

APPLICATION MATERIALS – CITY OF CHINO HILLS

LAFCO 3183 – Sphere of Influence Amendment –
Sphere Expansion for the City of Chino Hills and
Sphere Reduction for the City of Chino

SAN BERNARDINO LAFCO APPLICATION AND PRELIMINARY ENVIRONMENTAL DESCRIPTION FORM

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Detachment from the City of Chino to be annexed to the City of Chino Hills.
2. NAME OF APPLICANT: City of Chino Hills and the City of Chino.
MAILING ADDRESS:
City of Chino Hills, 14000 City Center Drive, 91709, Attention: Joann Lombardo, Community Development Director; City of Chino, 13220 Central Avenue, Chino, CA 91710; Attention: Nick Liguori Community Development Director
PHONE: (Chino Hills) 909-364-2600; (Chino) 909 334-3306
FAX: (Chino Hills) 909-364-2695; (Chino) 909 334 3720:
E-MAIL ADDRESS: (Chino Hills) jlombardo@chinohills.org; (Chino) nliguori@cityofchino.org
3. GENERAL LOCATION OF PROPOSAL: The area to be annexed comprises 9,360 SF of assessor parcel number (APN) 1021-551-03, which is a 5.76 acre property located in the City of Chino. The 9,360 SF portion of APN 1021-551-03 is located east of Monte Vista Avenue, northeast of Fairfield Ranch Road, and southwest of the Chino Creek Channel. Access to the 9,360 SF portion of APN 1021-551-03 is provided by SR-71 via two freeway interchanges; one at Central Avenue located to the southwest and the other at Ramona Avenue to the northwest. Local access is provided by Fairfield Ranch Road, which intersects Central Avenue approximately one quarter mile to the southeast, and Monte Vista Avenue, which leads to the Ramona Avenue interchange via Chino Hills Parkway. (See Attached Exhibit A-2).
4. Does the application possess 100% written consent of each landowner in the subject territory?
YES NO If YES, provide written authorization for change.
5. Indicate the reasons that the proposed action has been requested. To adjust a portion of the irregular boundary between the City of Chino Hills and the City of Chino. The 9,360 SF of APN 1021-551-03 is a remnant boundary irregularity that occurred when the City of Chino Hills incorporated in 1991. The annexation/boundary adjustment will improve a situation whereby the boundary for the City of Chino currently creates an island (9,360 square feet of APN 1021-551-03) of land between the west side of the Chino Creek Channel and the jurisdictional boundary for the

City of Chino Hills which results in this small island of land being located in one jurisdiction (City of Chino) which is from a development perspective impractical and unworkable given that the land is part of a larger parcel (APN 1021-591-08) that is located in the City of Chino Hills.

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory? YES ___ NO X If YES, please provide a written justification for the proposed boundary configuration.
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LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres): 9,360 SF of APN 1021-551-03, which is a 5.76 acre property located in the City of Chino. (See Attached Exhibit A-2).
2. Current dwelling units in area classified by type (Single Family detached, multi-family (duplex, four-plex, 10-unit), apartments): The 9,360 SF of APN 1021-551-03 is currently undeveloped. The larger 36.92-acre parcel (APN 1021-591-08) surrounding the 9,360 SF of APN 1021-551-03 that is located in the City of Chino Hills is also currently undeveloped. The City of Chino Hills has a pending entitlement application for the future development of APN 1021-591-08 and the 9,360 SF of APN 1021-551-03. The pending entitlement application is for the project Fairfield Ranch Commons development, which consists of 346 very high density residential apartment units and a 326,641-square foot industrial park (3 buildings).
3. Approximate current population in area: 0
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): The City of Chino designates the 9,360 SF of APN 1021-551-03 as General Industrial (General Plan: GI General Industrial / Zoning: M2 General Industrial). If the 9,360 SF of APN 1021-551-03 is annexed into the City of Chino Hills, the property would receive a General Plan and Zoning designation of Business Park, which would permit business park, light industrial, and/or warehouse uses. The pending entitlement application for Fairfield Ranch Commons is proposing to change the General Plan and Zoning designation of approximately 14.73 acres of APN 1021-591-08 (which would include the 9,360 SF of APN 1021-551-03) to Very High Density Residential. Despite the pending entitlement application for Fairfield Ranch Commons, the 9,360 SF of APN 1021-551-03 may remain as Business Park regardless of the current entitlement application, this boundary line change will enable whatever is done on the property in the future to be done in a more logical and practical manner.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s): Not Applicable.

