

# LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY

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**PROPOSAL NO.: LAFCO 3269**

**HEARING DATE: SEPTEMBER 18, 2024**

## **RESOLUTION NO. 3407**

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR SAN BERNARDINO COUNTY MAKING DETERMINATIONS ON LAFCO 3269, AS MODIFIED, AND APPROVING THE REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF CHINO AND DETACHMENT FROM COUNTY SERVICE AREA 70 AND COUNTY SERVICE AREA SL-1 (RAMONA FRANCIS ANNEXATION).**

The reorganization area, as modified, encompasses approximately 144.8 acres and is generally located north and south of Francis Avenue between Norton and Yorba Avenues, within the City's sphere of influence. The area is bounded by: parcel lines on the north; a combination of Francis Avenue, Ramona Avenue, and parcel lines (generally City of Chino boundaries) on the west; a combination of Philadelphia Street and parcel lines (City of Chino boundaries) on the south; and a combination of Yorba Avenue and parcel lines (generally City of Chino boundaries) on the east, within the City of Chino's northern sphere of influence.

**On motion of Commissioner, Baca duly seconded by Commissioner Dupper, and carried, the Local Agency Formation Commission adopts the following resolution:**

**WHEREAS**, an application for the proposed reorganization 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 the Executive Officer has examined the application and executed his certificate in accordance with law, determining and certifying that the filings are sufficient; 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 his recommendations thereon, the filings and report and related information having been presented to and considered by this Commission; and,

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**WHEREAS**, the public hearing by this Commission was called for September 18, 2024 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/or opposition; the Commission considered all plans and proposed changes of organization, 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,

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission does hereby determine, find, resolve, and order as follows:

### **DETERMINATIONS:**

**SECTION 1.** The proposal is approved subject to the terms and conditions hereinafter specified:

### **CONDITIONS:**

**Condition No. 1.** The boundaries of this change of organization are approved as set forth in Exhibits "A", "A-1", "B", and "B-1" attached.

**Condition No. 2.** The following distinctive short-form designation shall be used throughout this proceeding: LAFCO 3269.

**Condition No. 3.** All previously authorized charges, fees, assessments, and/or taxes currently in effect by the City of Chino (annexing agency) shall be assumed by the annexing territory in the same manner as provided in the original authorization pursuant to Government Code Section 56886(t).

**Condition No. 4.** The City of Chino shall indemnify, defend, and hold harmless the Local Agency Formation Commission for San Bernardino County 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.

**Condition No. 5.** Pursuant to Government Code Section 56886.1, public utilities, as defined in Section 216 of the Public Utilities Code, have ninety (90) days following the recording of the Certificate of Completion to make the necessary changes to impacted utility customer accounts.

**Condition No. 6.** The date of issuance of the Certification of Completion shall be the effective date of the reorganization;

**SECTION 2. DETERMINATIONS.** The following determinations are required to be provided by Commission policy and Government Code Section 56668:

1. The reorganization area is legally uninhabited, containing 271 registered voters as of August 6, 2024, as certified by the County Registrar of Voters Office.

