28/2025, 03/07/2025, 03/14/2025, 03/21/2025 CNBB9202507MT

FBN 20250000816

The following person is doing business as: THE BOYS. 7020 ALICE ST HIGHLAND, CA 92346;[MAILING ADDRESS 7020 ALICE ST HIGHLAND, CA 92346];

COUNTY OF SAN BERNARDINO

SANTIAGO J FERNANDEZ

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

OWNER

Statement filed with the County Clerk of San Bernardino on: FEBRUARY 21, 2025

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

Carrizales, Heavily Sponsored By The Construction Industry, Flipped This Time To Support The Moratorium Extension *from page 3*

In the less than a month that the moratorium was in place, city officials were unable to formulate any plan with regard to zone changes, ordinances or regulations to effectively offset the intrusion of warehousing into the city's residential districts. It was thought advisable to give staff and the council more time to arrive at such a strategy. Under California law, a mora-

torium on the building of a designated type of development can be imposed for a period of up to a year. Thus, the city,



Ed Scott

led by newly-installed City Manager Tanya Williams, decided to set before the council the option of extending the moratorium for another ten months and 15 days beyond the one that is already in place and was

set to lapse on March 14.

Councilman Ed Scott, who was perhaps the strongest advocate of the moratorium in January, expressed concern that going with a moratorium until January 27, 2026 would be a bit much. Therefore, the council voted to vote extend for six months, as of that evening, the moratorium which at that point had already been in place for 28 days, meaning it will remain in place until midnight August 26, 2025.

Joining with Mayor Joe Baca Sr, Councilman Ed Scott, Councilwoman Karla Perez and Councilman Edward Montoya Jr in supporting the ban this time was Carrizales,

despite his previous opposition.

Carrizales made an abrupt turnaround, at least in part out of reaction to the response to his opposition to the moratorium in January. Many suggested that Carrizales had shown disregard for the prevailing sentiment in the city because he was unduly influenced by money provided to his electioneering fund by developmental interests involved in building warehouses.

Carrizales was heavily supported in his successful bid for reelection in November 2024 by elements of the building industry, including those with interests in warehouse projects or poten-

tial warehouse projects. Those donors include GR Advisors Group, which gave him \$5,500; Michael Tyre of Howard



Andy Carrizales

Industrial Partners, who gave him \$5,500; the San Bernardino County Business Owners Political Action Committee, which gave him \$2,500; the Building Industry Association of Southern California, which pro-

vided him with \$2,500; and the National Association of Industrial and Office Properties, which boosted his electoral effort with another \$2,500.

While they pulled up short of stating that Carrizales was out-and-out being paid off, a handful of Rialto residents said that his vote in January had demonstrated a lack of integrity and weak character, illustrating his inability to say no to those who are bankrolling his political career, particularly when those deep-pocketed donors have goals and objectives at odds with the interests of his constituents.

-Mark Gutglueck



Mann & Choate Boast Multiple Musical Accomplishments *from page 5*

the Culver City Symphony's historic concert, "The American Beat - Women Composers." Dr. Mann will conduct her composition entitled "Heritage Suite." Harp music is capable of enhancing the elegance and elemental beauty of life. Harpist Ellie Choate's touch with that instrument has been credited with reach

the musical soul with a magical ambiance. From the multiple Grammy award winning CD, Genius Loves Company with Ray Charles, to the Ojai Festival with Pierre Boulez; from the motion picture scoring stage to daytime television; from weddings and corporate events to a healing and therapeutic session of bed-side harp, Ellie Choate brings her professionalism and deep understanding and love of the harp to listeners throughout Los Angeles, Orange County and all

of Southern California. She will perform Spanish composer Joquin Rodrigo's "Concierto de Aranjuez, Movement 2." Also featured on the program is Show Band 1st Clarinetist Neil Vargas who will perform a solo in a composition written by American and French jazz musician and composer Sidney Bechet entitled "Si Tu Vois Ma Mere," ("If You See My Mother"). The solo is a direct transcription of the one performed by Bechet in the 1950's. Show Band musician

