

LAFCO 3220

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

1. NAME OF PROPOSAL: City of Chino Norton and Pipeline Annexation - MLC Holdings

2. 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

3. GENERAL LOCATION OF PROPOSAL: North of Chino Avenue, South of Hacienda Lane,
East of Pipeline Avenue, and West of Norton Avenue

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 reason(s) that the proposed action has been requested. _____
The City of Chino initiated the annexation of this area to allow for residential development and create
a logical service boundary along Pipeline Avenue. The proposed future 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. Furthermore, in the future, other homes within the Annexation area will be able to hook
into the City sewer as septic systems fail.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres):
+/- 40.2 Acres
2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
32 Single Family residential and 1 Neighborhood commercial (daycare)
3. Approximate current population within area:
Approximately 144 existing residents.
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
RD-2. allows for 2 residential units per acre
NC, allows for neighborhood commercial uses

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

RS 20M - Single family homes on minimum 20,000 SF lots (2 dua)

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:
Approximately 12 acres of the proposed annexation will be developed with 38 new single family homes. Per the traffic study, the development of these homes is not expected to have a negative impact on the regional transportation plan.
6. Indicate the existing use of the subject territory.
Single-Family Residential with one parcel (1.5 ac +/-) being used as a daycare/school

What is the proposed land use?

Single-Family Residential and one parcel (1.5 ac +/-) Neighborhood commercial for daycare/school

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: _____
- 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 project complies with all City, 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. Mostly flat with gentle slope from N to S

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

Residential	<u>88</u>	%	Agricultural	<u> </u>	%
Commercial	<u>2</u>	%	Vacant	<u>10</u>	% (to be developed)
Industrial	<u> </u>	%	Other	<u> </u>	%

3. Describe the surrounding land uses:

NORTH	<u>Residential</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 38 single-family homes for Tract No. 18903 requires the installation of water, sewer, storm drain, grading improvements, streets, landscaping, and sidewalks. The proposed development area is approximately 12 acres of the 40 acre annexation area. Additional public improvements including storm drain, sewer laterals, and sidewalks will be installed within the 40 acre annexation area.

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

Approximately 12 acres of the site are to be constructed with 38 single-family homes, other lots within the annexation area could be subdivided and developed in the future. Sewer laterals are being installed for existing homes that front Pipeline Avenue, home additions and accessory dwelling units (Guest House or Secondary Units) could be added to these parcels.

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

Pre-annexation Agreement with homeowner Robert and Linda Lewis at 13241 Pipeline ave
APN 1019-241-08

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 Lester Tucker MLC Holdings TELEPHONE NO. 949 372 3304

ADDRESS:
1401 Dove, ste 640, Newport Beach, CA

NAME Michael Hitz, City of Chino TELEPHONE NO. (909) 334-3448

ADDRESS: 13220 Central Avenue, Chino, CA 91710

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,

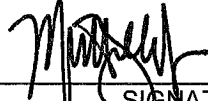
and release San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it.

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 5-25-17



SIGNATURE

Matthew C. Ballantyne

Printed Name of Applicant or Real Property in Interest
(Landowner/Registered Voter of the Application Subject Property)

City Manager, City of Chino

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