

## MEMORANDUM

To: CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 16-17, 2023

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4c., Action Item

Prepared By: Kimberly Ellis Erickson, Chief  
Division of Right of Way and Land Surveys

Subject: **AIRSPACE LEASE – REQUEST TO DIRECTLY NEGOTIATE WITH CALVARY CHAPEL (SAN BERNARDINO)**

### **ISSUE:**

Should the California Transportation Commission (Commission) approve a request by the California Department of Transportation (Department) to directly negotiate a long-term lease for parking with Calvary Chapel, in San Bernardino County?

### **RECOMMENDATION:**

The Department recommends that the Commission approve a request to directly negotiate a long-term lease for parking with Calvary Chapel in San Bernardino County.

### **BACKGROUND:**

Calvary Chapel, located at 4201 Eucalyptus Avenue, Chino, CA 91710, is a religious organization that currently owns the property adjacent to the airspace site underneath State Route 71 (SR 71), in San Bernardino County. The proposed tenant would like to enter into a long-term lease, and directly negotiate with the State of California, with a term to be determined during negotiations. The site is landlocked and is only accessible by Calvary Chapel through its property. The site is currently vacant land underneath the SR 71 highway. The area is 62,500 square feet and is irregular in shape. Approval of the negotiated lease will be presented at a future meeting for the Commission's approval.

*“Provide a safe and reliable transportation network that serves all people and respects the environment.”*

**BENEFITS:**

A long-term lease at this site will result in a new revenue stream for this property, save the Department maintenance costs, and deter trespassing on this property.

Attachments:

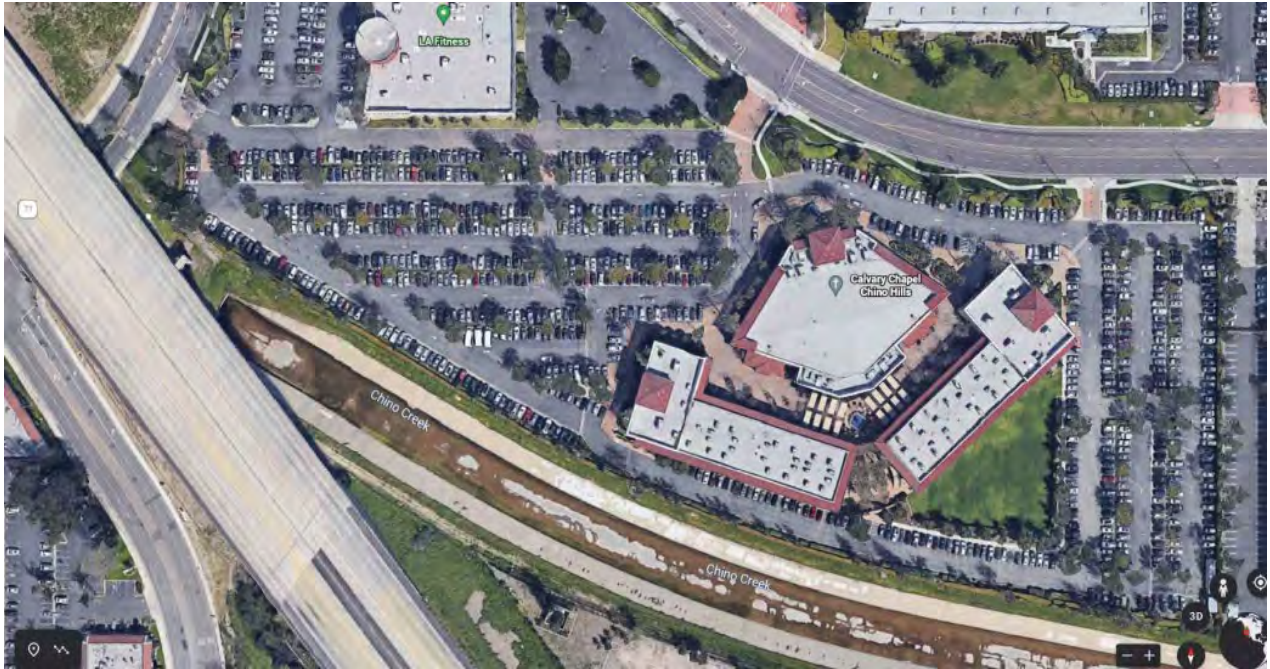
Exhibit A – Aerial Photo

Exhibit B – Google Aerial of the proposed FLA

Exhibit C – CCCH Parking Extension Proposal

Exhibit D – City of Chino Access Letter

Picture of Calvary Chapel and Lease Area (Under Freeway)



