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**CHINO CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
REGULAR MEETING - CHINO SENIOR CENTER  
13170 CENTRAL AVENUE  
CHINO, CA 91710**

**TUESDAY, JULY 15, 2025**

**MINUTES**

**CLOSED SESSION – 4:30 PM  
OPEN SESSION – 6:00 PM**

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**CALL TO ORDER**

The July 15, 2025, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 4:32 pm by Mayor Eunice M. Ulloa at the Chino Senior Center.

**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. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9 Name of case: In re: Purdue Pharma, L.P., et al. (U.S. Bankruptcy Court, Southern Dist. N.Y.; Case No. 19-23649 (SHL))
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9 City of Chino v. Loring Winn Williams, et al. and related cross-complaint (San Bernardino Superior Court Case No. CIVDS 1827623)
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8 Property: Assessor Parcel Nos: 1033-082-04-0000, -09-0000, and -10-0000; 1033-081-06-0000, -07-0000, and -08-0000; 1033091-01-0000; and 1057-211-05-0000 in the City of Chino Agency Negotiator: Linda Reich, City Manager; Negotiating Parties: Orange County Flood Control District; Under Negotiation: Price and terms of potential lease
4. 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 4:34 p.m. and concluded at 6:02 p.m. The City Council reconvened the regular meeting at 6:14 p.m.

### **FLAG SALUTE**

The Chino Police Department Explorer Honor Guard led the Pledge of Allegiance.

### **CEREMONIALS**

#### **Proclamations**

Americans with Disabilities Act Awareness Day - Proclaim July 26, 2025 as Americans with Disabilities Act (ADA) Awareness Day in Chino.

Mayor Ulloa read into the record the Proclamation designating July 26, 2025 as Americans with Disability Act (ADA) Awareness Day in Chino. Lisa Almilli, Citywide Accessibility Coordinator, accepted the Proclamation.

#### **Presentations**

Don Lugo High School Student Passion Project: Strength, Play, Access, Resilience, Kindness (S.P.A.R.K. Kids) - Recognition of youth volunteers who led the free S.P.A.R.K. passion project.

Mayor Ulloa called up Rachel Phelps, Community Services, Parks & Recreation Coordinator, who presented certificates of recognition to the Don Lugo High School Students Passion Project Volunteers: America Aguayo, Jared Estrada, Lauren Borbon, Celine Wong, Andrew Ruiz, Camila Garcia, Vanessa Torteledo, Alyssa Martinez, Karla Gonzalez, Hellen Chuc, Ady Vazquez, Jocelyn Caballero, and Elvia Cornejo.

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

Mayor Ulloa announced the Mayor's Home Beautification Award for July 2025 was awarded to Daniel Yui Mak and Dinh Tuyet Hong of Quiet Woods Street in The Preserve, who were unable to attend the meeting, but ensured staff will deliver the award.

### **REPORT OUT OF CLOSED SESSION**

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

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9 Name of case: In re: Purdue Pharma, L.P., et al. (U.S. Bankruptcy Court, Southern Dist. N.Y.; Case No. 19-23649 (SHL))

**Motioned by Council Member Comstock, seconded by Council Member Lucio, to approve opting in to the settlement agreement against Purdue Pharma, L.P., et., al., and having the funds distributed to the County on behalf of the City of Chino. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9 City of Chino v. Loring Winn Williams, et al. and related cross-complaint (San Bernardino Superior Court Case No. CIVDS 1827623)

**Motioned by Mayor Pro Tem Burton, seconded by Council Member Comstock, to authorize the filing of an appeal to the court of appeals on the trial court's decision in that matter of CIVDS 1827623. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8 Property: Assessor Parcel Nos: 1033-082-04-0000, -09-0000, and -10-0000; 1033-081-06-0000, -07-0000, and -08-0000; 1033091-01-0000; and 1057-211-05-0000 in the City of Chino Agency Negotiator: Linda Reich, City Manager; Negotiating Parties: Orange County Flood Control District; Under Negotiation: Price and terms of potential lease

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

4. 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

City Attorney Fred Galante reported Closed Session will reconvene after the regular meeting for Closed Session Item 4. A report out for the item will be provided at the conclusion of Closed Session.

### **AGENDA ADDITIONS/REVISIONS**

City Manager Reich reported Public Hearing Item No. 14 will be moved after New Business Item No. 20.

### **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.

The West Valley Mosquito & Vector Control District presentation was postponed.

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External Agency Report for July 15, 2025. Receive and file the External Agency Report for July 15, 2025 (Covering Meetings from May 1 - May 31, 2025).

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

### **PUBLIC ANNOUNCEMENTS**

Mayor Ulloa provided the following announcements:

Chino Youth Museum Birthday Bingo Bash is July 21, 2025, at the Chino Fairgrounds. Visit [chinoyouthmuseum.com](http://chinoyouthmuseum.com) to purchase tickets.

Chino 2045 General Plan Update is available for review until August 22, 2025, at [cityofchino.org/GPU](http://cityofchino.org/GPU).

National Night Out is on Tuesday, August 5, 2025 from 5:00-8:00 p.m. at registered neighborhoods throughout the city. For information call 909-334-3217.

The Council meetings scheduled in the month of August have been cancelled. The next regular City Council meeting will take place on Tuesday, September 2, 2025 at 6:00 p.m.

City Hall will be closed on Monday, September 1, 2025 in observance of Labor Day. City Hall will re-open on Tuesday, September 2, 2025 at its regular operating hours of 7:30 a.m. to 5:30 p.m.

Mayor Ulloa reassured the community of Chino's commitment to fairness, safety, and equal protection for every resident, regardless of immigration status, noting in line with department policy and California law Senate Bill 54, the Chino Police Department does not participate in Federal immigration enforcement or inquire about immigration status.

### **PUBLIC COMMUNICATIONS**

Pastor Joseph Hernandez, Accelerate Church, provided the invocation.

Terri Carver, spoke regarding flea-borne typhus and provided prevention recommendations.

Donna Marchesi, spoke regarding flea-borne typhus and her desire to obtain safe flea treatment information.

Mo Mendoza, thanked the City for the street sweeping signs in her community, and spoke regarding Animal Resource Center concerns.

Frank Ruiz Jr., City of Chino Public Works, spoke in support of a fair and collaborative solution towards a competitive and sustainable compensation.

Andrew Coleman, Teamsters Local 1932 Union Representative, spoke in support of a mutually agreed competitive compensation contract, and read a letter from one of their members requesting good faith negotiations to take place.

Joe Morrison, City of Chino Public Works, spoke in support of a competitive compensation contract.

Luis Schmidt, AFSCME, spoke in support of a mutually agreed competitive contract for AFSCME District Council 36 and Teamsters Local 1932 Professional employee bargaining groups.

Rick Casillas, City of Chino Public Works, spoke in support of a fair negotiated compensation.

### **CONSENT CALENDAR**

1. Warrants. Approve expenses as audited and within budget for warrants 776257 to 776938, and Electronic Fund Transfers 524618E to 524716E, totaling \$4,209,983.51.
2. Minutes. Regular Meeting Minutes for July 1, 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. Report on Priority State and Federal Legislative Issues. Receive and file the Priority Legislative Items Report dated July 15, 2025; the Tracked State Legislation Report; and Position Letters on Legislation.
5. Citywide Digital Signature Policy Update. Adopt Resolution No. 2025-046 updating the Citywide Digital Signature Policy to align with updated state regulations.
6. Contract Approval - Human Services Programs for residents of Chino Hills. Approve a contract effective retroactive to July 1, 2025, in the amount of \$270,029, for the provision of Human Services Programs for residents of Chino Hills for Fiscal Year 2025-26.
7. Master Contracts - Chino Valley Unified School District. Approve Master Contracts with the Chino Valley Unified School District effective retroactive to July 1, 2025, for the provision of community services programs for Fiscal Year 2025-26.
8. Adoption of Ordinance No. 2025-004 (Second Reading), Chapter 3.32 (Purchasing System) of the Chino Municipal Code. Approve adoption of Ordinance No. 2025-004, amending provisions of the Chino Municipal code, Chapter 3.32, relating to the City's Purchasing System for Approval Authority.  

