

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: Philadelphia Street Industrial Development Site and East End Annexation Project.

2. NAME OF APPLICANT: City of Chino
APPLICANT TYPE: Landowner Local Agency
 Registered Voter Other _____
MAILING ADDRESS:
13220 Central Avenue, Chino, CA 91710

PHONE: (909) 334-3250
FAX: () _____
E-MAIL ADDRESS: KLe@cityofchino.org

3. GENERAL LOCATION OF PROPOSAL: The subject territory is between East End Avenue to the east, Francis Avenue to the north, Maxon Lane to the south, and the San Antonio Creek Channel to the west within the City of Chino Sphere of Influence. Santa Ana del Chino Land Grant: T 1 S, R 8 W, and T 2 S, R 8 W of the San Bernardino Base & Meridian.

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. _____
City of Chino has a goal of eventually incorporating 100 percent of it's Sphere of Influence into it's jurisdictional City limits. A proposal for development of a 3.59-acre property (APN 1013-521-04) in unincorporated San Bernardino County adjacent to City limits includes annexation of the 3.59-acre property, plus an additional 53.28 acres (56.87 total acres), as determined by LAFCO to create logical boundaries that improve services therein and to create clear jurisdictional responsibilities.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area of subject territory (defined in acres): 56.87 acres

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)
APNs 1016-011-03, -05, -06, -09, -10 and 1013-521-05: Six single-family residential units.

3. Approximate current population within area:
Approximately 21 permanent residents based on 3.5 average household size.

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
General Industrial (M2) for heavy industrial/manufacturing uses that could generate heavy traffic, noise, odor (1-acre minimum lot size; single tenant). Light Industrial (M1) for industrial uses with fewer impacts on traffic, noise, odor (1-acre minimum lot size).

San Bernardino County General Plan designation(s) and uses permitted by this designation(s): Single Family Residential (RS-20M) minimum 20,000 square-foot lot; Regional Industrial (IR) for heavy industrial uses with incidental commercial uses; Community Industrial (IC) for light industrial, manufacturing, wholesale, warehouse, construction services.

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:
No special land use concerns. According to the Southern California Association of Governments (SCAG)'s 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the City's population, (continued on separate sheet)...

6. Indicate the existing use of the subject territory.
The 56.87-acre project site (subject territory) was previously utilized for orchard and row crop agriculture as early as the 1930s, by which time Philadelphia Street and East End Avenue proceeded in their current alignments through the site. (Continued on separate sheet)...

What is the proposed land use?
The proposed land use of the subject territory would be a combination of Heavy Industrial (M2) for heavy industrial/manufacturing uses and Light Industrial (M1) for industrial uses such as warehousing.

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 subject territory is currently zoned industrial and residential and does not include public facilities or services. The annexation into the City of Chino would result in rezoning the subject territory as general and light industrial (continued on separate sheet)...

ENVIRONMENTAL INFORMATION

1. Provide general description of topography. The subject territory is relatively flat with no steep slopes, and it is not located adjacent to any hillside areas. Slope aspect trends down to the south between zero and two percent.

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

Residential	<u>5</u> %	Agricultural	<u>0</u> %
Commercial	<u>0</u> %	Vacant	<u>6</u> %
Industrial	<u>89</u> %	Other	<u>0</u> %

3. Describe the surrounding land uses:

NORTH	<u>Industrial and commercial uses</u>
EAST	<u>Residential, commercial, and industrial uses</u>
SOUTH	<u>Industrial uses</u>
WEST	<u>Industrial uses</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.).

Development of three industrial buildings totaling 63,900 square feet, associated infrastructure, parking, sidewalk, and other site improvements required by Chino on 3.59 acres (APN 1013-521-04) of vacant land within the subject territory.

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

Development of three industrial buildings totaling 63,900 square feet, associated infrastructure, parking, sidewalk, and other site improvements required by Chino on 3.59 acres (APN 1013-521-04) of vacant land (Continued on separate sheet)...

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

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 Kim Le TELEPHONE NO. 909-334-3330

ADDRESS:
13220 Central Avenue, Chino, CA 91710

NAME Ryan Liu TELEPHONE NO. 626-575-3070 Ext. 231

ADDRESS:
4900 Santa Anita Avenue, Suite #2C, El Monte, CA 91731

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 12-4-23


SIGNATURE
Linda Reich

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

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(Continuation sheets)**

LAND USE AND DEVELOPMENT POTENTIAL

5. ... households, and employment are forecast to increase by approximately 34,400 residents, 9,900 households, and 7,400 jobs, between 2016 and 2045.¹ As detailed in the City's General Plan, the City estimated approximately 141,067 residents, 38,814 households, and 83,255 jobs in the City and its Sphere of Influence by 2025,² which clearly exceed the estimates generated by SCAG for the same time period and through 2045. Since the City's General Plan incorporates existing and anticipated development in the Sphere of Influence when projecting future population, housing, and jobs in the City, projections for future development in the City of Chino include population, housing, and jobs associated with buildout of the Industrial Development Site and East End Annexation area with industrial uses.