Google Earth

Aerial of Proposed Lease Area





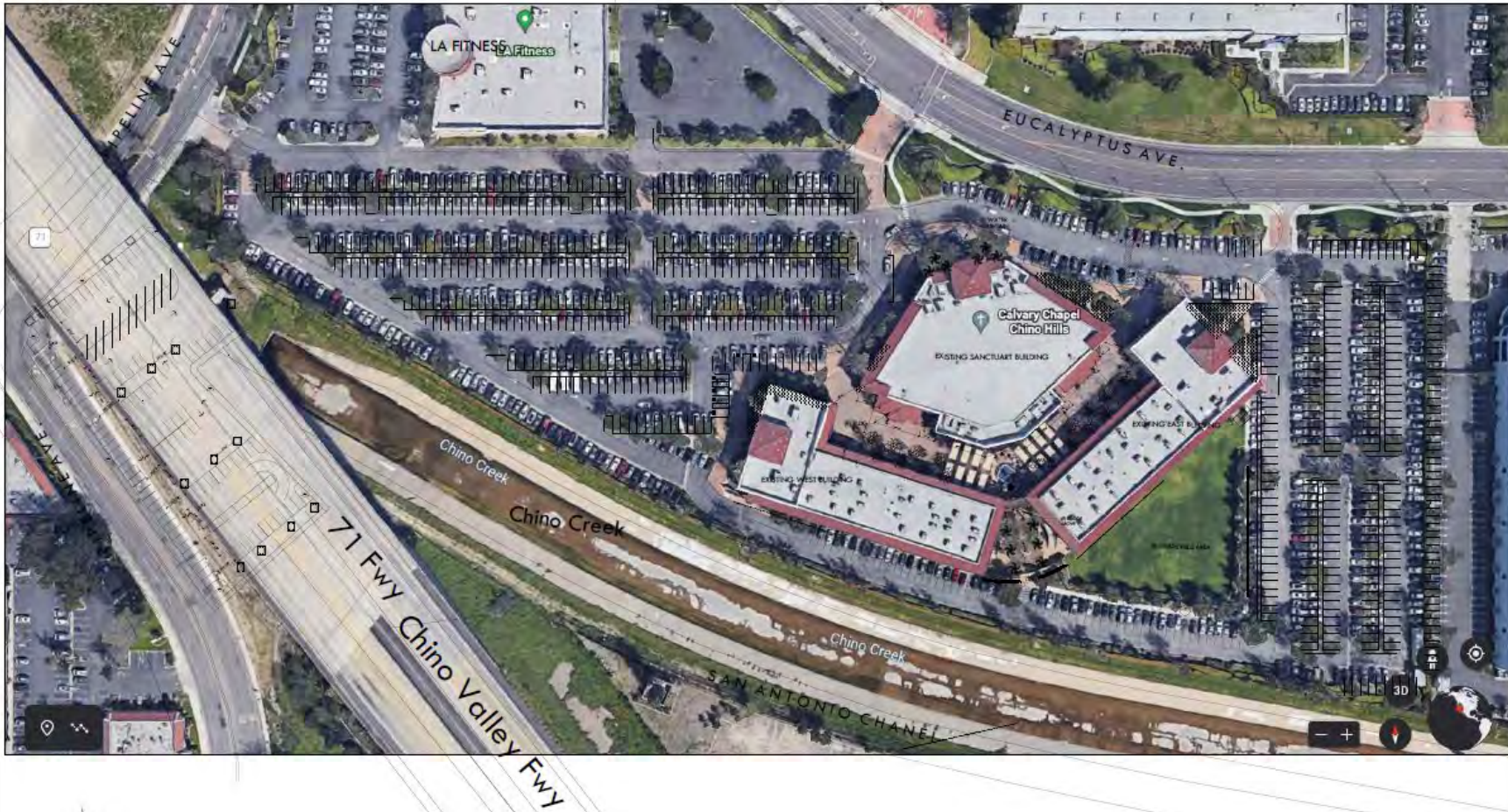
## Campus Parking Enhancement



Proven Leadership in Construction

# Calvary Chapel Chino Hills- Campus Parking Enhancement

## Site Overlay



**PROJECT**  
 Calvary Chapel Chino Hills -  
 Campus Parking Enhancement  
 4201 Eucalyptus Ave.  
 Chino, CA 91710



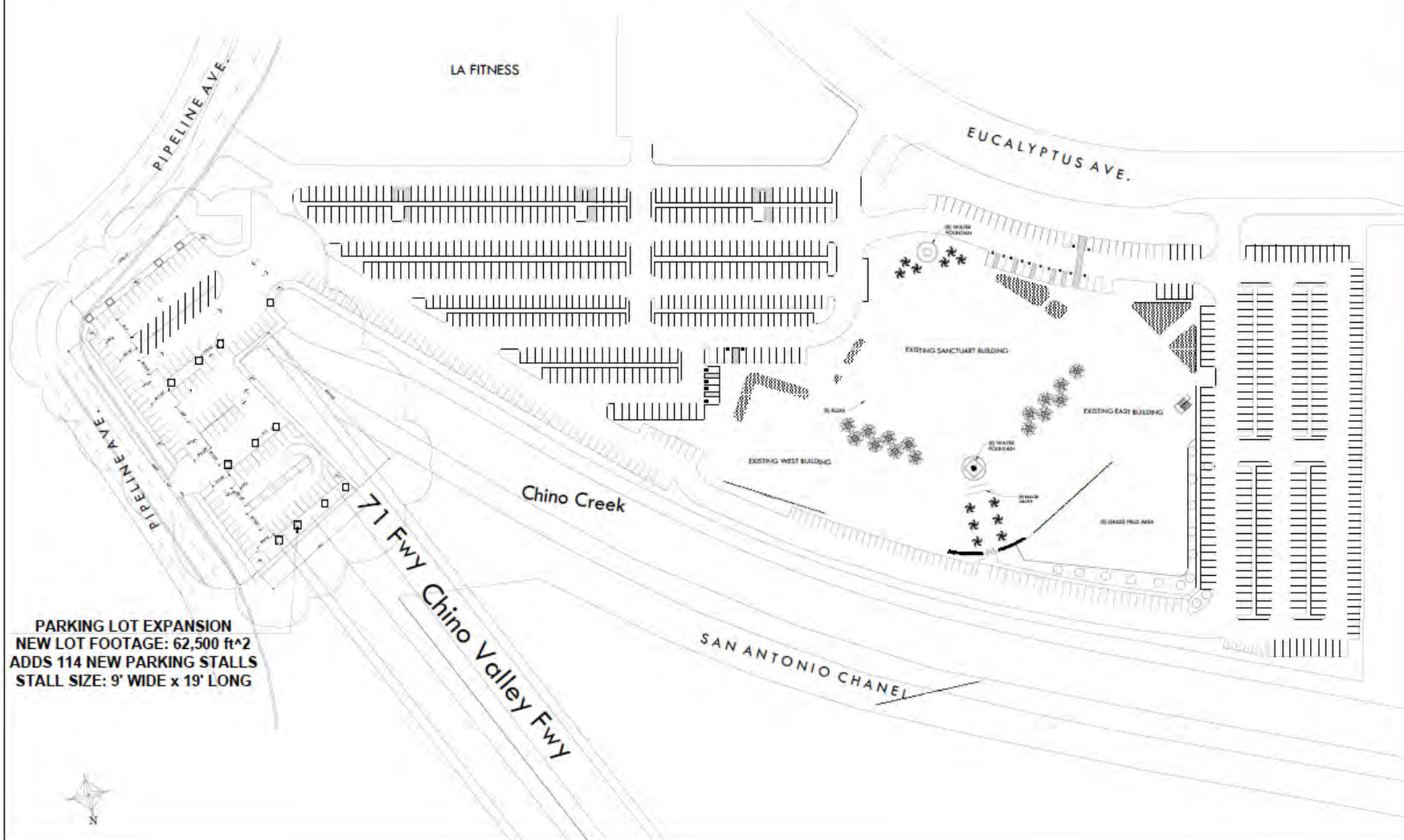
**CLIENT**

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**PAGE DESCRIPTION**  
 SITE PLAN OVERLAY

# Calvary Chapel Chino Hills- Campus Parking Enhancement

## Proposed Site Plan



**PARKING LOT EXPANSION**  
 NEW LOT FOOTAGE: 62,500 ft<sup>2</sup>  
 ADDS 114 NEW PARKING STALLS  
 STALL SIZE: 9' WIDE x 19' LONG



**PROJECT**  
 Calvary Chapel Chino Hills -  
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 4201 Eucalyptus Ave.  
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 PROPOSED SITE PLAN



# Calvary Chapel Chino Hills- Campus Parking Enhancement

## Existing Site Photos



PROJECT  
 Calvary Chapel Chino Hills -  
 Campus Parking Enhancement  
 4201 Escalante Ave.  
 Chino, CA 91710



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PAGE DESCRIPTION

SITE PHOTOS

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06

EUNICE M. ULLOA  
Mayor

KAREN C. COMSTOCK  
Mayor Pro Tem



CURTIS BURTON  
CHRISTOPHER FLORES  
MARC LUCIO  
Council Members

DR. LINDA REICH  
City Manager

## CITY of CHINO

April 24, 2023

Francisco Rios  
2850 Saturn Street  
Brea, CA 92821