ORDINANCE NO. 2025-004 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO AMENDING PROVISIONS OF THE CHINO MUNICIPAL CODE, AMENDING CHAPTER 3.32 RELATING TO THE CITY'S PURCHASING SYSTEM FOR APPROVAL AUTHORITY
9. Memoranda of Understanding, Compensation, and Salary Adjustments. Approve 1) Resolution No. 2025-039 approving MOU's with various employee groups; 2) Resolution No. 2025-040 to amend the City Classification and Compensation Schedules; and 3) Appropriations in the amount of \$1,072,329 to various funds for FY 2025-26.
10. Federal Asset Forfeiture Funds - Police Canine. Establish a Federal Grant Number G4260 and appropriate \$24,600 from the fund balance of the Asset Forfeiture/Department of Justice Fund 120 for the purchase of a Police Canine, including initial training and all necessary equipment.
11. Final Acceptance of Public Improvements for Site Approval PL20-0026 located at 13461 Ramona Avenue. Accept public improvements as complete for PL20-0026 (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.
12. Final Acceptance of the Kimball Avenue Landscape Median and reimbursement for Bickmore Avenue Street Improvements constructed by Richland Ventures, Inc. associated with Parcel Map No. 19756. Final Acceptance of the Kimball Avenue Landscape Median and reimbursement for Bickmore Avenue Street Improvements constructed by Richland Ventures, Inc. associated with Parcel Map No. 19756.

13. 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 12766 Pipeline Avenue within the City of Chino's Sphere of Influence. Adopt Resolution No. 2025-047 conditionally approving a Covenant Agreement to Annex for Sanitary Sewer; request approval from LAFCO for sanitary sewer service for the property at 12766 Pipeline Avenue.

**Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to approve the Consent Calendar items 1-13 as presented. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

### **PUBLIC HEARINGS**

***Public Hearing Item No. 14 was moved to the end of the agenda after the New Business items.***

15. Landscape and Streetlight Maintenance District Assessment for Fiscal Year 2025-26. Conduct the Public Hearing and adopt Resolution No. 2025-042 directing the City Clerk to file a certified copy of the diagram and assessments with the County Auditor/Controller Recorder.

Staff Report By: Keith Martinez, Public Works Services Manager

RECOMMENDATION: 1) Conduct the Public Hearing; 2) adopt Resolution No. 2025-042; and 3) direct the City Clerk to file a certified copy of the diagram and assessments with the County Auditor/Controller Recorder.

Mayor Ulloa opened the public hearing.

Keith Martinez, Public Works Services Manager, provided a presentation on the item.

There being no requests to address the City Council on this item, Mayor Ulloa closed the public hearing.

**Motion by Council Member Comstock, seconded by Council Member Lucio, to 1) Conduct the Public Hearing; 2) adopt Resolution No. 2025-042; and 3) direct the City Clerk to file a certified copy of the diagram and assessments with the County Auditor/Controller Recorder. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

16. Formation of Improvement Area 12 in Community Facilities District 2003-3. Conduct a Public Hearing; accept tax consultant's report; adoption of resolutions; conduct a special election; and approve the introduction of an Ordinance regarding the formation of Improvement Area 12 in Community Facilities District 2003-3.

Staff Report By: Kim Sao, Director of Finance and Jon White, Urban Futures Inc.

RECOMMENDATION: 1) Conduct a Public Hearing regarding the formation of Improvement Area 12 in Community Facilities District 2003-3; 2) accept tax consultant's report; 3) adopt Resolution No. 2025-043 establishing Improvement Area 12 of CFD No. 2003-3 authorizing the levy of special taxes and calling an election; 4) adopt Resolution No. 2025-044, determining the necessity to incur bonded indebtedness; 5) conduct a special election with the property owners; 6) adopt Resolution No. 2025-045, declaring results of the special election and directing recording of the special tax lien; 7) approve the introduction of Ordinance No. 2025-005, levying a special tax, to be read by number and title and waive further reading of the ordinance; and 8) authorize the City Manager to execute all necessary documents on behalf of the City.

