

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 9,411-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 9,411-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 9,411 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 9,411 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 9,411 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

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