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

TUESDAY, SEPTEMBER 16, 2025

MINUTES

CLOSED SESSION – 4:30 PM

OPEN SESSION – 6:00 PM

CALL TO ORDER

The September 16, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 4:31 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. 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

The City Council recessed to Closed Session at 4:32 p.m. and concluded at 5:59 p.m. The City Council reconvened the meeting at 6:07 p.m.

FLAG SALUTE

Chino Cub Scout Pack 205 led the Pledge of Allegiance.

CEREMONIALS

Proclamations

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

Mayor Ulloa read into the record the Proclamation designating October 4, 2025 as Making Strides Against Breast Cancer Day in Chino. Janet Howe, Event Lead, and Ed Zapiain, Event Co-Lead, Making Strides Against Breast Cancer, accepted the Proclamation. Ms. Howe welcomed everyone to join the Making Strides Against Breast Cancer Walk at City Hall on October 4, 2025.

Mayor Ulloa announced the Chino Police Department will be proudly wearing commemorative pink patches on their uniforms starting October 1 to raise awareness for breast cancer. The patches will be available for purchase at the Police Department front counter or at upcoming community events for \$10. Shirts will also be available for purchase online for \$25 at chinopdfindacure.itemorder.com.

Police Chief Mensen announced this year's patch features the Chino Police SWAT patches in pink and the proceeds will benefit the Loma Linda Cancer Care Center.

Presentations

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

Mayor Ulloa presented the City tile to Caryl Wheeler, Management Analyst, in recognition of her retirement from the City. Ms. Wheeler was also presented with a certificate in honor of her retirement from the office of California State Senator Susan Rubio.

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

Mayor Ulloa presented a Certificate of Recognition to the Finance Department Purchasing Division for being awarded the Achievement of Excellence in Procurement Award for 2025. Jizelle Sandoval, Purchasing Manager, Kim Sao, Director of Finance, and Sheri Beckett, Budget Manager, were present to accept the recognition.

REPORT OUT OF CLOSED SESSION

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

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code Section 54957 Title: City Manager

The City Council held a discussion, conducted the performance evaluation, and no further reportable action was taken.

2. CONFERENCE WITH LABOR NEGOTIATOR Pursuant to Government Code Section 54957.6 Agency designated representatives: Fred Galante, City Attorney Unrepresented employee: City Manager

The City Council held a discussion, provided unanimous direction, and no further reportable action was taken.

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

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

AGENDA ADDITIONS/REVISIONS

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

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).

Mayor Ulloa announced the External Agency Report was included in the agenda packet.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa announced the following community events:

- Stueve Family Park Grand Opening is at 9:00 a.m. on Saturday, September 20, 2025, at 16050 East Preserve Loop.

- Inclusion Community Celebration is on Saturday, September 27, 2025, from 10:00 a.m. - 2:00 p.m., at the Neighborhood Activity Center, 5201 D Street. To register, visit cityofchino.org/inclusion.

- The City of Chino is holding a Donation Drive for new pet-related items to benefit the animals at the Animal Resource Center of the Inland Empire (ARC). Donation collection bins are located at City facilities. For more information, visit cityofchino.org/ARC.

PUBLIC COMMENTS

Pastor Danny Unterkofler, Crosspoint Church, provided the invocation.

Miguel Navar, U.S. Army Chino Hills Career Center Representative, spoke regarding an interest to partner with the City regarding employment opportunities to service members exiting the Army and Reservists.

Andrew Coleman, Teamsters Local 1932 Union Representative, thanked the City Council for their guidance in helping reach a final agreement.

Paola Reyes, Community Engagement Intern with the Chino Valley Chamber of Commerce, spoke regarding her experience in her legislative advocacy role and provided updates on upcoming events.

Felipe Barajas, Chino resident and owner of Roosty's BBQ, spoke regarding his experience with the CORE Academy.

James Janosky, Leadership Intern with the Chino Valley Chamber of Commerce, spoke regarding his internship role and provided updates on upcoming events.

CONSENT CALENDAR

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 81 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.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar items 1-16 as presented.

Mayor Ulloa abstained from the vote on Consent Calendar Item No. 2.

The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARING

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.

Mayor Ulloa opened the public hearing.

Kim Le, Senior Planner, provided a report on the item, noting staff received a lengthy email correspondence from the appellant, introducing new evidence that was not part of the original appeal. She stated the applicant is requesting the public hearing be continued to the October 21, 2025, City Council meeting.

Henry Hong, applicant, expressed support to continue the public hearing to the October 21, 2025, City Council meeting, to allow additional time to review the information provided and prepare a response.

Hayley Uno, Lozeau Drury LLP, appellant representative, Supporters Alliance for Environmental Responsibility, expressed support for continuing the public hearing to October 21, 2025.

