



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 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.

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

TUESDAY, DECEMBER 2, 2025

REGULAR MEETING

AGENDA

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

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: 1014-281-04; NEC of Central & Francis Ave., Chino; Agency Negotiator: Linda Reich, City Manager or her designee; Negotiating Parties: Dave Kuo; Under Negotiation: Price and Terms of Potential Acquisition

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9
Name of case: Mary Ingrid Culp vs. City of Chino; (Case No. CIVSB2222717)

3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9

Name of case: G.M., A Minor By and Through Tanya Baez vs. City of Chino; (Case No. CIVRS2508042)

4. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6:
Agency Negotiator: Terry Doyle, Director of Human Resources/Risk Management Employee or her designee
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

PERFORMANCE BY THE CHINO VALLEY COMMUNITY CHORUS

CEREMONIALS

Presentations

Boy's Republic - Della Robbia Wreath Presentation.

2025 Sports Legends Youth Volunteer Award Winner - Recognition of the 2025 Sports Legends Volunteer Award Winner, Courtney Garcia, Chino American Little League, for service to youth sports in the Chino community.

Business of the Month - Award of Business of the Month for December 2025 to:

- Royalty Cakes

- Sokol Elite Gymnastics

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for December 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 7773100 to 7773337, and Electronic Fund Transfers 525349E to 525456E, totaling \$7,934,495.06.
2. Minutes. Regular Meeting Minutes for November 18, 2025 (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. City Council Regular Meeting Cancellation. Authorize staff to cancel the January 6, 2026 City Council Regular Meeting.
5. Replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11 - Lots 2 & 3) - Lennar Homes of California, LLC. Approve replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11- Lots 2 & 3), generally located south of Legacy Park Street, east of Main Street, and west of East Preserve Loop.
6. Replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11 - Lot 9) - Richmond American Homes of Maryland, Inc. Approve replacement Subdivision Improvement Agreement for Tract Map No. 16420-6 (Block 11- Lot 9), generally located south of Legacy Park Street, east of Main Street, and west of East Preserve Loop.

NEW BUSINESS

7. Award of Contract - Citywide HVAC Preventative Maintenance and Repairs. Award a Public Works contract with C.E. Mechanical, Inc., Chino, CA for Citywide HVAC Preventative Maintenance and Repairs.

Staff Report By: Andrea Bauer, Assistant Parks and Facilities Manager

RECOMMENDATION: 1) Award a contract with C.E. Mechanical Inc., Chino, CA for Citywide Heating Ventilation Air Conditioning (HVAC) Preventative Maintenance and Repairs in the amount of \$476,000 for preventative maintenance and \$900,000 for repairs for a total not-to-exceed contract amount of \$1,376,000 for two and one-half years through June 30, 2028, and two additional one-year options to renew; 2) appropriate \$75,000 to the Building Management Fund; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

8. Cooperative Agreement with the California Department of Transportation (Caltrans) for the relinquishment of State Route 83 (Euclid Avenue). Authorize the City Manager to execute a Cooperative Agreement with Caltrans for the relinquishment of State Route 83 (Euclid Avenue).

Staff Report By: Michelle Chapman, CIP Engineering Manager

RECOMMENDATION: 1) Adopt Resolution No. 2025-090, authorizing the City Manager to execute Agreement No. 08-1799 (Relinquishment Agreement) with Caltrans to accept a lump sum payment of \$18,823,725 for the transfer of ownership of State Route 83 to the City of Chino; 2) establish a revenue object code within the General Fund for the deposit and project number MS265 for tracking future expenditures; 3) appropriate \$60,000 to the Euclid Avenue Program for contract services to secure the transfer of easements on Federal Land for the Euclid Avenue Relinquishment Project MS265; and 4) authorize the City Manager to execute the necessary documents on behalf of the City.

9. Award a Professional Services Agreement to Biggs Cardosa Associates for Environmental and Design Services for the Pine Avenue Connector/Bridge Project (ST261) and grant (G7261). Award a Professional Services Agreement to Biggs Cardosa Associates for Environmental and Design Services for the Pine Avenue Connector/Bridge Project (ST261).

