



Interoffice Memo

DATE: August 18, 2022

PHONE: 909-387-4421

FROM: **STEVEN VALDEZ**, Planning Manager *SV*
Land Use Services Department

TO: **HONORABLE PLANNING COMMISSION**

SUBJECT: PROJECT NUMBER PROJ-2021-00008; VILLA YORBA, LLC (AGENDA ITEM #2)

Since the distribution of the staff report, Staff has received additional comments for the above-referenced Project. These additional comments are attached for your consideration.

Biggs, Lupe

From: Abe Torres <abeguil.torres@gmail.com>
Sent: Tuesday, August 16, 2022 2:53 PM
To: Planning Commission Comments
Subject: Chino Francis Estates Project Opposition.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

To our Honorable County Supervisors,

Being a retired person newly living in the City of Chino, we have noticed developments around our area where the proposed project that was rejected by our city.

Though development is needed, we noticed the expansion of housing overflow that would deeply affect our current living condition where we are currently having issues and need to be addressed.

Please reconsider our plea to oppose this proposed project.

Thank you.
Abe Torres
Concerned Resident

Biggs, Lupe

From: Jorge Nevarez Jr. <jorge@acepleating.com>
Sent: Wednesday, August 17, 2022 9:44 AM
To: Planning Commission Comments; Valdez, Steven
Subject: Chino Resident Opposed to the Yorba Villas Development
Attachments: Developer Opposition.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Please find the attached letter for your consideration. Thank you.

Jorge Nevarez Jr.
Direct 323-582-8213

Ace Pleating & Stitching, Inc.
2351 E 49th St
Vernon, CA 90058
<http://acepleating.com>

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

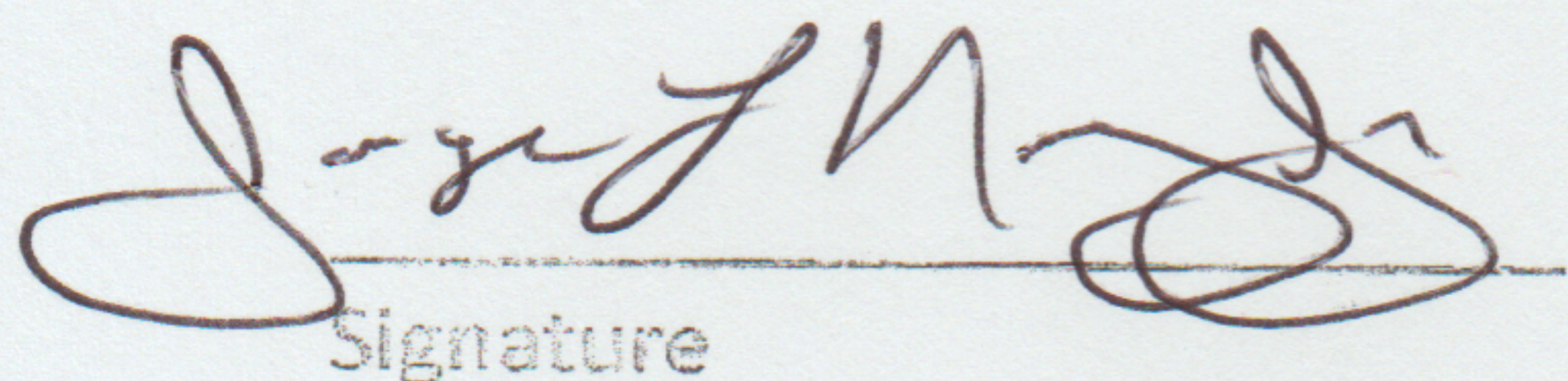
Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: Opposition to the Yorba Villas Development.

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5. The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you


Signature

14117 HAVENFORD AVE, CHINO, CA 91710
Address

Date: 8/17/2022

Biggs, Lupe

From: Valdez, Steven
Sent: Thursday, August 18, 2022 7:44 AM
To: Biggs, Lupe; Duron, Heidi - LUS; Liang, Aron; Prusch, David - LUS
Subject: FW: Yorba Villa

Please see the comment email below.

Steven Valdez

Senior Planner
Land Use Services Department
Phone: 909-387-4421
Cell Phone: 909-601-4743
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor
San Bernardino, CA, 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

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From: Larry Douma <krazydutchman@verizon.net>
Sent: Wednesday, August 17, 2022 5:50 PM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Subject: Yorba Villa

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello Steven

We would like you to REJECT the proposed zone change for the Yorba Villa Project.

All the surrounding properties are 1/2 acre or larger.

This project does not fit our rural area.

We would support 24 homes on this property but NOT 45!

They knew when they bought the property it was zoned R1!

The surrounding roads are not designed for this significant increase in traffic.

This project has been TWICE been REJECTED by the City of Chino because it is not a fit good fit for our area.

If you look at their plans they will show there is RV parking the only recreational vehicle you would be able to get next to their garage are jet skis NOT a motor home!

Right now there is no water run off from this property because it all soaks in, once this is built there will be water run off added to the Yorba river (Yorba Ave) when we have rains.

We already have a water and electricity shortage, how is this 45 proposed homes going to affect our water and electricity shortage?

Our home is directly South of this proposed project.

Larry & Janice Douma
4664 La Causey Ct
Chino

Biggs, Lupe

From: Valdez, Steven
Sent: Thursday, August 18, 2022 7:44 AM
To: Biggs, Lupe; Duron, Heidi - LUS; Liang, Aron; Prusch, David - LUS
Subject: FW: Yorba Villas

Here is another email related to Yorba Villas.

Steven Valdez
Senior Planner
Land Use Services Department
Phone: 909-387-4421
Cell Phone: 909-601-4743
Fax: 909-387-3223
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San Bernardino, CA, 92415-0187

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<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sbcounty.gov%2F&data=05%7C01%7CLupe.Biggs%40lus.sbcounty.gov%7Cba95e4893ccd4987bb6d08da812819cd%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C637964306475883955%7CUnknown%7CTWFPbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=XXDzwhnof4jDVESO%2BKLNxkwMGVUd9Eay0UsNKVC%2BDCw%3D&reserved=0>

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-----Original Message-----

From: Christie Andridge <christiea001@msn.com>
Sent: Wednesday, August 17, 2022 5:50 PM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Subject: Yorba Villas

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Gentlemen:

We would like to offer our support of the Yorba Villas project. We have met with the developers and are every much pleased with this project which we live adjacent to. Please move forward with this project as quickly as possible.

Thank you!

Craig and Christie Andridge

Sent from my iPad

Biggs, Lupe

From: Valdez, Steven
Sent: Thursday, August 18, 2022 7:45 AM
To: Biggs, Lupe; Prusch, David - LUS; Duron, Heidi - LUS; Liang, Aron
Subject: FW: Yorba Villas Project

Another email regarding Yorba Villas.

Steven Valdez

Senior Planner
Land Use Services Department
Phone: 909-387-4421
Cell Phone: 909-601-4743
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor
San Bernardino, CA, 92415-0187



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From: JOANNE FORD <JFord62626@msn.com>
Sent: Wednesday, August 17, 2022 7:17 PM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Subject: Yorba Villas Project

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Dear Mr. Valdez,

We live near the Yorba Villas Project and have met with the developer, and we are familiar with the project and are in favor of the project. We hope it can be approved and built as soon as possible.

Lance and Joanne Ford

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Biggs, Lupe

From: Olguin, Rosa <ROlguin@cityofchino.org>
Sent: Tuesday, August 16, 2022 5:40 PM
To: Valdez, Steven
Subject: Fw: Yorba Villas Project - County Planning Commission Hearing on August 18, 2022
Attachments: 2022_08.16 Letter to County re Yorba Villas.pdf

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Good Afternoon:

Attached please find our letter regarding the Yorba Villas Project, which is scheduled to be presented to the County Planning Commission on August 18, 2022.

Thank you,

Rosa Olguin

Management Assistant

City of Chino | Development Services Department

13220 Central Avenue | Chino, CA 91710

PO Box 667 | Chino, CA 91708

Direct Phone 909-334-3314



www.cityofchino.org

EUNICE M. ULLOA
Mayor



KAREN C. COMSTOCK
CHRISTOPHER FLORES
WALT POCOCK
Council Members

MARC LUCIO
Mayor Pro Tem

DR. LINDA REICH
City Manager

CITY of CHINO

August 16, 2002

Steven Valdez
San Bernardino County Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

RE: Yorba Villas Project – PROJ-2021-00008 (APN: 1013-211-21 & -22)

Dear Mr. Valdez:

The Yorba Villas project is being presented to the San Bernardino County Planning Commission on August 18, 2022 for recommendation for approval by the San Bernardino County Board of Supervisors.

The City of Chino had provided three comment letters in April 2021, July 2021 and January 2022 regarding the proposed residential project. This letter reaffirms some concerns outlined by the City in the previous letters due to the project being located within the City's sphere of influence (SOI), in an area with a General Plan land use designation of RD2 (Residential/Agricultural). The RD2 land use designation is intended for semi-rural, large-lot residential developments, allowing one to two dwelling units per adjusted gross acre. As proposed, the staff report states the project consists of 45 units on 13.35 acres of land resulting in a density of 3.37 dwelling units per acres. This density is inconsistent with the maximum densities allowed in the City's RD2 land use designation. Furthermore, the project is not in conformance with other City codes and standards for the RD2 land use designation, such as, minimum lot size, lot dimensions, lot coverage and setbacks.

Since it is intended that this area will one day be annexed into the City's jurisdiction, the City has an interest in ensuring the proposed project is consistent with all City requirements for the RD2 land use designation; when the property is annexed in the future, it should comply with the City's General Plan and Zoning Ordinance so we can avoid the proliferation of legal non-conforming properties.

If you have any questions, I **can** be contacted via phone at (909) 334-3331 or by email at nliguori@cityofchino.org.

Respectfully,

Nicholas S. Liguori, AICP
Director of Development Services



Biggs, Lupe

From: Valdez, Steven
Sent: Thursday, August 18, 2022 7:47 AM
To: Biggs, Lupe; Duron, Heidi - LUS; Prusch, David - LUS; Liang, Aron
Subject: FW: Yorba property

Hi,

Another email related to Yorba Villas.

Steven Valdez
Senior Planner
Land Use Services Department
Phone: 909-387-4421
Cell Phone: 909-601-4743
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor
San Bernardino, CA, 92415-0187

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-----Original Message-----

From: LOREN STRUIKSMA <struiksma1@verizon.net>
Sent: Thursday, August 18, 2022 5:38 AM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Subject: Yorba property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good morning Steven, the property has been vacant for several years. I feel it time to develop this area. I live near the property and my family is in favor of this development of homes on Yorba and Francis.

Sent from my iPhone

Biggs, Lupe

From: TAMI TAYLOR (Certificated Contract Subs) <tami.taylor@sbcusd.k12.ca.us>
Sent: Tuesday, August 16, 2022 7:20 AM
To: Valdez, Steven
Subject: Oppose Yorba Villas Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

8/16/2022

Steven Valdez, Senior Planner

Regarding: Opposition to the Yorba Villas Development.

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.

The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the developer keeps the R1 or RD2 zoning I would support it. The RD 4.5 does not fit in with the contiguous properties. Four and a half homes on an acre is ridiculous and will overpopulate the area. The tract directly south of Yorba Villas was developed and then annexed

as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you

Tami Taylor

3173 Riverside Terrace

Chino, CA 91710

Biggs, Lupe

From: MARIO BARBOSA <mrbarbosaplzz@aol.com>
Sent: Saturday, August 13, 2022 8:28 PM
To: Planning Commission Comments
Cc: Valdez, Steven
Subject: Oppose Yorba Villas

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello,

I urge you to vote NO on the proposed Yorba Villas. I live on Yorba Ave and my family and our neighbors opposes this proposal of 45 houses in a 13 acre lot. I also signed this petition to state our opposition. Below is the petition.

Regards,
Mrbarbosaplzz@aim.com

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

PlanningCommissionComments@lus.sbcounty.gov

Date: _____ 2022

Biggs, Lupe

From: Graciela Gonzales <gracerelli@aim.com>
Sent: Wednesday, August 17, 2022 12:29 PM
To: Valdez, Steven
Subject: Opposition to the Yorba Villas Development
Attachments: scan0048.pdf

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Please see attached signed oppositions.

Thank you
Grace and Jim
909-518-4777

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

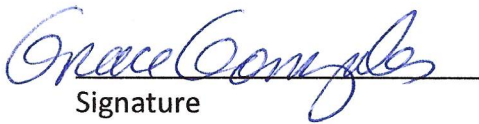
Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.

The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you


Signature


Address

Date: 8-17-2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

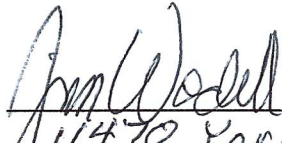
Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.

The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you



Signature Address
11470 Yorba Ave Chino Ca. 91710

Date: 8-15- 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

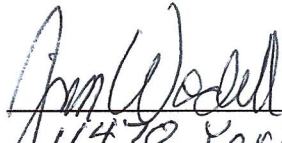
Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.

