

**LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY**

215 North "D" Street, Suite 204, San Bernardino, CA 92415-0490
(909) 383-9900 • Fax (909) 383-9901
E-mail: lafco@lafco.sbcounty.gov
www.sbclafco.org

PROPOSAL NO.: LAFCO 3183

HEARING DATE: MAY 20, 2015

RESOLUTION NO. 3198

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3183 AND APPROVING THE SPHERE OF INFLUENCE AMENDMENTS FOR THE CITY OF CHINO (REDUCTIONS) AND CITY OF CHINO HILLS (EXPANSIONS) (sphere amendments encompass a total of approximately 9,411 square feet generally described as parcels located along the southwest side of Chino Creek—Flood Control Channel—immediately south of Chino Hills Parkway).

On motion of Commissioner Cox, duly seconded by Commissioner Lovingood, and carried, the Local Agency Formation Commission adopts the following resolution:

WHEREAS, an application for the proposed sphere of influence amendment (expansion/reduction) in the County of San Bernardino was filed with the Executive Officer of this Local Agency Formation Commission (hereinafter referred to as "the Commission") in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.); and,

WHEREAS, at the times and in the form and manner provided by law, the Executive Officer has given notice of the public hearing by the Commission on this matter; and,

WHEREAS, the Executive Officer has reviewed available information and prepared a report including her recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

WHEREAS, the public hearing by this Commission was called for May 20, 2015 at the time and place specified in the notice of public hearing; and,

WHEREAS, at the hearing, this Commission heard and received all oral and written support and opposition; the Commission considered all objections and evidence which were made, presented, or filed; and all persons present were given an opportunity to hear and be heard in respect to any matter relating to the application, in evidence presented at the hearing; and,

WHEREAS, this Commission reviewed and considered the Mitigated Negative Declaration prepared by the City of Chino Hills for the Fairfield Ranch Commons Project prior to reaching a decision on the proposal, finding that the information substantiating the Mitigated Negative Declaration as adequate for its use in making a decision as a CEQA responsible agency and that it

RESOLUTION NO. 3198

does not intend to adopt alternatives or mitigation measures for this project as all changes, alternations and mitigation measures are within the responsibility and jurisdiction of the City and/or other agencies and not the Commission, and directed its Executive Officer to file a Notice of Determination within five (5) working days with the San Bernardino County Clerk of the Board of Supervisors; and,

WHEREAS, based on presently existing evidence, facts, and circumstances filed with the Local Agency Formation Commission and considered by this Commission, it is determined that Areas 1 and 2 are to be removed from the City of Chino's sphere of influence and added to the City of Chino Hills' sphere of influence, as more specifically described on the attached Exhibits "A", "A-1", "B", and "B-1" to this resolution; and,

WHEREAS, the Commission determined that because the sphere of influence amendments being considered are intended to fix a boundary problem between the Cities of Chino and Chino Hills along the Flood Control Channel, and because the two areas will generally remain vacant (ancillary to the project's parking and landscape facilities), and there will be no change in public facilities and/or services available within the sphere areas to be amended that a Service Review would not be necessary to fulfill the determinations required by Government Code Section 56430;

WHEREAS, the following determinations are made in conformance with Government Code Section 56425 and local Commission policy:

1. The Present and Planned Land Uses in the area including agricultural and open-space lands

Currently, the service needs within the area are minimal due to its vacant nature. Upon development of the project, which is a proposal to create 346 very high density residential apartment units and a 326,641 square foot industrial park on the overall project site, the two areas being considered for sphere amendment are located within the residential portion of the project. However, the areas will generally remain vacant as ancillary to the parking and landscape facilities for the overall project.

2. The present and probable need for public facilities and services in the area

There will be no change to the public facilities and/or utility services within the areas proposed for annexation. Being that the areas are located westerly of the channel, any facilities and/or services have been provided by the City of Chino Hills and will continue to do so upon approval of the concurrent reorganization proposal, LAFCO 3184. The sphere amendment (and ultimately the reorganization) simply places the two areas within the appropriate jurisdiction in order to facilitate the development of the proposed project.

3. The present capacity of public facilities and adequacy of public services that the agency provides

The City of Chino Hills provide a full range of municipal services. These include municipal facilities within the proposed development such as water mains, sewer mains, etc. However, the sphere amendment (and ultimately the reorganization) simply places the two areas within the appropriate jurisdiction in order to facilitate the development of the proposed project.

RESOLUTION NO. 3198

4. The existence of any social or economic communities of interest

The centerline of Chino Creek has been the common boundary line between the Cities of Chino and Chino Hills from Chino Hills Parkway all the way to Pine Avenue. The Chino Creek has been channelized from north of State Highway 60 to just south of the project site. The sphere amendment will bring the sphere (and ultimately the boundary) of both cities for these two areas to the westerly right-of-way line of the channel.

5. Additional Determinations

- Notice of the Commission's consideration of this issue has been advertised as required by State law through publication in *The Inland Daily Bulletin*, a newspaper of general circulation in the area. As required by State law, individual notification was provided to affected and interested agencies, County departments, and those individuals and agencies wishing mailed notice.
- The map and legal description for these sphere of influence amendments, was certified by the County Surveyor's office.

WHEREAS, having reviewed and considered the determinations as outlined above, the Commission determines to expand the sphere of influence for the City of Chino Hills and reduce the sphere of influence for the City of Chino, encompassing a total of approximately 9,411 square feet.