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2. The County Assessor has determined that the total assessed value of land and improvements within the reorganization area, as modified, is \$57,749,674 (land - \$24,011,405 -- improvements - \$33,738,269).
3. The reorganization area is within the sphere of influence assigned the City of Chino.
4. Legal notice of the Commission's consideration of this proposal was provided by publication of an eight-page (1/8 page) legal ad in the *Chino Champion*, a newspaper of general circulation in the area. In addition, individual notices were provided to all affected and interested agencies, County departments, and those individuals and agencies having requested such notification. Comments from affected and interested agencies have been considered by the Commission in making its determination.
5. In compliance with the requirements of Government Code Section 56157 and Commission policies, LAFCO staff has provided individual notice to landowners (170) and registered voters (271) within the reorganization area, totaling 441 notices. Comments from registered voters, landowners, and other individuals and any affected local agency in support or opposition have been reviewed and considered by the Commission in making its determination.
6. The City of Chino has pre-zoned the reorganization area for the following land uses: RD-2 (Residential 2 DU/AC), RD-4.5 (Residential 4.5 DU/AC), and P (Public). These zoning designations are consistent with the City's General Plan. Pursuant to the provisions of Government Code Section 56375(e), these zoning designations shall remain in effect for two years following annexation unless specific actions are taken by the City Council.
7. The Southern California Associated Governments (SCAG) recently adopted its 2024-2050 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) pursuant to Government Code Section 65080. LAFCO 3269 has no direct impact on SCAG's Regional Transportation Plan and Sustainable Communities Strategy.
8. The City of Chino has an adopted Local Hazard Mitigation Plan (approved by FEMA) as well as an approved Safety Element of its General Plan. The reorganization area is within an area considered to have a moderate threat to wildland fire.
9. The City of Chino, as a function of its review of the Ramona Francis Annexation, prepared an Addendum to the City of Chino's General Plan Update Environmental Impact Report (SCH #2008091064) for the Annexation/Rezoning and General Plan Amendment for the Ramona Francis Annexation. The Commission, its staff, and its Environmental Consultant have independently reviewed the City's General Plan Environmental Impact Report and Addendum.

The Commission certifies that it has reviewed and considered the City's Addendum and the environmental effects as outlined in the Addendum prior to reaching a decision on the project and finds the information substantiating the mitigation measures in the General Plan is adequate for its use in making a decision as a CEQA responsible agency. The Commission finds that it does not intend to adopt alternatives or additional mitigation measures for this project as all changes,

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alternations and mitigation measures are within the responsibility and jurisdiction of the City and/or other agencies and not the Commission; and finds that it is the responsibility of the City to oversee and implement these measures.

The Commission directs its Executive Officer to file a Notice of Determination within five (5) days with the San Bernardino County Clerk of the Board of Supervisors. The Commission, as a responsible agency, also notes that this proposal is exempt from the California Department of Fish and Wildlife fees because the fees were the responsibility of the City of Chino as lead agency.

10. The local agencies currently serving the area are: County of San Bernardino, Chino Basin Water Conservation District, Chino Valley Independent Fire Protection District, Inland Empire Resource Conservation District, Monte Vista Water District, Inland Empire Utilities Agency, Metropolitan Water District of Southern California, West Valley Mosquito and Vector Control District, and County Service Area 70 (multi-function unincorporated area Countywide) and County Service Area SL-1 (streetlighting).

Upon reorganization, the territory will detach from County Service Area 70 and County Service Area SL-1 as well a reduction to their respective spheres of influence as a function of the reorganization. None of the other agencies are affected by this proposal as they are regional in nature.

11. The City of Chino has submitted a plan for the provision of services as required by Government Code Section 56653, which indicates that the City can, at a minimum, maintain the existing level of service delivery and can improve the level and range of selected services currently available in the area. The Plan for Service has been reviewed and compared with the standards established by the Commission and the factors contained within Government Code Section 56668. The Commission finds that such Plan conforms to those adopted standards and requirements.
12. The reorganization area will benefit from the availability and extension of municipal services from the City of Chino.
13. The proposal complies with Commission policies that indicate the preference for areas proposed for development at an urban-level land use to be included within a City so that the full range of municipal services can be planned, funded, extended and maintained.
14. This proposal will assist in the City's ability to achieve its fair share of the regional housing needs based upon the anticipated residential land uses for the development.
15. With respect to environmental justice, the following demographic and income profile was generated using ESRI's Business Analyst within the City of Chino and within and around the reorganization area (2024 data):

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Demographic and Income Comparison	City of Chino (%)	Subject Area (%)
Race and Ethnicity		
• White Alone	27.4 %	32.7 %
• Black Alone	6.0 %	2.2 %
• American Indian Alone	1.5 %	1.6 %
• Asian Alone	21.0 %	10.6 %
• Pacific Islander Alone	0.2 %	0.2 %
• Some Other Race Alone	26.1 %	34.1 %
• Two or More Races	17.8 %	18.5 %
• Hispanic Origin (Any Race)	52.0 %	62.7 %
Median Household Income	\$106,713	\$124,913

The reorganization area will continue to benefit from the extension of services and facilities from the City and other agencies, at the same time, would not result in the deprivation of service or the unfair treatment of any person based on race, culture or income through approval of LAFCO 3269.