The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you












Signature Address
11470 Yorba Ave Chino Ca. 91710

Date: 8-15- 2022

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

Print Name	Adam Gomez	Signature		Address	11723 Crystal Ave.	Date	11/04/19 2019
Print Name	Robert Sosa	Signature		Address	12957 Ramona ave	Date	11/04/19 2019
Print Name	Thomas Whitbread	Signature		Address	4936 Francis Ave	Date	11-4-19 2019
Print Name	Roberto Ramos	Signature		Address	ELMISTE LN	Date	11-4-19 2019
Print Name	DAVID GERRAN	Signature		Address	4756 FRANCIS	Date	11-4-19 2019
Print Name	JACK L. AMASON	Signature		Address	4920 ADAMS CIRCLE	Date	11-4-19 2019
Print Name	Mike Seidle	Signature		Address	4930 FRANCIS AVE	Date	11-4-19 2019
Print Name	Jode Waters	Signature		Address	4756 Settysburg Ave	Date	11-4-19 2019
Print Name	MARTHA WATERS	Signature		Address	4756 Settysburg Ave	Date	11-6-19 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

Print Name	<u>RUTHAN STEPHEN</u>	Signature	<u>[Signature]</u>	Address	<u>11419 WOODBURN AVE</u>	Date	<u>02 APR 14-2019</u>
Print Name	<u>JEANNE A SHIBETI</u>	Signature	<u>[Signature]</u>	Address	<u>11903 YORBA AVE</u>	Date	<u>02-4-2019</u>
Print Name	<u>JASON LAURENCE</u>	Signature	<u>[Signature]</u>	Address	<u>11968 YORBA AVE</u>	Date	<u>3/5/19 2019</u>
Print Name	<u>MARIA E TEIXEIRA</u>	Signature	<u>[Signature]</u>	Address	<u>12765 95TH CHINO RD</u>	Date	<u>3-3-7 2019</u>
Print Name	<u>JOHN MARAFESI</u>	Signature	<u>[Signature]</u>	Address	<u>3334 Hillview Dr. 150, Chino</u>	Date	<u>3-10-2019</u>
Print Name	<u>Cathy Marchesi</u>	Signature	<u>[Signature]</u>	Address	<u>3334 Hillview Dr. 150, Chino</u>	Date	<u>3-10-2019</u>
Print Name	<u>Michael Cooper</u>	Signature	<u>[Signature]</u>	Address	<u>1511 Galtish Ave</u>	Date	<u>3/20/19 2019</u>
Print Name	<u>Clay Lotz</u>	Signature	<u>[Signature]</u>	Address	<u>12072 Carlisle Ave</u>	Date	<u>3/20/19 2019</u>
Print Name	<u>Glenn McLeod</u>	Signature	<u>[Signature]</u>	Address	<u>5415 FRANCIS AVE CHINO</u>	Date	<u>3-20-19 2019</u>

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

DANA MACHESI Dana Machesi 11953 Hobbs, Chino 4-3- 2019
Print Name Signature Address Date

ROBERT MACHESI Robert Machesi 11953 Hobbs, Chino 4-3- 2019
Print Name Signature Address Date

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

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Print Name Signature Address Date 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

Isabelle M. Waters
Print Name
Signature
Address
Date
91710 11-06-2019

ISABELLA WATERS
Print Name
Signature
Address
Date
4756 GETTYSBURG AVE. CHINO 91710 11/6/2019

Print Name
Signature
Address
Date
2019

Print Name
Signature
Address
Date
2019

Print Name
Signature
Address
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CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Print Name C. Lucille Vandenberg Signature [Signature] Address 11730 Poplar Ave Date 10/30/19

Print Name Pat Vandenberg Signature [Signature] Address 11730 Poplar Ave Date 10/30/19

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

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Print Name Martha Cantel Signature [Signature] Address 11650 Central Ave Chino CA Date 11-4 2019

Print Name Michelle DeLeon Signature [Signature] Address 11450 Central Ave Chino Date 11-4 2019

Print Name Carlos Rodriguez Signature [Signature] Address 5051 Francis Ave Date 11-4 2019

Print Name Angelina Casarez Signature [Signature] Address 5051 Francis Ave Date 11-4 2019

Print Name Noemi Hernandez Signature [Signature] Address 11705 Crow Ave Date 11-4 2019

Print Name Alexis Hendry Signature [Signature] Address 5999 C. Street Date 11-4 2019

Print Name Brendan Cruz Signature [Signature] Address 5999 C. Street Date 11-4 2019

Print Name Deo Mejia Signature [Signature] Address 4955 Francis Date 11-4-19 2019

Print Name Bess Velasquez Signature [Signature] Address 4267 Francis Ave Chino CA Date 11-4-19 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing R22 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

Print Name	<u>Melissa Yang</u>	Signature	<u>Melissa Yang</u>	Address	<u>5176 Francis Ave Chino CA 91710</u>	Date	<u>10/30/2019</u>
Print Name	<u>Fevera Yang</u>	Signature	<u>Fevera Yang</u>	Address	<u>5176 Francis Ave Chino</u>	Date	<u>10/29/2019</u>
Print Name	<u>Janessa Matters</u>	Signature	<u>Janessa Matters</u>	Address	<u>5176 FRANCIS AVE Chino</u>	Date	<u>10/31/2019</u>
Print Name	<u>Aidy Young</u>	Signature	<u>Aidy Young</u>	Address	<u>5176 FRANKS AVE CHINO</u>	Date	<u>11/4/19 2019</u>
Print Name	<u>ZHANGXIANER FU</u>	Signature	<u>Zhangxianer fu</u>	Address	<u>5176 FRANKS AVE CHINO</u>	Date	<u>11/4 2019</u>
Print Name	<u>Dylan Matters</u>	Signature	<u>Dylan Matters</u>	Address	<u>5176 Francis Ave. Chino</u>	Date	<u>11/4/19 2019</u>
Print Name	<u>Ezith Velasquez</u>	Signature	<u>Ezith Velasquez</u>	Address	<u>4562 Francis Ave</u>	Date	<u>11/4/19 2019</u>
Print Name	<u>Risicilla Velasquez</u>	Signature	<u>Risicilla Velasquez</u>	Address	<u>4543 Francis Ave</u>	Date	<u>11/4/19 2019</u>
Print Name	<u>Matthew Chavez</u>	Signature	<u>Matthew Chavez</u>	Address	<u>4562 Francis Ave</u>	Date	<u>11/4/19 2019</u>

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Print Name Alberto Velasquez Signature Alberto Velasquez Address 4562 Francis Ave Chino Date 11-4-19 2019

Print Name Alberto Jr. Velasquez Signature Alberto Velasquez Address 4562 Francis Ave Date 11-4-19 2019

Print Name Matthew Martinez Signature Matthew Martinez Address 5071 Francis Ave. Date 11-06-19 2019

Print Name Karla De la Cruz Signature Karla De la Cruz Address 5071 Francis Ave Date 11-06-19 2019

Print Name Carlos De la Cruz Signature Carlos De la Cruz Address 5071 Francis Ave Date 11-06-19 2019

Print Name Elizabeth De la Cruz Signature Elizabeth De la Cruz Address 5071 Francis Ave Date 11-06-19 2019

Print Name Alexis De la Cruz Signature Alexis De la Cruz Address 5071 Francis Ave Date 11-06-19 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Print Name Cynthia Ingram Signature Cynthia Ingram Address 3011 Francis Ave Date 3/23/19 2019

Print Name TOMMY THIBODEAU Signature Tommy Thibodeau Address 4120 FRANCIS RD Date 3-2-19 2019

Print Name B. Ingram Signature B. Ingram Address 3011 Francis Ave Date 3/23/19 2019

Print Name Nancy Orendorff Signature Nancy Orendorff Address 4702 Independence St Date 3/4/19 2019

Print Name Arta White Signature Arta White Address 4703 Independence Date 3/4/19 2019

Print Name Olivia Lee Signature Olivia Lee Address 12049 Carlisle Ave Date 3/4/19 2019

Print Name Mike Lee Signature Mike Lee Address 12049 Carlisle Ave Date 3-4-19 2019

Print Name Victor Cooper Signature Victor Cooper Address 11911 Carlisle Ave Date 3-4-19 2019

Print Name Michael Sherman Signature Michael Sherman Address 11828 Monte Vista Ave Date 3/4/19 2019

1 of 7

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Print Name KEVIN TRULLA Signature [Signature] Address 13336 SAN MARSHALL BL, CHINO, 91710 Date 3-12-2019

Print Name NANCY LAYMAN Signature Nancy Layman Address 12131 Boarding Circle Date 03/12 2019

Print Name Denise Moreno Signature Denise Moreno Address 18545 134th Circle Date 3-12-2019

Print Name Phillip Moreno Signature Phillip Moreno Address 12545 17th St Chino Date 3-12-2019

Print Name LYNN PITS Signature [Signature] Address 11797 YORBA AVE CHINO Date 3-12-2019

Print Name FESTER MASSERANO Signature [Signature] Address 4634 Elm Street Chino Date 3-12-2019

Print Name MILES BARNES Signature [Signature] Address 4545 Mostaue RD Date 3-12-2019

Print Name Cheryl D. Immelings Signature [Signature] Address 4404 Mustang Lane Date 3-12-2019

Print Name Angie Guilan Signature [Signature] Address 4904 Francis Ave Date 3-31-2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION
Protest Petition against Construction and Proposed zoning;

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<u>Bridgett Williams</u>	<u>[Signature]</u>	<u>4540 Mustang Rd</u>	<u>3/12/</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Wilton Williams Jr.</u>	<u>[Signature]</u>	<u>4540 Mustang Rd.</u>	<u>3/12/</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Joe D. Guillen</u>	<u>[Signature]</u>	<u>4905 Francis Ave</u>	<u>3-31</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Maria Mendez</u>	<u>[Signature]</u>	<u>4935 Francis Ave</u>	<u>3-31</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Adriana Gomez</u>	<u>[Signature]</u>	<u>4935 Francis Ave</u>	<u>3-30</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Yanessy Munez</u>	<u>[Signature]</u>	<u>4945 Francis Ave</u>	<u>3/31</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Jose Lopez Jr.</u>	<u>[Signature]</u>	<u>4945 Francis Ave</u>	<u>3/31/</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Louisa Viana</u>	<u>[Signature]</u>	<u>4973 Francis Ave</u>	<u>3/31/</u>	<u>2019</u>
Print Name	Signature	Address	Date	
<u>Yvonne Montes de Oca</u>	<u>[Signature]</u>	<u>4993 Francis Ave.</u>	<u>3/31/</u>	<u>2019</u>
Print Name	Signature	Address	Date	

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Print Name Adrian M. Buzza Signature [Signature] Address 4994 Francis Ave Date 3-31-2019

Print Name Emilia Caceres Signature [Signature] Address 499 Francis Ave Date 3-31-2019

Print Name David Perkins Signature [Signature] Address 4984 Francis Ave Date 3-31-2019

Print Name Hanna Whithead Signature [Signature] Address 4936 Francis Ave Date 3-31-2019

Print Name Mike Sorensen Signature [Signature] Address 3904 Olive St. Date 3-31-2019

Print Name Raquel Edgao Signature [Signature] Address 4892 Francis Ave Date 3/31-2019

Print Name Leo Edgao Signature [Signature] Address 4892 Francis Ave Date 3/31-2019

Print Name Leo Poldo Edgao Signature [Signature] Address 4892 Francis Ave Date 3/31-2019

Print Name Ramon H. Hernandez Signature [Signature] Address 4798 Francis, Chino Date 3-31-2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Print Name	<u>Christine Hernandez</u>	Signature	<u>[Signature]</u>	Address	<u>12475 Lincoln Pl. Chino</u>	Date	<u>4/1</u> 2019
Print Name	<u>Carolyn Wright</u>	Signature	<u>[Signature]</u>	Address	<u>13125 Laguna Rd</u>	Date	<u>4-1</u> 2019
Print Name	<u>Darlene Hernandez</u>	Signature	<u>[Signature]</u>	Address	<u>13533 11th St. Chino</u>	Date	<u>4/1</u> 2019
Print Name	<u>Tec McLean</u>	Signature	<u>[Signature]</u>	Address	<u>4138 Hacienda Ave</u>	Date	<u>4/1</u> 2019
Print Name	<u>Iman Elambudi</u>	Signature	<u>[Signature]</u>	Address	<u>11901 Butterfield ave</u>	Date	<u>4-1</u> 2019
Print Name	<u>Karven Moreno</u>	Signature	<u>[Signature]</u>	Address	<u>11826 Ranch Rd Chino</u>	Date	<u>4/1</u> 2019
Print Name	<u>Charles Tapilband</u>	Signature	<u>[Signature]</u>	Address	<u>11836 Yorba Ave Chino</u>	Date	<u>4/1</u> 2019
Print Name	<u>ISABELLA J. THIEME</u>	Signature	<u>[Signature]</u>	Address	<u>4112 FRANCIS ESTATE CHINO</u>	Date	<u>4-1-19</u> 2019
Print Name	<u>James Thime</u>	Signature	<u>[Signature]</u>	Address	<u>4120 Francis Ave. Chino</u>	Date	<u>4/1/19</u> 2019

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CHINO FRANCIS ESTATE LLC PROTEST PETITION
Protest Petition against Construction and Proposed zoning;

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Print Name	JAMES WOLTINGER	Signature	<i>James Woltinger</i>	Address	5593 Adams St. Chino CA.	Date	3/5/19	2019
Print Name	MARY WOLTINGER	Signature	<i>Mary Woltinger</i>	Address	18374 Sycamore Ave Chino CA	Date	3-5-	2019
Print Name	DAVID WOLTINGER	Signature	<i>David Woltinger</i>	Address	5633 Francis Ar. Chino	Date	3/5	2019
Print Name	STEVEN WOLTINGER	Signature	<i>Steven Woltinger</i>	Address	5633 Francis Ar. Chino	Date	3/5	2019
Print Name	MARY WOLTINGER	Signature	<i>Mary Woltinger</i>	Address	5609 Francis Ar. Chino	Date	3/5	2019
Print Name	BARBARA WOLTINGER	Signature	<i>Barbara Woltinger</i>	Address	5593 Adams St. Chino	Date	3/5	2019
Print Name	EDWARD KAYE	Signature	<i>Edward Kaye</i>	Address	5531 Adams St. Chino	Date	3/14	2019
Print Name	CINDY KAYE	Signature	<i>Cindy Kaye</i>	Address	5531 Adams St. Chino	Date	3/14	2019
Print Name		Signature		Address		Date		2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Andrew Gonzales

Print Name

Signature

Address

Date

Ontario,

3/5/ 2019

Nicole Owen

Print Name

Signature

Address

Date

539 W. Francis St

3/5 2019

Faith Layman

Print Name

Signature

Address

Date

12141 Roswell Ave

3/5 2019

Thomas Ryan

Print Name

Signature

Address

Date

14167 Mustang Rd

3/6 2019

Dave Houlihan

Print Name

Signature

Address

Date

11892 Wesley Ave

3/7 2019

Darin Hughes

Print Name

Signature

Address

Date

11892 Wesley Ave

3/7 2019

Sub Boyer

Print Name

Signature

Address

Date

PO Box 18, Calburn

3/7 2019

Theodore Chang

Print Name

Signature

Address

Date

36306 Lyrins Way Chino

Mar 7 2019

David Webb

Print Name

Signature

Address

Date

11630 Aguilera Ave

Mar 8 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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James Andre Bergman Jr. James Andre Bergman Jr.
Print Name Signature
Address 4061 Wakefield Ave
Date 3/4/2019 2019

Rita Brisson Rita Brisson
Print Name Signature
Address 1776 Tallmadge Ave
Date 3-9-2019 2019

Rhea Riggs Rhea Riggs
Print Name Signature
Address 15251 Pine Ln
Date 3-9-2019 2019

Francisco Jimenez Francisco Jimenez
Print Name Signature
Address 11439 Hickory Lane
Date 3-9-2019 2019

Linda Huston Linda Huston
Print Name Signature
Address 12075 Remondino Ave Chino
Date 3/11 2019 2019

Justin Noppa Justin Noppa
Print Name Signature
Address 506 W Philadelphia St.
Date 3/9 2019 2019

Tim Bergman Tim Bergman
Print Name Signature
Address 12141 Roswell Ave
Date 3/9 2019 2019

Nancy Hollman Nancy Hollman
Print Name Signature
Address 576 Tan O Shaster
Date 3/10/19 2019 2019

Guisee Vander Meer Guisee Vander Meer
Print Name Signature
Address 11730 Poplar Ave
Date 3/10/19 2019 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name Linda Proudfit Signature [Signature] Address 5051 Chesapeake St Date 3-11-19 2019

Print Name Clark Proudfit Signature [Signature] Address 5051 Chesapeake St Date 3-11-19 2019

Print Name Cheryl Buchanan Signature [Signature] Address 13111 Preline Ave Date 3/17/19 2019

Print Name Cheri Tummons Signature [Signature] Address 13184 Verdora Date 3/20 2019

