

## IMPARTIAL ANALYSIS OF MEASURE J

Measure J is submitted to the voters by the City Council of the City of Chino ("City") to authorize the re-zoning of two parcels of land from a commercial use to a residential use, and increasing the density of one parcel of land from RD-2 to RD-4.5.

The Measure provides as follows:

1. Two of the parcels of land described in the Measure will be converted from business park uses to residential uses, and one parcel will see its residential density increased. The parcels contain a total of 38.5 acres and are generally located north of Eucalyptus Avenue between San Antonio and Euclid Avenues.
2. The Chino City Council will be authorized to re-zone a 12.7-acre parcel from Business Park to Residential-RD8, a 7.7-acre parcel from Business Park to Residential-RD12, and an 18.1-acre parcel from Residential-RD2 to Residential-RD4.5, for a combined maximum of 203 single-family dwelling units. All three parcels are depicted in the Diagram attached to the Ordinance.
3. The owner of the parcels shall reimburse the City of Chino for the full cost to conduct the election for this Measure.

By way of history, you should know that:

- (a) Measure M was a ballot measure adopted by Chino voters on November 8, 1988, prohibiting the Chino City Council from re-zoning non-residential lands for residential uses or increasing the density of residentially zoned lands without voter approval.
- (b) Measure M requires a majority of the voters of the City of Chino to authorize the City Council to re-zone non-residential lands or increase the density of residential lands identified in a ballot measure.

Prepared by Jimmy L. Gutierrez, City Attorney.

**The above statement is an impartial analysis of Ordinance No. 2014-005, or Measure J. If you desire a copy of the ordinance or measure, please call the elections official's office at (909) 334-3306 and a copy will be mailed at no cost to you.**