Mayor Ulloa opened the public hearing.

Kim Sao, Director of Finance and Heidi Schoeppe, Webb Municipal Finance, provided a presentation on the item.

There being no requests to address the City Council on this item, Mayor Ulloa closed the public hearing.

**Motion by Council Member Flores, seconded by Mayor Pro Tem Burton, to 1) Conduct a Public Hearing regarding the formation of Improvement Area 12 in Community Facilities District 2003-3; 2) accept tax consultant's report; 3) adopt Resolution No. 2025-043 establishing Improvement Area 12 of CFD No. 2003-3 authorizing the levy of special taxes and calling an election 4) adopt Resolution No. 2025-044, determining the necessity to incur bonded indebtedness; 5) conduct a special election with the property owners; The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

Mayor Ulloa noted the Resolutions adopted establish Improvement Area No. 12 within the District, and authorize the levy of special taxes within Improvement Area No. 12 in accordance with the adopted Rate and Method of Apportionment, determine the necessity to incur bonded indebtedness and call an election within Improvement Area No. 12, which election is to be held at this time by the City Clerk.

Mayor Ulloa directed the City Clerk to open the ballots and declare the results of the election.

City Clerk Natalie Gonzaga reported all ballots had been cast in connection with the election for the Improvement Area 12 of the Community Facilities District 2003-3, and stated the election was declared closed. Ms. Gonzaga reported the results of the election were unanimous, with 33 votes in favor of all propositions.

City Attorney Galante read the Ordinance by number and title only, waiving further reading of the ordinance:

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

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WITHIN IMPROVEMENT AREA NO. 12 OF THE DISTRICT.

**Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to 6) adopt Resolution No. 2025-045, declaring results of the special election and directing recording of the special tax lien; 7) approve the introduction of Ordinance No. 2025-005, levying a special tax, to be read by number and title and waive further reading of the ordinance; and 8) authorize the City Manager to execute all 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.**

### **NEW BUSINESS - JOINT SESSION OF THE CITY COUNCIL AND CHINO PUBLIC FINANCING AUTHORITY**

17. Refunding of Community Facilities District Bonds. Adopt Resolutions authorizing the issuance of Special Tax Refunding Bonds and their corresponding Chino Public Financing Authority Resolution for the 2025 Pooled Community Facilities District Refunding.

Staff Report By: Kim Sao, Director of Finance and Jon White, Urban Futures Inc.

RECOMMENDATION: 1) Adopt Resolution Nos. 2025-050, 2025-051, 2025-052, and 2025-053 authorizing the issuance of the 2025 Special Tax Refunding Bonds; 2) adopt Chino Public Financing Authority Resolution No. FA 2025-001, approving the substantially final forms of the Indenture of Trust, Preliminary Official Statement; Bond Purchase Agreement; and Continuing Disclosure Agreement for the 2025 Pooled CFD Refunding; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

Chair Comstock called the Chino Public Financing Authority to order at 7:03 p.m.

Kim Sao, Director of Finance and Jon White, Urban Futures, Inc. provided a presentation on the item.

Council Member Lucio abstained from the vote due to his residence being in the CFD area.

Mathew McGraw, Chino resident, inquired about the bond payment and if the Crystal Lane Community was included. Ms. Schoeppe confirmed the Crystal Lane community is not part of the current refunding of the four Community Facilities District (CFD), however, clarified that it is part of CFD 2003-2.

Chair Comstock thanked staff for monitoring the bond finances and reducing the bond debt.

