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

TUESDAY, DECEMBER 2, 2025

MINUTES

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

CALL TO ORDER

The December 2, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:02 pm by Mayor Eunice M. Ulloa in the Council Chambers.

ROLL CALL

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

ABSENT: NONE.

CLOSED SESSION PUBLIC COMMENTS

There were no requests to speak.

CLOSED SESSION

City Attorney Fred Galante read into the record the items listed on the Closed Session agenda.

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 Local1932

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

Mayor Ulloa announced she will recuse herself and will not participate in the discussion for Closed Session Item No. 1. The balance of the City Council recessed to Closed Session at 5:04 p.m. Mayor Ulloa entered Closed Session at 5:15 p.m. for Closed Session Items 2 thru 4. Closed Session concluded at 5:59 p.m. The City Council reconvened the meeting at 6:04 p.m.

FLAG SALUTE

Council Member Lucio led the Pledge of Allegiance.

PERFORMANCE BY THE CHINO VALLEY COMMUNITY CHORUS

Mayor Ulloa welcomed the Chino Valley Community Chorus who performed a melody of holiday songs.

A brief recess was taken.

CEREMONIALS

Mayor Ulloa announced the adjournment in memory of Jerry Rowe, Sphere of Influence Planning Commissioner, who recently passed away. Mayor Ulloa spoke about Jerry Rowe's dedication to civic involvement with many local agencies. He cared deeply for the City of Chino, attended all public meetings, and served as the first representative of the North Sphere of Influence. A moment of silence was held in his honor.

Presentations

Boy's Republic - Della Robbia Wreath Presentation.

Dr. Gerry Hodge, Treatment Director, Boy's Republic, and Juan Magan, student, presented the City Council with a Della Robbia Wreath.

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.

Mayor Ulloa presented the 2025 Chino Sports Legends Youth Volunteer Award to Courtney Garcia, Chino American Little League, who was joined by her family to accept the award.

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

- Royalty Cakes
- Sokol Elite Gymnastics

Mayor Ulloa presented the December 2025 Business of the Month Award to Royalty Cakes. Owners Andrea Moreno and Mia Moreno were present to accept the award.

Mayor Ulloa presented the next December 2025 Business of the Month Award to Sokol Elite Gymnastics. Donald Sokol was present to accept the award.

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

Mayor Ulloa announced the Mayor's Home Beautification Award for December 2025 was awarded to Sandra Holt of Treadwell Avenue in Chino, who was unable to attend the meeting, but ensured staff will deliver the award.

REPORT OUT OF CLOSED SESSION

City Attorney Fred Galante reported out of closed session as follows, noting Mayor Ulloa recused herself from Closed Session Item 1, and was present for Closed Session Items 2 through 4.

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

Mayor Ulloa was not present and did not participate in the discussion. The balance of the City Council held a discussion, provided direction, and no further reportable action was taken.

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)

The City Council received an update, provided direction, and no further reportable action was taken.

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)

The City Council received an update, provided direction, and no further reportable action was taken.

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

The City Council received an update and no further reportable action was taken.

ADDITION TO CLOSED SESSION

City Attorney Fred Galante reported that staff informed him there was a urgent need to add a Closed Session Item to the agenda for a matter that arose after the agenda was posted, therefore, it would need to be added to the agenda by a vote.

Motion by Council Member Flores, seconded by Council Member Lucio, to add the following Closed Session Item:

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

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

ABSTAIN: ULLOA

City Attorney Galante reported the City Council will reconvene to Closed Session after the regular meeting regarding the newly added Closed Session item. A report out for the item will be provided at the conclusion of Closed Session.

AGENDA ADDITIONS/REVISIONS

City Manager Linda Reich reported there were no additions or revisions to the agenda.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa issued a reminder about the following scheduled community events:

- Chino Cares Challenge is open community-wide by collecting food, grocery and fast food gift cards, to help Chino families in need. For donation drop-off information, visit cityofchino.org/ccc.

- The Tree Lighting Ceremony is on Saturday, December 6, 2025, starting at 4:00 p.m., Chino City Hall Lawn. For information, visit cityofchino.org/events.

- Chino Youth Christmas Parade & Fair is on Saturday, December 13, 2025. For information, visit cityofchino.org/events.

- Winter Pop Up Events at Chino City Hall Lawn are Monday, December 15, 19, 22, and 26, 2025. For information, visit cityofchino.org/events.

- City Hall and most City facilities will observe a holiday closure or have limited hours starting December 24, 2025, with normal operations resuming on January 2, 2026.

Mayor Ulloa announced the meeting will be adjourned in memory of Grace Stephenie Lopez, who sadly passed away on November 13, 2025, at the age of 98. Mayor Ulloa spoke about Grace and her life in the community and being a true Chino pioneer, noting her grandfather was Raymundo Yorba, the builder of the Yorba-Slaughter Adobe.

Mayor Ulloa announced the meeting will adjourn in memory of both Grace Stephenie Lopez and Jerry Rowe.

PUBLIC COMMENTS

Pastor Pastor Roy Robbins, Christ Lutheran Church, provided the invocation.

