

ORDINANCE NO. 2021-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, APPROVING ZONE CHANGE (PL18-0091) AMENDING ORDINANCE NO. 2010-006, WHICH ESTABLISHED THE ZONING MAP, BY PLACING THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MOUNTAIN AVENUE AND BICKMORE AVENUE INTO THE M2 (GENERAL INDUSTRIAL) ZONE.

WHEREAS, in accordance with the California Environmental Quality Act, the Majestic Chino Heritage Environmental Impact Report (SCH No. 2019039133) has been prepared for the project and approved concurrently with the first reading of this Ordinance (Resolution 2021-034).

NOW, THEREFORE, the City Council of the City of Chino does hereby ordain as follows:

Section 1. Ordinance No. 2010-006 is hereby amended to effect a Zone Change on a 97 acre property generally located at Mountain Avenue and Bickmore Avenue from AG (Agriculture) to M2 (General Industrial) for 92.25 acres of land od OS2 (Open Space/Natural) to M2 (General Industrial) for 4.75 acres of land located at the southeast corner of Mountain Avenue and Bickmore Avenue in the State of California, County of San Bernardino, City of Chino, as described in Exhibit A (attached).

Section 2. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Chino declare that they would have enacted this Ordinance and each section, subsection, sentence, clause or phrase hereof irrespective of any determination of invalidity.

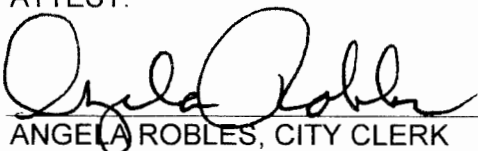
Section 3. The City Clerk of the City of Chino shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in a newspaper of general circulation, printed and published within the City in accordance with the provisions of the Government Code.

APPROVED AND ADOPTED THIS 15TH DAY OF JUNE 2021.



EUNICE M. ULLOA, MAYOR

ATTEST:



ANGELA ROBLES, CITY CLERK

State of California)
County of San Bernardino) §
City of Chino)

I, Angela Robles, City Clerk of the City of Chino, do hereby certify the foregoing Ordinance was duly adopted by the Chino City Council at a regular meeting held on the 15th day of June 2021, by the following votes:

AYES: COUNCIL MEMBERS: ULLOA, LUCIO, COMSTOCK, FLORES, POCOCK

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE


ANGELA ROBLES, CITY CLERK

Attachment: Exhibit "A" – Legal Description

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTH 232 FEET OF LOTS 1 AND 2 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY, AS DESCRIBED IN A DEED RECORDED JUNE 21, 1955 IN BOOK 3672, PAGE 73 OF OFFICIAL RECORDS OF SAID SAN BERNARDINO COUNTY.

EXCEPT AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO A. DEZOETE, ET UX, RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 316 OF SAID OFFICIAL RECORDS.

APN(S): 1027-231-01

PARCEL B:

LOT 15 IN THE NORTHEAST ¼ SECTION 36, TOWNSHIP 2 SOUTH, RANGE 8 WEST ACCORDING TO THE MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO DE ZOETE, ET UX RECORDED MARCH 30, 1950, IN BOOK 2553, PAGE 316, OF OFFICIAL RECORDS.

NOTE: AREA AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO CENTER OF ADJOINING STREETS.

APN(S): 1027-241-01

PARCEL C:

LOT 16 IN THE NORTHEAST ¼ SECTION 36, TOWNSHIP 2 SOUTH, RANGE 8 WEST ACCORDING TO THE MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO DE ZOETE, ET UX. RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 316 OF OFFICIAL RECORDS.

NOTE: AREA AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO CENTER OF ADJOINING STREETS.

APN(S): 1027-241-02

PARCEL D:

LOT 10 AND THE SOUTH 232 FEET OF LOT 9 AND THAT PORTION OF LOTS 8 AND 11 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY, ALL AS DESCRIBED IN A DEED RECORDED JUNE 21, 1955 IN BOOK 3672, PAGE 73 OF OFFICIAL RECORDS OF SAID SAN BERNARDINO COUNTY.

EXCEPT THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THE CYPRESS CHANNEL, DESCRIBED IN THE DEED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, RECORDED MARCH 13, 1968, IN BOOK 6990, PAGE 243, OF SAID OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO A. DE ZOETE, ET UX, RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 316 OF SAID OFFICIAL RECORDS.

APN(S): 1056-01-01

PARCEL E:

LOTS 17 AND 18, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 15, RECORDS OF SAID COUNTY.

