



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 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, SEPTEMBER 16, 2025

REGULAR MEETING

AGENDA

**CLOSED SESSION – 4:30 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. 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

Making Strides Against Breast Cancer Day - Proclaim October 4, 2025 as Making Strides Against Breast Cancer Day in the City of Chino.

Presentations

Retirement Recognition - Recognition of Chino Finance Department Employee Caryl Wheeler in recognition of 26 years of dedicated service to the City of Chino.

City of Chino Finance Department Purchasing Division Recognition - Achievement of Excellence in Procurement Award for 2025.

REPORT OUT OF CLOSED SESSION

AGENDA ADDITIONS/REVISIONS

INFORMATION

External Agency Report for September 16, 2025. Receive and file the External Agency Report for September 16, 2025 (Covering Meetings from July 1 - July 31, 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 7771996 to 7772269, and Electronic Fund Transfers 524989E to 525087E totaling \$5,249,058.49
2. Minutes. Regular Meeting Minutes for (a) September 2, 2025 (Mayor Ulloa Absent-Excused) and (b) April 18, 2023 (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. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated September 16, 2025, the Tracked State Legislation Report; and Position Letters on Legislation for September 16, 2025.
5. 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER). Receive and file the 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER).
6. Adoption of Ordinance No. 2025-006 (Second Reading), Amending Title 20 (Zoning), Chapter 20.03 (Zoning Districts and Zoning Map) of the Chino Municipal Code. Approve the adoption of Ordinance No. 2025-006, amending Title 20 (Zoning), Chapter 20.03 (Zoning Districts and Zoning Map) of the Chino Municipal Code to incorporate targeted zoning map amendments proposed to better align zoning.
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 PROPERTIES IDENTIFIED HEREIN.
7. Approve Revisions to Job Descriptions Based on Citywide Classification and Compensation Study. Adopt Resolution No. 2025-057 approving updated job descriptions as a result of the Citywide Classification and Compensation Study.
8. Memorandum of Understanding, Compensation, and Salary Adjustments - Teamsters Local 1932 Professional, Technical and Clerical Unit. Approve Resolution No. 2025-064 approving the MOU with Teamsters; Resolution No. 2025-065 to amend the City Classification and Compensation Schedules; and Appropriations in the amount of \$365,445.42 to various funds for FY 2025-26.
9. Adoption of 2025 Local Hazard Mitigation Plan Update. Adoption of Resolution No. 2025-060 (rescinding 2018-022), approving the City of Chino's 2025 Local Hazard Mitigation Plan Update and authorizing future non-substantive amendments to the plan.
10. Professional Service Agreement - Southstar Engineering and Consulting, Inc. for Civil Engineering Design Services for the Sewer Line Rehabilitation Fiscal Year 2026 Project (SW260). Award a Professional Service Agreement to Southstar Engineering, Inc. for Civil Engineering Design Services for the Sewer Line Rehabilitation Fiscal Year 2026 Project (SW260) for \$363,990.

11. Adoption of the Measure I Five-Year Capital Project Needs Analysis (CPNA) for FY 2026/2027 – 2030/2031. Adopt Resolution No. 2025-059, approving the Measure I Five-Year Capital Project Needs Analysis for Fiscal Years 2026/2027 to 2030/2031.
12. Final Acceptance of Public Improvements for Site Approval PL20-0029 located at 13404 Yorba Avenue. Accept public improvements as complete for PL20-0029 (SA); authorize release of the performance bond and initiate the warranty bond; and authorize the City Manager to execute the necessary documents on behalf of the City.
13. Public Improvement Agreement with Chaffey Community College District for public improvements generally located at the intersection of Satterfield Way and Eucalyptus Avenue. Approve the Public Improvement Agreement and associated securities with Chaffey Community College District for public improvements generally located at the intersection of Satterfield Way and Eucalyptus Avenue.
14. Conditional Approval of a Covenant Agreement to Annex for Sanitary Sewer Service and request approval from the San Bernardino Local Agency Formation Commission (LAFCO) for sanitary sewer service for the property located at 12058 Roswell Avenue (proposed Accessory Dwelling Unit (ADU) and primary residence) within the City of Chino's Sphere of Influence. Adopt Resolution No. 2025-062 conditionally approving a Covenant Agreement to Annex for Sanitary Sewer; request approval from LAFCO for sanitary sewer service for the property at 12058 Roswell Avenue.
15. Conditional Approval of a Covenant Agreement to Annex for Sanitary Sewer Service and request approval from the San Bernardino Local Agency Formation Commission (LAFCO) for sanitary sewer service for the property located at 13140 Roswell Avenue (new Accessory Dwelling Unit and primary residence) within the City of Chino's Sphere of Influence. Adopt Resolution No. 2025-063 conditionally approving a Covenant Agreement to Annex for Sanitary Sewer; request approval from LAFCO for sanitary sewer service for the property at 13140 Roswell Avenue.
16. Conditional Approval of a Covenant Agreement to Annex for Sanitary Sewer Service and request approval from the San Bernardino Local Agency Formation Commission (LAFCO) for sanitary sewer service for the property located at 13252 Roswell Avenue (new Accessory Dwelling Units and primary residence) within the City of Chino's Sphere of Influence. Adopt Resolution No. 2025-061 conditionally approving a Covenant Agreement to Annex for Sanitary Sewer; request approval from LAFCO for sanitary sewer service for the property at 13252 Roswell Avenue.