Sofia Cohen, Field Representative, 53rd District Assemblymember Michelle Rodriguez, announced the upcoming Holiday Open House and Toy Drive on Wednesday, December 3, 2025, at 4:00 p.m. at the Chino District Office.

Students from Mt. San Antonio College and Chino High School provided an introduction.

CONSENT CALENDAR

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.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar items 1-6 as presented. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

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.

Andrea Bauer, Assistant Parks and Facilities Manager, provided a presentation on the item.

Council Member Lucio inquired about the bidder's background references. Ms. Bauer explained

the maintenance contract proposal underwent an Request for Proposal (RFP) process where an evaluation took place, and confirmed there were no issues identified.

Motion by Council Member Comstock, seconded by Council Member Lucio, to 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. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

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.

Hye Jin Lee, Director of Public Works, and Michelle Chapman, CIP Engineering Manager provided a presentation on the item.

Stubbie Bar, provided a public comment, noting that when Euclid Avenue is accepted from Caltrans, it is accepting a program that must be made compliant with the Americans with Disabilities Act (ADA).

Council Member Lucio noted the City will now have the ability to require developers to make improvements along Euclid Avenue and collaborate with the County on improvements along the Chino Airport.

Mayor Pro Tem Burton emphasized the need for more resources to address the significant repairs on Euclid Avenue, the lack of support from the State of California, and noted that the City will need to pursue grants to obtain additional funding. He expressed that the County needs to address repairs on their portion of Euclid Avenue in front of the Chino Airport.

Council Member Comstock commented that the project represents one part of transportation challenges on the south side of the City, including the Pine Avenue connector and bridging Chino Creek.

Mayor Ulloa inquired about the funding expected in May 2026 as part of the relinquishment and

whether staff could begin seeking grants beforehand. Ms. Lee explained that a defined scope of work must be established first. The Mayor expressed the need to establish a rigorous program to lobby the County to ensure improvements are made along the frontage of San Bernardino County owned property.

Motion by Council Member Comstock, seconded by Mayor Pro Tem Burton, to 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. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

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.

Hye Jin Lee, Director of Public Works, and Michele Hindersinn, Senior Engineer provided a presentation on the item.

Stubbie Barr, spoke regarding the City of Chino Hills' commitment, since about 65 percent of the construction falls within the City of Chino Hills.

Council Member Comstock commented this project has been discussed extensively in the Infrastructure / Streets Committee, acknowledged the issues with the previous plan, and emphasized that adopting a new plan was in the City's best interest. She explained the revised design has stronger regional support, improved features, and greater cooperation from the Army Corps of Engineers, who are now more receptive to working with the City.

Mayor Pro Tem Burton inquired about how the new design will benefit the City of Chino. Ms. Lee explained the previous design faced significant challenges, and it would have required importing approximately 350,000 cubic yards of dirt. The new design is supported by the Army Corps of Engineers and the City of Chino Hills. The Environmental Impact Report (EIR) process will ensure that community concerns are addressed.

The City Council Members commented on the level of support and financial contributions offered by the City of Chino Hills and our partnership with them on this project.

Ms. Lee explained staff presented the project to the City of Chino Hills in October 2025, where they provided unanimous support, and identified safety traffic concerns, which will be addressed, including extending a traffic impact analysis to Carbon Canyon Road.

Ms. Lee shared that the cost sharing details are to be determined, noting the expectation is federal grants will hopefully cover approximately 80 percent of the project, with the remaining amount to be determined.

Mayor Pro Tem Burton spoke regarding the benefits to connect both cities. Ms. Lee shared how this project will offer a fire evacuation route option for the City of Chino Hills should they experience a wildfire at Chino Hills State Park.

City Manager Reich explained that in the initial discussions with elected officials, the main question was whether the City of Chino Hills supported the project. Now that consensus has been reached, it will be easier to secure federal and state funding.

Mayor Ulloa encouraged the City Council and staff to advocate for funding from Chino Hills since the majority of this project lies within their community and will benefit them.

Motion by Council Member Comstock, seconded by Council Member Lucio, to 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. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

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.

Jesus Plasencia, Assistant City Engineer and Sylvia Ramos, Contracts & DIF Administration provided a presentation on the item.

Ms. Ramos provided a handout to the City Council detailing the cost summary, noting the information was too detailed to provide on the presentation slide. The handout was saved to the meeting record.

Mr. Plasencia explained that the City joined the City of Ontario to perform improvements on the west side of Euclid Avenue. Mayor Pro Tem Burton asked why we would take on the repairs when Euclid Avenue has not yet been relinquished to the City.

Council Member Lucio and Council Member Comstock answered the question by stating that the City chose to complete the improvements due to the cost effectiveness of already having a contractor onsite. The project would not have been completed by Caltrans, and if the City completed the project at a later date, the cost would have increased.

Ms. Lee confirmed the City collected some in lieu of fees and Development Impact Fee (DIF) funds to help with the costs.