NOW, THEREFORE, BE IT RESOLVED by the Local Agency Formation Commission for San Bernardino County, State of California, that this Commission shall consider the territory described in Exhibits "A", "A-1", "B", and "B-1" as being within the sphere of influence for the City of Chino Hills and removed from the sphere of influence for the City of Chino, it being fully understood that the amendment of such spheres of influence is a policy declaration of this Commission based on existing facts and circumstances which, although not readily changed, may be subject to review and change in the event a future significant change of circumstances so warrants.

BE IT FURTHER RESOLVED that the Local Agency Formation Commission for San Bernardino County, State of California, does hereby determine that the City of Chino Hills shall indemnify, defend, and hold harmless the Commission from any legal expense, legal action, or judgment arising out of the Commission's approval of this proposal, including any reimbursement of legal fees and costs incurred by the Commission.

THIS ACTION APPROVED AND ADOPTED by the Local Agency Formation Commission for San Bernardino County by the following vote:

AYES:	COMMISSIONERS:	Bagley, Cox, Curatalo, Lovingood, McCallon, Ramos, Williams
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

RESOLUTION NO. 3198

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, KATHLEEN ROLLINGS-MCDONALD, Executive Officer of the Local Agency Formation Commission for San Bernardino County, California, do hereby certify this record to be a full, true, and correct copy of the action taken by said Commission by vote of the members present as the same appears in the Official Minutes of said Commission at its regular meeting of May 20, 2015.

DATED: May 21, 2015





KATHLEEN ROLLINGS-MCDONALD
Executive Officer

EXHIBIT A

LAFCO 3183 - SPHERE OF INFLUENCE AMENDMENTS FOR THE CITY OF CHINO (REDUCTIONS) AND CITY OF CHINO HILLS (EXPANSIONS) LAFCO 3184 - REORGANIZATION TO INCLUDE DETACHMENTS FROM THE CITY OF CHINO AND ANNEXATIONS TO THE CITY OF CHINO HILLS

AREA 1:

A portion of the southwesterly quarter of Section 23, Township 2 South, Range 8 West, San Bernardino Meridian, being portions of Lots 41 and 42 of map "D" being a map of an extension of the subdivision of Rancho Santa Ana Del Chino, as shown by map on file in Book 12 of Maps at pages 47 and 48, Official Records, in the County of San Bernardino, State of California, described as follows:

COMMENCING at the northwest corner of the southwest quarter of said Section 23 as shown on Parcel Map No. 15901 on file in Book 222 of Maps at pages 74 through 76, inclusive thereof, Records of San Bernardino County, California;

From the point of commencement:

Course 1. South $00^{\circ}11'06''$ East, a distance of 72.75 feet along the centerline of Monte Vista Avenue (33.00 feet in half width) as shown on said Parcel Map No. 15901, to the beginning of a non-tangent curve, concave to the southwest, having a radius of 2085.00 feet, the radial line to said point bears North $33^{\circ}57'07''$ East, said point also being the northwesterly corner of Parcel 2 of said Parcel Map No. 15901 and said point also being on the existing City of Chino Hills boundary per Annexation No. 90;

THENCE along the boundary line of said Parcel 2 and along said boundary for Annexation No. 90, the following twenty-five (25) courses and distances:

Course 2. Southeasterly along said parcel line and along said curve, to the right, through a central angle of $4^{\circ}39'34''$, a chord length of 169.50 feet, an arc distance of 169.55 feet, the radial line to said point bears North $38^{\circ}36'41''$ East;

Course 3. South $4^{\circ}53'53''$ East, a distance of 15.39 feet;

Course 4. South $8^{\circ}26'20''$ East, a distance of 15.04 feet;

Course 5. South $12^{\circ}58'43''$ East, a distance of 44.81 feet;

Course 6. South $17^{\circ}38'00''$ East, a distance of 18.00 feet;

Course 7. South $31^{\circ}01'33''$ East, a distance of 21.59 feet;

Course 8. South $17^{\circ}38'00''$ East, a distance of 81.85 feet;

Course 9. South 1°51'33" East, a distance of 18.39 feet;

Course 10. South 26°23'54" East, a distance of 45.94 feet;

Course 11. South 0°42'21" East, a distance of 24.04 feet;

Course 12. South 11°12'17" East, a distance of 35.72 feet;

Course 13. South 23°54'16" East, a distance of 36.62 feet;

Course 14. South 30°09'44" East, a distance of 13.83 feet;

Course 15. South 25°27'59" East, a distance of 3.61 feet;

Course 16. South 53°24'20" East, a distance of 20.22 feet;

Course 17. South 77°35'55" East, a distance of 11.11 feet;

Course 18. South 88°17'17" West, a distance of 46.31 feet;

Course 19. South 64°35'05" East, a distance of 108.22 feet;

Course 20. South 47°48'46" East, a distance of 106.55 feet;

Course 21. South 36°16'35" East, a distance of 14.61 feet;

Course 22. South 12°47'00" East, a distance of 73.40 feet;

Course 23. South 2°17'51" West, a distance of 34.59 feet;

Course 24. South 19°42'55" East, a distance of 16.57 feet;

Course 25. South 39°19'58" East, a distance of 66.88 feet;

Course 26. South 24°32'57" East, a distance of 5.50 feet, more or less, to the **TRUE POINT OF BEGINNING**, being on the southwesterly line of San Bernardino Flood Control District Channel right of way per deed recorded January 18, 1950, as filed in Book 5034, Pages 41, 42 and 43 of Official Records and leaving said boundary for Annexation No. 90;

Course 27. South 44°49'10" East, a distance of 463.58 feet, along said southwesterly line;

Course 28. South 80°45'18" West, a distance of 9.82 feet;