Motion by Mayor Pro Tem Burton, seconded by Council Member Comstock, to continue the Public Hearing for Item 17 to the October 21, 2025, Regular City Council Meeting. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

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.

Lisa Almilli, Citywide Accessibility Coordinator, provided a report on the item.

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

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

NOES: NONE.

ABSENT: NONE.

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.

Sylvia Ramos, Contracts & DIF Administrator, provided a presentation on the item.

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

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

NOES: NONE.

ABSENT: NONE.

MAYOR AND COUNCIL REPORTS

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.

Motion by Mayor Pro Tem Burton, seconded by Council Member Flores, to Approve community support fund contribution of \$500 to the American Cancer Society Making

Strides Against Breast Cancer Fundraiser. The motion carried by the following vote:

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

NOES: NONE.

ABSENT: NONE.

Mayor Ulloa reported on the following meeting and events including the Omnitrans Board of Directors meeting; San Bernardino County Transportation Authority Board of Directors meeting; meeting with the General Plan Consultant; Senior Birthdays Celebration; Saturday Night Fights; attended the Faithful response to Homelessness in California event; City Council Study Session; Mayors Prayer Breakfast; Omnitrans Administration and Finance Committee; San Bernardino County Transportation Authority Transit and Metro Valley Committee meeting; Chino Cares Emergency Preparedness Fair; Kiwanis Classic Choice Fundraiser; and the 130th Anniversary Celebration for the Chino United Methodist Church.

Mayor Pro Tem Burton

Mayor Pro Tem Burton reported on the following meeting and events including the Chino Desalter Authority Board meeting; Inland Empire Utilities Agency Board meeting; Saturday Night Fights Boxing event; City Manager meeting; Animal Resource Center (ARC) meeting and encouraged supply donations for the donation drive; City Council Study Session; Mayor's Prayer Breakfast; Chino Valley Fire District Board meeting and presented the City Tile to Fire Deputy Chief Carlos Skibar for his retirement; and Closed Session.

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.

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

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

NOES: NONE.

ABSENT: NONE.

Council Member Comstock reported on the following meeting and events including a meeting with a local resident regarding the north sphere of influence annexation concerns; City Council Study Session; congratulated Fire Deputy Chief Carlos Skibar on his retirement; CORE Academy graduation; Chino Cares Emergency Preparedness Fair; closed session; and congratulated Caryl Wheeler on her retirement.

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.

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

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

NOES: NONE.

ABSENT: NONE.

Council Member Flores thanked Police Chief Mensen and Fire Chief Dave Williams for supporting the Saturday Night Fights event and announced he is seeking new candidates for next year's boxing event. He expressed condolences for community boxer Angel Martinez who recently passed away.

Council Member Lucio

Council Member Lucio thanked Police Chief Mensen and Fire Chief Dave Williams for securing boxers for the Saturday Night Fights event, and expressed his condolences for Angel Martinez, who recently passed away.

City Manager's Report

City Manager Reich spoke regarding the success of the Saturday Night Fights event, and the ongoing collaboration between the CSPR Department and the Boxing Foundation to ensure the program's success.

City Attorney's Report

City Attorney Galante had no report.

Police Chief's Report

Police Chief Mensen spoke regarding the Saturday Night Fights event and thanked the police and fire participants for volunteering to box at the event, including the Police Officer's Association, and the Firefighter's Association for supporting the event. He provided an update on State legislation that affect public safety, and thanked Assemblymember Michelle Rodriguez, and Senator Susan Rubio for their continued support of legislation that supports public safety.

Mayor Ulloa inquired about fraudulent calls, and Police Chief Mensen provided information on how to recognize and prevent common scam tactics.

Director's Report

Hye Jin Lee, Director of Public Works, announced City Staff will be attending the Chino Hills City Council Meeting on Tuesday, September 23, 2025, to seek support for the Pine Avenue project.

Jackie Melendez, Assistant City Manager, provided an update on economic development in the City and thanked City staff for supporting the development of newly opened businesses.

Mayor Ulloa suggested a dedicated page on the City website with new businesses and their locations.

Fire Chief's Report

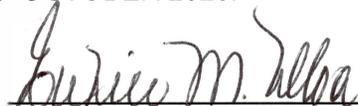
Fire Chief Dave Williams spoke regarding the sport of boxing and the success of the Saturday Night Fights event, thanking Austin Silva and Phillip Vasquez for their participation; announced the State of the Fire District will take place on October 23, 2025; and shared the Fire Department is creating patches in support of Breast Cancer Awareness Month, with additional details to be provided soon.

Mayor Ulloa closed the meeting in memory of Charlie Kirk.

ADJOURN

The meeting adjourned at 7:20 p.m. 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.

APPROVED AND ADOPTED THIS 7TH DAY OF OCTOBER 2025.



EUNICE M. ULLOA, MAYOR

ATTEST:



NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)