



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, SEPTEMBER 2, 2025**

**REGULAR MEETING**

**AGENDA**

**CLOSED SESSION – 4:00 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. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Pursuant to Government Code Section 54957

Title: City Manager

**2. CONFERENCE WITH LABOR NEGOTIATOR**

Pursuant to Government Code Section 54957.6

Agency designated representatives: Fred Galante, City Attorney

Unrepresented employee: City Manager

3. 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**

Proclamations

National Childhood Obesity Awareness Month - Proclaim September 2025 as National Childhood Obesity Month.

Suicide Prevention Awareness Month - Proclaim September 2025 as Suicide Prevention Awareness Month.

Presentations

Don Lugo High School FFA Team - Recognition of the Don Lugo High School Future Farmers of America Horse Judging Team.

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

- Jersey Mike's
- Cattle Ranch Cafe

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

**REPORT OUT OF CLOSED SESSION**

**AGENDA ADDITIONS/REVISIONS**

**INFORMATION**

West Valley Mosquito & Vector Control District (WVMVCD) Presentation - Best Management Practice Guidelines for the Feral/Community Cats Flea-Borne Typhus issue from Michelle Brown, Ph.D., District Manager, WVMVCD.

External Agency Report for September 2, 2025. Receive and file the External Agency Report for September 2, 2025 (Covering Meetings from June 1 - June 30, 2025).

**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 776939 to 7771995, and Electronic Fund Transfers 524717E to 524978E, totaling \$18,658,032.28
2. Minutes. Regular Meeting Minutes for (a) July 15, 2025, (b) April 4, 2023; (c) Special Meeting for July 29, 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. Designation of League of California Cities Voting Delegates. Designate Council Member Comstock as the Voting Delegate, Council Member Lucio as the 2nd Voting Delegate, and Council Member Flores as the 3rd Voting Delegate for the 2025 League of California Cities Annual Conference and Expo.
5. Lewis Companies Development Agreement Annual Compliance Certification for July 1, 2024 - June 30, 2025. Certify that Chino Development Corporation, Chino Preserve Development Corporation, and Chino Holding Company, LLC are in compliance with the requirements of the Amended and Restated Development Agreement; approve the Certificate of Compliance.
6. Ordinance No. 2025-005 Second Reading - CFD 2003-3. Adoption of Ordinance No. 2025-005 on second reading, authorizing the levy of special taxes within Community Facilities District No. 2003-3 Improvement Area 12.

***ORDINANCE NO. 2025-005 - ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2003-3 OF THE CITY OF CHINO, ON BEHALF OF IMPROVEMENT AREA NO. 12 THEREIN, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN IMPROVEMENT AREA NO. 12 OF THE DISTRICT***

7. Adoption of Resolution No. 2025-054 authorizing approval of Opioid Settlement Agreements with Pharmacy Chains Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus. Authorize the City to enter into Settlement Agreements to resolve lawsuits accusing pharmacy chains of mishandling opioid pain drugs, agree to the terms of the related State-Subdivision Agreement, and entry into the related State-Subdivision Agreement.
8. Law Enforcement Services Agreement - Chino Valley Law Enforcement Services Agreement - Chino Valley Unified School District (CVUSD) for School Resource Officers. Approve amendment to renew the Law Enforcement Services Agreement with CVUSD for School Resource Officers effective retroactive to July 1, 2025; increase the current revenue appropriation by \$69,167.67 to an adjusted amount of \$1,087,072.

9. Construction credit/reimbursement agreement with LS College Park, LLC for the construction of public improvements associated with the College Park Development. Approval of a Construction Credit and Reimbursement Agreement between the City of Chino and LS College Park, LLC, a Delaware limited liability company, for the construction of public improvements associated with the College Park Development.
10. Assumption and Partial Assignment of Development Agreement by and among the City of Chino, Chino Development Corporation, and Block 11 Builders (Tract Map No. 16420-6). Approve an Assumption and Partial Assignment of Development Agreement by and among the City of Chino, Chino Development Corporation, and Block 11 Builders (Tract Map No. 16420-6).
11. Professional Services Agreement - Green Badge, LLC dba UgMO Technologies for Wireless Digital Soil Moisture Sensing System Monitoring and Maintenance Services. Award a Professional Services Agreement to Green Badge, LLC dba UgMO Technologies for Wireless Digital Soil Moisture System Monitoring and Maintenance Services in the amount of \$167,212.
12. Amendment No. 1 to Professional Services Agreement with Calgon Carbon Corporation for as-needed Granular Activated Carbon (GAC) removal and reactivation services. Approve Amendment No. 1 to the Professional Services Agreement for as-needed Granular Activated Carbon (GAC) removal and replacement services with Calgon Carbon Corporation in the amount of \$350,000, for a total annual amount of \$500,000.
13. Notice of Completion for the Kimball Avenue Preserve Improvements Project (ST232) with C.P. Construction Co., Inc. Accept the Kimball Avenue Preserve Improvements Project (ST232) with C.P. Construction Co, Inc. as complete. Authorize the Director of Public Works to file the Notice of Completion and authorize the release of retention funds after the 35-day lien period.

