

Dear Planning Commission,

The purpose of this letter is to express my concerns with the proposed development considered along Woodview Road (Wang Property).

The zoning surrounding this area is primarily single/two-story detached family homes. The improvements being considered within the area consist of multi-story high density dwellings. This proposal has a profound impact to those residing adjacent to this area. It would be most beneficial from an economic perspective to solely construct high density dwellings near commercial properties. Studies have shown that establishing dense housing in locations that are within walking distance to clothing stores, grocery stores, restaurants, etc. brings value to the community. If such a development is established in an area that doesn't contain these elements it will likely have the opposite effect.¹ It seems most pragmatic that these items be considered prior to making any decisions in order to make sure that all interests are protected.

Secondly, locating high density housing near major arterial roads is more adequate to handle the increased traffic than constructing such infrastructure near collector roads. This approach will also render less of an impact to the environment than disturbing several acres of undeveloped land.

Furthermore, the existing single family homes located to the south and north of Wang's property are located on a parcel measuring approximately 0.10, and 0.15 acres. To put in perspective what is being considered, it is the equivalent of constructing 30 dwellings in the same area encompassed by 10 dwellings in the Mountain View neighborhood or 7 dwellings in the neighborhood along Bayberry Road.

Lastly, I want to emphasize that the City of Chino Hills' mission statement is "to continue to develop and maintain the aesthetic beauty of the City, while fostering a safe and family-oriented environment". Attached below is a photo acquired from Google Earth of the scenic view from Woodview as a reminder of what is at stake. I trust that the Planning Commission will make the right decision.



Respectfully,

Ben Jimenez

Resident, Mountain View Neighborhood

¹ US News: [What Does That New Luxury Building in Your Neighborhood Mean for Your Home's Value? | Real Estate | US News](#)

Planning Commission and Joann Lombardo,

I reviewed the staff report for agenda item 6a, “6th cycle housing element update -” and wanted to provide some comments regarding the goals and policies.

Regarding policy H-1.5 (ADU’s), one action was to have permit ready standard plans. I wanted to point out that the state has grants to provide cities funding to have plans designed and drafted along with other items due to the passing of SB 2. On HCD’s website, <https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml>, it lists all the potential state grants and financial incentives for ADU’s. It also lists what some cities have done with hyperlinks to the city’s websites. I will tell you that the fees for architects to draft the plans vary widely. Some proposals I received were \$15,000 and \$20,000 and others are around \$5,000. I have one detached ADU being built in the city of Chino Hills with the permit already pulled and could tell you the plans were \$4,500 plus about \$150 for printing and shipping. The plan check fee to the city was \$1,915.75 and the permits were just over \$4,800. Having pre-approved plans would only be useful for someone building a detached ADU. If someone is building an attached ADU, you wouldn’t be able to use “off the self” plans. Having pre-approved plans for detached ADU’s would save people money, however, the biggest cost to building a detached ADU is the separate sewer and water laterals. I verbally shared at the last planning commission the 3 bids I have received and have included the proposals with this email. One proposal included the permit fees and soil testing cost because they recently did a project on Country Club and knew what the city required. That property on Country Club was pictured and mentioned in an article regarding ADU’s in the Chino Valley Champion about a month ago. One HUGE incentive to building a detached ADU would be to waiving the separate sewer and water utility requirement. The separate electric meter and natural gas meter is not that costly compared to sewer and water. The October 6th, 2020 ADU workshop staff report included a section discussing possible incentives for development of affordable ADU’s and those incentives being evaluated for inclusion as part of the Housing Element update. One incentive mentioned was waiving of the separate utility requirement.

The HCD website also has this listed

New ADU funding laws effective January 1, 2021

- The California Health and Safety Code (HSC), Section 65583(c)(7), requires that cities and counties develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very-low to moderate-income households.

Policy H-1.5 in the city’s goals and policies, lists the timeframe to establishing a program for incentivizing ADU production within 12 months of Housing Element adoption. With the remaining schedule for the Housing Element being January – February 2022 for the adoption of the Housing Element, barring any delays, it seems that is a long time to wait before establishing a program for incentivizing ADU’s, keeping in mind that the staff report mentions using future ADU development to create a buffer for lower and moderate income categories (the other buffer being estimating site capacity at less than the maximum density).

TK CONSTRUCTION

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License #811801

PROPOSAL

PROPOSAL SUBMITTED TO:		Page No.	1	of	2
Company Name:		Date:	Tuesday, April 20, 2021		
Attention of:	Ken Gallagher				
Address:		Project Name:	ADU Water Service, Sewer Lateral		
City / State / Zip	Chino Hills, CA 91709	Project Number:	BN 210420		
		Project Address:			
Phone #:		City / State / Zip	Chino Hills, CA 91709		
Fax #:					
Email:		Estimator:	Troy Kirtley		

This Proposal is based on: **Regular Wages**

We hereby submit an estimate for:

Item	Project Description	Sub-Total
1	Furnish and install 1-ea 1-in Water service approximately 30-LF, per City of Chino Hills Std. W-10.	\$ 10,100.00
	Installation to include:	
	° Hot-tap of existing 6-in ACP Chino Hills waterline assumed no greater than 42" Deep.	
	° Installation saddle, corp, and approximately 30Lf service lateral.	
	° Furnish and install angle meter stop and meter box (Meter to be supplied and installed by City)	
	° Backfill with sand around pipe, and native soil in trench zone, and Compaction (1 each Test)	
2	Furnish and install 1-ea 4-in VCP service lateral from main to property line approx 20-LF (Per City of Chino Hills Std. S-10). Install to include:	\$ 13,800.00
	° Connection to 8" VCP Sewer main approximately 7-ft deep	
	° Installation of approx. 20-lf of 4-in VCP sewer lateral from main to property line.	
3	Inlay paving of trench line, grind 2-in deep 1-ft either side of trench line, and overlay pave trench.	\$ 10,900.00
4	Compaction Testing	\$ 5,200.00
5	City of Chino Hills Permits and Fees	\$ 6,000.00
6	Concrete repair: curb and gutter, and sidewalk (repair to be Joint to Joint)	\$ 5,500.00