16. The City and County have negotiated the transfer of ad valorem taxes as required by State law for the area originally submitted by the City for annexation. Copies of the resolutions adopted by the City Council of the City of Chino and the San Bernardino County Board of Supervisors are on file in the LAFCO office outlining the exchange of revenues.
17. The map and legal description, as revised, are in substantial compliance with LAFCO and State standards.

**SECTION 3.** Approval by the Local Agency Formation Commission indicates that completion of this proposal would accomplish the proposed change of organization in a reasonable manner with a maximum chance of success and a minimum disruption of service to the functions of other local agencies in the area.

**SECTION 4.** The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided by Section 56882 of the Government Code.

**SECTION 5.** The Commission hereby directs that, following completion of the reconsideration period specified by Government Code Section 56895(b), the Executive Officer is hereby directed to initiate protest proceedings in compliance with this resolution and State law (Part 4, commencing with Government Code Section 57000) and set the matter for consideration of the protest proceedings, providing notice of hearing pursuant to Government Code Sections 57025 and 57026.

**SECTION 6.** Upon conclusion of the protest proceedings, the Executive Officer shall adopt a resolution setting forth his determination on the levels of protest filed and not withdrawn and setting forth the action on the proposal considered.

**SECTION 7.** Upon adoption of the final resolution by the Executive Officer, either a



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Certificate of Completion or a Certificate of Termination, as required by Government Code Sections 57176 through 57203, and a Statement of Boundary Change, as required by Government Code Section 57204, shall be prepared and filed for the proposal.

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

**AYES: COMMISSIONERS: BACA, BAGLEY, COX, DUPPER, FARRELL, AND WARREN.**

**NOES: COMMISSIONERS: ARMENDAREZ.**

**ABSENT: COMMISSIONERS: HAGMAN (Armendarez voting in his stead).**

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

I, SAMUEL MARTINEZ, 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 September 18, 2024.

**DATED: SEPTEMBER 18, 2024**

  
**SAMUEL MARTINEZ**  
Executive Officer



**LAFCO 3269**

REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF CHINO AND DETACHMENT FROM COUNTY SERVICE AREA 70 AND COUNTY SERVICE AREA SL-1 (RAMONA FRANCIS ANNEXATION)

ANNEXATION TO THE CITY AND DETACHMENT FROM THE COUNTY SERVICE AREA 70

THOSE PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 8 WEST AND SECTION 3, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF NORTON AVENUE AND FRANCIS AVENUE AS SHOWN ON PARCEL MAP NO. 1751, RECORDED IN BOOK 14, PAGE 94 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE LEAVING SAID SECTION LINE