## **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.***

14. Comprehensive General Plan Update. Comprehensive General Plan Update PL23-0128 (General Plan Amendment) and PL23-0129 (Zone Map Change).

Staff Report By: Michael Hitz, Principal Planner and Andrew Hill, Dyett and Bhatia

RECOMMENDATION: 1) Conduct a Public Hearing; 2) Adopt Resolution No. 2025-055, certifying the City of Chino 2045 General Plan Update Environmental Impact Report (EIR), adopt the Mitigation Monitoring and Reporting Program (MMRP), adopt the Environmental Findings of Fact and Statement of Overriding Considerations related to air quality, greenhouse gas emissions, historic resources, and transportation; 3) Adopt Resolution No. 2025-056, adopting the 2045 General Plan (PL23-0128 General Plan Amendment), and repeal the 2025 General Plan (excluding the adopted 2021-2029 Housing Element), the Majestic Spectrum Specific Plan, Eucalyptus Business Park Specific Plan and Central Avenue Specific Plan based on the findings listed in Resolution 2025-056; and 4) Approve the introduction of Ordinance No. 2025-006 (PL23-0129 (Zone Change)) for targeted zoning map amendments that propose to better align zoning with as built uses and market potential for the respective sites, to be read by number and title only, and waive further reading of the Ordinance.

***ORDINANCE NO. 2025-006 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, APPROVING ZONE CHANGE (PL23-0129) AMENDING ORDINANCE NO. 2010-06, WHICH ESTABLISHED THE ZONING MAP, BY CHANGING THE DESIGNATION OF THE 81 PROPERTIES IDENTIFIED HEREIN***

## **NEW BUSINESS**

15. Option to Ground Lease Orange County Flood Control District Property. Approve Option and Ground Lease Agreements with Orange County Flood Control District.

Staff Report By: Warren Morelion, AICP, Director of Development Services and Fred Galante, City Attorney

RECOMMENDATION: That the City Council Approve the Option Agreement with Orange County Flood Control District and form Ground Lease for a 65-year lease of open space land for recreational and open space uses.

16. Award of Contract – City Owned Building Restoration Project – 5210 D Street. Award a construction contract to Oak Hollow Restoration, Inc., Norco, CA for the Project IB259 in the amount of \$466,007, including \$46,600 for project construction contingencies, for a not-to-exceed amount of \$512,607.

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

RECOMMENDATION: 1) Approve the rejection of the non-responsive bid received from Estate Design & Construction; 2) award a construction contract to Oak Hollow Restoration, Inc. for the Project (IB259) in the amount of \$466,007; 3) authorize expenditures of up to \$46,600 for project construction contingencies, for a potential not-to-exceed contract amount of \$512,607; 4) appropriate \$362,607 to the Building Management Fund with a year-end transfer from the General Fund balance; and 5) authorize the City Manager to execute all necessary documents on behalf of the City.

17. Award a Construction Contract to R2Build for the Well 16 Upgrades Project (WA234). Appropriate \$974,707 from the Water Fund (520) Reserves; and award a construction contract to R2Build for the Well 16 Upgrades Project (WA234) for \$967,000. Authorize up to \$96,700 (10% of the contract amount) for construction contingencies.

Staff Report By: Natalie Avila, Associate Engineer

RECOMMENDATION: 1) Appropriate \$774,707 from the Water Fund (Fund 520) and \$200,000 from The Preserve Water Source, Storage and Distribution Development Impact Fee (Fund 261) for the Well 16 Upgrades Project (WA234), for a total project additional appropriation of \$974,707 ; 2) approve the plans and specifications for construction as approved by the Director of Public Works; 3) approve the rejection of the non-responsive bid received from Estate Design & Construction; 4) award a construction contract to R2Build for the Well 16 Upgrades Project (WA234) for \$967,000; 5) authorize up to \$96,700 (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.

## **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

18. Community Support Fund – Mayor Pro Tem Burton. Approve community support fund contributions to Food for Life Ministry and St. Margaret Mary Car Show.

Staff Report By: Mayor Pro Tem Curtis Burton

RECOMMENDATION: Approve community support fund contributions of \$650 to Food for Life Ministry and \$250 to the St. Margaret Mary School Car Show.

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, September 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 Thursday, August 28, 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.