5. Describe any special land use concerns expressed in the above plans. In addition, for a City Annexation or Reorganization, provide a discussion of the land use plan's consistency with the regional transportation plan as adopted pursuant to Government Code Section 65080 for the subject territory: There are no special land use concerns with the proposed annexation/boundary adjustment. The 9,360 square feet to be annexed is located adjacent to the Chino Creek Channel. It would not impact consistency with the regional transportation plan.

6. Indicate the existing land use. The undeveloped 9,360 SF of APN 1021-551-03 is located adjacent to the Chino Creek Channel within the City of Chino. The City of Chino designates the property as General Industrial (General Plan: GI General Industrial / Zoning: M2 General Industrial).

What is the proposed land use? The 9,360 square feet to be annexed would receive a land use designation of Business Park. The pending entitlement application for Fairfield Ranch Commons would change the land use designation of the 9,360 square feet to Very High Density Residential to be apart of the larger 14.73-acre parcel that will consist of the very high density residential apartment portion of the project. The small 9,360 square feet of APN 1021-551-03 will just facilitate the overall use of the larger parcel (APN 1021-591-08) whether the land use remains Business Park or is changed to Very High Density Residential.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

- a. Has pre-zoning been completed? YES ___ NO X
- b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ___ NO X

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

The City of Chino Hills does not have a Pre-Zone Ordinance. The 9,360 square feet to be annexed would receive a land use designation of Business Park, which would allow future business park, light industrial, and/or warehouse uses. The small 9,360 square feet of APN 1021-551-03 will just facilitate the overall use of the larger parcel (APN 1021-591-08) whether the land use remains Business Park or is changed to Very High Density Residential as proposed by the pending entitlement application of Fairfield Ranch Commons.

8. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ___ NO X. If YES, please explain.

9. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

- Agricultural Land Uses
- Williamson Act Contract
- Any other unusual features of the area or permits required: _____
- Agricultural Preserve Designation
- Area where Special Permits are Required

None.

10. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

Not Applicable.

11. Provide a narrative response to the following factor of consideration as identified in §56668(o): *The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services:*

The proposed annexation/boundary adjustment involves edge pieces of an undeveloped property located between the City of Chino Hills jurisdictional boundary and the Chino Creek Channel. The small 9,360 square feet of APN 1021-551-03 will facilitate orderly development of the overall use of the larger parcel APN 1021-591-08. The proposed annexation/boundary adjustment will not negatively impact the fair treatment of people

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

The project site and proposed annexation/boundary adjustment area is generally flat.

2. Describe any existing improvements on the site as % of total area.

Residential	<u>0</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>0</u> %
Industrial	<u>0</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

NORTH	<u>The area to the north is industrial development within the City of Chino.</u>
EAST	<u>The area to the east consists of the Carbon Canyon Water Recycling Facility and industrial development within the City of Chino.</u>
SOUTH	<u>The area to the south consists of undeveloped business park land and a business park development within the City of Chino Hills.</u>
WEST	<u>The area to the west consists of the BAPS Temple and Cultural Center and a residential trailer park within the City of Chino Hills.</u>

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

The 9,360 square feet to be annexed would receive a land use designation of Business Park, which would allow future business park, light industrial, and/or warehouse uses. The small 9,360 square feet of APN 1021-551-03 will just facilitate the overall use of the larger parcel (APN 1021-591-08) whether the land use remains Business Park or is changed to Very High Density Residential as proposed by the pending entitlement application of Fairfield Ranch Commons.