- 1 NORTH 00°00'00" EAST 660.00 FEET ALONG THE CENTERLINE OF SAID NORTON AVENUE TO THE NORTHWEST CORNER OF PARCEL NO. 1 OF SAID PARCEL MAP; THENCE
- 2 SOUTH 89°59'25" EAST 1320.45 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 1 TO A POINT IN THE CENTERLINE OF RAMONA AVENUE, AS SHOWN ON PARCEL MAP NO. 8759, RECORDED IN BOOK 96, PAGES 21 AND 22 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE
- 3 NORTH 89°59'45" EAST 1319.61 FEET TO THE INTERSECTION OF THE CENTERLINE OF YORBA AVENUE WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT MAP NO. 20394, RECORDED IN BOOK 367, PAGES 18 THROUGH 21 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE
- 4 SOUTH 00°00'35" EAST 660.00 FEET ALONG THE CENTERLINE OF SAID YORBA AVENUE TO THE CENTERLINE INTERSECTION OF YORBA AVENUE AND FRANCIS AVENUE, AS SHOWN ON TRACT MAP NO. 13429, RECORDED IN BOOK 208, PAGES 22 AND 23 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID INTERSECTION ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF LAFCO 2498 BOUNDARY; THENCE
- 5 SOUTH 89°59'45" WEST 659.60 FEET ALONG THE CENTERLINE OF SAID FRANCIS STREET, THE NORTH LINE OF SAID TRACT NO. 13429, SAID SECTION LINE, AND SAID LAFCO 2498 BOUNDARY TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SECTION LINE
- 6 SOUTH 00°01'59" EAST 660.20 FEET ALONG THE WEST LINE OF SAID TRACT NO. 13429 TO THE SOUTHWEST CORNER OF SAID TRACT NO. 13429; THENCE
- 7 NORTH 89°59'42" EAST 659.47 FEET ALONG THE SOUTH LINE OF SAID TRACT NO. 13429 TO THE SOUTHEAST CORNER OF SAID TRACT NO. 13429, ALSO BEING A POINT IN THE CENTERLINE OF YORBA AVENUE, A POINT IN THE BOUNDARY OF LAFCO 2498, AND THE CITY OF CHINO ANNEXATION NO. 20 BOUNDARY; THENCE LEAVING SAID BOUNDARY OF LAFCO 2498
- 8 SOUTH 00°01'18" EAST 1320.11 FEET ALONG THE CENTERLINE OF YORBA AVENUE AND THE BOUNDARY OF SAID ANNEXATION NO. 20 TO THE SOUTHWEST CORNER OF TRACT NO. 7215,

- RECORDED IN BOOK 111, PAGES 91 AND 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE
- 9 SOUTH 89°59'59" EAST 659.08 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 7215 AND IT'S WESTERLY AND EASTERLY PROLONGATION TO THE NORTHWEST CORNER OF TRACT NO. 7937, RECORDED IN BOOK 100, PAGES 97 AND 98 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE
- 10 SOUTH 00°00'45" EAST 660.10 FEET ALONG THE WESTERLY LINE OF SAID TRACT NO. 7937 AND ITS SOUTHERLY PROLONGATION TO THE CENTERLINE OF PHILADELPHIA STREET AS SHOWN ON SAID TRACT, ALSO BEING A POINT ON THE BOUNDARY OF LAFCO 2869, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, AND THE NORTHEAST CORNER OF TRACT NO. 16140, RECORDED IN BOOK 283, PAGES 37 THROUGH 41 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ; THENCE LEAVING SAID ANNEXATION NO. 20
- 11 NORTH 89°59'58" WEST 658.98 FEET ALONG THE CENTERLINE OF SAID PHILADELPHIA STREET TO THE CENTERLINE OF YORBA AVENUE, AS SHOWN ON TRACT NO. 16140, RECORDED IN BOOK 238, PAGES 37 THROUGH 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE
- 12 SOUTH 89°57'52" WEST 351.51 FEET ALONG THE CENTERLINE OF SAID PHILADELPHIA STREET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT NO. 16140; THENCE LEAVING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34
- 13 SOUTH 00°00'04" WEST 659.79 FEET ALONG SAID WEST LINE AND IT'S NORTHERLY PROLONGATION TO THE SOUTHWEST CORNER OF SAID TRACT NO. 16140, BEING A POINT IN THE NORTH LINE OF TRACT NO. 9353, RECORDED IN BOOK 130, PAGES 25 AND 26 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A POINT ON THE BOUNDARY OF SAID ANNEXATION NO. 20; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT NO. 9353, LEAVING SAID TRACT NO. 16140, AND THE BOUNDARY OF LAFCO 2869
- 14 SOUTH 89°57'25" WEST 307.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT NO. 9353, ALSO BEING A POINT IN THE EAST LINE OF TRACT NO. 12466, RECORDED IN BOOK 175, PAGES 13 AND 14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A POINT ON THE BOUNDARY OF LAFCO 1999; THENCE LEAVING SAID TRACT NO. 9353
- 15 NORTH 00°00'55" WEST 329.91 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT NO. 12466; THENCE
- 16 SOUTH 89°58'13" WEST 132.00 FEET ALONG THE NORTH LINE OF SAID TRACT NO. 12466 TO THE WEST LINE OF DEED RECORDED AUGUST 31, 2011 AS INSTRUMENT NO. 2011-0365571 OF OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING THE SOUTHEAST CORNER OF SAID LAFCO 1999; THENCE LEAVING SAID ANNEXATION NO. 20
- 17 NORTH 00°00'55" WEST 329.95 FEET ALONG THE WEST LINE OF SAID DEED TO THE CENTERLINE OF PHILADELPHIA STREET, ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE
- 18 SOUTH 89°57'22" WEST 317.57 FEET ALONG SAID CENTERLINE OF PHILADELPHIA STREET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF PARCEL 1 OF DEED RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 2006-0780795 OF OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING THE SOUTHEAST CORNER OF LAFCO 2634 BOUNDARY; THENCE LEAVING SAID LAFCO 1999 BOUNDARY AND SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34

