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

TUESDAY, JUNE 24, 2025
4:00 P.M.

MINUTES

CALL TO ORDER

The June 24, 2025, Regular Meeting of the City of Chino Infrastructure/Streets Committee Meeting was called to order at 4:02 p.m. by Council Member Comstock in the Council Chambers.

ROLL CALL

PRESENT: Council Member Comstock and Council Member Marc Lucio

ABSENT: NONE.

PUBLIC COMMENTS:

Stubbie Barr spoke regarding the Infrastructure/Streets Committee minutes and their availability on the City's website.

DISCUSSION

1. Proposed Credit & Reimbursement Agreement – L.S. College Park. Final cost reconciliation for backbone infrastructure improvements including the 48" storm drain, well, and transmission line serving the College Park development.

Sylvia Ramos, Contracts & DIF Administrator, provided a presentation on the item.

The Committee recommended the item be presented to the City Council.

2. Proposed Credit & Reimbursement Agreement – Lennar Homes of California. Final cost reconciliation for the installation of traffic signals at Edison and Eucalyptus Avenues and a 16-inch water line along Euclid Avenue to support the University Park development (Tract Map No. 18972).

Sylvia Ramos, Contracts & DIF Administrator, provided a presentation on the item.

The Committee discussed and recommended this item be returned for discussion on the conditions of approval, credit reimbursement amounts, and what the City paid before it is sent for City Council consideration.

Stubbie Barr, provided historical background information on the traffic signal and crosswalk analysis that was conducted years ago.

3. Out-of-Boundary Water Service Agreement - 14901 Monte Vista Avenue, Chino Hills (Storage Facility Project) Review the proposed Out-of-Water Service Agreement and establish a recommendation for the City Council for authorization to issue an Ability to Service Letter for water service.

Jesus Plasencia, Assistant City Engineer, provided a presentation on the item.

Council Member Lucio inquired if staff received any objections from local Chino businesses, and Mr. Plasencia confirmed no objections were received, and provided an overview of the improvements proposed by the applicant.

Albert Espinoza, Deputy Director of Public Works/City Engineer, proposed to conduct a vehicle and truck traffic count study, during the AM and PM peak timeframe and see if adjustments to the proposal are warranted.

The Committee recommended the item be presented to the City Council.

4. College Park Roundabout, Fountain, and Maintenance Agreement. Update on the status of the College Park Roundabout, Fountain, and Maintenance Agreement.

Albert Espinoza, Deputy Director of Public Works/City Engineer and Heidi Schoeppe, President/Managing Director Webb Municipal Finance, LLC., provided a presentation on the item.

The Committee read the letter received by email from Mr. Henry Hong, HK Ventures, Inc., who expressed opposition to the removal of the fountain, noting The Campus commercial center was designed in consideration of the City's feedback and in accordance with the College Park Specific Plan.

Mr. Stubbie Barr, submitted documents referencing the City of Chino Ordinance No. 2004-22 and addressed the maintenance and financial responsibilities assigned to the College Park Homeowners Association, as well as the obligations outlined in each resident's CC&R.

Larry Vieira, College Park Homeowner Association (HOA) President, spoke regarding the ongoing mechanical issued affecting the fountain. He shared the HOA is currently working to gather residential votes on preferred solutions for addressing the matter.

Council Member Lucio inquired about the accuracy of Mr. Hong's statements outlined in his letter, and City Manager Reich confirmed that staff would provide an update whether original conditions of approval related to his development design were connected to the fountain. Mr. Espinoza committed to returning to the Committee with the findings after consulting with the Development Services Department.

Council Member Lucio recommended staff include a cost breakdown along with the proposal for Council to consider, and Mr. Espinoza concurred and expressed the need to obtain the communication from the College Park HOA community.

Council Member Lucio requested that staff to determine whether he must abstain from any future votes on the fountain matter as he is a College Park resident.

Larry Vieira, College Park HOA President, commented on concerns raised by the original developer and requested to participate in the design committee for any fountain redesign or improvements.

City Manager Reich provided an overview of the proposed actions including the receipt of the completed HOA survey from Mr. Vieira, determination of conditions of approval for Mr. Hong's project, review information from Mr. Barr regarding the compliance responsibilities, and assess if there is a conflict of interest for Council Member Lucio.

Hye Jin, Director of Public Works, explained that if the City contributes any funds, it increases the cost of the project.

Stubbie Barr, spoke regarding the fountain ownership responsibilities and referenced Ordinance No. 2004-22.

The Committee recommended staff bring back this item back for additional Committee discussion.

ADJOURN

The meeting adjourned at 5:32 p.m. The next Regular Meeting of the Infrastructure/Streets Committee will take place as needed in these Council Chambers with at least 72 hours' notice per the requirements of the Ralph M. Brown Act.

APPROVED AND ADOPTED THIS 29TH DAY OF JULY 2025.



KAREN C. COMSTOCK, COUNCIL MEMBER

ATTEST:



NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed)