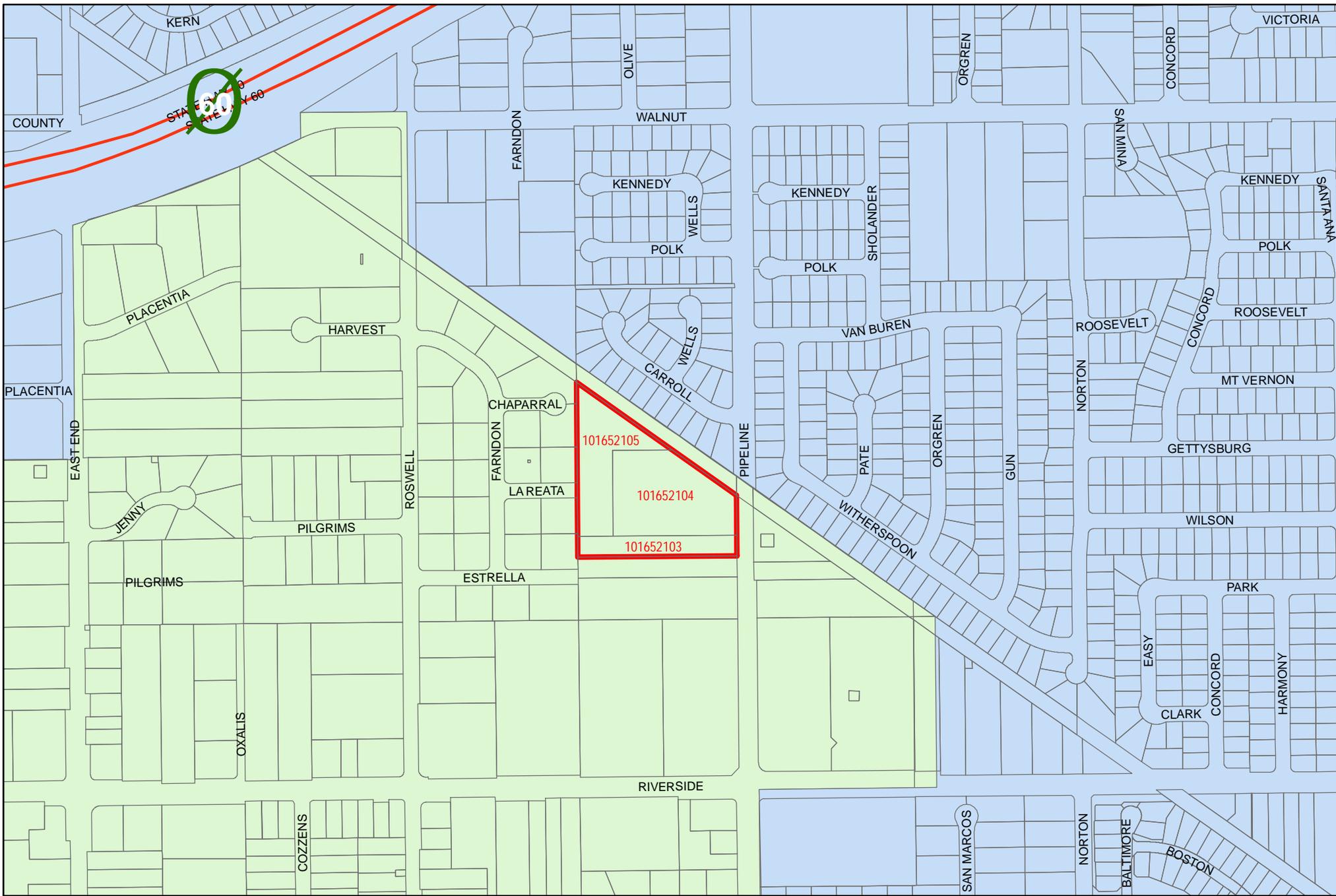


Vicinity Map and Map of the Contract Area

Attachment 1



LAFCO SERVICE CONTRACT #400

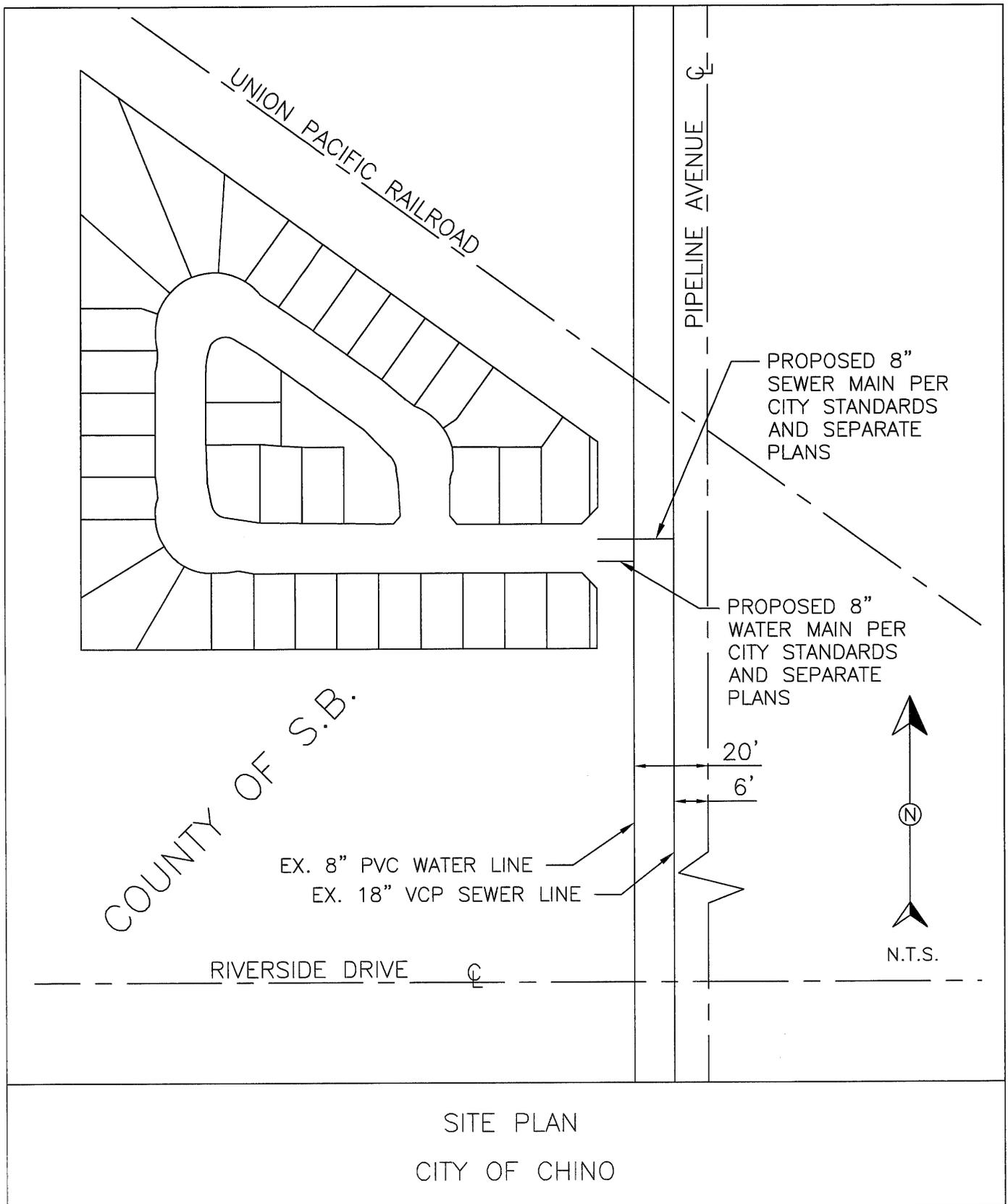
 SC#400

 City of Chino

 City of Chino Sphere

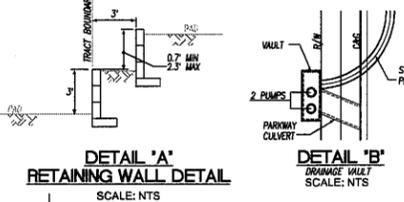
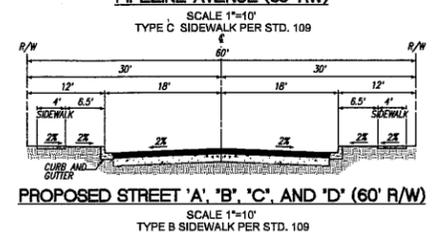
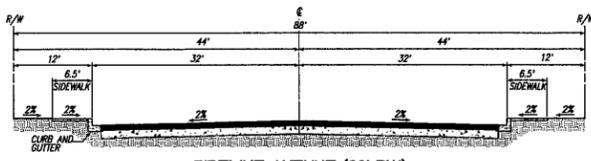


