

# EAST END ANNEXATION AND PHILADELPHIA STREET INDUSTRIAL CENTER DEVELOPMENT

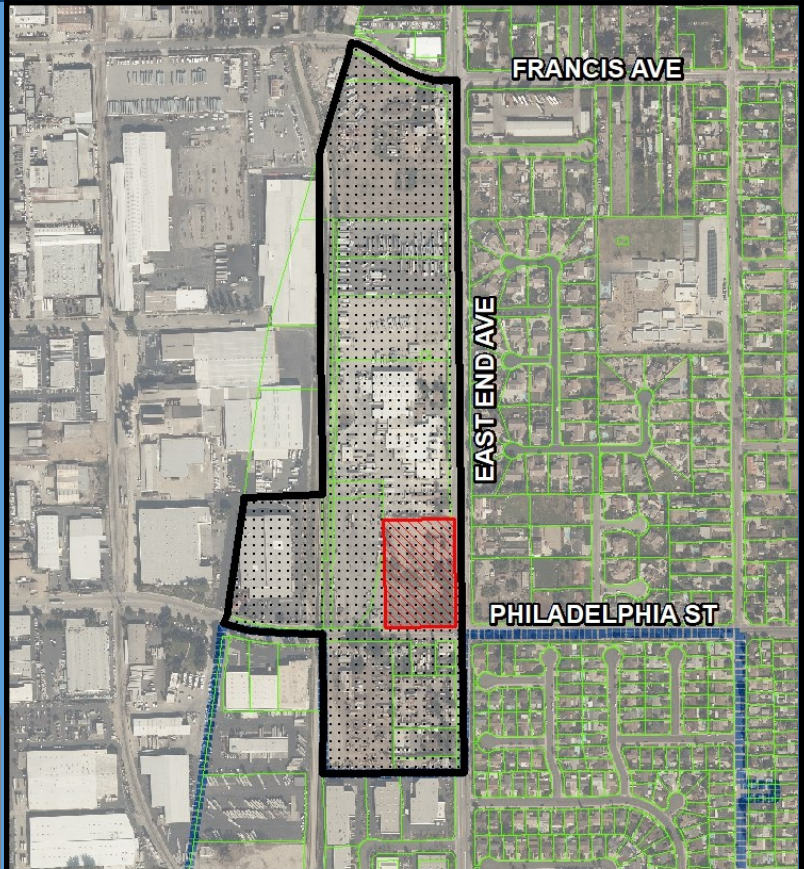
You are cordially invited to a neighborhood meeting regarding this proposed annexation and development.

## ANNEXATION

A request to annex approximately 57 acres of land into the City (as outlined in black in the graphic to the right), generally located south of Francis Avenue, west of East End Avenue, north of Philadelphia Street and a small portion south of Philadelphia Street in the unincorporated portions of San Bernardino County within the City's Sphere of Influence (see Figure 1).

## DEVELOPMENT

A request to subdivide 3.95 acres of land into three parcels and construct three industrial buildings, totaling approximately 60,000 square feet, located at the northwest corner of East End Avenue and Philadelphia Street (see Figure 2).



### LEGEND




-  Proposed Development Project
-  Proposed Annexation Boundary
-  Current City Boundary