Staff Report By: Michele Hindersinn, Senior Engineer

RECOMMENDATION: 1) Award a professional services agreement to Biggs Cardosa Associates in the amount of \$6,964,986.99 for Environmental and Design Services for the Pine Avenue Connector/Bridge Project (ST261); 2) appropriate \$2,086,590.28 from the Citywide Development Impact Fee (Fund 220), establish a new grant project G7261 and appropriate \$3,505,806.71 to the Transportation Fund (Fund 320) for utilizing SAFETEA-LU grant funds and appropriate \$1,372,590.00 to Measure I Arterial (Fund 328) (backfill from Fund 220) for a total project appropriation amount of \$6,964,986.99 and a revised total project budget for Project ST261 and G7261, in the amount of \$7,014,986.99; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

10. Amendment to the Construction Reimbursement Agreement for the Ontario Ranch Business Park Project (referred to as the REDA Project) - Merrill Avenue Widening, Interconnect, and Euclid Avenue Median Improvements Project R2501. Approve an amendment to the Construction Reimbursement Agreement for the Merrill Avenue Widening, Interconnect, and Euclid Median Improvements.

Staff Report By: Sylvia Ramos, Contracts & DIF Administrator and Jesus Plasencia, Assistant City Engineer

RECOMMENDATION: 1) Approve a budget amendment, as shown in the Fiscal Impact section of this report, reallocating and updating project funding sources for Project R2501 (Merrill Avenue Widening, Interconnect, and Euclid Avenue Median Improvements) to reflect approved change order work and updated cost allocations among appropriate funding sources, and increase the total project budget by \$1,983,767, for a revised total project budget not to exceed \$17,692,868; 2) appropriate \$2,322,542 to the Transportation Fund 320 with a back fill from the Citywide Circulation Development Impact Fee Fund 220 to support the revised project budget and reduce the Preserve Fund 260 budget by (\$338,775); 3) approve an amendment to the Construction Reimbursement Agreement between the City of Chino and Euclid Land Venture, LLC, a Delaware limited liability company, increasing the reimbursement amount by \$1,983,767 for a total not-to-exceed amount of \$17,692,868; and 4) authorize the City Manager to execute all the necessary documents on behalf of the City.

11. Construction Contract - CJ Concrete Construction, Inc. for the CDBG Alley Improvements FY2023-24 Project (SN240). Award a Construction Contract to CJ Concrete Construction, Inc. for the CDBG Alley Improvements FY2023-24 Project (SN240).

Staff Report By: Eduardo Diaz, Associate Engineer

RECOMMENDATION: 1) Approve the plans and specifications for construction as approved by the Director of Public Works and award a construction contract to CJ Concrete Construction, Inc. for the CDBG Alley Improvements FY2023-24 Project (SN240) for \$407,955; 2) appropriate \$18,521.95 to the Transportation Fund (Fund 320) with a backfill from the General Fund (Fund 100); 3) increase the project budget of the CDBG Alley Improvements FY2023-24 Project (SN240) by \$18,521.95 for a revised project budget of \$568,146.60; 4) authorize the Public Works Director up to \$40,795.50 (10% of the contract amount) for construction contingencies as allowable per the Public Contract Code; and 5) authorize the City Manager to execute the necessary documents on behalf of the City.

12. New Commune DTLA LLC v. City of Redondo Beach Appeal. Authorization to Participate as Amicus Curiae in the New Commune DTLA v. City of Redondo Beach, California Supreme Court Appeal.

Staff Report By: Fred Galante, City Attorney

RECOMMENDATION: That the City Council authorize participation in the appeal of the Court of Appeal's *New Commune DTLA LLC v. City of Redondo Beach* decision to the Supreme Court as amicus curiae (often referred to as a "friend of the court" brief supporting the position of one of the parties) to advocate for clarity and flexibility in the application of Government Code § 65583.2 to overlay zoning strategies.

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

13. Community Support Fund - Council Member Flores. Approve community support fund contributions to Chino Police Officers' Foundation, Chino Valley Fire Foundation, and Soroptimist International of the Chino Valley.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve a community support fund contribution of \$500 Chino Police Officers Foundation, \$500 to Chino Valley Fire Foundation, and \$500 to Soroptimist International of the Chino Valley.

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, December 16, 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 Wednesday, November 26, 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 by myself or under my direction.



Natalie Gonzaga, City Clerk.