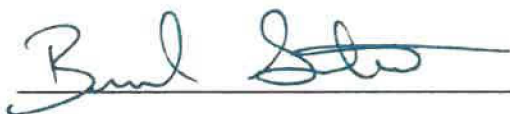


## EXHIBIT A

- 19 NORTH 00°02'34" WEST 168.00 FEET ALONG SAID EAST LINE OF PARCEL 1 AND THE EAST LINE OF  
SAID LAFCO 2634 BOUNDARY TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE  
20 SOUTH 89°57'52" WEST 209.58 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1, AND SAID  
LAFCO 2634 BOUNDARY TO THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE OF PARCEL 1  
TO THE CENTERLINE OF RAMONA AVENUE, ALSO BEING A POINT ON THE WEST LINE OF THE  
SOUTHEAST QUARTER OF SAID SECTION 34, AND A POINT ON SAID ANNEXATION NO. 20 ; THENCE  
LEAVING SAID LAFCO 2634 BOUNDARY  
21 NORTH 00°02'51" WEST 1152.56 FEET ALONG THE CENTERLINE OF SAID RAMONA AVENUE AND  
ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER, TO THE EASTERLY PROLONGATION OF THE  
SOUTHERLY LINE OF TRACT NO. 9100, RECORDED IN BOOK 125, PAGES 71 AND 72 OF MAPS IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE LEAVING SAID WEST LINE OF THE  
SOUTHEAST QUARTER  
22 NORTH 89°58'36" WEST 660.62 FEET ALONG SAID EASTERLY PROLONGATION TO THE SOUTHEAST  
CORNER OF SAID TRACT NO. 9100; THENCE  
23 NORTH 00°02'28" WEST 660.20 FEET ALONG THE EAST LINE OF SAID TRACT NO. 9100 AND THE  
EAST LINE OF SAID ANNEXATION NO. 20 TO THE NORTHWEST CORNER OF SAID TRACT NO. 9100,  
ALSO BEING THE SOUTHEAST CORNER OF LAFCO 2604 BOUNDARY, AND THE SOUTHEAST CORNER  
OF TRACT NO. 14373, RECORDED IN BOOK 245, PAGES 59 AND 60 OF MAPS IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY; THENCE LEAVING SAID ANNEXATION NO. 20  
24 NORTH 00°02'28" WEST 660.20 FEET ALONG THE EAST LINE OF SAID TRACT NO. 14373 AND THE  
EAST LINE OF SAID LAFCO 2604 BOUNDARY TO THE CENTERLINE OF FRANCIS AVENUE, AS SHOWN  
ON SAID TRACT NO. 14373, ALSO BEING THE NORTHEAST CORNER OF SAID LAFCO 2604 BOUNDARY  
AND A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE  
25 NORTH 89°59'25" WEST 330.24 FEET ALONG THE CENTERLINE OF SAID FRANCIS AVENUE, THE  
NORTH LINE OF SAID TRACT NO. 14373, AND THE NORTH LINE OF SAID LAFCO 2604 BOUNDARY TO  
THE NORTHWEST CORNER OF SAID TRACT 14373 AND THE NORTHWEST CORNER OF SAID LAFCO  
2604 BOUNDARY; THENCE LEAVING SAID TRACT NO. 14373 AND SAID LAFCO 2604 BOUNDARIES  
26 NORTH 89°59'25" WEST 330.24 FEET ALONG THE CENTERLINE OF SAID FRANCIS AVENUE, AND THE  
SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE POINT OF BEGINNING.