Course 29. North 79°51'37" West, a distance of 3.46 feet;

Course 30. North 64°06'45" West, a distance of 46.39 feet;

Course 31. North 41°39'16" West, a distance of 36.88 feet;

Course 32. North 42°45'44" West, a distance of 40.40 feet;

Course 33. North 17°21'45" West, a distance of 46.72 feet;

Course 34. South 88°51'38" West, a distance of 39.92 feet;

Course 35. North 64°15'28" West, a distance of 20.01 feet;

Course 36. North 63°31'58" West, a distance of 40.83 feet;

Course 37. North 40°25'19" West, a distance of 15.95 feet;

Course 38. North 15°22'11" West, a distance of 55.47 feet;

Course 39. North 28°21'23" West, a distance of 59.01 feet;

Course 40. North 50°22'29" West, a distance of 61.02 feet;

Course 41. North 24°32'57" West, a distance of 27.68 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 9,360 S.F., more or less.

PREPARED UNDER MY SUPERVISION

Michael E. Johnson
Michael E. Johnson, L.S. 7673
Expiration: 12-31-16

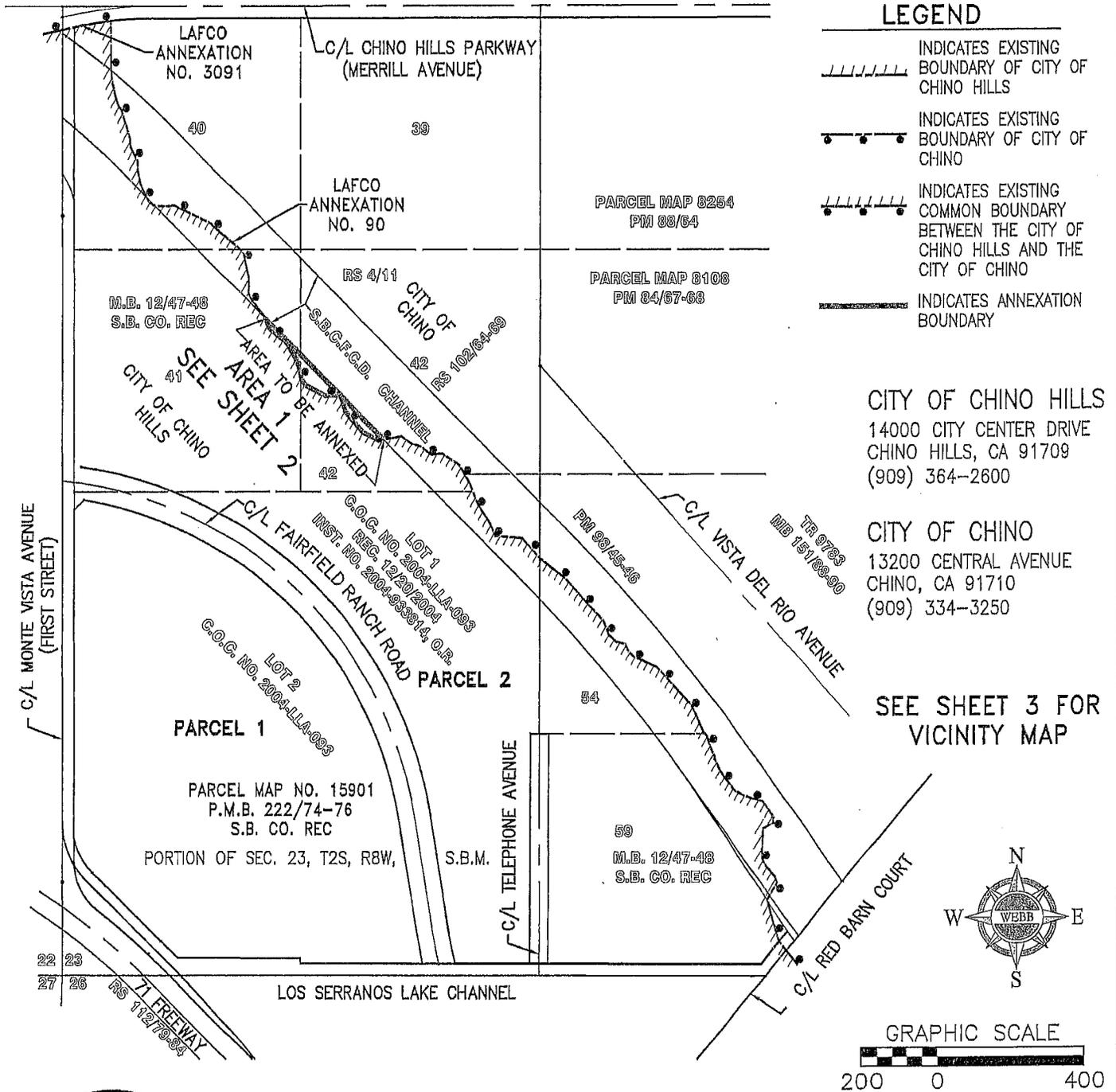
5/10/15
Date



Prepared by: COK
Checked by: GJH

EXHIBIT A-1

LAFCO 3183 - SPHERE OF INFLUENCE AMENDMENTS FOR THE CITY OF CHINO (REDUCTIONS)
 AND CITY OF CHINO HILLS (EXPANSIONS)
 LAFCO 3184 - REORGANIZATION TO INCLUDE DETACHMENTS FROM THE CITY OF CHINO AND
 ANNEXATIONS TO THE CITY OF CHINO HILLS
AREA 1



CITY OF CHINO HILLS
 14000 CITY CENTER DRIVE
 CHINO HILLS, CA 91709
 (909) 364-2600

CITY OF CHINO
 13200 CENTRAL AVENUE
 CHINO, CA 91710
 (909) 334-3250

SEE SHEET 3 FOR VICINITY MAP



ALBERT A. **WEBB**
 ASSOCIATES
 CIVIL ENGINEERS
 3788 McCRAY STREET
 RIVERSIDE, CA 92506
 (951) 686-1070

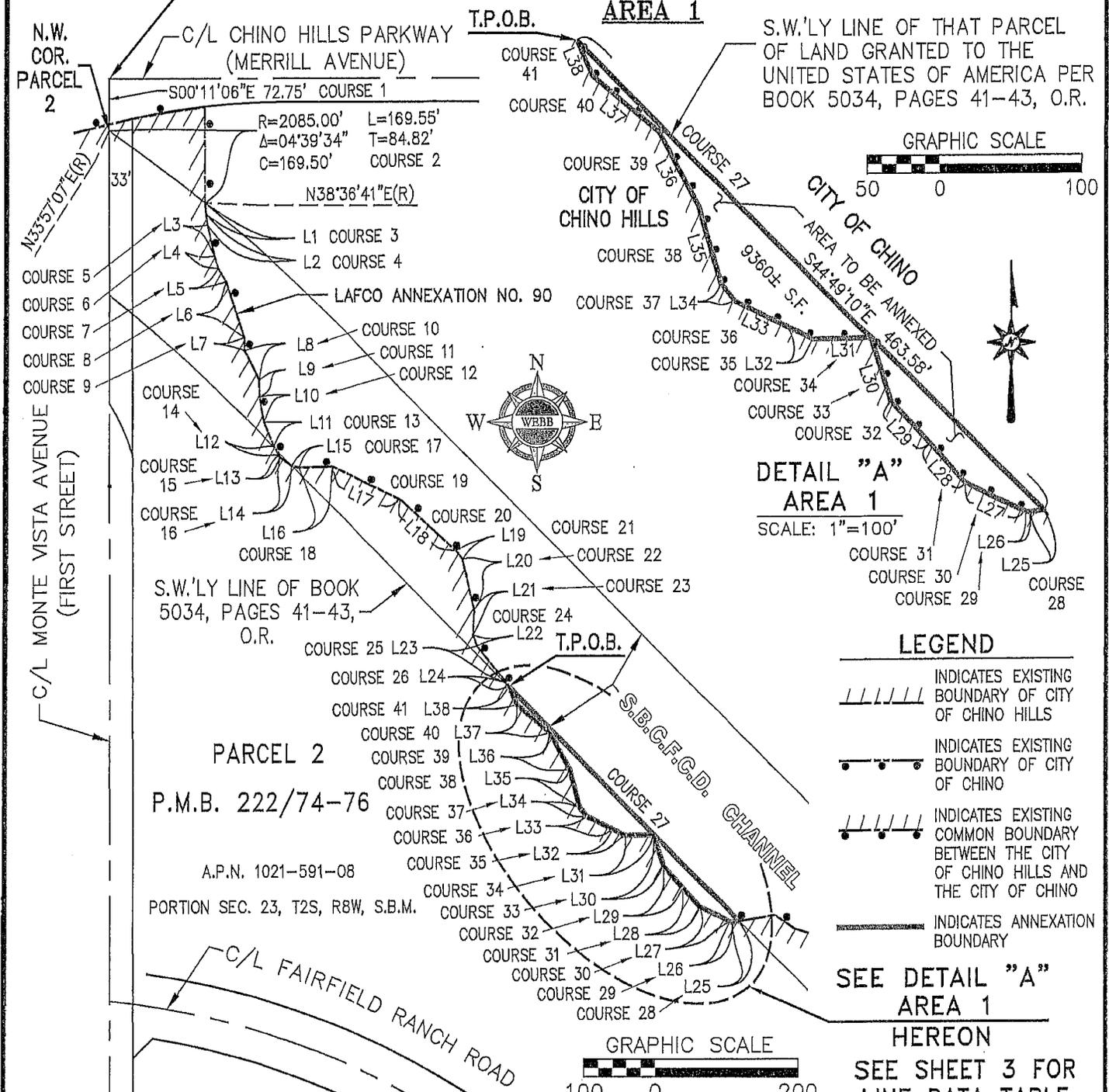
IN THE CITY OF CHINO HILLS, SAN BERNARDINO COUNTY, PORTION OF SECTION 23, T.2 S., R.8 W., S. B. M.		
DRWN BY <u>CCK</u>	DATE <u>5/15/15</u>	SHEET 1 OF 3
CHKD BY <u>GJH</u>	DATE <u>5/15/15</u>	LAFCO
DATE: 5/06/2015	SCALE: 1"=400'	W.O. : 14-0015

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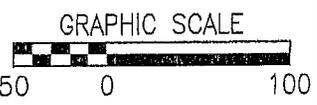
EXHIBIT A-1

P.O.C - N.W. COR.
OF THE SW 1/4
OF SEC. 23, T.2S.,
R.8W., S.B.M.

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S.W.'LY LINE OF THAT PARCEL
OF LAND GRANTED TO THE
UNITED STATES OF AMERICA PER
BOOK 5034, PAGES 41-43, O.R.



T.P.O.B. AREA 1

DETAIL "A"
AREA 1

SCALE: 1"=100'

- LEGEND**
- ||||| INDICATES EXISTING BOUNDARY OF CITY OF CHINO HILLS
 - INDICATES EXISTING BOUNDARY OF CITY OF CHINO
 - INDICATES EXISTING COMMON BOUNDARY BETWEEN THE CITY OF CHINO HILLS AND THE CITY OF CHINO
 - INDICATES ANNEXATION BOUNDARY

SEE DETAIL "A"
AREA 1
HEREON
SEE SHEET 3 FOR
LINE DATA TABLE



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IN THE CITY OF CHINO HILLS, SAN BERNARDINO COUNTY, PORTION OF SECTION 23, T.2 S., R.8 W., S. B. M.

DRWN BY <u>CCK</u>	DATE <u>5/15/15</u>	SHEET 2 OF 3
CHKD BY <u>G.J.H</u>	DATE <u>5/15/15</u>	LAFCO
DATE: 5/06/2015	SCALE: 1"=200'	W.O. : 14-0015

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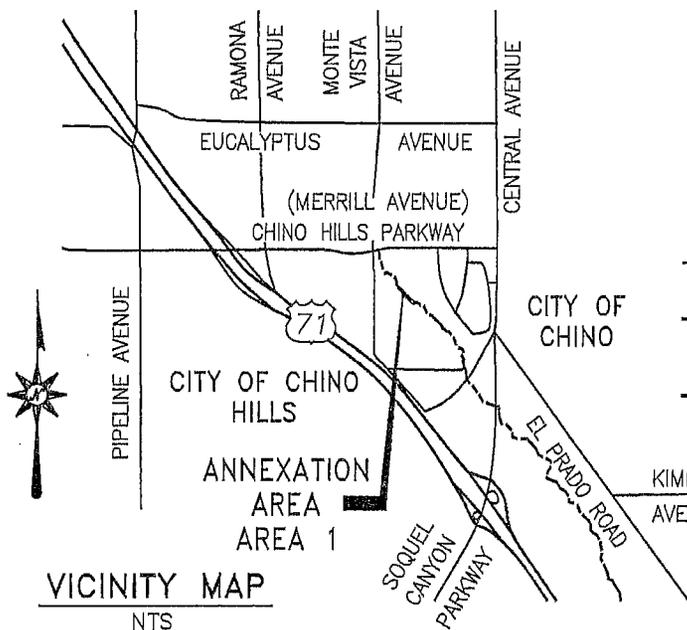
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AREA 1

LINE DATA TABLE

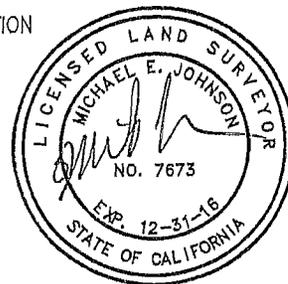
COURSE	LINE	BEARING	DISTANCE
3	L1	S04°53'53"E	15.39'
4	L2	S08°26'20"E	15.04'
5	L3	S12°58'43"E	44.81'
6	L4	S17°38'00"E	18.00'
7	L5	S31°01'33"E	21.59'
8	L6	S17°38'00"E	81.85'
9	L7	S01°51'33"E	18.39'
10	L8	S26°23'54"E	45.94'
11	L9	S00°42'21"E	24.04'
12	L10	S11°12'17"E	35.72'
13	L11	S23°54'16"E	36.62'
14	L12	S30°09'44"E	13.83'
15	L13	S25°27'59"E	3.61'
16	L14	S53°24'20"E	20.22'
17	L15	S77°35'55"E	11.11'
18	L16	S88°17'17"W	46.31'
19	L17	S64°35'05"E	108.22'
20	L18	S47°48'46"E	106.55'
21	L19	S36°16'35"E	14.61'
22	L20	S12°47'00"E	73.40'

COURSE	LINE	BEARING	DISTANCE
23	L21	S02°17'51"W	34.59'
24	L22	S19°42'55"E	16.57'
25	L23	S39°19'58"E	66.88'
26	L24	S24°32'57"E	5.50'
28	L25	S80°45'18"W	9.82'
29	L26	N79°51'37"W	3.46'
30	L27	N64°06'45"W	46.39'
31	L28	N41°39'16"W	36.88'
32	L29	N42°45'44"W	40.40'
33	L30	N17°21'45"W	46.72'
34	L31	S88°51'38"W	39.92'
35	L32	N64°15'28"W	20.01'
36	L33	N63°31'58"W	40.83'
37	L34	N40°25'19"W	15.95'
38	L35	N15°22'11"W	55.47'
39	L36	N28°21'23"W	59.01'
40	L37	N50°22'29"W	61.02'
41	L38	N24°32'57"W	27.68'



LEGEND

- INDICATES EXISTING CITY BOUNDARY
- INDICATES ANNEXATION BOUNDARY



VICINITY MAP
NTS

ALBERT A.
WEBB
 ASSOCIATES
 CIVIL ENGINEERS

3788 McCRAY STREET
 RIVERSIDE, CA 92506
 (951) 686-1070

IN THE CITY OF CHINO HILLS, SAN BERNARDINO COUNTY, PORTION OF SECTION 23, T.2 S., R.8 W., S. B. M.

