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

MONDAY, MARCH 23, 2026

MINUTES

CALL TO ORDER

The March 23, 2026, Regular Meeting of the Chino Infrastructure/Streets Committee was called to order at 1:32 pm by Council Member Comstock in the Council Chambers.

ROLL CALL

PRESENT Marc Lucio, and Karen C. Comstock

ABSENT NONE.

PUBLIC COMMENTS

There were no requests to speak.

CONSENT CALENDAR

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

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

AYES: LUCIO, AND COMSTOCK

NOES: NONE.

ABSENT: NONE.

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

Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works, provided a presentation on the item.

Patrick Loy, Regional Vice-President, Lewis Management Corporation, spoke in support of the proposed item, presented an exhibit, and answered Committee questions.

The Committee Members expressed concerns regarding installing sidewalks on one side of the street, limited parking, private streets, public safety access, and applying this Citywide versus to the Preserve only.

The Committee recommended the item to the City Council for consideration, including comments to preserve sidewalks and maintain as much parking as possible to ensure quality of life for residents, and make specific to the Preserve area and not apply Citywide.

- 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

Sylvia Ramos, Contracts and DIF Administrator, Hye Jin Lee, Director of Public Works, and Carlos Villarreal, Willdan Consultant, provided a presentation on the item.

The Committee recommended the item be brought back to the City Council in June or July with an update.

- 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

Jesus Plasencia, Assistant City Engineer, and Hye Jin Lee, Director of Public Works, gave a presentation on the item.

The Committee recommended the item for consideration to the City Council.

ADJOURN

The meeting adjourned 2:17 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 6TH DAY OF JULY 2026.

KAREN C. COMSTOCK, COUNCIL MEMBER

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)