5. Will service extensions accomplished by this proposal induce growth on this site? YES NO Adjacent sites? YES NO Unincorporated Incorporated

6. Are there any existing out-of-agency service contracts/agreements within the area? YES NO If YES, please identify.

7. Is this project a part of a larger project or series of projects? YES NO If YES, please explain.

The 9,360 square feet to be annexed would receive a land use designation of Business Park, which would allow future business park, light industrial, and/or warehouse uses. The small 9,360 square feet of APN 1021-551-03 will just facilitate the overall use of the larger parcel (APN 1021-591-08) whether the land use remains Business Park or is changed to Very High Density Residential as proposed by the pending entitlement application of Fairfield Ranch Commons. The Fairfield Ranch Commons project consists of two components; 1) a residential component consisting of 346 very high density residential apartment units on 14.73 acres and 2) a business park component consisting of a 326,641-square foot business park (3 buildings) on 17.37 acres.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Mary M. McDuffee, City Clerk TELEPHONE NO. (909) 364-2610

ADDRESS:
14000 City Center Drive, Chino Hills, CA 91709

NAME Konradt Bartlam, City Manager TELEPHONE NO. (909) 364-2624

ADDRESS:
14000 City Center Drive, Chino Hills, CA 91709

NAME Joann Lombardo, Community Development Director TELEPHONE NO. (909) 364-2741

ADDRESS:
14000 City Center Drive, Chino Hills, CA 91709

CERTIFICATION

As a part of this application, the city of Chino Hills, or the _____ district, _____ (the applicant) and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I/We acknowledge that annexation to the city of _____ or the _____ district may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE Oct. 13, 2014

Mary M. McDuffee
SIGNATURE OF APPLICANT

Mary M. McDuffee
PRINTED NAME OF APPLICANT

City Clerk

TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OR DIVESTITURE OF FUNCTIONS AND/OR SERVICES FOR SPECIAL DISTRICTS SUPPLEMENT

KRM-Rev. 8/15/2012

Electronic File Name: LAFCO application form - TURNER

**SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO
City of Chino Hills

DETACHED FROM
City of Chino

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

The 9,360 square feet of APN 1021-551-03 to be annexed is to adjust a portion of the irregular boundary between the City of Chino Hills and the City of Chino. The 9,360 square feet of APN 1021-551-03 is a remnant boundary irregularity that occurred when the City of Chino Hills incorporated in 1991. The small 9,360 square feet of APN 1021-551-03 will facilitate the overall use of the larger parcel APN 1021-591-08 located in the City of Chino Hills. The City of Chino Hills has a pending entitlement application for the future development of APN 1021-591-08 and the 9,360 SF of APN 1021-551-03, which is for the project Fairfield Ranch Commons that will consist of 346 very high density residential apartment units and a 326,641-square foot industrial park. The property will likely be annexed to a community facilities district and/or an assessment district as part of the development proposal on the larger adjoining property.

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

None.

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

The 9,360 square feet to be annexed would receive a land use designation of Business Park in the City of Chino Hills, which would allow future business park, light industrial, and/or warehouse uses. The small 9,360 square feet of APN 1021-551-03 will facilitate the overall use of the larger parcel APN 1021-591-08 located in Chino Hills. The City of Chino Hills has a pending entitlement application for the future development of APN 1021-591-08 and the 9,360 SF of APN 1021-551-03. The pending entitlement application is for the project Fairfield Ranch Commons, which consists of 346 very high density residential apartment units and a 326,641-square foot industrial park. The pending entitlement application for Fairfield Ranch Commons is proposing to change the General Plan and Zoning designation of approximately 14.73 acres of APN 1021-591-08 (which would include the 9,360 SF of APN 1021-551-03) to Very High Density Residential to allow the development of 346 residential apartment units. The General Plan Amendment will also include a Housing Element Amendment to transfer 346 Very High Density Residential Units from Tres Hermanos Site A in Chino Hills to the project site. The transfer of 346 Very High Density Residential Units from Tres Hermanos Site A to the project site is in compliance with the Chino Hills Measure U as the transfer of units does not increase the total number of residential units allowed on the properties involved in the transfer. Once redesignated, the project site will allow for up to 35 units per acre; and pursuant to Government Code Section 65583, the project site will require a minimum gross density of 20 dwelling units per acre and will allow multi-family by right without a conditional use permit, planned unit development or other discretionary action. As proposed, the residential component of Fairfield Ranch Commons will have a gross density of 23.4 dwelling units per acre. Approval of the detachment/annexation for the small 9,360 square feet of APN 1021-551-03 will facilitate the overall use of the larger parcel APN 1021-591-08, which could allow the potential development of 346 very high density apartment units and would assist Chino Hills in meeting their regional housing allocation of affordable housing. Despite the pending entitlement application for Fairfield Ranch Commons, the 9,360 SF of APN 1021-551-03 may remain as Business Park regardless of the current entitlement application, this boundary line change will enable whatever is done on the property in the future to be done in a more logical and practical manner.

5. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.

The scope of the detachment/annexation involves approximately 9,360 square feet of territory. There will be an insignificant change in level and range in any of the existing public services provided by the cities of Chino today and Chino Hills in the future upon detachment/annexation.

2. An indication of when the service can be feasibly extended to the affected territory.

The area to be detached from Chino and annexed to Chino Hills will facilitate the overall use of the larger parcel APN 1021-591-08 located in Chino Hills. The project site is part of the pending entitlement application for Fairfield Ranch Commons, which a portion of the project consists of residential development (See description noted in LAFCO application). Despite the pending entitlement application for Fairfield Ranch Commons, this boundary line change will enable whatever is done on the property in the future to be done in a more logical and practical manner. It is feasible that services, both public infrastructure and public services will be extended upon approval of the action by LAFCO.

3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.

The detachment/annexation is requested to facilitate the logical development of the larger parcel APN 1021-591-08 located in the City of Chino Hills. The pending entitlement proposal for the Fairfield Ranch Commons project would develop the subject property. As a result, the typical development conditions will likely be imposed on the project of which the subject territory is a small part.

4. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

The applicability of this question based on the size and scope of the detachment/annexation is unnecessary. However, the cost to the City of Chino Hills for extending services will be bore by the developer/owner of the property and have no fiscal impact to the City. In addition, the City of Chino Hills will receive their portion of

the property tax allocation for the subject property because the City of Chino will agree to a reallocation of the property tax revenue for the subject property.

- 5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

The property will likely be annexed to a community facilities district and/or an assessment district as part of a future development proposal on the larger adjoining property (APN 1021-591-08).

- 6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

To the extent services are needed to be provided to the property that such are available.

CERTIFICATION

As a part of this application, the city of Chino Hills, or the _____ district, _____ (the applicant) and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I/We acknowledge that annexation to the city of _____ or the _____ district may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE Oct. 13, 2014 Mary M. McDuffie City Clerk
SIGNATURE OF APPLICANT

/REVISED: krm - 8/15/2012

Electronic File Name: Fairfield Ranch SUPPLEMENT - annexation

SUPPLEMENT SPHERE OF INFLUENCE CHANGE

INTRODUCTION: The questions on this form are designed to obtain data about the specific sphere of influence change proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information that you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please provide an identification of the agencies involved in the proposed sphere of influence change(s):

SPHERE EXPANSION

City of Chino Hills

SPHERE REDUCTION

City of Chino

2. Provide a narrative description of the following factors of consideration as outlined in Government Code Section 56425. (If additional room for response is necessary, please attach additional sheets to this form.)

The present and planned land uses in the area, including agricultural and open-space lands.

The Sphere change is an approximate 9,360-square foot area of APN 1021-551-03 within a partially urbanized area that extends westerly across the Chino Creek Channel. It is land locked between the channel and the City of Chino Hills' easterly city jurisdictional boundary. The area was annexed to the City of Chino in 1977 and has been designated General Industrial. This sphere change is viewed as a clean-up for the purpose of allowing the logical development of the property as part of the larger parcel APN 1021-591-08 located in the City of Chino Hills.

The present and probable need for public facilities and services in the area.