DRWN BY CCK DATE 5/15/15 SHEET 3 OF 3

CHKD BY GJH DATE 5/15/15 LAFCO

DATE: 5/06/2015 SCALE: 1"=400' W.O. : 14-0015

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EXHIBIT B

LAFCO 3183 - SPHERE OF INFLUENCE AMENDMENTS FOR THE CITY OF CHINO (REDUCTIONS) AND CITY OF CHINO HILLS (EXPANSIONS) LAFCO 3184 - REORGANIZATION TO INCLUDE DETACHMENTS FROM THE CITY OF CHINO AND ANNEXATIONS TO THE CITY OF CHINO HILLS

AREA 2:

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COMMENCING at the northwest corner of the southwest quarter of said Section 23 as shown on Parcel Map No. 15901 on file in Book 222 of Maps at pages 74 through 76, inclusive thereof, Records of San Bernardino County, California;

From the point of commencement:

Course 1. South 00°11'06" East, a distance of 72.75 feet along the centerline of Monte Vista Avenue (33.00 feet in half width) as shown on said Parcel Map No. 15901, to the beginning of a non-tangent curve, concave to the southwest, having a radius of 2085.00 feet, the radial line to said point bears North 33°57'07" East, said point also being the northwesterly corner of Parcel 2 of said Parcel Map No. 15901 and said point also being on the existing City of Chino Hills boundary per Annexation No. 90;

THENCE along the boundary line of said Parcel 2, and along said boundary for Annexation No. 90, the following thirteen (13) courses and distances:

Course 2. Southeasterly along said parcel line and along said curve, to the right, through a central angle of 4°39'34", a chord length of 169.50 feet, an arc distance of 169.55 feet, the radial line to said point bears North 38°36'41" East;

Course 3. South 4°53'53" East, a distance of 15.39 feet;

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Course 15. South 44°49'10" East, a distance of 31.48 feet along said southwesterly line;

Course 16. North 77°35'55" West, a distance of 0.38 feet leaving said southwesterly line;

Course 17. North 53°24'20" West, a distance of 20.22 feet;

Course 18. North 25°27'59" West, a distance of 3.61 feet;

Course 19. North 30°09'44" West, a distance of 8.02 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 51 S.F., more or less.

PREPARED UNDER MY SUPERVISION



Michael E. Johnson, L.S. 7673
Expiration: 12-31-16

5/18/15

Date

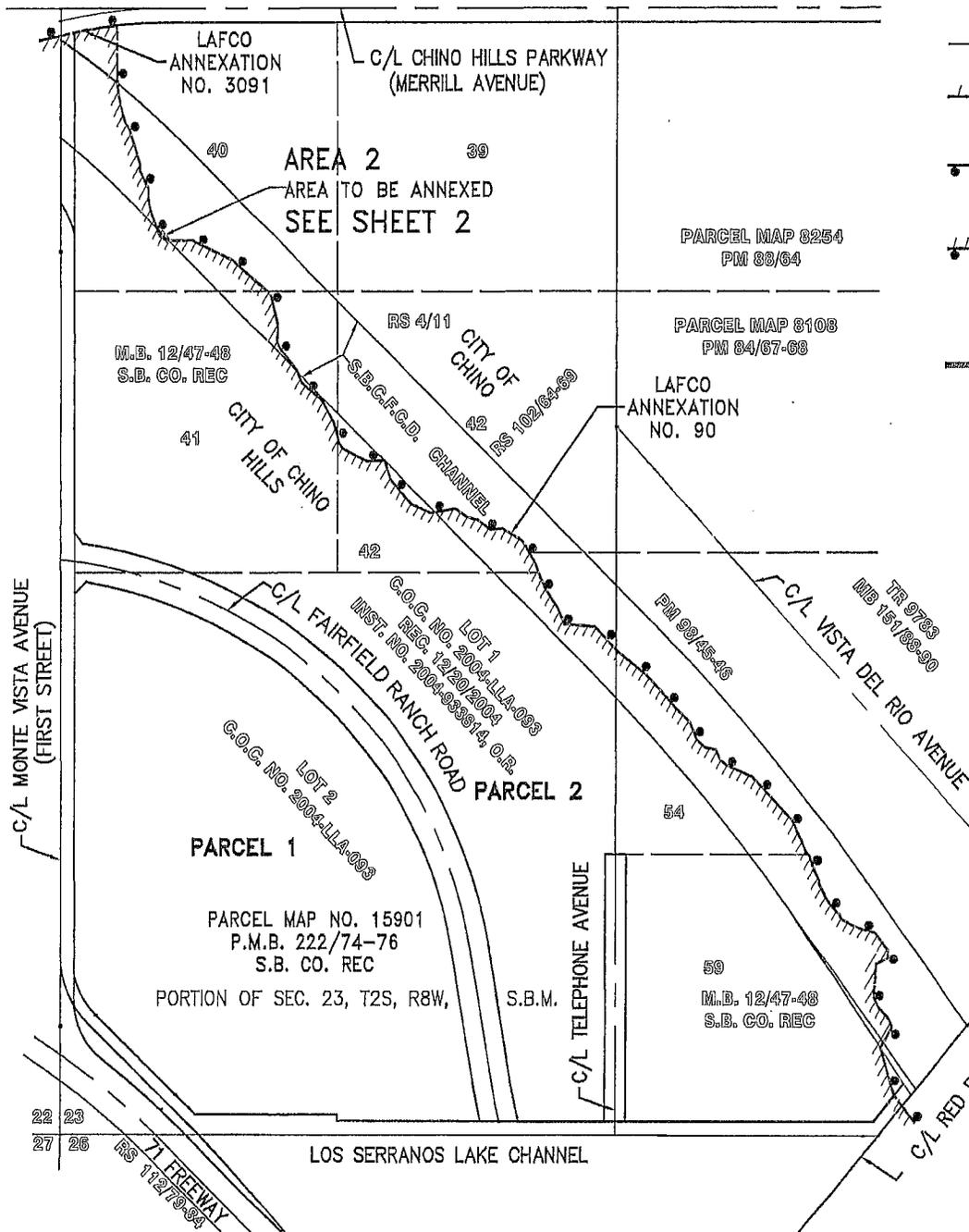


Prepared by: CCK
Checked by: GJH

EXHIBIT B-1

LAFCO 3183 - SPHERE OF INFLUENCE AMENDMENTS FOR THE CITY OF CHINO (REDUCTIONS)
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AREA 2



