



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the Council Chambers. Additionally, members of the public may submit electronic public comments to [CityClerk@cityofchino.org](mailto:CityClerk@cityofchino.org) no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org).

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**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710**

**TUESDAY, APRIL 21, 2026**

**REGULAR MEETING**

**AGENDA**

**CLOSED SESSION – 5:30 PM  
OPEN SESSION – 6:00 PM**

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**ROLL CALL**

Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, Council Member Marc Lucio.

**CLOSED SESSION PUBLIC COMMENTS**

*This is the time and place for the general public to address the City Council about the closed session items. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address the Council, except as provided under Government Code 54954.3(b)(2).*

**CLOSED SESSION**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
Pursuant to Government Code 54956.8  
Property: APN: 1014-281-03 5412 Francis Ave and 1014-281-08 0 Francis Ave.  
Agency Negotiator: Linda Reich, City Manager or her designee;  
Negotiating Parties: Grand West Coast Investment, LLC  
Under Negotiation: Price and Terms of Potential Acquisition

**FLAG SALUTE**

## **CEREMONIALS**

### Proclamations

Donate Life Month - Proclaim April 2026 as Donate Life Month in the City of Chino.

### Presentations

CHINO Days Award Recipients - Recognition of the 2026 CHINO Days Art Contest Award Winners.

Business of the Month - Award of Business of the Month for April 2026 to:

- Barsoum Dental
- Prado Equestrian Center

## **REPORT OUT OF CLOSED SESSION**

## **AGENDA ADDITIONS/REVISIONS**

## **INFORMATION**

External Agency Report for April 21, 2026. Receive and file the External Agency Report for April 21, 2026 (Covering Meetings from February 1-28, 2026).

## **PUBLIC ANNOUNCEMENTS**

***This is the time and place for the Mayor to inform the public of all upcoming events and past occurrences of communitywide interest and concern.***

## **PUBLIC COMMENTS**

***This is the time and place for the general public to address the City Council about subjects that do not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the same agenda item or the same subject matter, the Mayor shall establish a maximum period of time not to exceed thirty (30) minutes.***

## **CONSENT CALENDAR**

***At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or City Council requests that an item be removed from the Consent Calendar, all items will be acted upon as a whole and by one vote. Items placed on the Consent Calendar represent routine expenditures and/or actions that support ongoing City operations.***

1. Warrants. Approve expenses as audited and within budget for warrants 7774195 to 7775108, and Electronic Fund Transfers 526195E to 526293E, totaling \$2,594,091.35.
2. Minutes. Approve Minutes for (a) Regular Meeting on April 7, 2026 and (b) Special Meeting on April 14, 2026 (All Members Present).
3. Elected City Officials' Report Regarding Travel, Training, and Meetings. Receive and file the Elected City Officials' Report reflecting City Council business related expenses incurred by the City.

4. Adoption of Ordinance No. 2026-003. Adopt Ordinance No. 2026-003, approving the Chino Police Department's "Military Equipment" Use Policy (Second Reading).

***ORDINANCE NO. 2026-003 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA APPROVING THE UPDATED CHINO POLICE DEPARTMENT'S MILITARY EQUIPMENT USE POLICY***

5. Public Improvement Agreement with Great Dragon, LLC for Site Approval PL22-0027, located at 13787 Oaks Avenue. Approve a Public Improvement Agreement with Great Dragon, LLC for PL22-0027, located at 13787 Oaks Avenue; and authorize the City Manager to execute all the necessary documents on behalf of the City.
6. Conditional Approval of a Covenant Agreement to Annex for Sanitary Sewer Service and request approval from the San Bernardino Local Agency Formation Commission (LAFCO) for sanitary sewer service for the property located at 3910 Chino Avenue for a proposed single-family home and Accessory Dwelling Unit (ADU) located within the City of Chino's Sphere of Influence. Adopt Resolution No. 2026-024 conditionally approving a Covenant Agreement to Annex for Sanitary Sewer; request approval from LAFCO for sanitary sewer service for the property at 3910 Chino Avenue.

