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CITY of CHINO

July 15, 2025

William Warren Group
Attn: Parker Schoop, Real Estate Associate
pschoop@williamwarren.com

Subject: Conditional Ability to Serve Letter - Sewer & Water Services for StorQuest Self-Storage, Chino Hills, CA

To Whom It May Concern:

This letter confirms that on July 15, 2025, the Chino City Council formally approved the issuance of a Conditional Ability to Serve Letter and authorized execution of an Out-of-Boundary Utility Service Agreement with the City of Chino Hills. This agreement supports the provision of municipal sewer and water services for the proposed StorQuest indoor self-storage facility, located at the southeast corner of Chino Hills Parkway and Monte Vista Avenue, within the City of Chino Hills.

As the subject site lies outside the City of Chino's corporate boundaries and beyond its Sphere of Influence, the request was reviewed under the City's adopted Out-of-Boundary Utility Service policy. The City Council's approval allows for utility service to be extended under a cooperative interjurisdictional agreement with the City of Chino Hills.

The proposed facility, to be developed by The William Warren Group (WWG), will connect to the City of Chino's existing 10-inch water main along Chino Hills Parkway and the existing 12-inch sewer main along Monte Vista Avenue. Water usage is expected to be minimal and sewer flows limited due to the nature of commercial storage use. Landscape irrigation will be provided via a separate recycled water connection to an Inland Empire Utilities Agency (IEUA) main in Monte Vista Avenue.

Community Benefit Commitments

As part of this agreement, the applicant has voluntarily committed to constructing a series of public right-of-way improvements located within the City of Chino, east of the Chino Creek Channel at the intersection of Monte Vista Avenue and Chino Hills Parkway. These improvements address existing accessibility and pedestrian safety deficiencies in the area and include:

- Replacement of non-compliant curb ramps
- Installation of a new ADA-compliant curb ramp
- Upgraded pedestrian push buttons and crosswalk striping
- Closure of an existing sidewalk gap along the south side of Chino Hills Parkway
- Intersection improvements, including lane restriping, installation of traffic signal loops, and pavement restoration.



13220 Central Avenue, Chino, California 91710
Mailing Address: P.O. Box 667, Chino, California 91708-0667
(909) 334-3250 • (909) 334-3720 Fax
Web Site: www.cityofchino.org

These improvements will be constructed at the applicant's sole cost and are considered a valuable benefit to the local community, promoting safer pedestrian circulation and enhancing regional connectivity.

Next Steps

Upon execution of the agreement by both agencies, the City of Chino Hills will submit a request to the San Bernardino County Local Agency Formation Commission (LAFCO) for exemption from formal contract approval, pursuant to Government Code Section 56133(e). As this represents a substitution of services between two municipal providers, the project qualifies for exemption from LAFCO's standard review. LAFCO has also confirmed that no CEQA environmental documentation is required for this exemption.

Please note that while the City Council has approved the issuance of this letter and the corresponding agreement, utility connections remain contingent upon full execution of the agreement by both parties and satisfaction of all related conditions. Any entitlements or permitting activities pursued based on this letter are undertaken at the applicant's own risk.

Should you have any questions regarding this letter or the City's interjurisdictional service policies, please contact Sylvia Ramos with the City of Chino Public Works Department at (909) 334-3418 or via email at sramos@cityofchino.org.

Sincerely,

Jesus Plasencia, P.E.
Assistant City Engineer
City of Chino