Mayor Ulloa commented it would be helpful for Council Committees, such as the Infrastructure/Streets Committee to provide report updates to the entire City Council.

Council Member Lucio shared this item was previously brought before the entire City Council for discussion.

Stubbie Barr, provided a public comment regarding the project and deferred maintenance by Caltrans.

Motion by Council Member Flores, seconded by Council Member Comstock, to 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. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

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.

Eduardo Diaz, Associate Engineer, provided a presentation on the item.

Motion by Council Member Flores, seconded by Council Member Comstock, to 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. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

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.

City Attorney Galante provided a background report on the item. He stated participation would

only involve adding the City of Chino's name, with minimal expense since any review costs will be shared among the participating client cities.

City Attorney Galante noted that it is not recommended for the City to take any immediate action regarding its housing element. He explained the request is limited to consider whether the City of Chino should add its name to the amicus curiae.

Mayor Ulloa inquired about how many cities have joined so far. City Attorney Galante reported three of their clients have joined so far, and suspects a fairly large number California cities will join.

Council Member Comstock commented this case is important to so many cities and explained why it is prudent for the City to join.

Mayor Ulloa inquired about costs associated with joining. City Attorney Galante explained the cost to join would not be more than a couple thousand dollars.

Motion by Council Member Flores, seconded by Council Member Comstock, to 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 Section 65583.2 to overlay zoning strategies. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

MAYOR AND COUNCIL REPORTS

Mayor Ulloa

Mayor Ulloa reported on the following meetings and events including West End Mayor's Roundtable meeting; Legislative Policy Committee meeting; Gobbler Gloves Boxing showcase; Omnitrans Strategic Plan Zoom meeting; Planning Commission interviews; meeting with Executive Director Carrie Schindler from San Bernardino County Transportation Authority (SBCTA) to discuss funding sources for City projects; and Closed Session.

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the following meetings and events including the Senior Thanksgiving Luncheon; Chino Basin Watermaster meeting; League of California Cities meeting; Gobbler Gloves Boxing showcase; Animal Resource Center (ARC) meeting; City Manager meeting; River Street Market Ecology Center San Juan Capistrano tour; City Manager meeting; ARC meeting; and Closed Session.

Council Member Comstock

Council Member Comstock reported on the following meetings and events including the Legislative Policy Committee meeting; League of California Cities meeting and announced she is now the Vice President of the Inland Empire Division; Gobbler Gloves Boxing showcase; thanked her mother and father for Thanksgiving dinner; City Manager meeting; Closed

Session; offered sympathies to the Rowe Family and the Lopez and Burton Families; congratulated Royalty Cakes and Sokol Gymnastics for being awarded the Business of the Month.

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.

Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to 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. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

Council Member Flores reported he attended the Chino Valley Chamber of Commerce Kids Entrepreneur Fair Pitch Competition; offered condolences to the Rowe Family; and congratulated Royalty Cakes for being awarded Business of the Month.

Council Member Lucio

Council Member Lucio offered condolences to the Rowe Family, the Burton Family, and the Lopez Family.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report.

Director's Report

Hye Jin Lee, Director of Public Works, provided an update on the asphalt maintenance work at the Senior Center, and reported a facilities parking lot pavement rehabilitation program will be prepared for City Council consideration. She reported the shoofly temporary road between Ricon Meadows/Meadowhouse Avenues on Pine Avenue is complete, and the traffic will be transferred to the temporary road tomorrow evening.

Police Chief's Report

Police Chief Mensen provided a report on the Chino Police Association Santa's Sleigh that started December 1, 2025, and will be out every night until December 24, 2025.

Mayor Pro Tem Burton inquired about the number of participants in the Thanksgiving Luncheon

at the Senior Center. Police Chief Mensen indicated that approximately 40-45 police officers served meals.

Fire Chief's Report

Fire Chief Dave Williams reported fire services will host the Thanksgiving Senior Luncheon; announced the Make a Child Smile event is on Wednesday, December 10, 2025, and invited everyone to be part this experience.

CLOSED SESSION

City Attorney Fred Galante read into the record the item listed on the Closed Session agenda.

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

Mayor Ulloa abstained and did not participate in the discussion. The balance of the City Council recessed to Closed Session at 8:19 p.m. and concluded at 8:34 p.m. The City Council reconvened the meeting at 8:35 p.m.

REPORT OUT OF CLOSED SESSION

City Attorney Fred Galante reported out of closed session as follows:

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

Mayor Ulloa abstained and did not participate in the Closed Session for Item 5. The balance of the City Council received a briefing, provided direction, and no further reportable action was taken.

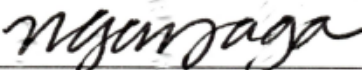
ADJOURNED IN MEMORY OF JERRY ROWE AND GRACE STEPHENIE LOPEZ

The meeting adjourned at 8:38 p.m in memory of Jerry Rowe and Grace Stephenie Lopez. 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.

APPROVED AND ADOPTED THIS 16TH DAY OF DECEMBER 2025.


EUNICE M. ULLOA, MAYOR

ATTEST:


NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)