Proposal Total:

\$51,500.00

Project Specific Notes:

- ▶ Items removed from proposal may result in an increase to other items due to shared costs.
- ▶ City of Chino permit fees include
- ▶ All work to be done in one mobilization. Additional mobilizations will be billed as extra.
- ▶ No traffic loop replacement, striping replacement, SWPPP,
- ▶ No hazardous waste removal, soil testing, or environmental testing.
- ▶ Excavations which cannot be achieved with 430 Cat Backhoe will be on time and material basis.
- ▶ Rock removal: Rock which cannot be removed with a 430 Cat Backhoe will be on time and material basis.
- ▶ Proposal does not include concrete road bed removal
- ▶ Unmarked underground obstructions will be dealt with on a time and material basis

Technical Specs Dated: N/A

Plans dated: N/A

We hereby propose to furnish labor - complete in accordance with the above specifications, for the sum of

Fifty One Thousand Five Hundred Dollars and No Cents

\$51,500.00

with payments to be made as follows:

Payment to be made upon completion of project

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Authorized Signature

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

SIGNATURE

DATE:

SIGNATURE



April 26, 2021

Ken Gallagher



Chino Hills, Ca. 91709

Project: Installing sewer connection and water connection from city mains to house property line
Subject: PROPOSAL

Dear Ken,

Gabriel Frausto Underground Construction is pleased to present our proposal for the above noted project.

Scope of Work	Unit	Qty	Unit Price	Item Total
Provide Labor, Equipment and Material for the installation of 6" Lateral from Existing 8" Sewer Main to Property Line Approximately 20 feet.	LS	1	\$28,800	\$28,800
Provide Labor, Equipment and Material for the installation of a ¾ or 1 inch water line service from existing 6" water line main to property line approximately 30-35 feet.	LS	1	\$20,000	\$20,000
TOTAL:				\$48,800

ABOVE PRICE INCLUDES: Asphalt Paving.

EXCLUSIONS: Survey, CCTV Inspections, Cost of Permits, Road and Encroachment Fees/Deposits, Tree Removal or Replacement, Cost of Bonds, Any Traffic Control Plan Fees, Any Soil Compaction Fees, Engineering and Inspection Fees, Special Drawings and Engineered Plans of any kind.

Best Regards,

Gabriel Frausto



CHI Construction

701 E. Ball Rd. #101

Anaheim, CA 92805

Lic. #839455 DIR. #100000324

Estimate

DATE	ESTIMATE NO.
3/21/2021	899

NAME / ADDRESS
Ken Gallagher [REDACTED] Chino Hills, CA

Ship To

		TERMS			
ITEM	DESCRIPTION	QTY	COST	TOTAL	
02 Site Work	* LABOR AND MATERIAL TO INSTALL (N) 4" PVC SEWER Lateral from sewer Main at Casheen Dr. to existing property line including Neighborhood notification, Dig Alert notification,traffic control, street saw cutting, bypass, excavation, backfill, compaction and street paving restoration * LABOR AND MATERIAL TO INSTALL (N) 1" COPPER WATER SERVICE from water main at Casheen Dr. to adjacent property side walk including Neighborhood notification, Dig Alert notification, traffic control, street saw cutting, excavation, hot tap, backfill compaction, street paving restoration and meter box. Meter to be supplied by others and installed by CHI Construction. NOTE: 1- ANY ON SITE DELAY CAUSED BY ANY MEAN	1	46,875.00	46,875.00	
		(8.75%)			
		TOTAL			

SIGNATURE

Phone #	Fax #	E-mail	Web Site
714-758-1767	714-200-0294	mitch@chiconstruction.net	www.chiconstruction.net



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Ship To

		TERMS			
ITEM	DESCRIPTION		QTY	COST	TOTAL
	OTHER THAN CHI'S WORK WILL BE CHARGED STANDBY FEES FOR CREW AND EQUIPMENT AT A RATE OF \$600/HR. 2- QUOTE IS BASED ON MAXIMUM OF 1 MOBILIZATION. ANY ADDITIONAL MOBILIZATION WILL BE CHARGED AT A RATE OF \$3000/MOBILIZATION. INCLUSIONS: * Saw Cutting * Trenching * Packfilling * Compaction * Base Paving * Clean up at the end of the work				
			(8.75%)		
			TOTAL		

SIGNATURE

Phone #	Fax #	E-mail	Web Site
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Ken Gallagher [REDACTED] Chino Hills, CA

Ship To

		TERMS			
ITEM	DESCRIPTION	QTY	COST	TOTAL	
	EXCLUSIONS: * Permits * Pavement grind and cap (If required by the city) * Errosion Control * BMP * Fencing * Stripping * Concrete work such as curb, gutters and cross gutters (If required by the city) * Any other work not included in the scope above.				
		(8.75%)	\$0.00		
ALL PRICES ARE BASED ON A VISUAL INSPECTION. ANY ADDITIONAL, UNFORCEEN, WORK DISCOVERED LATER WILL REQUIRE ADDITIONAL CHARGES ACCORDINGLY.		TOTAL	\$46,875.00		

SIGNATURE _____

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