Figure 1—Proposed East End Annexation

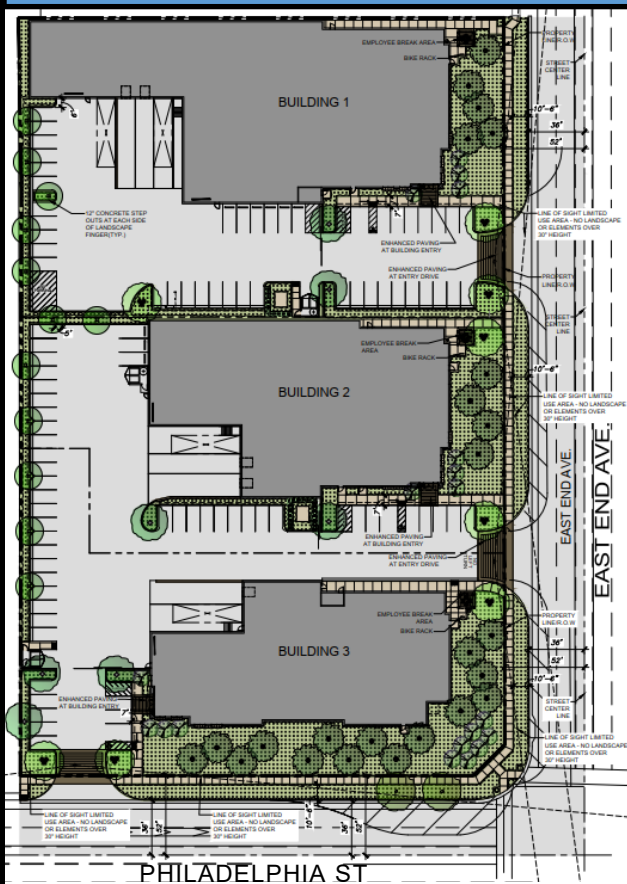


Figure 2—Philadelphia Street Industrial Center Site Plan

Please join us for a presentation detailing the proposed industrial development and annexation. We look forward to hearing your input and feedback.

Meeting will be held on  
**Wednesday, April 5, 2023, 6:00pm.**  
 City of Chino Council Chambers  
 13220 Central Avenue  
 Chino, CA 91710

For questions regarding the East End Annexation, contact Kim Le, Associate Planner at 909-334-3330 or via email at [kle@cityofchino.org](mailto:kle@cityofchino.org). Additional information regarding the annexation and development are provided on the back of this notice and the City's website at [www.CityofChino.org/Annexation](http://www.CityofChino.org/Annexation)

# ANNEXATION AND DEVELOPMENT INFORMATION

## WHAT IS AN ANNEXATION?

An annexation is the process of bringing areas of county land into the limits of the city. Cities can only explore an annexation if the target county area falls within their “Sphere of Influence.”

## SPHERE OF INFLUENCE

A Sphere of Influence (SOI) is defined as the probable, or eventual, physical boundary and service area of a city. The SOI is ultimately determined by a Local Agency Formation Commission (LAFCO).

## BENEFITS OF ANNEXATION

Annexations result in better public safety services, better access to local government services, and provides residents with “local” control. When properties are annexed questions about city services, processing building permits, issuing potential complaints, etc., would occur at Chino City Hall rather than needing to contact various County of San Bernardino offices. Residents whose properties are annexed will also have locally elected representation through five City Council members instead of one County Supervisor. Some expanded services one can expect include graffiti removal, street sweeping, street improvements, and additional infrastructure maintenance.

## WILL THERE BE ANY FUTURE DEVELOPMENTS ONCE ANNEXATION IS COMPLETE?

As part of this annexation, there is a request to subdivide 3.95 acres of land into three parcels and construct three industrial buildings, totaling approximately 60,000 square feet, located at the northwest corner of East End Avenue and Philadelphia Street.

## WHAT ABOUT SEWER SERVICE?

Existing properties within the annexation area that are currently on septic systems will be allowed to continue using their existing systems. Any development that occurs after annexation will be subject to the City Municipal Code and may be required to connect to the City’s sewer system. Property owners within the annexation area that are interested in connecting to available sewer lines would be able to do so following annexation.

## WILL THIS AFFECT MY PROPERTY VALUE?

No negative impact to property values is anticipated. Annexation will provide the ability to obtain access to all City of Chino services (Chino Police Department, Public Works, Parks and Recreation, etc.).

## WILL MY PROPERTY TAXES INCREASE?

No, there will be no change to the amount of property taxes paid. Property owners in the County of San Bernardino pay the same rate of property tax that property owners pay in the City of Chino.

## WILL RULES CHANGE IN THE ANNEXED AREA?

No, the annexation area already has City General Plan designations in place because the area falls within the City of Chino’s SOI. There are no land use changes proposed at this time and the City of Chino is using a process of maintaining existing designations which is called, “prezoning.” Currently legal uses in San Bernardino County will remain legal in the City of Chino.

The City of Chino’s rules for the project area will be mostly consistent with the current San Bernardino County General Plan land use designations and zoning classifications. The properties within the annexation area would be required to meet the land use and animal keeping requirements of the zone they are in.

## WHAT COMES NEXT?

The Planning Commission and City Council will review and consider the prezone and site approval applications. Once approved by the City Council, an annexation application will be formally submitted to LAFCO of San Bernardino. LAFCO of San Bernardino will then conduct its own independent review process. That process, which includes contacting property owners, can take many months before the annexation is approved or denied by LAFCO.