The subject property to be annexed is part of a larger development plan within the City of Chino Hills. Public Facilities will not be extended to the approximate 9,360-square foot property territory to be detached/annexed. However, the property is part of a larger pending development project noted in the LAFCO application where public facilities and services will be provided.

The present capacity of public facilities and adequacy of public services that the agency to be expanded provides or is authorized to provide.

There is currently a sufficient capacity for public facilities to serve the property, including sewer, water, and storm drain facilities via the City of Chino Hills. Public services are more than adequate to serve the subject property.

The existence of any social or economic communities of interest in the area.

None.

The present and probable need for public facilities or services related to sewers, municipal and industrial water, or structural fire protection for any disadvantaged unincorporated community, as defined by Govt. Code Section 56033.5, within the existing sphere of influence.

None.

3. If the proposal includes a city sphere of influence change, provide a written statement of whether or not agreement on the sphere change between the city and county was achieved as required by Government Code Section 56425. In addition, provide a written statement of the elements of agreement (such as, development standards, boundaries, zoning agreements, etc.) (See Government Code Section 56425).

The City of Chino and Chino Hills desire the Sphere of Influence and detachment/annexation (see Resolutions of agreement attached). This is considered a clean-up of the boundaries between the City of Chino and Chino Hills.

4. If the proposal includes a special district sphere of influence change not considered to be minor, provide a written statement: (a) specifying the function or classes of service provided by the district(s) and (b) specifying the nature, location and extent of the functions or classes of service provided by the district(s). (See Government Code Section 56425(i))

None.

5. For any sphere of influence amendment either initiated by an agency or individual, or updated as mandated by Government Code Section 56425, the following service review information is required to be addressed in a narrative discussion, and attached to this supplemental form (See Government Code Section 56430):

- a. Growth and population projections for the affected area.

The 9,360 square feet to be annexed would receive a land use designation of Business Park, which would allow future business park, light industrial, and/or warehouse uses. The small 9,360 square feet of APN 1021-551-03 will facilitate the overall use of the

larger parcel APN 1021-591-08 in the City of Chino Hills. The City of Chino Hills has a pending entitlement application for the future development of APN 1021-591-08 and the 9,360 SF of APN 1021-551-03. The pending entitlement application is for the project Fairfield Ranch Commons, which consists of 346 very high density residential apartment units and a 326,641-square foot industrial park. The property to be annexed will not include any increase in growth and population for the City of Chino Hills. The pending entitlement application for Fairfield Ranch Commons includes a Housing Element Amendment to the Chino Hills General Plan to transfer 346 very high density residential units to the project site. The transfer of 346 very high density residential units will not increase the overall total dwelling units in Chino Hills as the 346 units are being transferred from one very high density residential site to another very high density residential site without a net increase in total dwelling units.

- b. Location and characteristics of disadvantaged unincorporated communities within or contiguous to the sphere of influence.

None.

- c. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies, including those associated with a disadvantaged unincorporated community.

None.

- d. Financial ability of agencies to provide services.

The applicability of this question based on the size and scope of the detachment/annexation is unnecessary. However, the cost to the City of Chino Hills for extending services will be bore by the developer/owner of the property and have no fiscal impact to the City.

- e. Status of, and opportunities for, shared facilities.

None.

- f. Accountability for community service needs, including governmental structure and operational efficiencies.

Not applicable.

If additional sheet are submitted or a separate document provided to fulfill Item #5, the narrative description shall be signed and certified by an official of the agency(s) involved with the sphere of influence review as to the accuracy of the information provided. If necessary, attach copies of documents supporting statements.

CERTIFICATION

As a part of this application, the city of Chino Hills, or the _____ district, _____ (the applicant) and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

I hereby certify that the statements furnished above present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE Oct. 13, 2014

Mary M. McDuffee
SIGNATURE OF APPLICANT

Mary M. McDuffee
PRINTED NAME

City Clerk
TITLE

Rev: krm – 8/15/2012

Electronic File Name: SUPPLEMENT – sphere of influence change new