

## 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 Ramona and Francis Annexation

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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 91708-0667

PHONE:            ( 909) 334-3448

FAX:                ( 909) 334-3729

E-MAIL ADDRESS: mhitz@cityofchino.org

3. GENERAL LOCATION OF PROPOSAL: East of Norton Avenue, north and south of Francis Avenue, north and south of Philadelphia Street, and east and west of Yorba Avenue.

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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. A study was conducted by the City of Chino to determine how best to annex the unincorporated areas of the City's Sphere of Influence. It was determined the best practice was to begin with the annexation of the unincorporated Islands. The City of Chino has initiated the annexation of this Island known as the Ramona and Francis Annexation.

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**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area of subject territory (defined in acres):  
+/- 144.8 Acres

2. Current dwelling units within area classified by type (single-family residential, multi-family [duplex, four-plex, 10-unit], apartments)  
Single Family Residential, Agricultural Land, Religious Facility and a retail store.

3. Approximate current population within area:  
Approximately 394 persons.

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):  
RD 2-(Residential, 1-2 units/acre), RD-4.5 (Residential, 3-4.5 units/acre),  
P (Public) for Parks, Civic Center, Fire Stations,etc.

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
RS-1 (Single Residential, 1 acre min.), RS-20M (Single Residential-20,000 sf. ft. min.)  
RS (Single Residential)

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 13 acres of the area being annexed into the City is proposed to be developed with 45 single family homes as approved by the County of San Bernardino Board of Supervisors. The development of those is not expected to have a negative impact on the regional transportation plan.

6. Indicate the existing use of the subject territory.  
Residential, agricultural, one religious facility and one small market.

What is the proposed land use?  
Residential, agricultural, continual use of religious facility, small market and potential parkland or other public use on the land designated as Public.

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:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Agricultural Land Uses                                 | <input type="checkbox"/> Agricultural Preserve Designation       |
| <input type="checkbox"/> Williamson Act Contract   | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits 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 North to South.

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

Residential _____%	Agricultural _____%
Commercial _____%	Vacant _____%
Industrial _____%	Other _____%

3. Describe the surrounding land uses:

NORTH	<u>Residential</u>
EAST	<u>Residential</u>
SOUTH	<u>Residential and Commercial</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.).

Installation of utilities (water, sewer, storm drain, electricity and other utilities.



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

Approximately 13 acres of the annexation area is to be developed with 45 single family homes as approved by the Board of Supervisors of San Bernardino County  
A sewer main will be extended from the City's sewer system will be constructed to extend sewer service to the annexation area.

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

Sewer connection for The Chino-Baitul Hameed Mosque at 11941 Ramona Ave and sewer service agreement for the Yorba Villas residential development at the Northwest corner of Yorba Avenue and Francis Street.

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 Michael Hitz City of Chino TELEPHONE NO. 909-334-3448

ADDRESS: 13220 Central Avenue, Chino, CA 91710

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

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

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 1-16-22

  
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