Kathy Soderlund will be featured as a dancer in "Don't Cry For Me Argentina" and "Malagueña." The outstanding musicians of the Show Band will entertain their concert goes in "Irish Folk Song Suite," and "Tarentella and Canzone" both composed by Dr. Gabe Petrocelli, along with "Vive La France," a medley of well-known French songs. The performance will be narrated by Chaffey Adult School Principal Dr. George Mata-mala and Montclair

High School English Teacher Bess Silva. Those who wish to support the Show Band can do so by visiting and feeding the Hungry Tuba located in the lobby. 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 *Continued on Page 20*

White Brought In As Rialto Schools' Temporary Superintendent *from page 7*

those children" the community and teachers had advocated for in the past had now become "the teachers, the educators and the activists. I am proud to stand among them as my colleagues now. We cannot go into emotional instability. When we say we want change, the change I am hearing in the room is to eliminate our community. That is impossible to do."

Tobin Brinker, the president of the district's teachers' union, advocated for retaining D'Souza as the interim superintendent. Brinker decried what he characterized as "another hastily-called special meeting [pertaining to] one agenda

item, little transparency and no real engagement with the people this decision will affect the most. Leadership should not be decided in a rush. It should be decided with wisdom, unity and integrity."

Brinker said, "The Bible warns us about division in leadership. In Mark 3:25, it says if a house is divided against itself, that house cannot stand. A split decision tonight, a 3-2 vote, weakens not just the next superintendent but the entire district. It tells us that the board itself is not unified and that instability will follow. If Dr D'Souza is to continue, he deserves the chance to truly lead without the shadow of politics. Dr. D'Souza was appointed last year in a time of crisis because he was seen as fair, intelligent and neutral, someone who

could steady the ship. He has not had the opportunity to show what he can fully do because of the circumstances of his appointment. Why remove him now without a full fair search process?"

Continuing, Brinker said, "We have 59 school days left until the end of the year. This time should be used to decide how the process will work, to engage with community groups and determine what qualities the next leader should have to create a timetable for recruitment and interviews so the new superintendent can be in place hopefully to start the next school year. Rushing this decision and excluding the voices of teachers, staff and families sets a dangerous precedent. It tells us the board does not value transparency or stakeholder input. The next

superintendent, whoever they [sic] are, should not begin under a cloud of division. If you are to choose new leadership tonight, it will look like this is more about the internal politics of the school board than it is about what is best for our district, because you will have made the decision in a hastily called special meeting without getting input from any community groups."

Jasmine Valenzuela, a former educator in the district, supported Dr. D'Souza, saying he was "appointed at a dire time. He has not been given the opportunity to fully exercise his leadership as the superintendent."

Valenzuela said D'Souza's appointment "was a clear and well-considered choice and I am here to say it would be just as wise for the board to keep him in

the role of interim superintendent or superintendent. Dr. Souza is a leader with integrity and strong connections at the county level and state levels. These relationships provide invaluable opportunities for the district, ensuring the district remains at the forefront of educational advancements, funding opportunities and policy decisions that benefit Rialto students. He has a proven dedication to our schools. His leadership has never been about personal gain."

Ludlow Creary, counsel for Dr. D'Souza, was going to speak but did not after the board would not allow him to confer with D'Souza before he made his comments.

The board went into closed session and returned 38 minutes and 15 seconds later to announce that it had on a

vote of 3-to-2 appointed Judy White, the former Riverside County superintendent of schools, as interim superintendent. White served with Riverside County schools from 2017 until November 2020. Prior to that she was employed with the Moreno Valley Unified School District for six years and worked as a teacher, principal and deputy superintendent at the San Bernardino City Unified School District for 32 years.