Pedestrian System. Sidewalks within the 56.87-acre East End Annexation Area exist for approximately 1,000 feet along the west side of East End Avenue along the frontage of the Scott Bros. Dairy facility. The balance of the annexation area does not contain sidewalks and therefore does not facilitate adequate pedestrian access to or from neighboring land uses.

The proposed 3.59-acre industrial development on APN 1013-521-04 of the East End Annexation Area includes frontage improvements along East End Avenue and Philadelphia Street to include curb and gutter, sidewalks, street trees, and lighting. Additionally, implementation of a four-way traffic signal at the East End Avenue and Philadelphia Street intersection that would include a crosswalk at the southeast corner of the site near project driveways along East End Avenue and Philadelphia Street would facilitate pedestrian access and reduce the existing pedestrian system gap in the site vicinity pursuant to Chino General Plan Objective TRA-11.1, Policy 3. Accordingly, implementation of the project would not conflict with a program, plan, ordinance, or policy addressing the pedestrian system.

Transit Services. Public transit within the East End Annexation Area is provided via Foothill Transit Line 195 at the intersections of S. Reservoir Street and Philadelphia Street and S. Reservoir Street and Franklin Avenue 0.35 mile to the west. By introducing employment generating uses in proximity to an existing bus stop, the proposed 3.59-acre industrial

¹ Southern California Association of Governments (SCAG). 2020. *Connect SoCal 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy*. Website: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176 (accessed January 2023).

² City of Chino. *City of Chino General Plan 2025. Project Description*. Table 3-1 Estimated Development Under the General Plan and Focused Growth Plan. Approved and Adopted July 2010. <https://cityofchino.org/DocumentCenter/View/415/Chino-General-Plan---04-Land-Use-PDF> (accessed April 13, 2022).

development on APN 1013-521-04 of the East End Annexation Area would facilitate increased transit mobility in the vicinity. The proposed industrial development would be site specific and would not require new transit stops or the significant relocation of existing transit stops. Implementation of the project would not conflict with a program, plan, ordinance, or policy addressing the transit services system.

Bicycle Facilities: Bicycle access through the East End Annexation Area is provided via Class III bike facilities along Philadelphia Street and East End Avenue. Development of the proposed 3.59-acre industrial development on APN 1013-521-04 of the East End Annexation Area includes half-width buildout of Philadelphia Street and East End Avenue pursuant to the Chino General Plan designation for a Secondary Arterial Street to provide additional road width for vehicles and bicycles to co-operate and further facilitate bicycle connectivity in the community. Additionally, the industrial development includes five designated bicycle parking spaces in accordance with Chino General Plan Objectives TRA-10.1, Policy 2 and TRA-10.2, Policy 3. Implementation of the project would not conflict with a program, plan, ordinance, or policy addressing Chino's bicycle facilities system.

By installing a signal at the East End Avenue/Philadelphia Street intersection, which has been incorporated into the project design, level of service would improve at the affected intersection, and the project would not conflict with a program, plan, ordinance, or policy addressing Chino's circulation system.

6. San Antonio Creek, a natural north-south drainage flowing generally along the western site boundary, was channelized via a concrete box channel in the mid-1950s.¹ Predominant agricultural activities on the project site began to cede to industrial development in the 1970s and 1980s. Offsite residential development within the City of Chino east of East End Avenue generally coincided with development of the project site during the 1970s and 1980s.² The majority of the project site is developed with industrial uses, along with six single-family residential properties.
9. ...in accordance with the Chino General Plan land use and zoning designations for the subject territory. The proposal would not conflict with the promotion of environmental justice with respect to the location of public facilities and the provision of public services, where appropriate and applicable.

¹ Ibid.

² Nationwide Environmental Title Research, LLC. Historic Aerials by NETRONLINE. Aerial Photographs (1972, 1980, 1985, 1987, 1992) <https://historicaerials.com/viewer> (accessed April 15, 2022).

ENVIRONMENTAL INFORMATION

5. ...within the subject territory would include interconnection to the existing municipal stormwater infrastructure along Philadelphia Street and/or East End Avenue. The Monte Vista Water District¹ and the Inland Empire Utilities Agency (IEUA)² are responsible for the site's water and wastewater services, respectively. Additionally, development of the 3.59-acre site would include interconnection to existing municipal gas, electrical, and storm drains within the Philadelphia Street and/or East End Avenue right-of-way. The IEUA would provide wastewater service to the 3.59-acre site, and annexation to IEUA would be necessary before wastewater service is established for the site. A condition of this IEUA annexation is the imposition of the standby charges. Overall, this IEUA annexation is an administrative and fiscal action, which does not result in a tangible change in the physical environment.

¹ Monte Vista Water District. Service Area Map. No date.
<https://www.mvwd.org/DocumentCenter/View/985/Map-of-MVWD-Service-Area> [\(accessed April 13, 2022\)](#).

² Inland Empire Utilities Agency. Service Area Map. No date.
<https://www.arcgis.com/apps/mapviewer/index.html?layers=332812709cee4554b32bc6f31df1a9fe> [\(accessed April 13, 2022\)](#).