**NEW BUSINESS**

7. Authorize the City of Chino to join Public Risk Innovation, Solutions, and Management (PRISM) for Fiscal Year 2026-27 for general and excess municipal liability insurance coverage. Adopt a Resolution authorizing the City of Chino to join PRISM for fiscal year (FY) 2026-27 for general and excess municipal liability insurance coverage.

Staff Report By: Terry Doyle, Director of Human Resources & Risk Management and Krystle Murillo, Deputy Director of Human Resources & Risk Management

RECOMMENDATION: Adopt Resolution No. 2026-025 authorizing the City of Chino to join Public Risk Innovation, Solutions, and Management (PRISM) for the City's general and excess municipal liability insurance coverage effective Fiscal Year 2026-27; designate the City Manager as primary member and Director of Human Resources/Risk Management as alternate member representative to the PRISM Governing Board; and authorize the City Manager to execute all required membership agreements to bind coverage with PRISM and related carriers.

8. Approve the Consolidation, Amendment, and Reconciliation of Lewis Companies Construction Credit Reimbursement Agreements for Circulation Development Impact Fees (DIF). First Amendment to Contract No. 2025-167 for The Preserve Circulation DIF Program and Acceptance of the Updated Circulation DIF Credit and Reimbursement Reconciliation for various project-specific development projects through May 31, 2025.

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator

RECOMMENDATION: 1) Approve the First Amendment to Contract No. 2025-167, the Construction Credit and Reimbursement Agreement for The Preserve Circulation (Streets, Signals and Bridges) Development Impact Fee Program for projects constructed between 2004 and 2019, in the amount of \$2,944,627.25, for a revised total contract amount not to exceed \$38,076,155.62, between the City of Chino and Chino Development Corporation, a California corporation, and Chino Preserve Development Corporation, a California corporation; 2) accept the updated Circulation DIF Credit and Reimbursement Reconciliation for project-specific development projects in the amount of \$10,720,544.70 through May 31, 2025; and 3) authorize the City Manager to execute all the necessary documents on behalf of the City.

9. Purchase of Real Property at 13272 6th Street. Adopt a Resolution authorizing the Purchase and Sale of Real Property and Joint Escrow Instructions to acquire a property at 13272 6th Street.

Staff Report By: Fred Galante, City Attorney

RECOMMENDATION: 1) Adopt Resolution 2026-026, authorizing the Purchase and Sale of Real Property and Joint Escrow Instructions (“Purchase Agreement”) to acquire a property at 13272 6th Street (“Property”) from Terri Gillette, as Successor Trustee of the Sturzenegger Family Trust, and Kent H. Cheng, as Successor Trustee of the Langdon and Jo Ann Tannehill 1992 Trust (jointly the “Owner”) in the amount of \$2,500,000, including \$11,000 for fees and other costs related to the sale; 2) appropriate \$2,511,000 from the General Fund balance; and 3) authorize the City Manager to execute all necessary documents.

### **MAYOR AND COUNCIL REPORTS**

***This is the time and place for the Mayor and Council Members to report on prescheduled Council Committee Assignment Meetings that were held since the last Regular Council Meeting, and any other items of interest. Upon request by an individual Council Member, the City Council may choose to take action on any of the subject matters listed below.***

Mayor Ulloa

Mayor Pro Tem Burton

Council Member Comstock

Council Member Flores

Council Member Lucio

City Manager's Report

City Attorney's Report

Director's Report

Police Chief's Report

Fire Chief's Report

### **ADJOURN**

The next Regular Meeting of the City Council will be held on Tuesday, May 5, 2026 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Friday, April 17, 2026 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at [www.cityofchino.org](http://www.cityofchino.org) by myself or under my direction.



Natalie Gonzaga, City Clerk.