



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Infrastructure/Streets Committee, are invited fill out and submit to the City Clerk or Deputy City Clerk a “Request to Speak” form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to [CityClerk@cityofchino.org](mailto:CityClerk@cityofchino.org).

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 the Infrastructure/Streets Committee 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 INFRASTRUCTURE/STREETS COMMITTEE

CITY HALL COUNCIL CHAMBERS  
13220 CENTRAL AVENUE  
CHINO, CA 91710

MONDAY, JULY 6, 2026 AT 3:00 PM

REGULAR MEETING

AGENDA

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### **ROLL CALL**

Committee Members: Council Member Comstock and Council Member Lucio

### **PUBLIC COMMENTS**

*This is the time and place for the general public to address the Committee about subjects that do not appear elsewhere on the agenda. Due to Brown Act requirements, action will not be taken on any issues not on the Agenda.*

### **CONSENT CALENDAR**

1. Minutes. Approve Minutes for the Infrastructure/Streets Committee Meeting on March 23, 2026.

### **DISCUSSION**

2. Discuss the Civic Center Central Plant Replacement. Discuss possible options to replace the heating and cooling system that serves both City Hall and City Hall South to address maintenance needs and improve efficiency.

Staff Report By: Michael Milhiser, Project Coordinator, Jeff Benson, Parks & Facilities Manager and Silvia Avalos, Director of Community Services, Parks & Recreation.

3. Pavement Improvements Zone 2 (Chino Avenue and Edison Avenue). Discussion regarding the limits of pavement work for each roadway segment, and next steps.

Staff Report By: Michelle Chapman, CIP Engineering Manager and Hye Jin Lee, Director of Public Works

4. REDA Project Update. Update on the REDA Project close-out activities, and discuss the proposed amendment that addresses reconciliation of eligible costs, remaining reimbursement obligations, and completion of outstanding work necessary for final project close-out.

Staff Report By: Jesus Plasencia, Assistant Engineer, Sylvia Ramos, Contracts and DIF Administrator, and Hye Jin Lee, Director of Public Works.

5. Preliminary Design Elements for Pine Avenue Bridge and Connector Project. Discuss the Preliminary Design Elements for Pine Avenue Bridge and Connector Project.

Staff Report By: Eric Pheifer, Principal/Vice President, Biggs Cardosa, Michele Hindersinn, Senior Engineer and Hye Jin Lee, Director of Public Works.

**ADJOURN**

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, July 2, 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.



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Natalie Gonzaga, City Clerk.

**MEMORANDUM  
CITY OF CHINO  
PUBLIC WORKS DEPARTMENT**

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**INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: JULY 6, 2026**

**TO: COMMITTEE MEMBERS**

**FROM: NATALIE GONZAGA, CITY CLERK**

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**SUBJECT**

Minutes.

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**CHINO INFRASTRUCTURE/STREETS COMMITTEE**  
**REGULAR MEETING - CITY HALL COUNCIL CHAMBERS**  
**13220 CENTRAL AVENUE**  
**CHINO, CA 91710**

**MONDAY, MARCH 23, 2026**

**MINUTES**

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**CALL TO ORDER**

The March 23, 2026, Regular Meeting of the Chino Infrastructure/Streets Committee was called to order at 1:32 pm by Council Member Comstock in the Council Chambers.

**ROLL CALL**

**PRESENT**            Marc Lucio, and Karen C. Comstock

**ABSENT**            NONE.

**PUBLIC COMMENTS**

There were no requests to speak.

**CONSENT CALENDAR**

1. Minutes. Approve Minutes for the Infrastructure/Streets Committee Regular Meeting on January 27, 2026.

**Motion by Lucio, seconded by Comstock, to approve Consent Calendar Item 1 - Minutes. The motion carried by the following vote:**

**AYES:                LUCIO, AND COMSTOCK**

**NOES:                NONE.**

**ABSENT:            NONE.**

**DISCUSSION**

2. Private Streets Discussion. Proposed amendment to Chino Municipal Code Section 19.06.040 (A.3) to allow for private streets within single-family residential zones.

Staff Report By: Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works

Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works, provided a presentation on the item.

Patrick Loy, Regional Vice-President, Lewis Management Corporation, spoke in support of the proposed item, presented an exhibit, and answered Committee questions.

The Committee Members expressed concerns regarding installing sidewalks on one side of the street, limited parking, private streets, public safety access, and applying this Citywide versus to the Preserve only.

The Committee recommended the item to the City Council for consideration, including comments to preserve sidewalks and maintain as much parking as possible to ensure quality of life for residents, and make specific to the Preserve area and not apply Citywide.

- 3. New Development Impact Fee (DIF) Nexus Study - Overview of the Methodology and Proposed Fee Modeling. Receive a high-level presentation to introduce the framework, assumptions, and analytical approach used to develop the updated fee structure.

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator, and Hye Jin Lee, Director of Public Works

Sylvia Ramos, Contracts and DIF Administrator, Hye Jin Lee, Director of Public Works, and Carlos Villarreal, Willdan Consultant, provided a presentation on the item.

The Committee recommended the item be brought back to the City Council in June or July with an update.

- 4. Tract Map No. 18982 (Montecito). Receive an update on the current status of the project closeout for the D.R. Horton residential tract located west of Central Avenue at Mariner Lane.

Staff Report By: Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works

Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works, gave a presentation on the item.

The Committee recommended the item for consideration to the City Council.

**ADJOURN**

The meeting adjourned 2:17 p.m. The next Regular Meeting of the Infrastructure/Streets Committee will be held as needed in these Council Chambers and posted with at least 72 hours notice per the requirements of the Ralph M. Brown Act.

APPROVED AND ADOPTED THIS 6TH DAY OF JULY 2026.

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KAREN C. COMSTOCK, COUNCIL MEMBER

ATTEST:

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NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)

**MEMORANDUM  
CITY OF CHINO  
PUBLIC WORKS DEPARTMENT**

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**INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: JULY 6, 2026**

**TO: COMMITTEE MEMBERS**

**FROM: SILVIA AVALOS, DIRECTOR OF COMMUNITY SERVICES, PARKS &  
RECREATION**

**SUBJECT**

Discuss the Civic Center Central Plant Replacement.

**MEMORANDUM  
CITY OF CHINO  
PUBLIC WORKS DEPARTMENT**

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**INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: JULY 6, 2026**

**TO: COMMITTEE MEMBERS**

**FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS**

**SUBJECT**

Pavement Improvements Zone 2 (Chino Avenue and Edison Avenue).

**MEMORANDUM  
CITY OF CHINO  
PUBLIC WORKS DEPARTMENT**

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**INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: JULY 6, 2026**

**TO: COMMITTEE MEMBERS**

**FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS**

**SUBJECT**

REDA Project Update.

**MEMORANDUM  
CITY OF CHINO  
PUBLIC WORKS DEPARTMENT**

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**INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: JULY 6, 2026**

**TO: COMMITTEE MEMBERS**

**FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS**

**SUBJECT**

Preliminary Design Elements for Pine Avenue Bridge and Connector Project.