LEGEND

- INDICATES EXISTING BOUNDARY OF CITY OF CHINO HILLS
- INDICATES EXISTING BOUNDARY OF CITY OF CHINO
- INDICATES EXISTING COMMON BOUNDARY BETWEEN THE CITY OF CHINO HILLS AND THE CITY OF CHINO
- INDICATES ANNEXATION BOUNDARY

CITY OF CHINO HILLS
 14000 CITY CENTER DRIVE
 CHINO HILLS, CA 91709
 (909) 364-2600

CITY OF CHINO
 13200 CENTRAL AVENUE
 CHINO, CA 91710
 (909) 334-3250

SEE SHEET 3 FOR VICINITY MAP



ALBERT A.
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 CIVIL ENGINEERS

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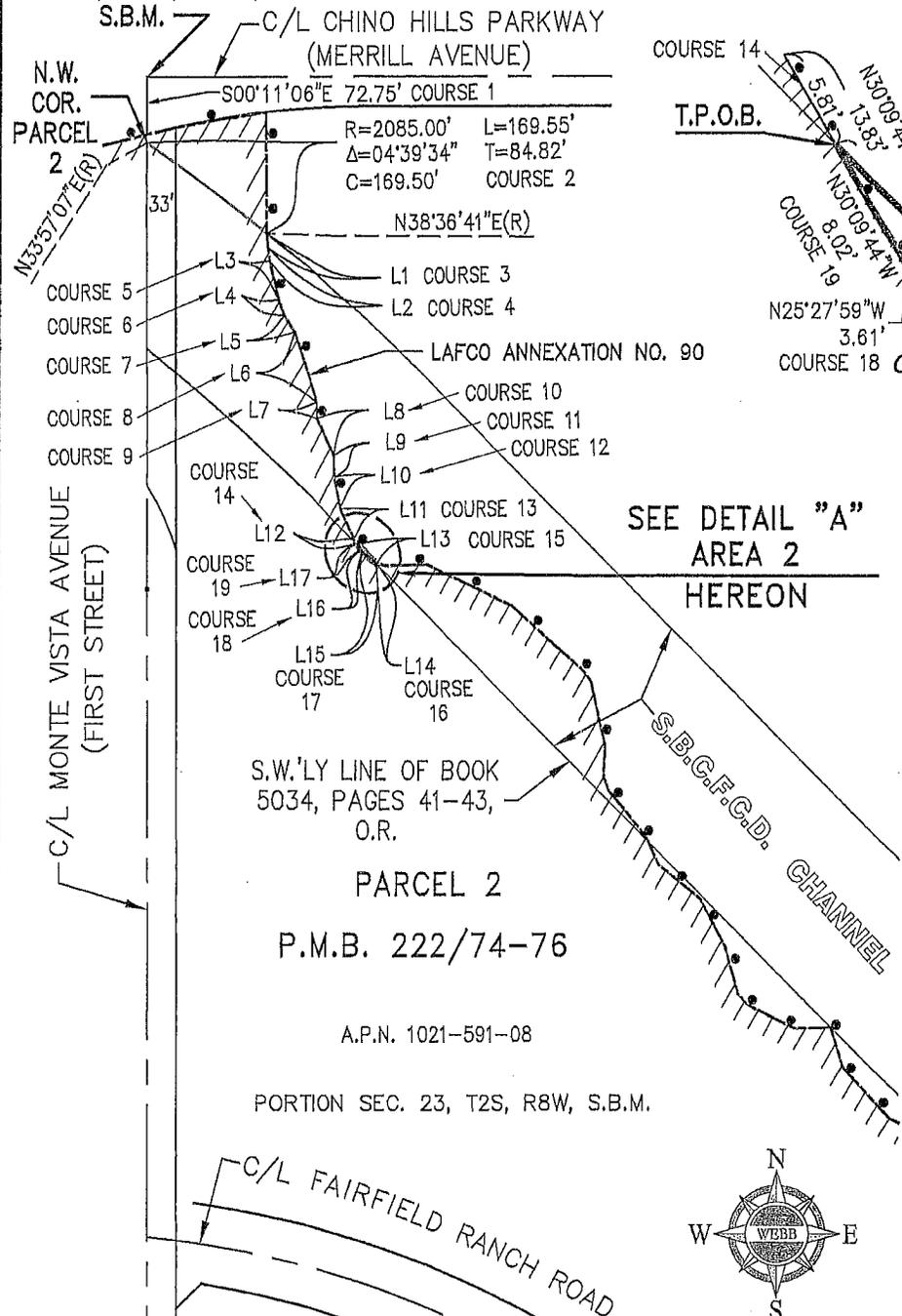
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DRWN BY <u>CCK</u>	DATE <u>5/15/15</u>	SHEET 1 OF 3
CHKD BY <u>GJH</u>	DATE <u>5/15/15</u>	LAFCO
DATE: 5/06/2015	SCALE: 1"=400'	W.O. : 14-0015

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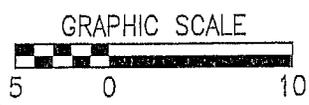
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AREA 2

P.O.C - N.W. COR. OF THE SW 1/4 OF SEC. 23, T.2S., R.8W., S.B.M.