EXHIBIT "B"



LAFCO SC # 400

FOR OFFICIAL USE ONLY:



EARTHWORK NOTE

RAW CUT	2,450 C.Y.
RAW FILL	15,897 C.Y.
PAID OVEREXCAVATION	21,318 C.Y.
STREET OVEREXCAVATION	6,802 C.Y.
TOTAL EARTHWORK	46,367 C.Y.
IMPORT	19,483 C.Y.

SOURCE OF IMPORT TO BE DETERMINED PRIOR TO GRADING PERMIT

EXISTING EASEMENTS AND DISPOSITION

- ① 5071 O.R. 571: GENERAL TELEPHONE EASEMENT; TO BE QUITCLAIMED NOT PLOTTABLE.
- ② 6256 O.R. 539; EDISON EASEMENT; TO BE QUITCLAIMED.
- ③ INSTRUMENT NO. 02-283155; INGRESS, EGRESS EASEMENTS; TO BE QUITCLAIMED.
- ④ INGRESS EGRESS EASEMENT; TO BE QUITCLAIMED.

ACCOMPANYING ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- ZONE CHANGE
- PLANNED DEVELOPMENT

BASIS OF BEARINGS

THE BEARINGS OF THE CENTERLINE OF PIPELINE AVE. N 0°06'06" E AS SHOWN OF TRACT NO. 8726 PER MAP FILED IN BOOK 124 PAGES 10 THROUGH 12 OF MAPS WERE TAKEN AS THE BASIS OF BEARINGS FOR THIS TENTATIVE TRACT MAP.

LEGAL DESCRIPTION

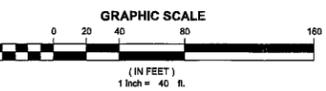
THAT PORTION OF LOTS 48 AND 49, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS PER PLAT OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 15, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 49 DISTANT NORTHERLY 330 FEET FROM THE SOUTH-WESTERLY CORNER OF SAID LOT 49 THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOTS 48 AND 49, 888.20 FEET TO THE SOUTHERLY LINE OF RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY THENCE ALONG SAID SOUTHERLY LINE SOUTH EASTERLY 463.5 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 49 THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 49, 237.56 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 49, 138.24 FEET EAST OF THE NORTHWEST CORNER OF LOT 49 THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINES OF LOTS 48 AND 49, 337.20 FEET TO A POINT WHICH IS 330 FEET NORTH OF THE SOUTHERLY LINE OF LOT 49 THENCE WESTERLY 138.24 FEET TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH: THAT PORTION OF LOT 49, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF A PART OF RANCHO SANTA ANA DEL CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 49; THENCE NORTH 838.8 FEET TO THE SOUTHERLY LINE OF RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD CO.; THENCE ALONG SAID LINE SOUTH 54 DEGREES 24' EAST 747 FEET TO THE EASTERLY LINE OF SAID LOTS; THENCE SOUTH 463.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 49; THENCE WEST 880 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH: THAT PORTION OF LOT 49, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO MAP OF A PART OF RANCHO SANTA ANA DEL CHINO, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 49, DISTANT NORTHERLY 330 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 49; THENCE EAST PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 49; A DISTANCE OF 138.24 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 49 A DISTANCE OF 337.20 FEET TO THE WESTERLY LINE OF LOT 49; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 49; A DISTANCE OF 237.56 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY; THENCE ALONG SAID LINE SOUTH 54 DEGREES 24' MINUTES EAST 307.68 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 157.35 FEET TO A POINT WHICH IS 330 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 49; THENCE WESTERLY AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 49, A DISTANCE OF 487.59 FEET TO THE TRUE POINT OF BEGINNING.