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.

17. Appeal of Planning Commission action approving the Chino Gateway Terminal Project. Adopt Resolution No. 2025-058, denying the appeal and thereby upholding the approval of PL24-0097, PL24-0098, and PL24-0120, based upon the findings and subject to the departmental conditions of approval.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: Conduct a Public Hearing; Adopt Resolution No. 2025-058, denying the appeal and thereby upholding the approval of PL24-0097 (Special Conditional Use Permit), PL24-0098 (Site Approval) and PL24-0120 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval.

NEW BUSINESS

18. 2025 Americans with Disabilities Act (ADA) Annual Report. Receive and file the 2025 Americans with Disabilities Act (ADA) Annual Report.

Staff Report By: Lisa Almilli, Citywide Accessibility Coordinator

RECOMMENDATION: Receive and file the 2025 ADA Annual Report which documents the accessibility improvements completed in FY24 and FY25, outlines minor revisions to the schedule for future projects, and provides an overview of accessibility projects planned for FY26.

19. Construction credit/reimbursement agreement with Lennar Homes of California, a California corporation for the construction of public improvements for Tract Map No. 18972 (University Park). Approve Construction Reimbursement Agreement - Tract Map No.18972 Lennar Homes of California.

Staff Report By: Sylvia Ramos, Contracts & DIF Administrator

RECOMMENDATION: 1) Appropriate and authorize the reimbursement of \$302,591.16 from the Citywide Circulation (Streets, Signals & Bridges) Development Impact Fee Fund 220; 2) appropriate and authorize the reimbursement of \$250,428.00 from the Citywide Water Source Storage and Distribution Development Impact Fee Fund 253; 3) approve a Construction Credit/Reimbursement Agreement with Lennar Homes of California, LLC, a California corporation, in an amount not to exceed \$553,019.16 for the construction of master-planned public facilities required as a condition of approval for Tract Map No. 18972; and 4) authorize the City Manager to execute all 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

20. Community Support Fund – Mayor Ulloa. Approve community support fund \$500 contribution to American Cancer Society for the Making Strides Against Breast Cancer Fundraiser.

Staff Report By: Mayor Eunice M. Ulloa

RECOMMENDATION: Approve community support fund contribution of \$500 to the American Cancer Society Making Strides Against Breast Cancer Fundraiser.

Mayor Pro Tem Burton

Council Member Comstock

21. Community Support Fund – Council Member Comstock. Approve community support fund contributions to American Cancer Society Making Strides Against Breast Cancer Fundraiser and St. Margaret Mary School Car Show.

Staff Report By: Council Member Karen Comstock

RECOMMENDATION: Approve community support fund contributions of \$250 to American Cancer Society Making Strides Against Breast Cancer Fundraiser and \$250 to St. Margaret Mary School Car Show.

Council Member Flores

22. Community Support Fund – Council Member Flores. Approve a community support fund contribution to Rotary Club of Chino Valley and American Cancer Society.

Staff Report By: Council Member Christopher Flores.

RECOMMENDATION: Approve a community support fund contribution of \$250 to Rotary Club of Chino Valley and \$250 to American Cancer Society Making Strides Against Breast Cancer Fundraiser.

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, October 7, 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, September 12, 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.