**Motion by Council Member Comstock, seconded by Mayor Pro Tem Burton, to 1) Adopt Resolution Nos. 2025-050, 2025-051, 2025-052, and 2025-053 authorizing the issuance of the 2025 Special Tax Refunding Bonds; 2) adopt Chino Public Financing Authority Resolution No. FA 2025-001, approving the substantially final forms of the Indenture of Trust, Preliminary Official Statement; Bond Purchase Agreement; and Continuing Disclosure Agreement for the 2025 Pooled CFD Refunding; and 3) authorize the City Manager to execute all necessary documents on behalf of the City. The motion carried by the following vote:**



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

**NOES:**           **NONE.**

**ABSENT:**       **NONE.**

**ABSTAIN:**      **LUCIO**

Chair Comstock adjourned the Chino Public Financing Authority at 7:24 p.m.

### **NEW BUSINESS**

18.    Issuance of Bonds Community Facilities District 2022-1 (Falloncrest). Adopt Resolution No. 2025-049 for Community Facilities District No. 2022-1 (Falloncrest) approving the issuance of the bonds documents.

Staff Report By: Kim Sao, Director of Finance and Jon White, Urban Futures Inc.

RECOMMENDATION: Adopt Resolution No. 2025-049 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2022-1 (Falloncrest) of the City of Chino (the "District"), approving the issuance of the bonds and the substantially final forms of the Preliminary Official Statement, Fiscal Agent Agreement, Bond Purchase Agreement, Continuing Disclosure Agreement, and Appraisal Report (collectively, the "Bond Documents").

Kim Sao, Director of Finance and Jon White, Urban Futures, Inc. provided a presentation on the item.

**Motion by Council Member Lucio, seconded by Council Member Comstock, to Adopt Resolution No. 2025-049 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2022-1 (Falloncrest) of the City of Chino (the "District"), approving the issuance of the bonds and the substantially final forms of the Preliminary Official Statement, Fiscal Agent Agreement, Bond Purchase Agreement, Continuing Disclosure Agreement, and Appraisal Report (collectively, the "Bond Documents"). The motion carried by the following vote:**

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

**NOES:**           **NONE.**

**ABSENT:**       **NONE.**

***New Business Item No. 19 was moved to after New Business Item No. 20.***

20.    Professional Services Agreement - Land Acquisition and Development Program Management Services. Award a Professional Services Agreement with Jones Lang La Salle Americas, Inc. (JLL) for land acquisition and development project management services.

Staff Report By: Jackie Melendez, Assistant City Manager

RECOMMENDATION: Award a Professional Services Agreement with Jones Lang La Salle Americas, Inc. (JLL) for land acquisition and development project management, for up to a four-year term, with a total amount not to exceed \$1,320,000 and authorize the City Manager to execute all necessary documents on behalf of the City.

Jackie Melendez, Assistant City Manager, provided a report on the item.

Dan Fenton, Jones Lang La Salle Americas, Inc. (JLL), provided an introduction, noting their firm will develop a strategy that will highlight the unique attributes in the City of Chino.

Linda Zeigler, Chino resident, spoke regarding the San Bernardino County Airport Commission's plan to expand the airport hangers, and encouraged the City to continue to collaborate with San Bernardino County regarding any airport improvements.

Diane Boudreaux, Chino resident, spoke regarding the future plans for this unique property and encouraged the City to seek a partnership with Cal Poly Pomona to help retain the City's agricultural footprint.

**Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to Award a Professional Services Agreement with Jones Lang La Salle Americas, Inc. (JLL) for land acquisition and development project management, for up to a four-year term, with a total amount not to exceed \$1,320,000 and authorize the City Manager to execute all 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.**

19. Ability to Serve Letter and Out-of-Boundary Service Agreement for the provision of water and sewer service to the property located at 14901 Monte Vista Avenue, Chino Hills. Approve the issuance of an Ability to Serve Letter to the property located at 14901 Monte Vista Avenue and approve the Out-of-Boundary Service Agreement with the City of Chino Hills.

Staff Report By: Jesus Plasencia, Assistant City Engineer

RECOMMENDATION: 1) Approve the issuance of an Ability to Serve Letter to the property located at 14901 Monte Vista Avenue, Chino Hills, subject to applicable City conditions and requirements; 2) Approve the Out-of-Boundary Service Agreement between the City of Chino and City of Chino Hills for the provision of water and sewer service to the subject property; and 3) authorize the City Manager to execute the necessary documents on behalf of the City.