Print Name Palle Tummons Signature [Signature] Address 13184 Verdora Date 3/20 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name	<u>J. Theresa Lyons</u>	Signature	<u>J. Theresa Lyons</u>	Address	<u>11623 Monte Vista</u>	Date	<u>3/8</u> 2019
Print Name	<u>Glenn L. Zabal</u>	Signature	<u>Glenn L. Zabal</u>	Address	<u>11614 Monte Vista Ave</u>	Date	<u>3/8</u> 2019
Print Name	<u>Marsha Van Pelt</u>	Signature	<u>Marsha Van Pelt</u>	Address	<u>11605 Monte Vista Ave</u>	Date	<u>3/8</u> 2019
Print Name	<u>Rafael Cortez</u>	Signature	<u>Rafael Cortez</u>	Address	<u>Chino, CA 91710</u>	Date	<u>3/8</u> 2019
Print Name	<u>Robert Guillen</u>	Signature	<u>Robert Guillen</u>	Address	<u>11626 Monte Vista Ave</u>	Date	<u>3/8/8</u> 2019
Print Name	<u>Donna House</u>	Signature	<u>Donna House</u>	Address	<u>11621 Monte Vista</u>	Date	<u>3/8/8</u> 2019
Print Name		Signature		Address	<u>4946 Francis Ave</u>	Date	<u>3/8/19</u> 2019
Print Name		Signature		Address		Date	<u>2019</u>
Print Name		Signature		Address		Date	<u>2019</u>
Print Name		Signature		Address		Date	<u>2019</u>

CHINO FRANKS ESTATE LLC PROTEST PETITION

Protest location must be Chino Franks Estate LLC Development

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Franks Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

Print Name Robin Draper Signature Robin Draper Address 5587 W Phillips St Date March 19, 2019

Print Name Rebekah Macias Signature Rebekah Macias Address 12339 Grey Owl Way Date March 19, 2019

Print Name Carine Deacon Signature Carine Deacon Address 1746 Baalich St Date March 19, 2019

Print Name _____ Signature _____ Address _____ Date 2019

Print Name _____ Signature _____ Address _____ Date 2019

Print Name _____ Signature _____ Address _____ Date 2019

Print Name _____ Signature _____ Address _____ Date 2019

Print Name _____ Signature _____ Address _____ Date 2019

Print Name _____ Signature _____ Address _____ Date 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name Tam Taylor Signature [Signature] Address 3173 Riverside Ter, Chino Date 3/4/2019
91710

Print Name Raymi Borunda Signature [Signature] Address 3173 Riverside Terrace, Chino Date 3/4/2019
91710

Print Name Julie Sorl Signature [Signature] Address 3408 Chino Ave Chino Date 3/5/19 2019

Print Name Haven So Johnson Signature [Signature] Address 8376 Edgewood Shasta Date 3-24-19 2019
91708

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Taylor

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Alana Carson Alana Carson 11515 Ramona Ave, Ciudad 3/11/ 2019

Print Name Signature Address Date

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Print Name Signature Address Date 2019

Alana

CHINO FRANCIS ESTATE LLC PROTEST PETITION
Protest Petition against Construction and Proposed zoning;










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Print Name	<u>Ramiro Mejia</u>	Signature	<u>[Signature]</u>	Address	<u>1510 Telephone Ave</u>	Date	<u>03/23</u> 2019
Print Name	<u>JACOB MEJIA</u>	Signature	<u>[Signature]</u>	Address	<u>11510 TELEPHONE AVE</u>	Date	<u>03/23</u> 2019
Print Name	<u>Carol Vornick</u>	Signature	<u>[Signature]</u>	Address	<u>5049 Locust St</u>	Date	<u>03/23</u> 2019
Print Name	<u>Nicole Shuey</u>	Signature	<u>[Signature]</u>	Address	<u>5034 LOCUST ST</u>	Date	<u>03/23</u> 2019
Print Name	<u>GERALD LUSPAIN</u>	Signature	<u>[Signature]</u>	Address	<u>5084 LOCUST ST</u>	Date	<u>3-23</u> 2019
Print Name	<u>Tim Shuey</u>	Signature	<u>[Signature]</u>	Address	<u>5034 LOCUST ST</u>	Date	<u>3-23</u> 2019
Print Name	<u>LADE SHUEY</u>	Signature	<u>[Signature]</u>	Address	<u>5031 LOCUST ST</u>	Date	<u>3-23</u> 2019
Print Name	<u>ALL WORMICK</u>	Signature	<u>[Signature]</u>	Address	<u>5049 LOCUST</u>	Date	<u>3/23</u> 2019
Print Name	<u>Martino Skieido</u>	Signature	<u>[Signature]</u>	Address	<u>5124 ORANGE RD SSN LN CHINO</u>	Date	<u>3/24/19</u> 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name	<u>William Pineda</u>	Signature		Address	<u>5129 Orange Blossom Ln</u>	Date	<u>03-24</u> 2019
Print Name	<u>Reggie Alvarado</u>	Signature		Address	<u>5125 Orange Blossom Ln</u>	Date	<u>03-24</u> 2019
Print Name	<u>APRY LINDSEY</u>	Signature		Address	<u>5175 ORANGE BLOSSOM LN.</u>	Date	<u>03-24</u> 2019
Print Name	<u>Shelli Lindsley</u>	Signature		Address	<u>5175 Orange Blossom Ln</u>	Date	<u>3-24</u> 2019
Print Name	<u>Tianhua Luo</u>	Signature		Address	<u>1.636 Telephone Ave.</u>	Date	<u>3-24</u> 2019
Print Name	<u>Gene Lee</u>	Signature		Address	<u>5114 Francis Ave</u>	Date	<u>3/24</u> 2019
Print Name	<u>Carlos Rodriguez</u>	Signature		Address	<u>5051 Francis Ave</u>	Date	<u>3/24</u> 2019
Print Name	<u>Sharilyn Rodriguez</u>	Signature		Address	<u>5061 Francis Ave</u>	Date	<u>3/24</u> 2019
Print Name	<u>Christopher Rodriguez</u>	Signature		Address	<u>5061 Francis Ave</u>	Date	<u>3/24</u> 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name	<u>Aaron Robinson</u>	Signature	<u>[Signature]</u>	Address	<u>5061 Francis Ave.</u>	Date	<u>3/22/</u> 2019
Print Name	<u>Jerry Rue</u>	Signature	<u>[Signature]</u>	Address	<u>5012 Turner Ct</u>	Date	<u>3/25/</u> 2019
Print Name	<u>Vicki Spence</u>	Signature	<u>[Signature]</u>	Address	<u>5022 Turner Ct</u>	Date	<u>3/25/</u> 2019
Print Name	<u>Brandon Rowe</u>	Signature	<u>[Signature]</u>	Address	<u>5012 Turner Ct</u>	Date	<u>3/25/</u> 2019
Print Name	<u>Sharon West</u>	Signature	<u>[Signature]</u>	Address	<u>11618 Telephone Ave</u>	Date	<u>3/25/</u> 2019
Print Name	<u>Polly West</u>	Signature	<u>[Signature]</u>	Address	<u>11618 Telephone Ave</u>	Date	<u>3/25/</u> 2019
Print Name	<u>Nolan West</u>	Signature	<u>[Signature]</u>	Address	<u>11618 Telephone Ave</u>	Date	<u>3/25/</u> 2019
Print Name	<u>William J. Portolomeo</u>	Signature	<u>[Signature]</u>	Address	<u>4085 Francis Ave</u>	Date	<u>3/25/</u> 2019
Print Name	<u>JUAN MEDINA</u>	Signature	<u>[Signature]</u>	Address	<u>5041 Francis Ave</u>	Date	<u>3/25/</u> 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION
Protest Petition against Construction and Proposed zoning;

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Print Name	<u>Joan Medina</u>	Signature	<u>Joan Medina</u>	Address	<u>5041 FRANCIS AVE</u>	Date	<u>3/25</u> 2019
Print Name	<u>Joan Medina</u>	Signature	<u>Joan Medina</u>	Address	<u>5041 Francis ave</u>	Date	<u>3/25</u> 2019
Print Name	<u>Enid Rina</u>	Signature	<u>Enid Rina</u>	Address	<u>5041 Francis Ave</u>	Date	<u>3/25</u> 2019
Print Name	<u>Enid Rina</u>	Signature	<u>Enid Rina</u>	Address	<u>5041 Francis Ave</u>	Date	<u>3/25</u> 2019
Print Name	<u>Gil Ortiz</u>	Signature	<u>Gil Ortiz</u>	Address	<u>11841 TELEPHONE</u>	Date	<u>3-25-19</u> 2019
Print Name	<u>Paola Carrillo</u>	Signature	<u>Paola Carrillo</u>	Address	<u>11639 TELEPHONE AVE</u>	Date	<u>3-25</u> 2019
Print Name	<u>Paola Carrillo</u>	Signature	<u>Paola Carrillo</u>	Address	<u>11639 TELEPHONE AVE</u>	Date	<u>3-25</u> 2019
Print Name	<u>Maia Cetera</u>	Signature	<u>Maia Cetera</u>	Address	<u>3139 Independence Ct</u>	Date	<u>3-30-19</u> 2019
Print Name	<u>Olga Campos</u>	Signature	<u>Olga Campos</u>	Address	<u>11799 CREAR AVE</u>	Date	<u>3-30-19</u> 2019
Print Name	<u>Olga Campos</u>	Signature	<u>Olga Campos</u>	Address	<u>11799 Crear Ave</u>	Date	<u>3-30-19</u> 2019
Print Name	<u>Randy Miller</u>	Signature	<u>Randy Miller</u>	Address	<u>11744 CRAW AVE</u>	Date	<u>3-30-19</u> 2019
Print Name	<u>Randy Miller</u>	Signature	<u>Randy Miller</u>	Address	<u>11744 CRAW AVE</u>	Date	<u>3-30-19</u> 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

Print Name	<u>Florence Lewis</u>	Signature	<u>[Signature]</u>	Address	<u>11750 CRAW AVE</u>	Date	<u>3/30</u> 2019
Print Name	<u>Bill Daily</u>	Signature	<u>[Signature]</u>	Address	<u>11753 CRAW AVE</u>	Date	<u>3/30</u> 2019
Print Name	<u>Anne Daily</u>	Signature	<u>[Signature]</u>	Address	<u>11753 CRAW AVE</u>	Date	<u>3/30</u> 2019
Print Name	<u>ANGEL RADILLA</u>	Signature	<u>[Signature]</u>	Address	<u>11775 CRAW AVE</u>	Date	<u>3/30</u> 2019
Print Name		Signature		Address		Date	
Print Name		Signature		Address		Date	
Print Name		Signature		Address		Date	
Print Name		Signature		Address		Date	
Print Name		Signature		Address		Date	

CHINO FRANCIS ESTATE LLC PROTEST PETITION
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Print Name	<u>David Pinkins</u>	Signature	<u>David Pinkins</u>	Address	<u>4984 Francis Ave</u>	Date	<u>10-26-2019</u>
Print Name	<u>Lemona Montes de Oca</u>	Signature	<u>Lemona Montes de Oca</u>	Address	<u>4993 Francis Ave</u>	Date	<u>11-3-2019</u>
Print Name	<u>Juan Montes de Oca</u>	Signature	<u>Juan Montes de Oca</u>	Address	<u>4993 Francis Ave</u>	Date	<u>11-3-2019</u>
Print Name	<u>Juan M. Herreria</u>	Signature	<u>Juan M. Herreria</u>	Address	<u>4994 Francis Ave</u>	Date	<u>11-3-2019</u>
Print Name	<u>José Sosa</u>	Signature	<u>José Sosa</u>	Address	<u>4364 Francisco Ave</u>	Date	<u>11-3-2019</u>
Print Name	<u>Alfredo Acuña</u>	Signature	<u>Alfredo Acuña</u>	Address	<u>4893 Francisco Ave</u>	Date	<u>11-3-2019</u>
Print Name	<u>Rubén Bautista</u>	Signature	<u>Rubén Bautista</u>	Address	<u>4420 Francisco Ave</u>	Date	<u>11-4-2019</u>
Print Name	<u>EDUARDO CARILLO</u>	Signature	<u>EDUARDO CARILLO</u>	Address	<u>4420 Francisco Ave</u>	Date	<u>11-4-2019</u>
Print Name	<u>Raul Zavala</u>	Signature	<u>Raul Zavala</u>	Address	<u>1178 Crystal Dr</u>	Date	<u>11-4-19 2019</u>

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name Jane Steiner Signature J Steiner Address 1043 Francis Av Chino Date 10/22 2019

Print Name Faith Layman Signature Faith Layman Address 12141 Roswell Ave. Chino Date 10/22 2019

Print Name Rick Vandermere Signature Rick Vandermere Address 11708 East End Avenue Chino Date 10/22 2019

Print Name Andrew Gonzalez Signature Andrew Gonzalez Address 11708 East End Ave Chino Date 10/23 2019

Print Name James Richardson Signature James Richardson Address 12174 Roswell Ave Chino Date 2/20/2019

Print Name Carol Hulin Signature Carol Hulin Address 11708 East End Ave Chino Date 10/31/2019

Print Name Tracy Hulin Signature Tracy Hulin Address 11708 East End Ave Chino Date 10/31/2019

Print Name Dana Roswell Signature Dana Roswell Address 15245 Oakwood Dr. Date 10/31/2019

Print Name Chas Roswell Signature Chas Roswell Address 15245 Oakwood Dr. Chino Date 10/31/2019

JR/w

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

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Print Name Carol CUNSTANCE Signature [Signature] Address 5084 Locust St, Chino, CA Date 3/24/2019

Print Name Chris Boswell Signature [Signature] Address 11875 Boswell Ave Chino Date 3/31/2019

Print Name Diane Boswell Signature [Signature] Address 11875 Boswell Ave Chino Date 3/31/2019

Print Name Gregg Silberman Signature [Signature] Address 3919 Lexington Ave Chino Date 3/31/2019

Print Name Joe DeLeon Signature [Signature] Address 13182 McKinley Ave Chino Date 4-2-19 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

Print Name _____ Signature _____ Address _____ Date _____ 2019

TR/ku

CHINO FRANCIS ESTATE LLC PROTEST PETITION
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Print Name	<u>JOHN M. GARCIA</u>	Signature	<u>[Signature]</u>	Address	<u>4584 MUSTANG RD. CHINO, CA 91710</u>	Date	<u>Oct 27, 2019</u>
Print Name	<u>BERTHA GARCIA</u>	Signature	<u>Bertha Garcia</u>	Address	<u>4584 MUSTANG RD CHINO</u>	Date	<u>OCT 27 2019</u>
Print Name	<u>Beatrice Ayala</u>	Signature	<u>[Signature]</u>	Address	<u>4606 Mustang Rd.</u>	Date	<u>10-27-19 2019</u>
Print Name	<u>Richard Fornaca</u>	Signature	<u>[Signature]</u>	Address	<u>11724 Carlisle Ave Chino</u>	Date	<u>10-27-19 2019</u>
Print Name	<u>Maria Cisneros</u>	Signature	<u>[Signature]</u>	Address	<u>11796 Carlisle Ave Chino</u>	Date	<u>10/27 2019</u>
Print Name	<u>Erwin Melicich</u>	Signature	<u>[Signature]</u>	Address	<u>11872 Carlisle Ave Chino</u>	Date	<u>10-27-19 2019</u>
Print Name	<u>MARTHA Melicich</u>	Signature	<u>[Signature]</u>	Address	<u>11872 Carlisle Ave Chino</u>	Date	<u>10-27-19 2019</u>
Print Name	<u>Rafael Sanchez</u>	Signature	<u>Rafael Sanchez</u>	Address	<u>4443 Jackson Ct Chino</u>	Date	<u>10-27-19 2019</u>
Print Name	<u>Dan Delahou</u>	Signature	<u>[Signature]</u>	Address	<u>11918 Carlisle Ave Chino</u>	Date	<u>10-27-19 2019</u>