S.W.'LY LINE OF THAT PARCEL OF LAND GRANTED TO THE UNITED STATES OF AMERICA PER BOOK 5034, PAGES 41-43, O.R.



CITY OF CHINO AREA TO BE ANNEXED
 COURSE 15
 COURSE 16
 COURSE 17
 COURSE 18
 COURSE 19

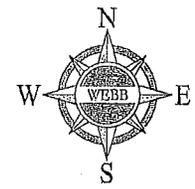
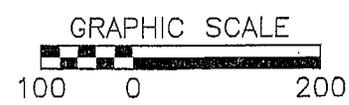
SEE DETAIL "A" AREA 2 HEREON

DETAIL "A" AREA 2
 SCALE: 1"=10'

LEGEND

- INDICATES EXISTING BOUNDARY OF CITY OF CHINO HILLS
- INDICATES EXISTING BOUNDARY OF CITY OF CHINO
- INDICATES EXISTING COMMON BOUNDARY BETWEEN THE CITY OF CHINO HILLS AND THE CITY OF CHINO
- INDICATES ANNEXATION BOUNDARY

SEE SHEET 3 FOR LINE DATA TABLE



ALBERT A. **WEBB** ASSOCIATES CIVIL ENGINEERS

3788 McCRA Y STREET RIVERSIDE, CA 92506 (951) 686-1070

IN THE CITY OF CHINO HILLS, SAN BERNARDINO COUNTY, PORTION OF SECTION 23, T.2 S., R.8 W., S. B. M.		
DRWN BY <u>CCK</u>	DATE <u>5/15/15</u>	SHEET 2 OF 3
CHKD BY <u>GJH</u>	DATE <u>5/15/15</u>	LAFCO
DATE: 5/06/2015	SCALE: 1"=200'	W.O. : 14-0015

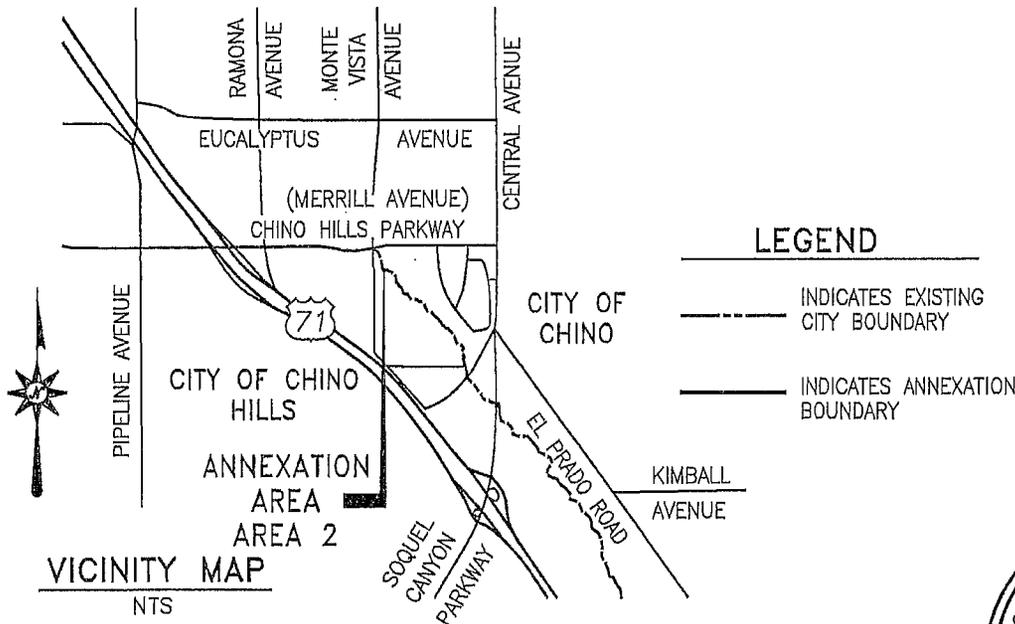
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EXHIBIT B-1

LAFCO 3183 - SPHERE OF INFLUENCE AMENDMENTS FOR THE CITY OF CHINO (REDUCTIONS)
 AND CITY OF CHINO HILLS (EXPANSIONS)
 LAFCO 3184 - REORGANIZATION TO INCLUDE DETACHMENTS FROM THE CITY OF CHINO AND
 ANNEXATIONS TO THE CITY OF CHINO HILLS
AREA 2

LINE DATA TABLE

COURSE	LINE	BEARING	DISTANCE	COURSE	LINE	BEARING	DISTANCE
3	L1	S04°53'53"E	15.39'	12	L10	S11°12'17"E	35.72'
4	L2	S08°26'20"E	15.04'	13	L11	S23°54'16"E	36.62'
5	L3	S12°58'43"E	44.81'	14	L12	S30°09'44"E	5.81'
6	L4	S17°38'00"E	18.00'	15	L13	S44°49'10"E	31.48'
7	L5	S31°01'33"E	21.59'	16	L14	N77°35'55"W	0.38'
8	L6	S17°38'00"E	81.85'	17	L15	N53°24'20"W	20.22'
9	L7	S01°51'33"E	18.39'	18	L16	N25°27'59"W	3.61'
10	L8	S26°23'54"E	45.94'	19	L17	N30°09'44"W	8.02'
11	L9	S00°42'21"E	24.04'				



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DRWN BY <u>OCK</u>	DATE <u>5/15/15</u>	SHEET 3 OF 3
CHKD BY <u>GJH</u>	DATE <u>5/15/15</u>	LAFCO
DATE: 5/06/2015	SCALE: 1"=400'	W.O. : 14-0015

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