



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 City 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, JUNE 3, 2025**

**REGULAR MEETING**

**AGENDA**

**CLOSED SESSION – 5:00 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 LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6

Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management

Employee Organizations: Chino City Hall Confidential Employee Association; Chino Police Management Association (CPMA); Chino Police Officers Association (CPOA); Chino Police Professional Employees Association (CPPEA); Teamsters Local 1932 Professional, Technical and Clerical Unit; American Federation of State, County, and Municipal Employees (AFSCME District Council 36 - Local 3183); Unrepresented Management Sworn and Professional; Executive Management and Deputy Directors; and Part-time Employees

**FLAG SALUTE**

## **CEREMONIALS**

### **Presentations**

Recognition of Chino Cultural Foundation's Student Scholarship Recipients - Recognition of Youth Arts, Rose Ann Hammond Memorial, and Gretchen Hartt McCombs Memorial Music Scholarship Recipients.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for June 2025.

## **REPORT OUT OF CLOSED SESSION**

## **AGENDA ADDITIONS/REVISIONS**

## **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 775637 to 775888, and Electronic Fund Transfers 524378E to 524446E, totaling \$4,172,059.62
2. Minutes. Regular Meeting Minutes for May 20, 2025 (Mayor Ulloa Absent-Excused).
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. City Council Meeting Cancellations for the Month August 2025. Authorize staff to cancel the August 5 and August 19, 2025 regular City Council Meetings.
5. Cost Sharing Agreement with Chino Hills Ford for CA-71 freeway sign modification. That the City Council review and consider approval of the funding request from Chino Hills Ford for a 50% cost-share contribution of \$288,192 and authorize the City Manager to execute the necessary documents on behalf of the City.
6. Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024. Receive and file the City of Chino's Annual Comprehensive Financial Report for Fiscal Year 2023-24.

7. Approval to Reclassify the Full-Time Project Coordinator Position to a Full-Time Environmental Compliance Supervisor Position. Adopt Resolution No. 2025-014 to reclassify the full-time Project Coordinator position to a full-time Environmental Compliance Supervisor position in the Public Works Department.
8. Approval to Reclassify the Full-Time Water and Environmental Manager Position to a Full-Time Engineering Manager Position (Water Resources). Adopt Resolution No. 2025-015 to reclassify the full-time Water and Environmental Manager position to a full-time Engineering Manager position assigned to Water Resources in the Public Works Department.
9. Approve Three Part-Time Police Helicopter Pilot Positions and the Associated Job Classification. Adopt Resolution No. 2025-016 amending the Classification and Compensation Plan to approve the job classification for Helicopter Pilot and adding three part-time Helicopter Pilot positions to the Police Department.
10. Notice of Completion - Chino Rancho Park Development Project (PK200/G8201/G8241). Accept the Chino Rancho Park Development Project as complete by Act 1 Construction, Inc., Norco, CA, Contract #2024-182; authorize the City Manager to file the Notice of Completion; and release the retention funds following the 35-day lien period.
11. Award of Contract - Ayala Park Operating Center (APOC) Batting Cages Equipment Replacement Project. Award a construction contract in the amount of \$201,701.39 to DLJ Development, El Monte, CA for the APOC Batting Cages Equipment Replacement Project (IB249).
12. Revised Permanent Local Housing Allocation (PLHA) Program Resolution. Adopt the revised Resolution No. 2025-024 required by the California Department of Housing and Community Development (HCD) to proceed with PLHA agreement execution.
13. Acceptance and Appropriation of the 2024 Justice Assistance Grant Accept the 2024 Justice Assistance Grant (JAG) in the amount of \$21,005; establish a grant number G425D and appropriate \$21,005 to the Justice Assistance Fund 135 with a corresponding increase to the revenues.
14. Notice of Completion with Hardy & Harper, Inc. for the Yorba Avenue Street Improvements (ST233) and Local Street Rehabilitation FY 2024 (ST241). Accept Yorba Avenue Street Improvements (ST233) and Local Street Rehabilitation FY2023-24 (ST241) as complete; authorize the Director of Public Works to file the Notice of Completion; and authorize the release of retention funds.
15. Notice of Completion for the Transportation Right-of-Way ADA Improvements Project (ST173) and Local Street Rehabilitation FY 2024 (ST241) with CT&T Concrete Paving, Inc. Accept Project ST173 and Project ST241 with CT&T Concrete Paving Inc., No. 2024-268 as complete; authorize the Director of Public Works to file the Notice of Completion; and authorize the release of retention funds following the 35-day lien period.
16. Road Maintenance and Rehabilitation Account (RMRA) Project List for Fiscal Year 2025-26. Adopt Resolution No. 2025-025 to update the Road Maintenance and Rehabilitation (SB1) Account project list and projected revenues.
17. Award a Construction Contract to G&A Nelos Construction, Inc. for Water Service Lateral Replacement in Hampshire Village Project (WA255) Award a construction contract to G&A Nelos Construction, Inc. for the Hampshire Village Water Service Line Replacement Project (WA255) for \$629,295.44 and authorize up to \$62,929.54 (10% of the contract amount).

## **PUBLIC HEARING**

***Prior to the vote of the City Council, any member of the audience will have the opportunity to address Council on any items listed under Public Hearings. Council requests, but it is not required, that you state your name and address prior to making any remarks.***

18. Introduction of Ordinance 2025-003 - Zoning Ordinance Amendment (PL25-0031). A proposed amendment to Title 20 (Zoning) of the Chino Municipal Code consisting of modifications and additions to Chapter 20.06 (Commercial Land Uses), Chapter 20.07 (Industrial Land Uses), Chapter 20.23 (Administration), and Chapter 20.24 (Glossary).

Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: 1) Conduct a Public Hearing; 2) approve the introduction of Ordinance No. 2025-003, a proposed amendment to Title 20 (Zoning) of the Chino Municipal Code, consisting of modifications and additions to Chapter 20.06 (Commercial Land Uses), Chapter 20.07 (Industrial Land Uses), Chapter 20.23 (Administration), and Chapter 20.24 (Glossary), to be read by number and title only, and waive further reading of the Ordinance.

***ORDINANCE NO. 2025-003 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING SELECTED PROVISIONS OF THE ZONING CODE (TITLE 20 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL25-0031 (ZONE ORDINANCE AMENDMENT)***

## **CONTINUED PUBLIC HEARING**

***Prior to the vote of the City Council, any member of the audience will have the opportunity to address Council on any items listed under Public Hearings. Council requests, but it is not required, that you state your name and address prior to making any remarks.***

19. Annexation No. 9 of Territory into Existing Community Facilities District No. 2003-03 Improvement Area 5. Conduct a Public Hearing, Continued from the May 20, 2025 City Council Meeting, regarding Annexation No. 9 of Territory into Existing Community Facilities District No. 2003-03 Improvement Area 5.

Staff Report By: Kim Sao, Director of Finance and Heidi Schoeppe, Webb Municipal Finance

RECOMMENDATION: 1) Conduct a Public Hearing, continued from the May 20, 2025 City Council meeting; 2) adopt Resolution No. 2025-017 calling a special election for the purpose of approving an annexation into Improvement Area 5 of the Community Facilities District No. 2003-3; 3) adopt Resolution No. 2025-018, declaring results of the special election; and 4) authorize the City Manager to execute all documents on behalf of the City.

## **NEW BUSINESS**

20. Intention to Establish Improvement Area 12 in CFD 2003-3 and Incur Bonded Indebtedness. Declaration of Intention to Establish Improvement Area 12 in Community Facilities District 2003-3 and incur Bonded Indebtedness for the Improvement Area.

Staff Report By: Kim Sao, Director of Finance and Heidi Schoeppe, Webb Municipal Finance

RECOMMENDATION: 1) Adopt Resolution No. 2025-022, declaring the City of Chino's intention to establish Improvement Area No. 12 in Community Facilities District (CFD) No. 2003-3; 2) adopt Resolution No. 2025-023 declaring the City of Chino's Intention to Incur Bonded Indebtedness for the proposed Improvement Area (IA) 12 of the CFD No. 2003-3; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

21. Solar Power Purchase Agreement with SiteLogIQ, Ontario, CA. Approval of a Solar Power Purchase Agreement with SiteLogIQ, Ontario, CA.

Staff Report By: Christopher Corbin, Deputy Director of Development Services

RECOMMENDATION: Approve a Power Purchase Agreement (PPA) with SiteLogIQ, Ontario, CA, that 1) provides for SiteLogIQ to construct, operate and maintain solar photovoltaic (PV) carports on the City property at 5450 Guardian Way (Chino Police Department); 2) obligates SiteLogIQ to sell and the City of Chino to purchase energy produced by the project at a fixed rate of \$0.171/kWh; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

22. California Intergovernmental Risk Authority (CIRA) Membership and Participation in the General Liability and Workers' Compensation Programs. Adopt Resolution No. 2025-027 approving the City of Chino's membership into CIRA and participation in the General Liability and Workers' Compensation Programs.

Staff Report By: Terry Doyle, Director of Human Resources

RECOMMENDATION: Adopt Resolution No. 2025-027 approving the City of Chino's membership into CIRA and participation in the General Liability and Workers' Compensation Programs.

23. Approve a new policy for Utility Connections for the Sphere of Influence and Out-of-Boundary Service Agreements. Adoption of Resolution No. 2025-021 amending the Sanitary Sewer Policy to establish criteria for utility service requests within the Sphere of Influence and Out-of-Boundary service areas.

Staff Report By: Sylvia Ramos, Contracts & DIF Administrator

RECOMMENDATION: 1) Adopt Resolution No. 2025-021, superseding Resolution No. 2022-041 and amending the Sanitary Sewer Policy to establish criteria for sewer and water service requests within the City's Sphere of Influence and Out-of-Boundary service areas; and 2) authorize the City Manager to execute all necessary documents on behalf of the City.

24. Consideration to admit the City of Chino Hills as a New Member of the Animal Resource Center of the Inland Empire. Admit Chino Hills as a member agency in the ARC.

Staff Report By: Jackie Melendez, Assistant City Manager

RECOMMENDATION: Adopt Resolution No. 2025-028 to approve the admission of the City of Chino Hills as a New Member of the Animal Resource Center of the Inland Empire Joint Powers Authority.

25. Purchase of Real Property at 13218 6th Street. Approval of Agreement for Purchase of 13218 6th Street.

Staff Report By: Fred Galante, City Attorney

RECOMMENDATION: 1) Appropriate \$1,127,000 from the General Fund balance, 2) Adopt Resolution No. 2025-026, authorizing the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions to acquire the commercial property at 13218 6th Street from SKS Property Investment LLC in the amount of \$1,100,000, including \$4,500 for escrow and title fees, \$4,500 for conducting due diligence, and \$18,000 for remediation of the Business Environmental Risk (BER) findings, for a not to exceed total of \$1,127,000; and 3) authorize the City Manager to execute all documents on behalf of the City.

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**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

Police Chief's Report

Director's Report

Fire Chief's Report

**ADJOURN**

The next Regular Meeting of the City Council will be held on Tuesday, June 17, 2025 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, May 30, 2025 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.