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name Larry Lujan Signature [Signature] Address 11667 Yorba Ave Date 10-25 2019

Print Name Virginia Lujan Signature [Signature] Address 11667 Yorba Ave Date 10/26 2019

Print Name Imma Gonzalez Signature [Signature] Address 47701 Yorba Ave Date 10/27 2019

Print Name Diana McDougall Signature [Signature] Address 4605 Mustang Rd, Chino Date 10/27 2019

Print Name Art Becerra Signature [Signature] Address 4607 Mustang Rd, Chino Date 10/27 2019

Print Name Vera Becerra Signature [Signature] Address 4607 Mustang Rd, Chino Date 10/27 2019

Print Name Luis Cardillo Signature [Signature] Address 11735 Carlisle Ave Date 10/27/2019

Print Name Jerry Broer Signature [Signature] Address 11758 Carlisle Ave Date 10/27/19 2019

Print Name Sharon Klesterman-Broer Signature [Signature] Address 11759 Carlisle Ave Date 10/27/19 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION
Protest Petition against Construction and Proposed zoning;

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Print Name Concepcion Vazquez Signature [Signature] Address 11771 Carlisle Ave. Chino Date 10/27 2019

Print Name Zachariah Carmona Signature [Signature] Address 11771 Carlisle Ave Chino Date 10/27 2019

Print Name Natey Franklin Signature [Signature] Address 11771 Carlisle Ave Chino Date 10/27 2019

Print Name Daniel Castellanos Signature [Signature] Address 11771 Carlisle Ave Chino Date 10/27 2019

Print Name Fernan Alvarez Signature [Signature] Address 11795 Carlisle Ave Chino Date 10-27 2019

Print Name Deanne Sewell Signature [Signature] Address 11851 Carlisle Ave Chino Date 10/27 2019

Print Name Manuel Hernandez Signature [Signature] Address 11882 Carlisle Ave Chino Date 10/27/2019

Print Name Barbara Hernandez Signature [Signature] Address 11916 Carlisle Ave Date 10/27/ 2019

Print Name Monica Hernandez Signature [Signature] Address 11910 Carlisle Ave Date 10/27/ 2019

Print Name Monica Hernandez Signature [Signature] Address 11910 Carlisle Ave Date 10/27 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Robin L Kuhn
Print Name Robin L Kuhn
Signature [Signature]
Address 18930 Arlington Ln
Date 10/18/2019

Shirleen Gordon
Print Name Shirleen Gordon
Signature [Signature]
Address 12316 Streamside Ave
Date 10/18/2019

North Ann George
Print Name North Ann George
Signature [Signature]
Address 5057 Walnut St Chino
Date 10/21/2019

Kay Frost
Print Name Kay Frost
Signature [Signature]
Address 12027 Butterfield Dr Chino
Date 10/21/2019

Benny Lopez
Print Name Benny Lopez
Signature [Signature]
Address 11759 Yucca Ave
Date 10/31/2019

Anita White
Print Name Anita White
Signature [Signature]
Address 45923 Independence
Date 10/31/2019

Wendy Ham
Print Name Wendy Ham
Signature [Signature]
Address 12041 Carlisle Ave
Date 10-31-19 2019









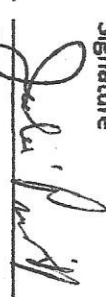
JEFF REED
Print Name JEFF REED
Signature [Signature]
Address 4771 INDEPENDENCE ST
Date 10-31-19 2019

Sunny Reed
Print Name Sunny Reed
Signature [Signature]
Address 4771 Independence St
Date 10/31/19 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name	Signature	Address	Date
Tim Moreau		11763 Serenat Ave	10/26/2019
Print Name	Signature	Address	Date
GEORGE MESSIMO		11759 BELMONT PL.	10/26/2019
Print Name	Signature	Address	Date
James R Brulmer		11745 Belmont Pl.	10/26/2019
Print Name	Signature	Address	Date
Bethany Chavez		11738 Belmont Pl	10/26/2019
Print Name	Signature	Address	Date
Smiley Dave		11738 Belmont Pl.	2019
Print Name	Signature	Address	Date
Marcia Avogo		11760 Belmont Pl	10-26-2019
Print Name	Signature	Address	Date
Mariel Arvizu		11760 Belmont Pl	10/26/2019
Print Name	Signature	Address	Date
STEVE PRUITT		4739 BELMONT PL.	10/26/2019
Print Name	Signature	Address	Date
Julie Pruitt		4739 Belmont Pl.	10/26/2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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William D. Borcia

Print Name

Signature

Address

Date

12421 Concord Ave Chino Elk Grove CA 10/17/2019

Cara S. Schiavoni

Print Name

Signature

Address

Date

Cara S. Schiavoni 4940 Emerson St Chino 10/17/2019

David Schiavoni

Print Name

Signature

Address

Date

David Schiavoni 4940 Emerson St, Chino Chino 10/17/2019

Barbara J. Torrez

Print Name

Signature

Address

Date

Barbara J. Torrez 13125 6th St. #115 Chino 10/17/2019

Diane Robles

Print Name

Signature

Address

Date

Diane Robles 12421 Concord St, Chino Chino 10/17/2019

LEON CENS

Print Name

Signature

Address

Date

Leon Cens 6287 Emerson St. Chino 10/17/2019

Margaret All.

Print Name

Signature

Address

Date

Margaret All. 1316 Rosewood Chino 10/17/2019

Diana Iverson

Print Name

Signature

Address

Date

Diana Iverson 11744 Serra Ave. Chino Chino 10/26/2019

Stanley Iverson

Print Name

Signature

Address

Date

Stanley Iverson 11744 Serra Ave Chino Chino 10-26-2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name	<u>Paula Williams</u>	Signature	<u>[Signature]</u>	Address	<u>47103 Belmont Chino</u>	Date	<u>10-26-19</u> 2019
Print Name	<u>Albert Gonzalez</u>	Signature	<u>[Signature]</u>	Address	<u>11823 Serra Ave. Chino CA</u>	Date	<u>11-05-19</u> 2019
Print Name	<u>Maria Gonzalez</u>	Signature	<u>[Signature]</u>	Address	<u>11823 Serra ave Chino Cal</u>	Date	<u>11-05-19</u> 2019
Print Name	<u>Anna R. Chung</u>	Signature	<u>[Signature]</u>	Address	<u>Chino</u>	Date	<u>11-5-19</u> 2019
Print Name	<u>Jason Bonilla</u>	Signature	<u>[Signature]</u>	Address	<u>11893 Serra Ave.</u>	Date	<u>11/5/19</u> 2019
Print Name	<u>Terrell Truelo</u>	Signature	<u>[Signature]</u>	Address	<u>11903 Serra Ave</u>	Date	<u>11-5-</u> 2019
Print Name	<u>Rebecca Trigo</u>	Signature	<u>[Signature]</u>	Address	<u>4425 Gentryburg St.</u>	Date	<u>11-5</u> 2019
Print Name	<u>Andry Robles</u>	Signature	<u>[Signature]</u>	Address	<u>11903 Serra Ave</u>	Date	<u>11-5</u> 2019
Print Name	<u>Rosela ZITNOVA</u>	Signature	<u>[Signature]</u>	Address	<u>11858 Serra</u>	Date	<u>11-5</u> 2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION
Protest Petition against Construction and Proposed zoning;







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Print Name	<u>Phillip Hernandez</u>	Signature	<u>[Signature]</u>	Address	<u>11944 Serra Ave</u>	Date	<u>11-5-2019</u>
Print Name	<u>Nicholas Fernandez</u>	Signature	<u>[Signature]</u>	Address	<u>11428 Serra Ave</u>	Date	<u>11-5-19 2019</u>
Print Name	<u>Carol Fernandez</u>	Signature	<u>[Signature]</u>	Address	<u>11928 Serra Ave</u> <u>Chino</u>	Date	<u>11-5-19 2019</u>
Print Name	<u>Michael Overton</u>	Signature	<u>[Signature]</u>	Address	<u>11982 Serra Ave</u> <u>Chino CA 91710</u>	Date	<u>11/05/ 2019</u>
Print Name	<u>Yvette Palavecina</u>	Signature	<u>[Signature]</u>	Address	<u>11886 Serra Ave</u> <u>Chino Ca 91710</u>	Date	<u>11/05/ 2019</u>
Print Name	<u>Ricardo Palavecina</u>	Signature	<u>[Signature]</u>	Address	<u>11886 Serra Ave Chino</u>	Date	<u>11-05 2019</u>
Print Name	<u>Norma Palavecina</u>	Signature	<u>[Signature]</u>	Address	<u>11886 Serra Ave Chino</u>	Date	<u>11/7 05 2019</u>
Print Name	<u>Anthony Lora</u>	Signature	<u>[Signature]</u>	Address	<u>4738 Welden St, Chino</u>	Date	<u>11/5/ 2019</u>
Print Name	<u>Larry Danna</u>	Signature	<u>[Signature]</u>	Address	<u>4644 Causes Ct Chino</u>	Date	<u>11-6 2019</u>

CHINO FRANCIS ESTATE LLC PROTEST PETITION


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Print Name	TONY TEIXEIRA	Signature		Address	4136 INDEPENDENCE ST	Date	11/21	2019
Print Name	MARIO GARCIA	Signature		Address	4783 Independence Ave	Date	11/7	2019
Print Name	Adrian D. DeBrie	Signature		Address	1296 Crystal Ave.	Date	11-7	2019
Print Name	Rosemary West	Signature		Address	12445 Tebo Ave	Date	11-7	2019
Print Name	Janice Douma	Signature		Address	4664 LaPalma Way Ct.	Date	11-7	2019
Print Name	JOE A GOMES	Signature		Address	11945 Yorba Ave	Date	11-7-	2019
Print Name		Signature		Address		Date		2019
Print Name		Signature		Address		Date		2019
Print Name		Signature		Address		Date		2019

CHINO FRANCIS ESTATE LLC PROTEST PETITION
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William Boersma William Boersma
Signature Address  Date 11/8


Joanne Boersma Joanne Boersma
Signature Address  Date 11/8

Angel Hernandez Angel Hernandez
Signature Address  Date 11/8

Rebecca Hernandez Rebecca Hernandez
Signature Address  Date 11/8

Victoria Perez Victoria Perez
Signature Address  Date 11/8

TRUNG NGUYEN TRUNG NGUYEN
Signature Address  Date 11/8

Sean Chang Sean Chang
Signature Address  Date 11/8

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Nicolette Erscher Nicolette Erscher
Signature
Address
Date 11-7-17

JANE WOLFF Jane Wolff
Signature
Address
Date 11-7-17

Jerry Rowe Jerry Rowe
Signature
Address
Date 11-7-17

Signature
Address
Date

Signature
Address
Date

Signature
Address
Date

Signature
Address
Date

Protest Petition against Construction and Proposed zoning:

8.15.a

CHINO FRANCIS ESTATE LLC PROTEST PETITION
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Print Name	<u>JAMES ROCKETT</u>	Signature	<u>[Signature]</u>	Address	<u>15994 FALCON PL</u>	Date	<u>11/5/</u> 2017
Print Name	<u>LARRY TOSTI</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-5</u> 2017
Print Name	<u>STUART DESIBRISAY</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-5</u> 2017
Print Name	<u>DAN BROGNIERE</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-5</u> 2017
Print Name	<u>HAROLD STANBURY</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-5</u> 2017
Print Name	<u>JOHN WITCHER</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-5</u> 2017
Print Name	_____	Signature	_____	Address	_____	Date	_____ 2017
Print Name	_____	Signature	_____	Address	_____	Date	_____ 2017
Print Name	_____	Signature	_____	Address	_____	Date	_____ 2017

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Print Name Cathy Ingram Signature [Signature] Address XX Date 4.2.17 2017

Print Name Jack Ingram, Jr Signature [Signature] Address XX Date 4.2.17 2017

Print Name _____ Signature _____ Address _____ Date _____ 2017

Print Name _____ Signature _____ Address _____ Date _____ 2017

Print Name _____ Signature _____ Address _____ Date _____ 2017

Print Name _____ Signature _____ Address _____ Date _____ 2017

Print Name _____ Signature _____ Address _____ Date _____ 2017

Print Name _____ Signature _____ Address _____ Date _____ 2017

Print Name _____ Signature _____ Address _____ Date _____ 2017

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istities without a vote of the citizens of Chino.

Carol Yonan

Signature

Address

Date

Alma Yonan

Signature

Address

Date

MARIA AVILA - Francis M. Avila

Signature

Address

Date

Wendy Garcia

Signature

Address

Date

Wendy M. Avila

TRASDALE

Wendy M. Avila

MARIA SMITH

Signature

Address

Date

Wendy M. Avila

Signature

Address

Date

GEORGE ROSS

Signature

Address

Date

George Ross

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BEN McELLRAD Ben McElLRad 2/8/17
Signature Address Date

P.O. Deidre Gross Ricketts Dorr P.O. Deidre Gross Ricketts Dorr 11.8.17
Signature Address Date

Ralph Sanchez Ralph Sanchez 11-8-17
Signature Address Date

Mia-Susan Dorrivers Mia-Susan Dorrivers 11/8/17
Signature Address Date

Michael Cooper Michael Cooper 11/8/17
Signature Address Date

Victor Cooper Victor Cooper 11/8/17
Signature Address Date

Erwin H. Lickell Erwin H. Lickell 11-8-17
Signature Address Date

CHINO FRANCIS ESTATE LLC PROTEST PETITION**Protest Petition against Construction and Proposed zoning;**

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 sities without a vote of the citizens of Chino.

Patricia Forschler Patricia Forschler
 Signature Address Date 11-8-17

Barbara L. Lora Barbara L. Lora
 Signature Address Date 11-8-17

Jeannette Anderson Jeannette Anderson
 Signature Address Date 11-8-17

Kurt Anderson Kurt Anderson
 Signature Address Date 11-8-17

Howard T. Forschler Howard T. Forschler
 Signature Address Date 11-8-17

Jeannette Sevel Jeannette Sevel
 Signature Address Date 11-8-17

Jim Forschler Jim Forschler
 Signature Address Date 11-8-17

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

red residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it is General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase in density without a vote of the citizens of Chino.

Kurt Anderson

Kurt Anderson

Signature

Address

Date

10/8/17

Leon Herbelin

Leon Herbelin

Signature

Address

Date

11-8-17

Mark W. Garrison

Mark W. Garrison

Signature

Address

Date

11-8-17

Donald Lange

Donald Lange

Signature

Address

Date

11-8-17

Tara Lange

Tara Lange

Signature

Address

Date

11/8/17

Signature

Address

Date

Signature

Address

Date

CHINO FRANCIS ESTATE LLC PROTEST PETITION
 Protest Petition against Construction and Proposed zoning:

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any Increase of General Plan residential densities without a vote of the citizens of Chino.

Print Name	<u>Cathy Marchesi</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-3</u> 2017
Print Name	<u>Ryan Marchesi</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-3</u> 2017
Print Name	<u>John Marchesi</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-3</u> 2017
Print Name	<u>Nancy Orndorff</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-5</u> 2017
Print Name	<u>Arla White</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-5</u> 2017
Print Name	<u>David Wilson</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-8</u> 2017
Print Name	<u>Robert L. Marchesi</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-8</u> 2017
Print Name	<u>Donna Marchesi</u>	Signature	<u>[Signature]</u>	Address	<u>[Redacted]</u>	Date	<u>11-8</u> 2017
Print Name		Signature		Address		Date	
Print Name		Signature		Address		Date	

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning:

I, inhabitant of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it is in violation of the General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase in density without a vote of the citizens of Chino.

Diane Schuman Dr. E. S. D.
Signature _____
Address [REDACTED]
Date 11/7/17

Jim Wedell Jim Wedell
Signature _____
Address [REDACTED]
Date 11-7-17

Janice Dorena [REDACTED]
Signature _____
Address [REDACTED]
Date 11-8-17

Signature _____
Address _____
Date _____

Signature _____
Address _____
Date _____

Signature _____
Address _____
Date _____

Signature _____
Address _____
Date _____

Protest Petition against Construction and Proposed zoning.

Martha M. Licitia

Mathew Davis

XEROX CORPORATION

11-8-17

Michelle Star

Signature _____

1-8-17

Handwritten: Alvarez Janda Chua

Signature:

11-8-17

Nicholas Saldaña

[Handwritten signature]

7-8-17

Mattheo Kinnic *

Ans.



11-8-17

Jami Book

Jani Luder

100

11817

Linsay Fornaca.

Signature _____

100

11/8/17

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 31, 2017

The Honorable Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710
 eulloa@cityofchino.org
 prodiguez@cityofchino.org

Regarding: **Opposition to the Chino Francis Estates and Annexation.**

Dear Mayor Ulloa and City Council members:

I am opposed to the Chino Francis Estates Development's plan to change the zoning to RD4.5. The Chino General Plan is currently RD2. If the Builder keeps the RD2 zoning, I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Chino Francis Estates was developed, and then annexed as RD2, a few years ago. That development should be used as a model for the Chino Francis Estates project. There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Please remember our concerns when considering this project.

Sincerely, your constituent(s)



Print Name: Liam Collins

Print Name: _____

Address: 

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 16, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org

Regarding: Opposition to the Chino Francis Estates and Annexation.

Dear Mayor Ulloa and City Council members:

I am opposed to the Chino Francis Estates Development's plan to change the zoning to RD4.5. The Chino General Plan is currently RD2. If the Builder keeps the RD2 zoning, I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Chino Francis Estates was developed, and then annexed as RD2, a few years ago. That development should be used as a model for the Chino Francis Estates project. There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Please remember our concerns when considering this project.

Sincerely, your constituent(s)

William J. Bartholomew

Print Name:

Address:

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 22, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org


Regarding: **Opposition to the Chino Francis Estates and Annexation.**

Dear Mayor Ulloa and City Council members:

I am opposed to the Chino Francis Estates Development's plan to change the zoning to RD4.5. The Chino General Plan is currently RD2. If the Builder keeps the RD2 zoning, I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Chino Francis Estates was developed, and then annexed as RD2, a few years ago. That development should be used as a model for the Chino Francis Estates project. There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Please remember our concerns when considering this project.

Sincerely, your constituent(s)



Print Name: Antoinette Dovali

Print Name: _____

Address: _____

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 18, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org

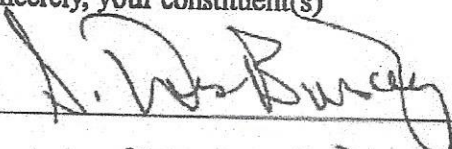
Regarding: **Opposition to the Chino Francis Estates and Annexation.**

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Please remember our concerns when considering this project.


Sincerely, your constituent(s)



Print Name: STUART DESBRISAY

Print Name: _____

Address: _____

 Chino, CA 91710

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 18, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloo@cityofchino.org
prodriguez@cityofchino.org

Regarding: **Opposition to the Chino Francis Estates and Annexation.**

Dear Mayor Ulloa and City Council members:

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Please remember our concerns when considering this project.

Sincerely, your constituent(s)

Daniel E. Broguiera

Print Name: DAVID E BROGUIER

Print Name: _____

Address:

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 22, 2017

The Honorable Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710
 eulloa@cityofchino.org
 prodiguez@cityofchino.org

Regarding: **Opposition to the Chino Francis Estates and Annexation.**

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Please remember our concerns when considering this project.

Sincerely, your constituent(s)

Print Name: _____

Address: _____

Print Name: _____

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 22, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org

Regarding: **Opposition to the Chino Francis Estates and Annexation.**

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Please remember our concerns when considering this project.

Sincerely, your constituent(s)

Larry Walker
Print Name: Larry Walker

Print Name: _____

Address: _____

Olguin, Rosa

From: Janice [REDACTED]
Sent: Tuesday, November 28, 2017 9:09 PM
To: Community Development
Subject: Attn; Nick Liguori

Hi Nick,

We are writing in regards to Chino Francis Estates. We are home owners on La Causey Ct our home backs up to Francis Ave.

When we attended the very first meeting with this builder they portrayed that is was going to be built like the homes and lot sizes on La Causey Ct and La Masita Ct. Then we found out the lot sizes. Our lot is 16,500 sq ft not 8 or 10,000sq ft. Also these are much larger homes with a lot of available parking. The builder calls these homes multi generation homes! we all know this means "multi family"

We are trying to figure out why this land is zoned for R-2 and the builder walks in with plans for R 4.5 and they need to annex in to the City no less, that the planning department accepts the builders plans. No negotiating on the City's part! We just don't understand. The builder purchased this land knowing it was zoned for R-2.

I want to say why not to negotiate to 1/3 acre lots but there again WHY do we have to negotiate anything we don't owe this builder anything do we?

We keep feeling that the Planning Dept and City Council are selling us out. We live in Chino for the Rural feel of it! We feel our neighbors are going along with this for fear of what could happen if Borstein walks away, so our neighbors just settle! As taxpayers we shouldn't be left in this situation.

"According to an independent traffic study, the proposed project will add new single-story housing options to the area with NO significant increase in traffic. The project adds only about one car every 1.5 minutes between 4-6 p.m. and even less during the morning peak period" This is posted on the Chino Francis Estates Facebook page. Who paid for this "Independent traffic study"?

There will be 43 homes with parking for 5-6 cars and this won't affect traffic? Not for the builder because they don't live here, we do.

Also we would like to point out at the last meeting with CFE they stated on their flyer that "Future residents are expected to generate over an est \$2.7M in local retail sales annually in Chino" For each home owner to spend 63k per year they could indeed afford that 1/2 acre lot home. These numbers don't exist in all reality!

As you recall Eric said that the corner lot of the one and only 16K sq ft lot would be the first to sell, why not build them all 16k sq ft lots? Yeah the builder says they wouldn't make any money maybe not as much money but there again how does that exactly work? The homes would certainly sell for more, larger lot higher price.

There again per their flyer they call them empty-nester homes, these are not empty-nester homes empty-nesters tend to down size not buy 2800 - 3600 sq ft homes with 4&5 bedrooms and parking for 5-6 cars.

Also per their flyer "Improving Yorba/Francis intersection by adding ADA-accessible ramps to three corners" there's already two there! Where is the 5th corner located?

There are homes in Chino at 4.5 but they are not 2800 sq ft homes. We would feel comfortable with 16,000 sq ft lots.

Regards,

Janice & Larry Douma

1

November 18, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org
eelrod@cityofchino.org
thaughey@cityofchino.org
ggeorge@cityofchino.org

Regarding: Opposition to the Chino Francis Estates and Annexation.

Dear Mayor Ulloa and City Council members:

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The Chino General Plan is currently RD2. If the Builder keeps the RD2 zoning, I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Chino Francis Estates was developed, and then annexed as RD2, a few years ago. That development should be used as a model for the Chino Francis Estates project. There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Please remember our concerns when considering this project.

Sincerely, your constituent(s)

Patricia Forschler

Print Name: PATRICIA FORSCHLER

Howard A. Forschler

Print Name: HOWARD A. FORSCHLER

Address: [REDACTED]

March 15, 2017

To whom it may concern:

We have several concerns about the housing development currently in the planning stages on Francis Avenue in Chino, between Yorba Avenue and Ramona Avenue.

The property being set aside for this development was originally zoned for Agricultural Use, as are a majority of the surrounding properties in this unincorporated section of San Bernardino County. When it was sold in the mid 1990s after the death of the longterm owner, we were aware that the zoning was changed to R1 to expedite sale and potential further use. We always knew there was a chance that a housing development could be planned here. HOWEVER, now our understanding is that the zoning is going to be changed to R4 and that, instead of a potential for 10 houses being built, 46 are planned.

Our concerns about this change are as follows:

1. This density is NOT in keeping with the current road infrastructure.
 - a. All surface roads nearby are only 2 lanes and already struggle with significant traffic heading south to the 60 freeway, north to Pomona and east to Central Avenue.
 - b. There are already many accidents at the nearest intersection (Ramona and Francis) and we fear for even MORE since this a very busy intersection with NO SIDEWALKS and POOR LIGHTING.
 - c. We daily see many speeding cars on both Ramona and on Francis. Trying to enter the roadway safely can be a difficult

George Donzales

--We are very concerned that we will be harassed and forced to change our lifestyles to fit what is then a CITY atmosphere.

--We are very concerned that we will be forced to sell our animals or severely limit the types and numbers we currently own.

--We are very concerned that, despite promises to the contrary, we may be forced in the near future to become incorporated...

--We are very concerned that if, or when, we would SELL our properties, the property values will be diminished if a rural, AGRICULTURAL zoned lifestyle cannot be continued by new owners.

We have seen over and over in other communities that high density construction and "city lots" are detrimental to the preservation of preexisting "country" lots and lifestyle. Once these new dwellings go in, and the developers have collected their money and gone their way, who is going to guarantee to us that all the promises made will not be retracted? Who is to going to guarantee to us that we WILL stay unincorporated and retain the Agricultural zoning that we currently enjoy? Who is going to care????

Thank You.



CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 18, 2017

The Honorable Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org
eelrod@cityofchino.org
thaughey@cityofchino.org
ggeorge@cityofchino.org

Regarding: Opposition to the Chino Francis Estates and Annexation.

Dear Mayor Ulloa and City Council members:

I am opposed to the Chino Francis Estates Development's plan to change the zoning to RD4.5.
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Please remember our concerns when considering this project.

Sincerely, your constituent(s)

Donna Marchesi

Print Name: DONNA MARCHESI

Address: [REDACTED]

Bob Marchesi

Print Name: BOB MARCHESI

XXXXXXXXXX
XXXXXXXXXX

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENTNovember 30, 2017

The Honorable Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710
 eulloa@cityofchino.org
 prodiguez@cityofchino.org

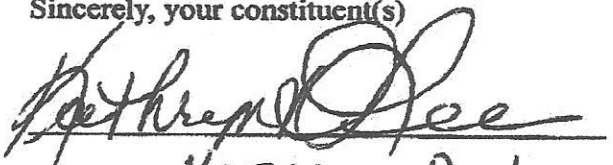
Regarding: **Opposition to the Chino Francis Estates and Annexation.**

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Please remember our concerns when considering this project.

Sincerely, your constituent(s)


 Print Name: KATHRYN D. Lee

 Print Name: _____

Address: 

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENTNovember 30, 2017

The Honorable Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710
 eulloa@cityofchino.org
 prodriguez@cityofchino.org

Regarding: **Opposition to the Chino Francis Estates and Annexation.**

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Please remember our concerns when considering this project.

Sincerely, your constituent(s)



Print Name: Jacob Furtertrich



Print Name: Meredith Kinkpatrick

Address: 

November 18, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org
eelrod@cityofchino.org
thaughey@cityofchino.org
ggeorge@cityofchino.org

Regarding: Opposition to the Chino Francis Estates and Annexation.

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Please remember our concerns when considering this project.

Sincerely, your constituent(s)



Print Name: Cynthia INGRAM



Print Name: Bill INGRAM

Address: 

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENTNovember 30, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloo@cityofchino.org
prodriguez@cityofchino.org

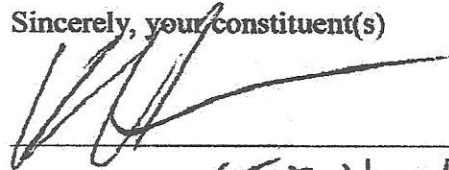
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Please remember our concerns when considering this project.

Sincerely, your constituent(s)

Print Name: KEITH HANAOKA

Print Name: _____

Address: _____


Olguin, Rosa

From: Hitz, Michael
Sent: Friday, October 27, 2017 2:33 PM
To: Le, Kim
Subject: FW: Francis Estates

From: [REDACTED]
Sent: Friday, October 27, 2017 2:03 PM
To: Ulloa, Eunice; thaughery@cityofchino.org; Elrod, Earl; George, Gary; Rodriguez, Paul; nligouri@cityofchino.org;
 Morelion, Warren; Hitz, Michael
Subject: Francis Estates

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

October 27, 2017

The Honorable Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710

Regarding: Opposition to the Chino Francis Estates and Annexation.

Dear Mayor Ulloa and City Councilmembers:

I reside in the impact area of Chino that this development is located. I oppose this development and request zoning of RD4.5. The Chino General Plan indicates a RD2, if the Builder were to build using RD2 zoning I would not oppose it. All 4 sides of this project have ½ acre lot or larger. The RD 4.5 does not fit with 100% of the contiguous properties. The tract directly south of Francis has been developed with a zoning of RD2 some years ago why would this development be allowed to increase the density per acre? There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Measure H was defeated by 87% of the Chino Residents. It should be clear to the City Council that these zone changes from the General Plan are not wanted. Listen to the voters and reject any zone changes from the General Plan. Approve an amendment to Measure M to include the unincorporated Chino areas allowing residents to vote on zone changes.

I have lived in the unincorporated area of Chino for over 23 years and is currently zoned in the Chino General Plan as RD2. I personally would not oppose being annexed into Chino if done as RD2.

I have been a Real Estate Broker for over 34 years. This type of zone change along with annexation will create a negative property value to all the surrounding homes. I have spent the last 23 years evaluating property for all the major banks and lenders including Fannie Mae. When evaluating a property that has this type of development I must use it as a negative value because of the density and non-conforming to surrounding properties. I also must use a negative value because of the City Sewer System infringing on County Land that does not have a system in place. I can go into more details if requested or supply numerous Brokers to support my statement.

I support rejecting the proposed RD4.5 per acre. It just does not fit.

Thank you

Jerry Rowe

Olguin, Rosa

From: Morelion, Warren
Sent: Monday, November 20, 2017 7:08 AM
To: Le, Kim; Olguin, Rosa
Cc: Hitz, Michael
Subject: FW: WE DO NOT APPROVE of the current Plans for Francis Estates, Island annexation.