D'Souza has been returned to the position he held before he was elevated to the acting superintendent's post, that of the district's lead academic agent of math and early college programs in education services.

-Mark Gutglueck



RC Man Accessed U.S. Company's Proprietary Information While Working For A Chines Chain-And-Bearing Manufacturer *from page 3*

return all the proprietary information belonging to U.S. Company #1 after its subsidiary terminated him in January 2018.

In February 2018, Li operated a consulting company named JSL Innovations Inc.

and in March 2020, he signed an employment agreement with Suzhou Universal Group Technology Co. Ltd., a China-based chain-and-bearing manufacturer. Li continued to work for Suzhou Universal until

his arrest in May 2023. During this period, Li continued to knowingly possess U.S. Company #1's proprietary information and – more than once – accessed this information without that company's authorization.

Li admitted that he used the proprietary information for his own economic benefit and that it would injure U.S.

Company #1's interests.

United States District Judge John A. Kronstadt scheduled a May 8 sentencing hearing, at which time Li will face a statutory maximum sentence of 10 years in federal prison.

The FBI investigated this matter with substantial assistance from the Department of Commerce, Office of Export Enforcement, Bureau of

Industry and Security.

The case against Li was brought under the auspices of the Disruptive Technology Strike Force, which is co-led by the Departments of Justice and Commerce. The strike force seeks to counter efforts by hostile nation-states to illicitly acquire sensitive U.S. technology to advance their authoritarian regimes and facilitate hu-

man rights abuses.

Assistant United States Attorney Aaron B. Frumkin of the cyber and intellectual property crimes section, Solomon D. Kim of the major frauds section, and David T. Ryan of the national security division are prosecuting this case.



Show Band Seeking Performers *from page 19*

are free to the public. For more information

about the concert visit the Show Band website at www.showband.net or contact Dr. Petrocelli at gabe@showband.net. The "Friends of the

Ontario Chaffey Community Show Band" is a registered charity under Internal Revenue Code Section 501 (c)(3); EIN # 46-1422958. Donations

are welcomed. Checks may be made out to: Friends of the OCCSB, P.O. Box 1512, Ontario, CA 91762. Concert goers interested in being

included on the Show Band mailing list are encouraged to fill out an information card at our events. The Show Band can be followed on

Facebook, Twitter, Instagram, YouTube, and its website at www.showband.net.



While Chino Officials Cite Ordinances & Code Sections Permitting Eden Project's Uprated Density, Their Math To Calculate That Density Uses An Acreage Divisor More Than Twice The Lot Size *from page 5*

a report by Chino City Planner Andrea Gilbert. In that report, Gilbert recommended that the commission "[d]eny the appeal and uphold the interpretation of the zoning code made by the director of development services regarding the calculation and enforcement of the floor area ratio in the mixed use overlay district."

Gilbert contended in the report that Nigg's assertions that the city's general plan, zoning code, and overlay zoning are in conflict was incorrect and that density calculations are consistently utilized to control intensity of use in residential uses, while floor area ratio is consistently utilized to control the intensity of non-residential uses. Though Gilbert asserted that Morelion's "interpretation of the floor area ratio limitations in Section 20.09.090 is consistent with the city's general plan," she did not address how it was that the city was allowing Orbis to utilize the full 10.3 acres as the divisor in calculating the residential density when approximately 5.2 of those acres were not being used for residential development but rather commercial uses and a large-scale storage facility.

Among the exhibits presented to the planning commission on February 19 was a letter from Morelion to Nigg dated December 5, 2024 in which the development services director attempted to address Nigg's "reservations about how the mixed use overlay standards allow for development within the overlay." In the letter, Morelion rejected Nigg's challenge of his calculation by claiming that "mixed use overlay is intentionally structured to exclude floor area ratio requirements for residential uses within the overlay." Morelion in the letter propounded that as an incentive to developers to construct housing stock in areas zoned for mixed use, the city provides an additional 0.25 floor area ratio for the nonresidential portion of mixed use developments, thus allowing a total 1.25 floor area ratio, and stating that the city was striving toward "balancing the goals of development with community needs."