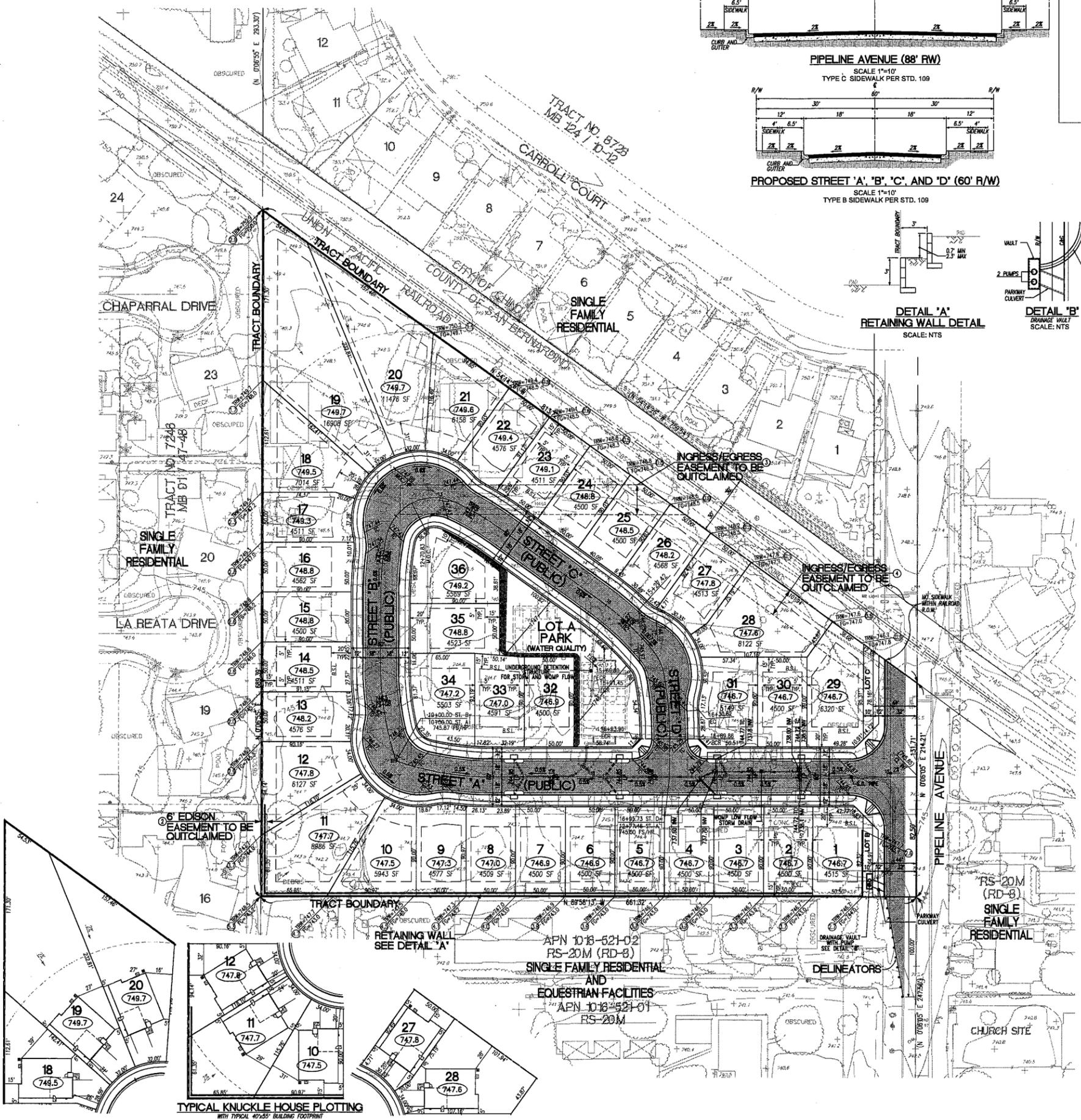
PROPERTY OWNERS:
MARY E. PIAZZA FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
12730 PIPELINE AVENUE
CHINO, CA 91710
MICHEL A. WALTERS, SUCCESSOR TRUSTEE OF THE MARY E. PIAZZA LIVING TRUST DATED MAY 12, 1994
12756 PIPELINE AVENUE
CHINO, CA 91710

PREPARED BY:
MDS CONSULTING
17320 REDHILL AVE, SUITE 350
IRVINE, CA 92614
(949) 251-8821
STANLEY C. MORSE, P.E., L.S.

