

## 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](mailto:jlombardo@chinohills.org); (Chino) [nliguori@cityofchino.org](mailto:nliguori@cityofchino.org)
  
3. GENERAL LOCATION OF PROPOSAL: The two areas to be annexed comprise of 51 SF and 9,360 SF of assessor parcel number (APN) 1021-551-03 for a total of 9,411 SF, which are part of a 5.76 acre property located in the City of Chino. Both the 51 SF and the 9,360 SF portions of APN 1021-551-03 are located east of Monte Vista Avenue, northeast of Fairfield Ranch Road, and southwest of the Chino Creek Channel. Access to the 9,411 SF portions 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 X 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 51 SF and 9,360 SF portions of APN 1021-551-03 are remnant boundary irregularities 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 (9,411 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 two small islands 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.

### **LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres): 9,411 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 9,411 SF of APN 1021-551-03 is currently undeveloped. The larger 36.92-acre parcel (APN 1021-591-08) surrounding the 9,411 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 9,411 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 9,411 SF of APN 1021-551-03 as General Industrial (General Plan: GI General Industrial / Zoning: M2 General Industrial). If the 9,411 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 9,411 SF of APN 1021-551-03) to Very High Density Residential. Despite the pending entitlement application for Fairfield Ranch Commons, the 9,411 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 9,411 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 9,411 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 9,411 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 9,411 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 9,411 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 9,411 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 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 9,411 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 9,411 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 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 9,411 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 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 XIIIIC and XIID 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**