Nigg contends that the city zoning code allows for an increase in floor area ratio to 1.25 when affordable rental units are included in the project. Nigg argued that since the increase in floor area ratio and

density bonus was contingent on residential affordable housing being included in the project, the floor area calculation should include the residential units.

The planning commission, based upon Morelion's letter to Nigg and Gilbert's assertions in her staff report denied the appeal in a 5-to-1 vote with Chairman Jimmy Alexandris and commissioners Kevin Cisneroz, Lissa Fraga, Brandon Blanchard and Steve Lewis voting to deny the appeal, Commissioner Lawrence Vieira voting to sustain the appeal and Commissioner Vincent Lopez abstaining.

The commission collectively and the commissioners individually cited no specifics or rationale for denying Nigg's appeal.

Nigg, citing the commission's failure to make any findings of fact, as required in the city's zoning code, has now appealed the planning commission's denial of his appeal to the city council, which has 60 days to take up the matter.

While many who live in his neighborhood have suggested that Orbis has done something to compromise the professionalism and integrity of city officials, extending from the city's development services division and planning divisions to its planning commission and city council, Nigg stopped short of casting such aspersions

toward City Hall.

"I am most definitely not saying or even implying that anyone at the planning division is on the take, but I do feel that the planning division has become a rubber stamp for the demands of the developers," Nigg said. "There are questions here that the city needs to answer. Why was the city code changed to accommodate this development? The original draft to the ordinance to amend the zoning code on March 4, 2023 did not include the ability for developers to build a massive four-story storage facility in mixed use overlay districts. Just two weeks later on March 20, 2023, the planning division recommended to the planning commission that the zoning code be amended to include storage facilities, to increase the height of the buildings and to increase the units per acre from 20 to 30 units to 26 to 30 units per acre, while reducing the required number of affordable units by over 50 percent."

Nigg contends that the zoning code for mixed use overlays was ill-advised and poorly written, resulting in numerous illogical contradictions within the zoning code. Nigg further contends that the 10.36 acre site, with no on-street parking in the area, is not suitable for the development as planned by Orbis. He referenced Government Code Section 65583.2(c)(2)(B), which states "A site larger than 10 acres

shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing." Nigg said, "The city has never provided an intelligent and logical explanation as to why the Orbis project is being allowed to be developed."

Nigg asked, "Now that there has been a decision to develop it for affordable housing, why is the city allowing a significant part of that property to be developed as a storage facility? Why are they allowing the developer to manipulate and control everything?"

Nigg continued, "It is of course true that the state Department of Housing and Community Development has mandated the city to allow the construction of housing. It did not mandate that the city allow a storage facility in a place it does not belong. The state did not mandate that building heights of up to 55 feet be allowed. The state did not mandate that all 267 rental units be squeezed onto less than one half of the 10.3-acre site."

Nigg takes issue with what he said was "the city's pattern of not be-

ing transparent and withholding details with regard to development projects until 72 hours before the public hearings at which members of the public are given less than 10 minutes to voice their disapproval." He said the city is disallowing the public an opportunity to fully understand the implication of what is coming its way and preventing people from being able to provide thoughtful input and request alterations or modifications to features they will have to live with thereafter. He believes that city should have "open communication with the public and not just interact with the developers before completing its review and making the recommendations to the planning commission."

Of the Eden project, Nigg said, "There are still issues with this project that have not been resolved. There is the inclusion of the storage facility. There is not enough parking. There is the height of the buildings. There is the mass of the buildings. There is the city allowing a smaller percentage of affordable housing, yet allowing not just 26 but over 52 units per acre. I voted for Measure Y, but not for the type of project the developer is proposing to build. The city should and must explain why this is being allowed."

-Mark Gutglueck