CONTAINING 144.80 ACRES, MORE OR LESS

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



06/03/2024

BURL V. STEUDE

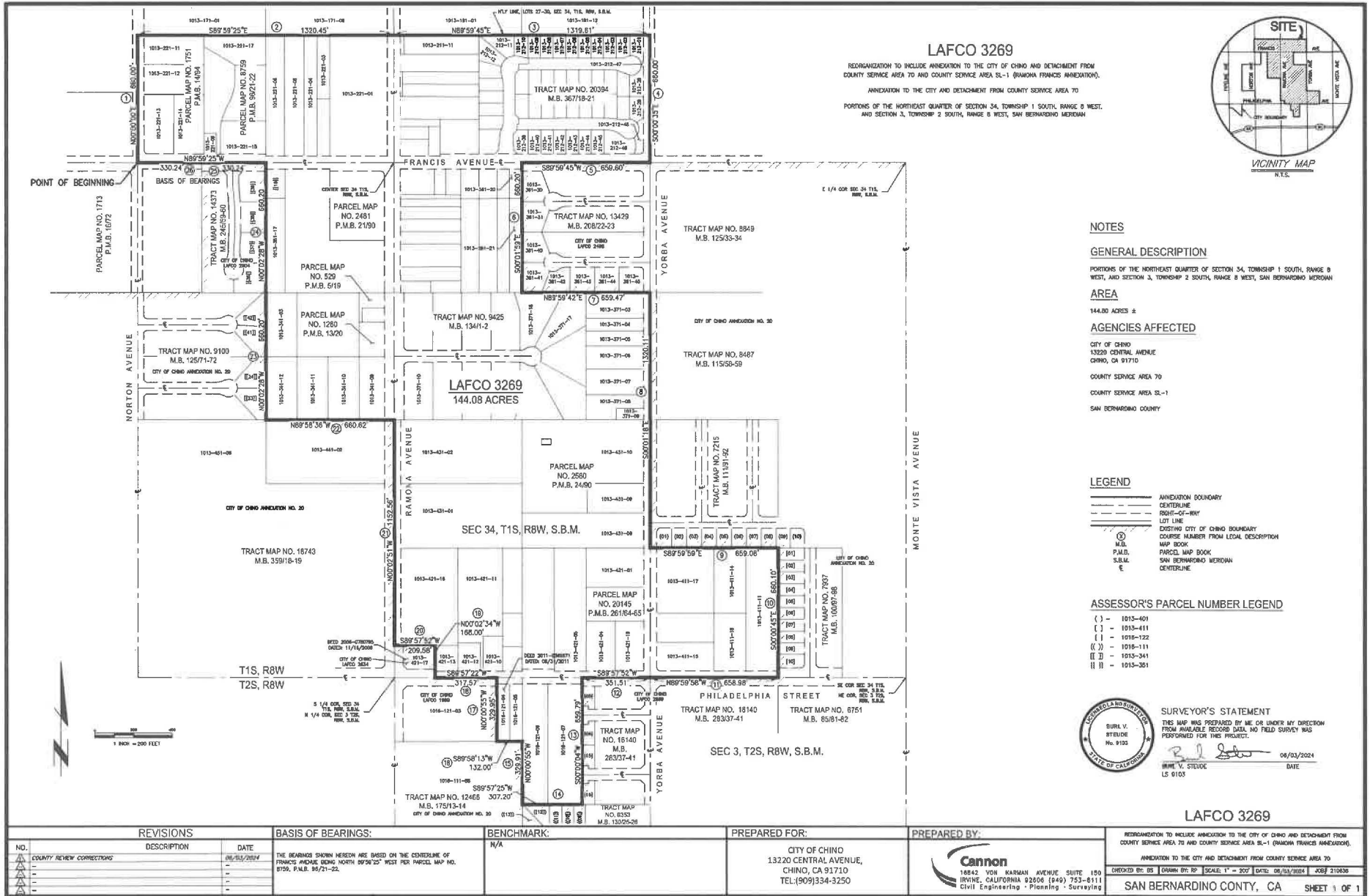
DATE

PLS 9103



## EXHIBIT A

FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY



FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

## EXHIBIT "A"

LAFCO 3269

## LEGAL DESCRIPTION

REORGANIZATION TO INCLUDE ANNEXATION TO THE CITY OF CHINO AND DETACHMENT FROM COUNTY  
SERVICE AREA 70 AND COUNTY SERVICE AREA SL-1 (RAMONA FRANCIS ANNEXATION)

DETACHMENT FROM COUNTY SERVICE AREA SL-1

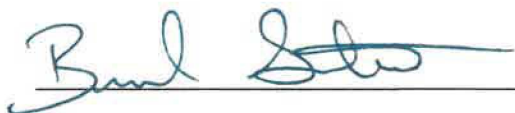
THOSE PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH,  
RANGE 8 WEST, SAN BERNARDINO MERIDIAN, IN SAN BERNARDINO COUNTY, STATE OF CALIFORNIA,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER AND ALSO ON THE  
CENTERLINE OF RAMONA AVENUE, SAID POINT ALSO BEING ON THE NORTHWEST CORNER OF TRACT  
NO. 9425, RECORDED IN BOOK 134, PAGES 1 AND 2 IN THE OFFICE OF THE RECORDER OF SAID COUNTY,  