FYI

Warren Morelion, AICP
 City Planner
Community Development - Planning
 Phone: 909-334-3332
 13220 Central Avenue
 Chino, CA 91710



www.cityofchino.org

From: Cyn Sielen [REDACTED]
Sent: Sunday, November 19, 2017 3:13 AM
To: Cyn Sielen
Cc: nligouri@cityofchino.org; Morelion, Warren; Hitz, Michael
Subject: WE DO NOT APPROVE of the current Plans for Francis Estates, Island annexation.

The Honorable
 Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710

Dear Mayor Ulloa and City Council Members, et. all.

Our family is writing this today expressing-
 WE DO NOT APPROVE of the current Plans for Francis Estates, Island annexation.

-WE Do Not Support -WE Do Not approve, nor are in favor for this build being a "Gated community" ...it's Chino City. We urge you to consider to making it open city streets as the surrounding streets with the proposed island annexation on the table.

- Exactly, what makes these "Estates"? We believe this is a misused description of this build, and should be Named appropriately.

By deffination:

Estate. :noun [C] US /ɪ'steɪt/

1

Marshall & Cyn Sielen

:a large, privately owned area of land in the country, often with a large house,-
 - Land in the Country, yes - A house, (1) NO 43 - Higher Density, 43 large houses, shoved on large land intended for lower density. RD-1 & RD-2

We have city parks. Nix the Park. To quote the Developer rep "they will be open to the public, unless they are misused" So no locked gates?- Chino Parks are advertised -Open 24 hrs with no supervisory guidance in place. (Thus being places for unwanted congregation of teens, unsupervised - Drug Deals, pedophiles haven)

*refer to Megan's law

-WE Do Not approve of the narrower width and depths of the 8,000- 9,000 sq ft lots, preventing the ability in some to push a wheelbarrow or trash cans thru the gates, or a bob cat for those wishing to build a small pool on their 8,000 sq ft lots - Remove 25% of the All the proposed homes and increase lot sizes on all parcels. To quote the Builder rep "on most lots(9,000) you should be able to fit a jet ski trailer"

We sense that this build will have a Negative impact on the current infrastructures surrounding this as a gated HOA Community. It will not give the residents of surrounding existing homes access and egress, to Francis, Ramona - from Yorba and Serra, Carlise, Walden and Independence to name a few.

Further, the back up of traffic attempting to head on Ramona south to the freeway, pushing drivers to select Yorba Avenue South, or Monte Vista to Philadelphia to gain freeway access.

Children walking to schools will be impacted negatively, with considerable increases in traffic and will be put at risk- wether riding bikes or walking. Monte Vista Ave. Will also be a hazard for them to cross, with drivers focusing on getting a quick stop at the sign. (An area where running the stop, or slowing and going, is very common and street lighting is deplorably lacking)

--A traffic signal should be considered for neighborhood and school students specifically EJ Marshall and Ramona Jr High.

A 4- way stop at Francis @ Yorba is warranted. The current study cannot be correct. 6 cars per house will put another 300+ on the commuter paths, of a tightly bound rural thoroughfare with Equestrian travel, and trails nearby and on Francis.

Regarding ANY inquires from my District Representative

Many in the direct area, in the past year/months as this project has been blooming, have never been asked by - City survey at the least, or town meeting from my district Council representative. If as a community are we "for" or "against" this build. Our Concerns are not being heard Nor represented.

It has been nearly the Marketing Team of the Investor - communicating this overwhelming positive response by them walking our streets for the past 2 years, engaging us face to face - ringing and knocking on our doors to entice the unknowing Neighborhood to support "Their" beautiful Community there in place of the Blighted and Unsightly, property with mixed issues of Police calls activity and squatters, homeless living in cars on the street - and numerous issues resulting from the once beautiful 1 acre home, and surrounding rural acreage.

Why is So Much freelance being set in the hands of a nice guy who works for an investment group, contrary to the view of your local Chino Citizens? "Ask Us!!" That is wrong.

The Developer has made friends with - Chamber of Commerce, for endorsement. Why are they providing public support when no one from that organization has tested the majority of those affected?

What is their vested interest?

VOTERS surely will Not be putting Their Votes in your Favor for the same lack of representative in the subsequent elections!

If my District Representative wishes to have my vote and others with like opinions, Please Step Up and Represent our City of Chino residents.

We are at your meetings, you all agree with each other regardless of the facts we, as your community are attempting to bring toward - to bring light to the situation at hand.

It is more than obvious that there has been plenty of 'wineing and dining' going on,

We are completely aware and have been out on the town with them. Some of these remarks that come out at the Council meetings on record.

We, the long time Chino Resident voters, are waiting OUR turn to be taken seriously, and OUR opinions heard - and items looked at. This build does not resolve any Shortage on homes, Nor are they Low income housing as the majority of citizens have been misguided by inaccurate advertising. This needs to be challenged, as the assistant Council Attorney pointed out.

These homes are Jumbo home builds on just under ~1/6th acre lots, shoved in to bring the builder most money for their build.

The Biggest Reason some neighboring home owners are in favor of this project, is because they are not involved in the General Plan preservation, and the status of its zoning for the future island annexation into the City of Chino. Neighbors are merely "settling" for "Anything is an improvement" over the disintegration of a 40+yr old corner of abandoned chicken coops (that should have been handled by the County in their day!) And their DIRECT "threat" that even higher density would be built there - "this doesn't get approved, "were Out, and you can deal with another Builder that has less concern for your community" Tired of Threats of "Take it or Lose it")

- Do we want to have that space remain vacant, NO.
- Do we need to build over Density at this location, NO
- Do we have an issue with building to Zoning Density, NO....Just Get It Right!

This Francis Estates has sought approval from the Chamber of Commerce, who say "wow looks great we support you!" Why? What is their vested interest.

They boast 300+ hits on their website, which most are local homeowners searching for answers....le: Price Point and intended use - Not to be confused with buyer interest for the most part.

The City has a General Plan for RD-2. As representatives of our City of Chino Please Start there.

There is No Guarantee that they won't go to 2 story builds after they start their dialog...but the Partners have all expressed in Promises ("trust me") that they will stay single story ranch. Do We know for sure this: Conceptual 2,800-3,200+sq ft homes on 9,100 1st ft lots. aka: ~1/6(?) acre (guessing here at the price points as it has not been revealed, anywhere high \$750,000-\$950,000?)

Another perfect storm for the out of the Country investors, and the ability break these lovely homes into "Room Leased or Rentals" within the Planned "Empty Nester" community.

I do know there are City ordinances against this, (Nick disclosed this at the Workshop) however we must prepare for it, nonetheless considering the sizes of these homes. What is/will be in place to pre-emp this from occurring? Is this being regulated inforced at other existing New builds, and how? (le: D R Horton build Francis/Central - Preserves)

The single story is an all sought after value, but "Empty Nesters" are looking to downsize - in our opinion not move to a larger 3,000sq.ft. residence. Bring these lots to ~16,000 and give adequate land use.

Trees will even have an issue growing in such a confined space, such as shown in their conceptual drawings. - Green Homes? - State of the Art - Solar Ready? - Cost? Very high for the purchased lot size

- Nice concept... Get the land usage to an acceptable standard. Cut out 25% homes density and make larger non elbow to elbow accessible lots

- Consider the General Plan and repair Measure M

Protect the Agricultural integrity and Stay with the General Plan - Do Not Allow Higher Density, to ruin what Chino has left.

Thank you for your time and consideration -

Marshall & Cindy Sielen

[REDACTED]
The Sielen Family
[REDACTED]

(The Sielen Family, original owners for 30 year. (Affected by this project)

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

October 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710

Regarding: **Opposition to the Chino Francis Estates and Annexation.**

Dear Mayor Ulloa and City Councilmembers:

I reside in the impact area of Chino that this development is located. I oppose this development and request zoning of RD4.5. The Chino General Plan indicates a RD2, if the Builder were to build using RD2 zoning I would not oppose it. All 4 sides of this project have ½ acre lot or larger. The RD 4.5 does not fit with 100% of the contiguous properties. The tract directly south of Francis has been developed with a zoning of RD2 some years ago why would this development be allowed to increase the density per acre? There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

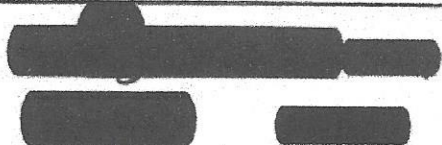
Measure H was defeated by 87% of the Chino Residents. It should be clear to the City Council that these zone changes from the General Plan are not wanted. Listen to the voters and reject any zone changes from the General Plan. Approve an amendment to Measure M to include the unincorporated Chino areas allowing residents to vote on zone changes.

I support rejecting the proposed RD4.5 per acre. It just does not fit.

Thank you



Date: 11-19 2017



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I support rejecting the proposed RD4.5 per acre. It just does not fit.

Thank you

Manny Wischelt

Date: 11-19 2017

[Redacted Signature]

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November 30, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org

Regarding: Opposition to the Chino Francis Estates and Annexation.

Dear Mayor Ulloa and City Council members:

I am opposed to the Chino Francis Estates Development's plan to change the zoning to RD4.5. The Chino General Plan is currently RD2. If the Builder keeps the RD2 zoning, I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Chino Francis Estates was developed, and then annexed as RD2, a few years ago. That development should be used as a model for the Chino Francis Estates project. There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Please remember our concerns when considering this project.

Sincerely, your constituent(s)

[Signature]

Print Name: STAN POLK

Print Name: _____

Address:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

November 8, 2017

The Honorable Eunice M. Ulloa
Chino City Council Members
13220 Central Avenue
Chino, Ca 91710
eulloa@cityofchino.org
prodriguez@cityofchino.org
eelrod@cityofchino.org
thaughey@cityofchino.org
ggeorge@cityofchino.org


Regarding: **Opposition to the Chino Francis Estates and Annexation.**

Dear Mayor Ulloa and City Council members:

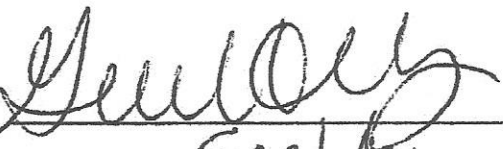
I am opposed to the Chino Francis Estates Development's plan to change the zoning to RD4.5. The Chino General Plan is currently RD2. If the Builder keeps the RD2 zoning, I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Chino Francis Estates was developed, and then annexed as RD2, a few years ago. That development should be used as a model for the Chino Francis Estates project. There is no reason that the developer cannot build using the current General Plan of RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Please remember our concerns when considering this project.

Sincerely, your constituent(s)



Print Name: Stephanie Spyr



Print Name: Erin K. Hardy

Address:  _____

CHINO RESIDENTS OPPOSED TO THE FRANCIS ESTATE DEVELOPMENT

November __, 2017

The Honorable Eunice M. Ulloa
 Chino City Council Members
 13220 Central Avenue
 Chino, Ca 91710
 eulloa@cityofchino.org
 prodiguez@cityofchino.org

Regarding: **Opposition to the Chino Francis Estates and Annexation.**

Dear Mayor Ulloa and City Council members:

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Please remember our concerns when considering this project.

Sincerely, your constituent(s)



Print Name: MATTHEW J. SIMPSON

Print Name: _____

Address: ██████████ ██████████ ██████████ ██████████ ██████████ ██████████

CHINO FRANCIS ESTATE LLC PROTEST PETITION

Protest Petition against Construction and Proposed zoning;

We, the undersigned residents of Chino's General Plan Area, do hereby protest and oppose the Chino Francis Estate LLC Development, because it requires an increase of Chino's General Plan residential density for the proposed site from existing RD2 to proposed RD4.5. We are opposed to any increase of General Plan residential densities without a vote of the citizens of Chino.

JUAN CEJA	<u>jean ceja</u>	<u>11576 EAST EVELLY</u>	<u>2019</u>
Print Name	Signature	Address	Date
Moises Gonzalez	<u>MOISES</u>	<u>3841 th 1st</u>	<u>11/09</u>
Print Name	Signature	Address	Date
Mariano Ramirez	<u>Mariano Ramirez</u>	<u>4032 Phillips</u>	<u>11/04</u>
Print Name	Signature	Address	Date
Ariel Reyes	<u>AR</u>	<u>3812 Francis Ave</u>	<u>11/04</u>
Print Name	Signature	Address	Date
Jesus Ontiveros	<u>Jesus Ontiveros</u>	<u>4032 Phillips</u>	<u>11/04</u>
Print Name	Signature	Address	Date
Salvador Navarro	<u>Salvador Navarro</u>	<u>3812 Francis Ave Chino</u>	<u>11-04</u>
Print Name	Signature	Address	Date
Erañ Ramirez	<u>Erañ Ramirez</u>	<u>4405 Francis ave cheno</u>	<u>11-04</u>
Print Name	Signature	Address	Date
José Pentes	<u>José Pentes</u>	<u>3812 CARKIS AV</u>	<u>11/5/19</u>
Print Name	Signature	Address	Date
Zaida Rivera	<u>Zaida</u>	<u>4446 FRANCIS AVE</u>	<u>11/8</u>
Print Name	Signature	Address	Date

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Print Name	Melina Robins	Signature	Melina Robins	Address	4037 Walnut Ave Chino, CA 91710	Date	12-11-2019
Print Name	James Robins	Signature	James Robins	Address	5775 Riverside Dr. Apt 88	Date	12-11-2019
Print Name	Graciela Gonzalez	Signature	Graciela Gonzalez	Address	11470 Yorba Ave Chino	Date	1-8-2020
Print Name	Jim Wedell	Signature	Jim Wedell	Address	11470 Yorba Ave Chino	Date	1-8-2020
Print Name	Dan Lange	Signature	Dan Lange	Address	4755 Phillips Blvd	Date	1-8-2020
Print Name	Tara Lange	Signature	Tara Lange	Address	4755 W. Phillips Blvd	Date	1-8-2020
Print Name	Gary Laughlin	Signature	Gary Laughlin	Address	3949 Lexington Ave	Date	1/8/2020
Print Name	Peggy Laughlin	Signature	Peggy Laughlin	Address	3949 Lexington Ave	Date	1/8/2020
Print Name	Katelyn Laughlin	Signature	Katelyn Laughlin	Address	3949 Lexington Ave	Date	1/9/2020

CHINO FRANCIS ESTATE LLC PROTEST PETITION

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Print Name	<u>Edward Laya</u>	Signature	<u>Edward Laya</u>	Address	<u>5531 Adams St.</u>	Date	<u>12-5</u> 2019
Print Name	<u>Cindy Laya</u>	Signature	<u>Cindy Laya</u>	Address	<u>5531 Adams St.</u>	Date	<u>12-5</u> 2019
Print Name	<u>Michael Chavez</u>	Signature	<u>Michael C</u>	Address	<u>5545 Adams St.</u>	Date	<u>12-9</u> 2019
Print Name	<u>BRIAN CHAVEZ</u>	Signature	<u>Brian Chavez</u>	Address	<u>5545 ADAMS ST</u>	Date	<u>12-9</u> 2019
Print Name	<u>Jeri Chavez</u>	Signature	<u>Jeri Chavez</u>	Address	<u>5545 Adams St</u>	Date	<u>12-9</u> 2019
Print Name	<u>JAMES JACKSON</u>	Signature	<u>JAMES JACKSON</u>	Address	<u>5513 ADAMS ST</u>	Date	<u>12/22</u> 2019
Print Name	<u>Lucas Jackson</u>	Signature	<u>Lucas Jackson</u>	Address	<u>5513 Adams St</u>	Date	<u>12/22</u> 2019
Print Name	<u>Wyatt Jackson</u>	Signature	<u>Wyatt Jackson</u>	Address	<u>5513 Adams St.</u>	Date	<u>12/22</u> 2019
Print Name	<u>Bert Perez</u>	Signature	<u>Bert Perez</u>	Address	<u>54069 ADAMS ST</u>	Date	<u>11-27</u> 2019