NOTE: AREA AND DISTANCES ARE COMPUTED TO THE CENTER OF THE ADJOINING STREETS SHOWN ON SAID MAP EXCEPTING THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS, AS RESERVED IN THE DEED FROM SAMUEL C. MARTNER, ET UX., TO HELEN MARTNER, RECORDED MARCH 3, 1936 IN BOOK 1126, PAGE 85, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED $\frac{1}{4}$ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS, AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINE BARCELONA, HUSBAND AND WIFE, TO LEO A. DEZOETE, ET UX., RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 314, OFFICIAL RECORDS.

APN(S): 1027-371-01

PARCEL F:

LOT 31 IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP OF SUBDIVISION OF PART OF THE RANCHO SANTA DEL CHINO, AS PER PLAT THEREOF RECORDED IN BOOK 6 OF MAPS, PAGE 15, RECORDS OF SAID COUNTY.

TOGETHER WITH THE NORTH HALF OF THAT CERTAIN UNNAMED STREET LYING ADJACENT TO THE SOUTH OF SAID LOT 31, AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS, DATED JANUARY 17, 1944, A CERTIFIED COPY OF WHICH RECORDED JANUARY 19, 1944 IN BOOK 1648 PAGE 422 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM, AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM SAMUEL C. MARTNER, ET UX., TO HELEN MARTNER, RECORDED MARCH 3, 1936 IN BOOK 1126, PAGE 85, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ¼ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO A. DE ZOETE, ET UX., RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 314 OFFICIAL RECORDS.

APN(S): 1027-381-01

PARCEL G:

LOT 32 IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP OF SUBDIVISION OF PART OF THE RANCHO SANTA DEL CHINO, AS PER PLAT THEREOF RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.

TOGETHER WITH THE NORTH HALF OF THAT CERTAIN UNNAMED STREET LYING ADJACENT TO THE SOUTH OF SAID LOT 32, AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS DATED JANUARY 17, 1944, A CERTIFIED COPY OF WHICH RECORDED JANUARY 19, 1944 IN BOK 1648, PAGE 422 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH THE WEST HALF OF CYPRESS AVENUE, BEGINNING AT A POINT ON THE CENTER LINE OF SAID CYPRESS AVENUE APPROXIMATELY 2310 FEET SOUTH OF THE CENTER LINE OF BICKMORE AVENUE, AS SAID CYPRESS AVENUE WAS ABANDONED BY ABOVE MENTIONED RESOLUTION.

EXCEPTING THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM SAMUEL C. MARTNER, ET UX., TO HELEN MARTNER, RECORDED MARCH 03, 1936 IN BOOK 1126, PAGE 85 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ¼ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO A. DE ZOETE, ET UX., RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 314 OF OFFICIAL RECORDS.

APN(S): 1027-381-02

PARCEL H:

THE WEST ½ OF LOT 27 IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF THE RANCHO SANTA ANA DEL CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ¼ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO A. DE ZOETE, ET UX., RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 314 OF OFFICIAL RECORDS.

TOGETHER WITH THAT CERTAIN WELL AND PUMPING PLANT LOCATED ON THE NORTHWEST CORNER OF LOT 27, IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF RANCHO SANTA ANA DEL CHINO, AS PER PLAT RECORDED IN BOOK 6, PAGE 15 OF MAPS, RECORDS OF SAID COUNTY.

APN(S): 1056-331-01-0-000; 1056-331-06-0-000; 1056-331-07-0-000

PARCEL I:

THE WEST ½ OF LOT 28 IN SECTION 31, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF SUBDIVISION OF PART OF THE RANCHO SANTA ANA DEL CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PEP PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 15, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ½ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM SAMUEL C. MARTNER, ET UX., TO HELEN MARTNER, RECORDED MARCH 3, 1936 IN BOOK 1126, PAGE 85, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ¼ INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBONS AS RESERVED IN THE DEED FROM F. PETE BARCELONA AND MARCELINA BARCELONA, HUSBAND AND WIFE, TO LEO A. DE ZOETE, ET UX., RECORDED MARCH 30, 1950 IN BOOK 2553, PAGE 314 OFFICIAL RECORDS.

TOGETHER WITH THE NORTH HALF OF THAT CERTAIN UNNAMED STREET LYING ADJACENT TO THE SOUTH OF SAID WEST HALF OF LOT 28, AS ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS DATED JANUARY 17, 1944, A CERTIFIED COPY OF WHICH RECORDED JANUARY 19, 1944 IN BOOK 1648, PAGE 422 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH THE EAST HALF OF CYPRESS AVENUE, BEGINNING AT A POINT ON THE CENTERLINE OF SAID CYPRESS AVENUE APPROXIMATE 2310 FEET SOUTH OF THE CENTER LINE OF BICKMORE AVENUE, AS SAID CYPRESS AVE. WAS ABANDONED BY ABOVE MENTIONED RESOLUTION.

APN(S): 1056-341-01