SAID POINT ALSO BEING ON THE NORTHWEST CORNER OF THE EXISTING BOUNDARY OF LAFCO 1847,  
ADOPTED OCTOBER 30<sup>TH</sup>, 1978, PER RESOLUTION 78-272, BEING SOUTH 00°22'15" EAST 660.23 FEET  
FROM THE CENTER OF SAID SECTION 34 AND THE CENTERLINE INTERSECTION OF SAID RAMONA  
AVENUE AND FRANCIS AVENUE AS SHOWN ON SAID TRACT MAP NO. 9425, THENCE LEAVING SAID  
WESTERLY LINE AND SAID RAMONA CENTERLINE;

- 1 NORTH 89°39'44" EAST 989.24 FEET ALONG THE NORTHERLY LINE OF SAID TRACT 9425; THENCE
- 2 SOUTH 00°21'15" EAST 660.12 FEET ALONG THE EASTERLY LINE OF SAID TRACT 9425; THENCE
- 3 SOUTH 89°39'24" WEST 989.05 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT 9425 TO THE  
CENTERLINE OF SAID RAMONA STREET, SAID POINT ALSO BEING ON THE CITY OF CHINO  
BOUNDARY PER ANNEXATION NO. 20; THENCE, LEAVING SAID CITY BOUNDARY,
- 4 NORTH 00°21'15" WEST 660.22 FEET ALONG THE CENTERLINE OF SAID RAMONA STREET TO THE  
**POINT OF BEGINNING.**