Re: Calvary Chapel of Chino Hills Parking Lot Expansion Project

The City of Chino has reviewed the proposed project we identify as PL23-0032 located on the northeast corner of Pipeline Avenue and Eucalyptus Avenue under the bridge structure for State Route 71. Staff has determined that due to traffic volumes, closely spaced traffic signalization, and unique geometry of the roadways in the area, direct driveway access to the parking lot along both segments of Pipeline Avenue will not be feasible. Staff has determined that the inclusion of any driveway access to the parking lot along the parcel frontage would introduce undesirable vehicular conflict points in close proximity to the signalized intersection and introduce turning conflicts in to and out of the parcel that would contribute to undesirable conditions.

Staff has determined that the best course of action would be for this project to be provided access through the existing Calvary Chapel parking lot immediately north of this project location.

Please accept this letter as the City of Chino's determination that this parcel can be considered land locked for the purposes of Caltrans review of potential allowable development.

Sincerely,

Dennis Ralls, T.E.  
City Traffic Engineer

cc: Nicholas S. Liguori, AICP, Director of Development Services  
Warren Morelion, AICP, City Planner  
Jesus Plasencia, P.E., Assistant City Engineer  
Christopher Cortez, Assistant Planner  
Andrea Gilbert, Senior Planner  
Isidro Abreo, Assistant Engineer