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Print Name CHE CHANG

Signature



Address

Date

3271 Hillview DR SOUTH CHINO 91710 12-19 2019

Print Name EROLINE CATHAN

Signature



Address

Date

3271 Hillview DR SOUTH CHINO 91710 12-19 2019

Print Name Mario Barbosa

Signature



Address

Date

11588 Yorkbark 91710 12-19 2019

Print Name

Signature

Address

Date

2019

Print Name

Signature

Address

Date

2019

Print Name

Signature

Address

Date

2019

Print Name

Signature

Address

Date

2019

Print Name

Signature

Address

Date

2019

Print Name

Signature

Address

Date

2019

8 of 8

Biggs, Lupe

From: Alana Carson <laslaff@yahoo.com>
Sent: Wednesday, August 17, 2022 11:48 AM
To: Valdez, Steven
Subject: PROJ-2021-00008, Parcel #1013-21-121 & 22
Attachments: Petition Yorba Villas 8-22.odt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

I object to and protest against approval of this project on so many levels I can hardly think. The first thing I would like the County to consider is the fact that this developer has never contacted any of the residents north and west (perhaps even south) of the proposed development, a clear case of discrimination - as many of them do not speak sufficient English or have personal computers or access to the internet for information that directly impacts their lives and properties. This is NOT the type of business tactic engaged in by any company that may (actively or passively) have any concern whatsoever for the impact of its project on the neighborhoods surrounding its proposed development. As you well know, Borstein has been trying to shove this project down the throats of Chino residents for more than two years. Their proposal was turned down soundly by the Planning Commission and City Council twice, and failing that they have tried to enlist the backing of Monte Vista Water District, an organization that seems to be wearing blinders when it comes to the problems their active participation would create for the surrounding properties that will be secondarily - but no less dramatically - affected by the improvements Monte Vista seems willing to afford the Borstein project. Further, should the County approve the Borstein project, I believe it will create immeasurable lagging infrastructure problems that the County will have to take on the responsibility for mitigating and resolving, both practically and financially. Consideration must also reasonably be given to the other developers who are lining up behind the Borstein project to take advantage of the precedent its approval would create, in order to apply their own pressures to acquire any available properties (by any available means) for overdevelopment purposes, activity which will only increase the financial responsibilities landing in the County's lap.

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.

The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you

____Alana Carson_____
Signature

____11515 Ramona Ave., Chino 91710_____
Address

Date: _08/14/_2022

Biggs, Lupe

From: Robin Emery <robinemery5@verizon.net>
Sent: Wednesday, August 17, 2022 12:47 PM
To: Planning Commission Comments
Subject: Project #PROJ-2021-00008 Date filed 02/09/2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Members of the planning commission;

My husband and I are opposed to this project. It has already been rejected twice by the City of Chino and the citizens. We do not want 45 homes built on the land designated for 13.35 homes. It would impact our neighborhood and cause traffic congestion. Also, CA is currently in a severe drought, not able to sustain the current number of homes already built. This is just a way for Villa Yorba LLC to go around what had been previously voted down. The land was purchased With the RS-1 zoning in place and should NOT be changed. This company needs to abide by the zoning it is currently at.

Sincerely,
Robin & David Emery
5113 Union St.
Chino, CA

[Sent from the all new AOL app for Android](#)

Biggs, Lupe

From: JIM BILLHIMER <billhimer@aol.com>
Sent: Friday, August 12, 2022 3:08 PM
To: Planning Commission Comments
Cc: JIM BILLHIMER
Subject: Project number: PROJ-2021-00008 Date filed 02/09/2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Re: PROJ-2021-00008 Date filed: 02/09/2021

Dear San Bernardino County Planning Commission,

I am writing to you today to raise my objection the residential density zoning change requested by Yorba Villas, LLC for their planned housing development at the northwest corner of Francis Ave. and Yorba Ave. Forty-five homes on 13.35 acres is completely out of character for this area. The increased level of traffic alone will diminish the quality of life for all those who live in the area. I do live in this area, approximately a quarte mile from the project location. I would have no objection to this housing project if the zoning is not increased beyond what it currently is set at.

The City of Chino twice voted to reject the request by Borstein Enterprises to raise the housing density for this parcel of land to be called Chino Francis Estates at the time. I respectfully request the the San Bernardino County Planning Commission do the same and reject this request.

Sincerely,

James Billhimer
11745 Belmont Pl.
Chino, Ca, 91710

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

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Thank you



Signature



Address

Date: 8/14/2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

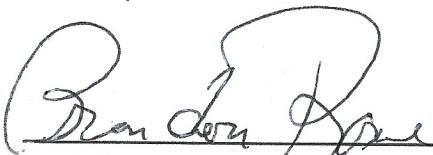
Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

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Thank you


Signature

5012 JUNIPER CT, CHINO
Address

Date: 8-14-2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

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Thank you


Signature

4814 Orange Blossom Ln
Address Chino, Ca. 91710

Date: 8-15 2022

Biggs, Lupe

From: WILLIAM D ROBLES <robles51@aol.com>
Sent: Sunday, August 14, 2022 10:02 AM
To: Planning Commission Comments
Subject: Tract Map #20394 Chino CA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

I would like to ask the planning commission to reject Villa Yorba LLC's request for a zoning change on the above referenced tract map.

This is not in the best interest of the community. There is no sewer infrastructure to support this project.

Thank you
William D Robles
Chino, CA
Sent from my iPad

Biggs, Lupe

From: George Ross <gross16@verizon.net>
Sent: Monday, August 15, 2022 2:09 PM
To: Valdez, Steven
Cc: dschumann16@verizon.net
Subject: Two Objections to Yorba Villas Project
Attachments: Yorba Villas DS.pdf; Yorba Villas GR.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello Steven,

I've attached two objection letters to the Yorba Villas Project.

George Ross

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.

The County has the Current Zoning of R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you

Diane Schwan
Signature

4760 Orange Blossom Ln.
Address Chino, CA 91710

Date: 8/13 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.

The County has the Current Zoning of R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you

George Ros
Signature

4760 ORANGE BLOSSOM LN
Address
CHINO, CA 91710

Date: 8/13/ 2022

Biggs, Lupe

From: Valdez, Steven
Sent: Thursday, August 18, 2022 7:49 AM
To: Biggs, Lupe; Duron, Heidi - LUS; Prusch, David - LUS; Liang, Aron
Subject: FW: [EXT EMAIL] Planning Commission
Attachments: DOC081622-08162022171707.pdf

Hi Lupe,

Attached is the update letter from the City of Chino. The date of the letter was revised.

Steven Valdez

Senior Planner
Land Use Services Department
Phone: 909-387-4421
Cell Phone: 909-601-4743
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor
San Bernardino, CA, 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

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From: Morgan, Jack <jmorgan@cityofchino.org>
Sent: Thursday, August 18, 2022 7:21 AM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Subject: Fw: [EXT EMAIL] Planning Commission

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Hi Steven,

Also, I apologize, but I noticed there was a mistake on the date to our letter. Attached is the same letter with the correct date.

Thank you,
Jack

From: Morgan, Jack <jmorgan@cityofchino.org>
Sent: Wednesday, August 17, 2022 8:27 PM
To: Steven.Valdez@lus.sbcounty.gov <Steven.Valdez@lus.sbcounty.gov>
Cc: Hitz, Michael <MHitz@cityofchino.org>
Subject: Re: [EXT EMAIL] Planning Commission

Hi Steven,

I'll be the only staff member in attendance, and as Mike said, I will be there on the City's behalf to observe the meeting.

If you have any questions, please feel free to let me know.

Thank you,
Jack

From: Hitz, Michael <MHitz@cityofchino.org>
Sent: Wednesday, August 17, 2022 8:50 AM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Cc: Morgan, Jack <jmorgan@cityofchino.org>
Subject: Re: [EXT EMAIL] Planning Commission

Jack Morgan, the Assistant to the City Manager, will be in attendance to observe the meeting.

Jack will get back to you if anyone else would be attending.

Michael Hitz, AICP
Principal Planner

City of Chino | Development Services Department

13220 Central Avenue | Chino, CA 91710

Direct Phone [909-334-3448](tel:909-334-3448)



www.cityofchino.org

From: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Sent: Wednesday, August 17, 2022 8:37 AM
To: Hitz, Michael <MHitz@cityofchino.org>
Subject: [EXT EMAIL] Planning Commission

Michael,

I received the city comments and was wondering if city staff will be in attendance.

I hope you are well.

Steven Valdez
Senior Planner
Land Use Services Department
Phone: [909-387-4421](tel:909-387-4421)
Cell Phone: [909-601-4743](tel:909-601-4743)
Fax: [909-387-3223](tel:909-387-3223)
385 N. Arrowhead Ave, First Floor
San Bernardino, CA, 92415-0187

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EXTERNAL EMAIL: Please verify sender email. If unknown, **DO NOT** open links/attachments. **NEVER** give out your user ID or password for any reason!

EUNICE M. ULLOA
Mayor



KAREN C. COMSTOCK
CHRISTOPHER FLORES
WALT POCOCK
Council Members

MARC LUCIO
Mayor Pro Tem

DR. LINDA REICH
City Manager

CITY of CHINO

August 16, 2022

Steven Valdez
San Bernardino County Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

RE: Yorba Villas Project – PROJ-2021-00008 (APN: 1013-211-21 & -22)

Dear Mr. Valdez:

The Yorba Villas project is being presented to the San Bernardino County Planning Commission on August 18, 2022 for recommendation for approval by the San Bernardino County Board of Supervisors.

The City of Chino had provided three comment letters in April 2021, July 2021 and January 2022 regarding the proposed residential project. This letter reaffirms some concerns outlined by the City in the previous letters due to the project being located within the City's sphere of influence (SOI), in an area with a General Plan land use designation of RD2 (Residential/Agricultural). The RD2 land use designation is intended for semi-rural, large-lot residential developments, allowing one to two dwelling units per adjusted gross acre. As proposed, the staff report states the project consists of 45 units on 13.35 acres of land resulting in a density of 3.37 dwelling units per acres. This density is inconsistent with the maximum densities allowed in the City's RD2 land use designation. Furthermore, the project is not in conformance with other City codes and standards for the RD2 land use designation, such as, minimum lot size, lot dimensions, lot coverage and setbacks.

Since it is intended that this area will one day be annexed into the City's jurisdiction, the City has an interest in ensuring the proposed project is consistent with all City requirements for the RD2 land use designation; when the property is annexed in the future, it should comply with the City's General Plan and Zoning Ordinance so we can avoid the proliferation of legal non-conforming properties.

If you have any questions, I can be contacted via phone at (909) 334-3331 or by email at nliguori@cityofchino.org.

Respectfully,

Nicholas S. Liguori, AICP
Director of Development Services



Biggs, Lupe

From: Valdez, Steven
Sent: Thursday, August 18, 2022 7:46 AM
To: Biggs, Lupe
Subject: FW: Yorba Villa power point presentation

Lupe,

Can you make the changes to the slide, I cant upload them to the folder. This change is required, plus moving slide 3 to 5.

Steven Valdez

Senior Planner
Land Use Services Department
Phone: 909-387-4421
Cell Phone: 909-601-4743
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor
San Bernardino, CA, 92415-0187



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From: Erik Pfahler <Erik@borsteinenterprises.com>
Sent: Wednesday, August 17, 2022 9:02 PM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Subject: Yorba Villa power point presentation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hi Steve,

Sorry for the extreme late notice but I noticed a typo with a few dates I put on slide 35. Any way they can be corrected? See below..

What is shown is what I changed it to, if you look at the slide you will see the error.

Not a huge deal

Thanks
Erik

neighbors and community groups.

Schedule

Date

Today's Hearing
Board of Supervisors
Work with MVWD (sewer)
Start Grading
Open Models
First Move-ins

August 18, 2022
(early) October 2022
May 2023 (est.)
June 2023
September 2023
October 2023

Erik Pfahler / Senior Vice President

erik@borsteinenterprises.com

Borstein Enterprises

11766 Wilshire Boulevard., Suite 820, Los Angeles, CA 90025

Phone: 310-582-1991 x203 / Cell: 310-864-3330 Fax: 310-582-1999

www.borsteinenterprises.com

Biggs, Lupe

From: Barbara Den Hartog <barbaraismyrealtor@gmail.com>
Sent: Wednesday, August 17, 2022 3:26 PM
To: Valdez, Steven
Subject: Yorba Villa

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Hi Steve,

I am a chino resident & a local Realtor. My husband & I live near the Yorba Villa project, We are very familiar with the project & are 100% in favor of the project. We have met with the developer, at several different meetings. We hope it can be approved and built as soon as possible".

Thank you Soo much

--

Barbara Den Hartog / Loomis
Century 21 Home
4197 Chino Hills Parkway
Chino Hills, Ca. 91709
Direct: 951-235-5699
Fax: 909-533-2227
DRE # 01214355

Biggs, Lupe

From: Larry Douma <krazydutchman@verizon.net>
Sent: Friday, August 12, 2022 3:58 PM
To: Planning Commission Comments
Subject: Yorba Villa

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

To the San Bernardino Planning Commission

We would like you to REJECT the proposed zone change for the Yorba Villa Project.

All the surrounding properties are 1/2 acre or larger.
This project does not fit our rural area.
We would support 24 homes on this property but NOT 45!
They knew when they bought the property it was zoned R1!

This project has been TWICE been REJECTED by the City of Chino because it is not a fit good fit for our area.

If you look at their plans they will show there is RV parking the only recreational vehicle you would be able to get next to their garage are jet skis NOT a motor home!

Right now there is no water run off from this property because it all soaks in, once this is built there will be water run off added to the Yorba river (Yorba Ave) when we have rains.

We already have a water and electricity shortage, how is this 45 proposed homes going to affect our water and electricity shortage?

Our home is directly South of this proposed project.

Larry & Janice Douma
4664 La Causey Ct
Chino

Biggs, Lupe

From: Michael Sherman <the1plantguy@icloud.com>
Sent: Wednesday, August 17, 2022 12:34 PM
To: Planning Commission Comments
Cc: Valdez, Steven
Subject: Yorba Villas comment for hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

I Oppose this development plan as it stands now, that subverting the city of chino's general plan! The developers know what is required and they refuse, like a petulant child!
They are seeking their own selfish ways to force Chino to accept their design by going through the County, Using/manipulating the water district for their own gain AGAINST THE WISHES OF THE CITY AND THE MAJORITY OF LOCAL RESIDENTS!!!

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's project under RD4.5.