AREA CONTAINS 14.99 ACRES, MORE OR LESS

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



BURL V. STEUDE

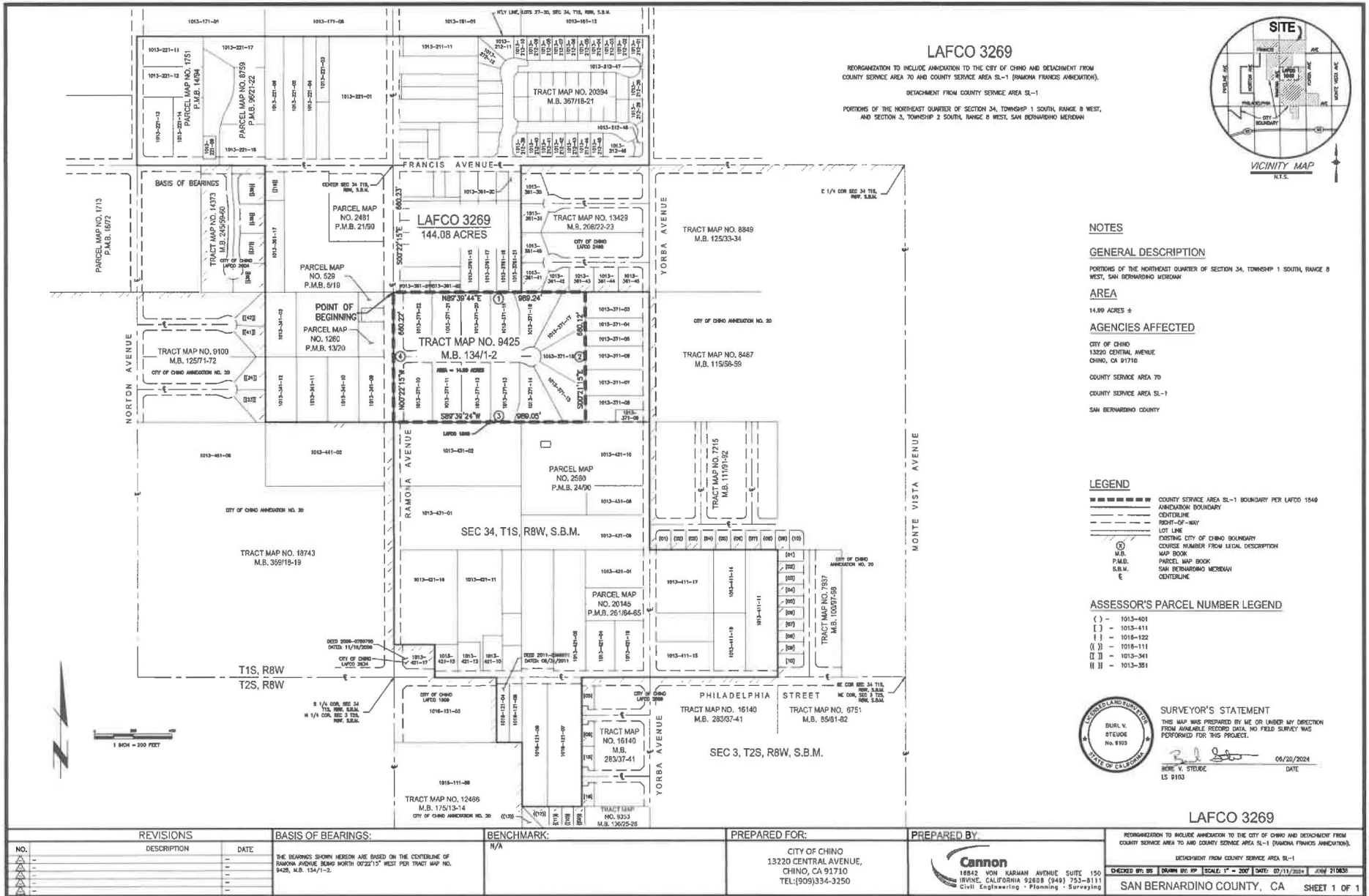
07/11/2024

DATE

PLS 9103



FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY



FOR QUESTIONS REGARDING THIS MAP OR TO OBTAIN A COPY OF THIS MAP IN ELECTRONIC FORM, PLEASE CONTACT LAFCO FOR SAN BERNARDINO COUNTY

EXHIBIT B-1

EXHIBIT B-1