REVISED: JULY 25, 2014 (ADDED LOT C)
REVISED: JUNE 13, 2014
REVISED: MAY 29, 2014
REVISED: MAY 23, 2014
REVISED: FEBRUARY 25, 2014



MDS CONSULTING
17320 Redhill Ave.
Suite 350
Irvine, CA 92614
Phone: 949-251-8821
Fax: 949-251-0516



GENERAL NOTES:

- 1. THIS PROJECT IS DESIGNED FOR A DEVELOPER BUILDOUT
- 2. THERE ARE 3,276 LINEAR FEET OF NEW STREETS.
- 3. THE SITE IS NOT SUBJECT TO FLOODING, OVERFLOW OR INUNDATION

COMPOSITE DEVELOPMENT PLAN (CDP) NOTE

THE BUILDING SETBACKS NOTED HEREON WILL BE DELINEATED ON THE CDP FOR THIS PROJECT. IN ADDITION, THE CDP WILL BE RECORDED AS A PART OF THE CDS&F FOR THE PROJECT.

FEMA NOTE

THE PROJECT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 06071C8615H DATED AUGUST 28, 2006.

LEGEND

RS-20M	COUNTY OF SAN BERNARDINO ZONING
(RD-8)	CITY OF CHINO PREANNEXATION ZONING
B.S.L.	BUILDING SETBACK LINE
①-④	RETAINING WALL WITH EXPOSED HEIGHT

DEVELOPMENT STANDARDS

LOT AREA, MINIMUM:	4,500 S.F.
LOT WIDTH, MINIMUM:	60 L.F.
LOT DEPTH, MINIMUM:	80 L.F.
DENSITY, MAXIMUM:	8 DU/AC
LOT COVERAGES:	60%
FRONT BUILDING SETBACK MINIMUM:	20 FT
REAR BUILDING SETBACK MINIMUM:	15 FT
INTERIOR SIDE SETBACK MINIMUM:	5 FT
STREET SIDE SETBACK MINIMUM:	10 FT
STORIES:	2 1/2
MAXIMUM BUILDING HEIGHT:	35 FT
STREET FRONTAGE MINIMUM:	28 FT

LOT SIZES:

LARGEST LOT:	16,808 S.F.
SMALLEST LOT:	4,500 S.F.
AVERAGE LOT:	5,630 S.F.

BENCHMARK:

NO. 12541 ELEV. 785.03 FT
LOCATION: A 2 1/2" BRASS DISC LOCATED IN TOP OF CURB MARKED "CITY OF CHINO BENCHMARK 12541" AT THE NORTHWEST CORNER OF WALNUT AVENUE AND PIPELINE AVENUE

LAND USE SUMMARY:

LOTS 1-36:	4.83 ACRES
LOT A:	0.28 ACRES
LOT B:	0.02 ACRES
LOT C:	0.02 ACRES
PIPELINE AVENUE:	0.25 ACRES
STREETS A, B, C, & D:	1.68 ACRES
TOTAL:	6.86 ACRES
GROSS ACREAGE:	6.86 ACRES
RESIDENTIAL LOTS:	36 LOTS
GROSS DENSITY:	5.25 DU/AC
LETTERED LOTS:	3 (LOTS A, B & C)
EXISTING ZONING:	RS-20M (COUNTY)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) (COUNTY)

ASSESSOR'S PARCEL NUMBERS:

1016-821-03-0-0000, 1016-821-04-0-0000, 1016-821-05-0-0000

UTILITY COMPANIES:

WATER:	CITY OF CHINO
SEWER:	CITY OF CHINO
TELEPHONE:	VERIZON
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON COMPANY
GAS:	SOUTHERN CALIFORNIA GAS COMPANY

TENTATIVE TRACT NO. 18902

APPLICANT:

COASTAL COMMERCIAL PROPERTIES
503 NORTH PACIFIC COAST HIGHWAY, SUITE C
SOLANA BEACH, CA 92075
BRETT CROWDER
(949) 632-3122
BRETT@COASTALCOMPROPERTY.COM

PROPERTY OWNERS:

MARY E. PIAZZA FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
12730 PIPELINE AVENUE
CHINO, CA 91710
MICHEL A. WALTERS, SUCCESSOR TRUSTEE OF THE MARY E. PIAZZA LIVING TRUST DATED MAY 12, 1994
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TYPICAL KNUCKLE HOUSE PLOTTING WITH TYPICAL 40'x55' BUILDING FOOTPRINT

TENTATIVE TRACT NO. 18902