The County has the Current Zoning of R1 and the Chino General Plan requires the City and County Builder keep the R1 or RD2 zoning I would not oppose it. The project is on contiguous properties. The tract directly south of Yorba Villas was zoned as RD2 a few years ago. That development should be used as a model for this project. There is no reason that the developer cannot build under RD2 and RD2 per acre. It is obvious that the developer is looking to build in disregard to the surrounding property owners.

Thank you

Michael Sherman

Signature

11828 Monte Vista Ave. Chino
Address

Michael Sherman
714-642-7245
11828 Monte Vista Ave
Chino, CA 91710

Sent from my iPhone

Biggs, Lupe

From: Valdez, Steven
Sent: Thursday, August 18, 2022 7:46 AM
To: Biggs, Lupe; Prusch, David - LUS; Liang, Aron; Duron, Heidi - LUS
Subject: FW: Yorba Villas opposition petitions #4
Attachments: Yorba Villas petitions 4 8-22.pdf

Attached is another petition related to Yorba Villas.

Steven Valdez

Senior Planner
Land Use Services Department
Phone: 909-387-4421
Cell Phone: 909-601-4743
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor
San Bernardino, CA, 92415-0187



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www.SBCounty.gov

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From: dmarchesi@aol.com <dmarchesi@aol.com>
Sent: Wednesday, August 17, 2022 9:11 PM
To: Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>
Cc: jerry@jerryrowe.com
Subject: Yorba Villas opposition petitions #4

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Here are the last of the petitions I have received. Sorry to say none of us will be able to attend the meeting in person due to prior appointments, illness, surgery, etc. I'm hoping the density increase doesn't pass, but money talks.

We had a flex alert tonight to restrict electricity so the grid doesn't go down and all we need are more houses on the grid.

Thanks you for all your assistance on this project. Have a great day!

Start every day with a positive attitude and a grateful heart.

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5. The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you

Margaret Hernandez
Signature

4272 Francis Ave, Chino CA 91710
Address

Date: 8/16 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

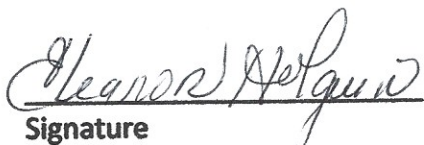
Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

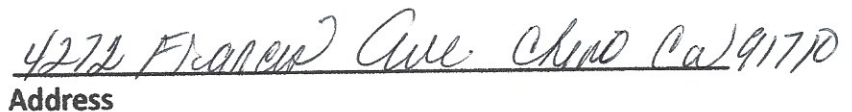
Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5.
The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you


Signature


Address

Date: 8/16/ 2022

Biggs, Lupe

From: dmarchesi@aol.com
Sent: Wednesday, August 17, 2022 7:34 AM
To: Valdez, Steven
Subject: Yorba Villas opposition
Attachments: Yorba Villas petition 3 8-22.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Here is the last of my opposition forms. I'm guessing we are going to lose the battle. Seems the County does what it wants no matter what the residents say. Thanks for your help and have a great day!

Start every day with a positive attitude and a grateful heart.

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov

Regarding: **Opposition to the Villa Yorba Development.**

Dear Planning Commissioners and Supervisors

These are our reasons for opposing the Yorba Villa (formerly Chino Francis Estates) project.

1. It does not fit in the area. The majority of the properties around this project are large, agricultural properties. The development due south of it is half acre properties.
2. It will add extra traffic to the already busy Yorba Avenue between Phillips and Philadelphia. People come from north of Phillips (and other areas) down Yorba to access the Pomona Freeway to avoid the small, inadequate County part of Ramona. Ramona is two lanes, no turn lanes at intersections and an offset at the intersection of Phillips and Ramona. It has been over 50 years since the Pomona Freeway was opened and the County has never improved their stretch of the road to accommodate the traffic it now has.
3. Covering 13 acres of bare land with asphalt and concrete can only add to the flooding we already have on rainy days. The rain water is collected from just below Mission, directed down Monte Vista and Yorba through various streets where it is collected at the 60 Freeway at the end of Yorba. Water on the west side of Yorba between Francis and Philadelphia erodes the dirt because there aren't any curbs and gutters. After the rain, a tractor with a blade clears the mud, debris and rocks that gather at Yorba and Independence because the road rises.

I understand this project has a catchment area that when capacity is reached will release water out onto Yorba. That water will go down the undeveloped, County side of Yorba creating more flooding and debris. Has this catchment system been installed somewhere else? Did it work as planned? Has anyone from Planning really checked this system to see if it works or are they just trusting the developer?


4. These units have RV parking. Large trailers or motor homes won't be able to make the turn off Francis onto Ramona to get to the freeway as the developer has said. Therefore, we will be having these units coming down Yorba to the more accommodating intersection at Yorba and Philadelphia.
5. 240 people signed petitions, e-mails and letters opposing this project when it was called Chino Francis Estates. These are people from this area or people who own property in this area. I know because I walked the area, talked to the residents and got many of those signatures.
6. Where is the water coming from for these 45 new homes? Are we going to be asked to cut back more so they can have some of our dwindling water?

The County shouldn't be working with the developers in areas where they aren't wanted. The County should be listening to their residents, the ones who pay their salaries and not some out of the area developer looking to make money and move on. The County should be repairing our roads and Code Enforcement should be cleaning up problem properties.



Robert Marchesi

11953 Yorba Avenue, Chino


Donna Marchesi

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

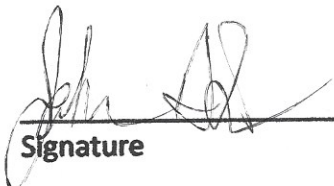
Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

I am opposed to the Chino, Yorba Villa's Development's plan to change the zoning to RD4.5. The County has the Current Zoning or R1 and the Chino General Plan is currently RD2, if the Builder keep the R1 or RD2 zoning I would not oppose it. The RD 4.5 does not fit in with the contiguous properties. The tract directly south of Yorba Villas was developed and then annexed as RD2 a few years ago. That development should be used as a model for the Yorba Villas project. There is no reason that the developer cannot build using the current General Plan of R1 and RD2 per acre. It is obvious that the developer is looking to maximize profits with total disregard to the surrounding property owners.

Thank you


Signature

4132 Francis Ave
Address Chino Ca 91710

Date: 15 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

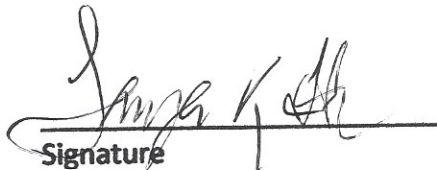
Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

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Thank you


Signature

4132 Francis Ave
Address Chino Ca 91710

Date: 15 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223


Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

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Thank you



Signature

GAIL TIMMONS

Address

13184 NORTON AVE
CHINO, CA 91710

Date: 8-15 - 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

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Thank you

Bill Timmons

Signature

Bill Timmons

Address

13184 NORTON

Date: 8-14-2022

CHINO, CA 91710

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov


Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

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Thank you


Signature CLAY LOTZ

12072 Carlisle Ave
Address

Date: _____ 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

Dear Planning Commissioners:

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Thank you


Signature **RICHARD YERA**

11900 VISTA AVE CHINO
Address

Date: 8-16 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

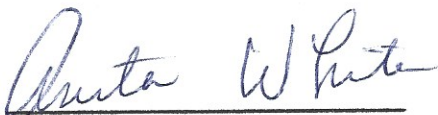
Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

Regarding: **Opposition to the Yorba Villas Development.**

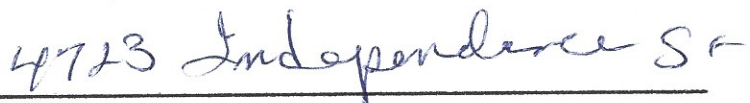
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Thank you



Signature **ANITA WHITE**



Address

Date: 8-16 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

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Thank you

Joanne C Ghidotti 11903 YORBA AVE, CHINO CA 91710-1777
Signature **JOANNE GHIDOTTI** Address

Date: 08-16-2022

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San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

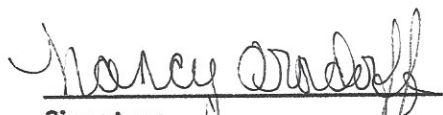
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Signature **NANCY ORNDORF**

4702 Independence St.
Address

Date: Aug-16 2022

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San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

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Thank you

Ryan Marchesi
RYAN MARCHESI
Maria Marchesi
Signature MARI LIA
MARCHESI

4498 Juanita Ct. Chino
Address

Date: Aug. 15, 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223


Regarding: **Opposition to the Yorba Villas Development.**

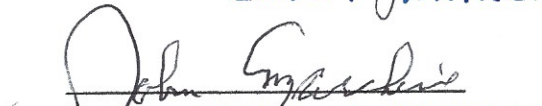
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Thank you


CATHY MARCHESI


VINCENT MARCHESI


Signature **JOHN MARCHESI**


Address

Date: 8-12 - 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223


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Thank you


Signature **WILLIAM INGRAM**

Date: 8/15 2022

5011 Francis Ave
Address Chino

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members

PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner

E-mail: Steven.Valdez@lus.sbcounty.gov

Fax: 909-387-3223

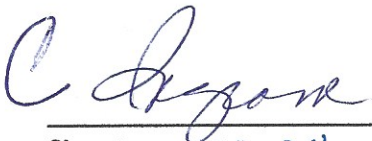
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Signature **CINDY INGRAM**

5011 Francis Ave
Chino

Address

Date: 9/15/ 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

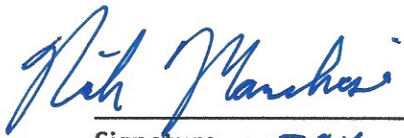
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Thank you



Signature NICK MARCHESI Address

11953 Yorba Ave Chino

Date: 8/15 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

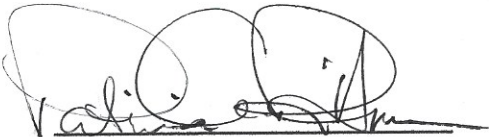
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Thank you


Signature **PATRICIA
RITTMAN**

Date: Aug. 14, 2022

4197 Francis Ave., Chino, CA 91710
Address

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
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Thank you

_Gloria McLeod 5415 Francis Avenue Chino CA 91710

Signature

Address

Date 8-13-2022

8-14-22 Returned by fax

1 of 2

From: gloriacleod@earthlink.net,

To: dmarchesi@aol.com,

Subject: Re: Yorba Villas (formerly Chino Francis Estates)

Date: Sat, Aug 13, 2022 11:44 pm

Attachments: Petition Yorba Villas 8-22.odt (7K)

Here's the signed petition Donna
Gloria

-----Original Message-----

From: <dmarchesi@aol.com>

Sent: Aug 13, 2022 1:32 PM

To: mrbarbosaplzz@aim.com <mrbarbosaplzz@aim.com>, don@donbrennan.com
<don@donbrennan.com>, mcooperreagent@gmail.com <mcooperreagent@gmail.com>,
krazydutchman@verizon.net <krazydutchman@verizon.net>, joanne.ghidotti@verizon.net
<joanne.ghidotti@verizon.net>, jack.ingram3@gmail.com <jack.ingram3@gmail.com>,
mrsanamel@gmail.com <mrsanamel@gmail.com>, rmoarn@aol.com <rmoarn@aol.com>,
patnanna@mac.com <patnanna@mac.com>, jgmotis@msn.com <jgmotis@msn.com>,
azulheart@hotmail.com <azulheart@hotmail.com>, barryborne@hotmail.com
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<boyzmom45@yahoo.com>, bradley58904@roadrunner.com <bradley58904@roadrunner.com>,
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carolvchiang@msn.com <carolvchiang@msn.com>, carolvznick@yahoo.com
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justmejk@verizon.net <justmejk@verizon.net>, jwolff3232@verizon.net <jwolff3232@verizon.net>,
kcjeske@aol.com <kcjeske@aol.com>, king's92@aol.com <king's92@aol.com>,
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<krazydutchman@verizon.net>, laslaff@yahoo.com <laslaff@yahoo.com>, layaye@verizon.net
<layaye@verizon.net>, lkibbee3@aol.com <lkibbee3@aol.com>, marc3785@aol.com
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<suziduarte@msn.com>, tanrak@pilot.ninja <tanrak@pilot.ninja>, the1plantguy@icloud.com
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<iglaughlin25@gmail.com>, dcp1965@hotmail.com <dcp1965@hotmail.com>,
reyes_marcia@yahoo.com <reyes_marcia@yahoo.com>, jimwedell@yahoo.com
<jimwedell@yahoo.com>

2 7 2

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

Steven Valdez, Senior Planner
E-mail: Steven.Valdez@lus.sbcounty.gov
Fax: 909-387-3223

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Thank you


Signature **JAMES THIEME**

4120 Francis Ave, Chino, CA 91710
Address

Date: 8/13 /2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

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Thank you

Kenneth J. Thieme 4120 FRANKS AVE CHINO 91710
Signature **KENNETH J. THIEME** Address

Date: 8-13 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

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Thank you

Elizabeth Gonzalez
Signature

11633 Ramona Ave Chino CA 91710
Address

Date: 8/13/ 2022

CHINO RESIDENTS OPPOSED TO THE YORBA VILLAS DEVELOPMENT

San Bernardino Planning Commissioners Members
PlanningCommissionComments@lus.sbcounty.gov

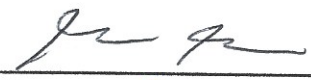
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Thank you


Signature **GEORGE GONZALES** Address 11633 Ramona Ave Chino, CA 91710

Date: 8/13/ 2022

Biggs, Lupe

From: Marcia Gorman <marcia.gorman@ymail.com>
Sent: Wednesday, August 17, 2022 3:17 PM
To: Valdez, Steven
Subject: Yorba Villas Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

August 17, 2022

Dear Mr. Valdez,

I just received an email regarding the proposed Yorba Villas project located north of Chino in the San Bernardino County.

As you may be aware, this project has been in the works for a very long time. I live just south of the proposed project, across Francis and off of Yorba on La Causey Ct. My husband and I have met with the developer and discussed our feelings regarding the plans. I can tell you that we are definitely excited about it. The current condition of the property is not only an eyesore, but a fire hazard. In addition, I have seen an artist's rendering of how it will look upon completion, and it would be a wonderful improvement to our neighborhood.

There have been some people in opposition to this development, but we feel their objections are unfounded. To expect that the lots these houses should be built on should be a half acre to keep Chino rural, is outdated. I have lived in Chino since 1976. I have seen Chino develop into a thriving, urban area. It is no longer filled with horse property and/or dairies. It's just not feasible any longer due to the shortage of single family homes.

Over the years, I have watched the City of Chino widen Central Avenue twice in order to accommodate the increase in traffic. We still have traffic, but it's much improved now. I don't believe that this project would cause any adverse environmental impacts. To leave the old abandoned (rabbit or chicken?) farm property in its current condition would be a waste, and quite frankly a shame when there is such a housing shortage.

If there is any way you can help this project move forward, I would greatly appreciate it, and I'm sure any future homeowners will as well.

Thank you for your consideration and attention to this matter.

Marcia Gorman
4689 La Causey Ct.
Chino, CA 91710

Sent from Marcia's iPad Pro 😊