



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Infrastructure/Streets Committee, are invited fill out and submit to the City Clerk or Deputy 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 inquiries or comments by submitting emails to CityClerk@cityofchino.org.

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 the Infrastructure/Streets Committee 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 INFRASTRUCTURE/STREETS COMMITTEE

CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

MONDAY, MARCH 23, 2026 AT 1:30 PM

REGULAR MEETING

AGENDA

ROLL CALL

Committee Members: Council Member Comstock and Council Member Lucio

PUBLIC COMMENTS

This is the time and place for the general public to address the Committee about subjects that do not appear elsewhere on the agenda. Due to Brown Act requirements, action will not be taken on any issues not on the Agenda.

CONSENT CALENDAR

1. Minutes. Approve Minutes for the Infrastructure/Streets Committee Regular Meeting on January 27, 2026.

DISCUSSION

2. Private Streets Discussion. Proposed amendment to Chino Municipal Code Section 19.06.040 (A.3) to allow for private streets within single-family residential zones.

Staff Report By: Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works

3. New Development Impact Fee (DIF) Nexus Study - Overview of the Methodology and Proposed Fee Modeling. Receive a high-level presentation to introduce the framework, assumptions, and analytical approach used to develop the updated fee structure.

Staff Report By: Sylvia Ramos, Contracts and DIF Administrator, and Hye Jin Lee, Director of

Public Works

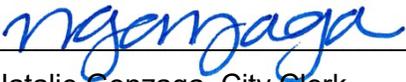
4. Tract Map No. 18982 (Montecito). Receive an update on the current status of the project closeout for the D.R. Horton residential tract located west of Central Avenue at Mariner Lane.

Staff Report By: Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works

ADJOURN

The next Regular Meeting of the Infrastructure/Streets Committee will be held as needed in these Council Chambers and posted with at least 72 hours notice per the requirements of the Ralph M. Brown Act.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, March 19, 2026 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.

**MEMORANDUM
CITY OF CHINO
PUBLIC WORKS DEPARTMENT**

INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: MARCH 23, 2026

TO: COMMITTEE MEMBERS

FROM: NATALIE GONZAGA, CITY CLERK

SUBJECT

Minutes.

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

TUESDAY, JANUARY 27, 2026

MINUTES

CALL TO ORDER

The January 27, 2026, Regular Meeting of the Chino Infrastructure/Streets Committee was called to order at 4:07 pm by Council Member Comstock in the Council Chambers.

ROLL CALL

PRESENT: Council Member Karen C. Comstock, and Council Member Marc Lucio

ABSENT: NONE.

PUBLIC COMMENTS

Stubbie Barr, provided a public comment regarding the two new street lights on Edison and Oaks Avenues. He noted that he emailed the pictures to the City Clerk as part of his public comment, which was saved to the meeting record.

CONSENT CALENDAR

1. Minutes. Approve Minutes for the Infrastructure/Streets Committee Regular Meeting on December 8, 2025.

Motion by Council Member Lucio, seconded by Council Member Comstock, to approve Consent Calendar Item 1 - Minutes, as presented. The motion carried by the following vote:

AYES: LUCIO, AND COMSTOCK

NOES: NONE.

ABSENT: NONE.

DISCUSSION

2. All-Way Stop at East Preserve Loop and Flight Avenue. Discuss consideration of an All-Way Stop at the intersection of East Preserve Loop and Flight Avenue and recommend to the City Council for approval.

Staff Report By: Dennis Ralls, City Traffic Engineer and Hye Jin Lee, Director of Public Works.

Dennis Ralls, City Traffic Engineer, provided a presentation on the item.

Council Member Comstock, announced six email public comments were received and saved to the meeting record.

Hye Jin Lee, Director of Public Works, provided an update on the Public Works accomplishments in 2025.

Dennis Ralls, City Traffic Engineer, provided a presentation on the item. He noted a correction on the agenda regarding the recommendation for City Council approval should be changed as the proposal is within staff's authority to complete.

Stubbie Barr, resident, spoke to express his concern regarding State Law and pedestrian safety mandates, noting he supports a pedestrian friendly community.

The Committee recommended staff to proceed with the proposal to ensure a safe intersection, which is within staff's authority to correct and does not require City Council approval.

3. College Park Fountain. Update on the draft Memorandum of Understanding (MOU) with Lennar Homes of California, LLC.

Staff Report By: Albert Espinoza, Deputy Director of Public Works/City Engineer and Hye Jin Lee, Director of Public Works

Albert Espinoza, Deputy Director of Public Works/City Engineer, provided a presentation on the item.

Stubbie Barr, resident, commented regarding the MOU and the College Park resolutions, the Cypress Channel crossing and regional bike lane commitments, and recommended the completion of the bicycle lane.

Larry Vieira, College Park HOA President, spoke regarding the MOU and the College Park fountain ownership.

Bryce Fleming, Lennar, commented on the bridge that was originally required for equestrian use, however, since there is not much equestrian activity, Lennar was willing to exchange this feature for a project that would better meet the City's needs.

Hye Jin Lee, Director of Public Works, and Jesus Plasencia, Assistant City Engineer, clarified the City Attorney is waiting for the College Park HOA attorney's response regarding the College Park fountain draft maintenance agreement.

Stubbie Barr, resident, expressed support for the pedestrian bridge across Cypress Channel in order to meet ADA requirements, and commented on the resolutions that address the maintenance.

The Committee recommended staff to work with Lennar to develop a conceptual fountain design that incorporates water and lighting features, evaluate funding needs for ongoing maintenance with possible stakeholders, to be presented at a future City Council Study Session, and provide information on the proposed bridge project exchange.

ADJOURN

The meeting adjourned at 5:13 p.m. The next Regular Meeting of the Infrastructure/Streets Committee will be held as needed in these Council Chambers and posted with at least 72 hours notice per the requirements of the Ralph M. Brown Act.

APPROVED AND ADOPTED THIS 23RD DAY OF MARCH 2026.

KAREN COMSTOCK, COUNCIL MEMBER

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)

**MEMORANDUM
CITY OF CHINO
PUBLIC WORKS DEPARTMENT**

INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: MARCH 23, 2026

TO: COMMITTEE MEMBERS

FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS

SUBJECT

Public Streets Discussion.

**MEMORANDUM
CITY OF CHINO
PUBLIC WORKS DEPARTMENT**

INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: MARCH 23, 2026

TO: COMMITTEE MEMBERS

FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS

SUBJECT

New Development Impact Fee (DIF) Nexus Study - Overview of the Methodology and Proposed Fee Modeling.

**MEMORANDUM
CITY OF CHINO
PUBLIC WORKS DEPARTMENT**

INFRASTRUCTURE/STREETS COMMITTEE MEETING DATE: MARCH 23, 2026

TO: COMMITTEE MEMBERS

FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS

SUBJECT

Tract Map No. 18982 (Montecito).