

**LAFCO 3213**

**Notice of Filing Attachments:**

**Application**

# 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 application to allow the San Bernardino LAFCO, its staff and others to adequately assess the proposal. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your proposal. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

### GENERAL INFORMATION

- NAME OF PROPOSAL: Chino-Pipeline Ave 36, LLC (APN 1016-521-05, 03, 04 and portions of 1016-331-04 Union Pacific Line) (TTM 18902)
- NAME OF APPLICANT: City of Chino, c/o Michael Hitz, Principal Planner  
 APPLICANT TYPE:  Landowner  Local Agency  
 Registered Voter  Other \_\_\_\_\_  
 MAILING ADDRESS: P.O. Box 667  
Chino, CA 91708  
 PHONE: (909) 334-3448  
 FAX: (909) 334-3729  
 E-MAIL ADDRESS: mhitz@cityofchino.org
- GENERAL LOCATION OF PROPOSAL: 12730 Pipeline Avenue. West side of Pipeline Avenue approximately 1,000 feet north of Riverside Drive and including the Union Pacific Rail line on the north.
- Does the application possess 100% written consent of each landowner in the subject territory?  
 YES  NO  If YES, provide written authorization for change.
- Indicate the reason(s) that the proposed action has been requested. The City of Chino initiated the annexation of this area to allow for residential development. This development will utilize water and sewer from the City of Chino. City policy dictates that properties that are contiguous to the City boundary located within the City's sphere of influence that require sewer service should be annexed into the City.

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
7.9 +/- Acres
  
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
Currently no dwelling units.
  
3. Approximate current population within area:  
Zero.
  
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
The City of Chino General Plan designation of this site is RD 8 (Residential 8 units per acre).  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
The San Bernardino County land use designation is SD (Special Development Planned Residential Development).
  
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:  
The site is currently under construction with 36 single-family homes (Tract No. 18902). It is not anticipated the development of these homes will have a negative impact on the regional transportation plan.
  
6. Indicate the existing use of the subject territory.  
The existing land use is residential and the site is currently being developed with single-family homes. This development includes the installation of public improvements (streets, water, sewer, storm drain, and a neighborhood park).  
  
What is the proposed land use?  
The proposed land use is for 36 single-family homes.
  
7. 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  If YES, please explain.

8. 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: N/A
- Agricultural Preserve Designation
- Area where Special Permits are Required

9. Provide a narrative response to the following factor of consideration as identified in §56668(p): *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 site is currently being developed with single-family homes, which were approved by the County of San Bernardino. The project complies with all County and State requirements and basic principles of environmental justice, as it does not expose minority or disadvantaged populations within the proposed annexation area to proportionally greater risk or impacts compared with those borne by other individuals.

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. The annexation area is relatively flat with a gentle southeast slope of less than 1%.

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

Residential	<u>8</u> % (3 models)	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>92</u> % (To be developed)
Industrial	<u>0</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

NORTH	<u>Residential/Railroad</u>
EAST	<u>Residential</u>
SOUTH	<u>Residential</u>
WEST	<u>Residential</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 development of 36 single-family homes for Tract No. 18902 requires the installation of water, sewer, storm drain, grading improvements, streets, landscaping, sidewalks, and a park.

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

The site will be fully developed and no further growth would be possible.

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

Unknown.

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

**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 Griffin Residential - Kim Berry TELEPHONE NO. 951-547-3559

ADDRESS: 110 North Lincoln Avenue, #100, Corona, CA 92882

NAME Union Pacific - Kristian Ehrhorn TELEPHONE NO. 402-546-8567

ADDRESS: 1400 Douglas Street - Stop 1690, Omaha, NE 68179

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**CERTIFICATION**

As a part of this application, the City/Town of Chino, or the \_\_\_\_\_  
 District/Agency, \_\_\_\_\_ (the applicant) and/or the \_\_\_\_\_ (real party in  
 interest - landowner and/or registered voter of the application subject property) agree to defend, indemnify,  
 hold harmless, promptly reimburse San Bernardino LAFCO for all reasonable expenses and attorney fees,

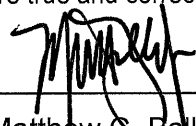
and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

This indemnification obligation shall include, but not be limited to, damages, penalties, fines and other costs imposed upon or incurred by San Bernardino LAFCO should San Bernardino LAFCO be named as a party in any litigation or administrative proceeding in connection with this application.

As the person signing this application, I will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I understand that if this application is approved, the Commission will impose a condition requiring the applicant and/or the real party in interest 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 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 8.26.16



\_\_\_\_\_  
SIGNATURE  
Matthew C. Ballantyne  
\_\_\_\_\_  
Printed Name of Applicant or Real Property in Interest  
(Landowner/Registered Voter of the Application Subject Property)  
  
\_\_\_\_\_  
City Manager  
\_\_\_\_\_  
Title and Affiliation (if applicable)

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