Jesus Plasencia, Assistant City Engineer, provided a presentation on the item.

Mayor Pro Burton inquired if the project required any improvements to the bridge that crosses the creek at Chino Hills parkway, and Mr. Plasencia confirmed the existing pedestrian access is ADA compliant, however, staff identified areas further east that are in need of improvements which would benefit from ADA compliant improvements.

Council Member Comstock noted the purpose of the infrastructure improvements is to enhance pedestrian access through the south area, and expressed the hope is to provide a safer path to cross Chino Hills Parkway. Mr. Plasencia concurred the improvements will enhance safety.

Council Member Lucio inquired if staff received any responses from existing Chino storage facilities objecting to this proposal, and Mr. Plasencia confirmed no letters of opposition were received.

**Motion by Council Member Comstock, seconded by Council Member Lucio, to 1) Approve the issuance of an Ability to Serve Letter to the property located at 14901 Monte Vista Avenue, Chino Hills, subject to applicable City conditions and requirements; 2)**

**Approve the Out-of-Boundary Service Agreement between the City of Chino and City of Chino Hills for the provision of water and sewer service to the subject property; and 3) authorize the City Manager to execute 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.**

### **PUBLIC HEARING**

14. Appeal of Planning Commission action approving the Eden Mixed Use Development Project.  
Appeal the Planning Commission decision to approve the Eden mixed-use development project.

Staff Report By: Kim Le, Senior Planner and Warren Morelion, AICP, Director of Development Services

RECOMMENDATION: Conduct a Public Hearing; Adopt Resolution No. 2025-048, denying the appeal and thereby upholding the approval of PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634), PL24-0081 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, as amended by the Planning Commission.

Mayor Ulloa opened the public hearing.

Mayor Ulloa announced five written public comments were received prior to the meeting. This included comments in opposition from Linda Ziegler, Brent Arnold, Pete Cacheiro, and appellant Robert Nigg, and one in support from California Housing Defense Fund (CalHDF).

Mayor Ulloa announced public comments may be limited to 30 minutes, with five individuals requesting to speak, each will be allotted five minutes, and noted to ensure efficiency, attendees are encouraged to designate a spokesperson and avoid repeating comments.

Kim Le, Senior Planner, provided a presentation on the item.

City Attorney Galante reported the City received a 25-page letter from the appellant and stated the City Council cannot consider additional arguments or evidence outside of the appeal, and recommended discussions must remain focused on the content of the appeal itself.

City Attorney Galante discussed the letter, clarified information for the City Council members, and confirmed no information referenced in the appellants letter alters staff's recommendation and there is no legal basis to claim that the Planning Commission erred in its decision or failed to comply with applicable law.

Robert Nigg, appellant, addressed the City Council.

Lynda Flathers, HOA President of Hampshire Village, spoke in opposition of denying the appeal.

Linda Zeigler, Chino resident, spoke in opposition of denying the appeal.

Maria Torres, Joy Street resident, spoke in opposition of denying the appeal.

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Jon Shardlow, Orbis Developer, spoke regarding the developer's efforts to work with the City and the Community.

Ashley Kaiser, Crystal Lane and Joy Street resident, spoke in opposition of denying the appeal.

Mathew McGraw, Joy Street resident, spoke in opposition of denying the appeal.

Michael Leeming, Chino resident, spoke in opposition of denying the appeal.

Mike Gutierrez, spoke in opposition of denying the appeal.

Susan Fekete, Chino resident, spoke in opposition of denying the appeal.

Mayor Ulloa provided information on Assembly Bill 130 and Senate Bill 131, which limits local government agencies from enforcing the California Environment Quality Act (CEQA), and encouraged residents to contact state legislators regarding matters that impact local control of future development projects.

Council Member Comstock complimented Mr. Nigg's appeal and shared there will be future challenges the City will face with the impacts of legislation and the City Council's efforts to keep local control.

Council Member Lucio spoke regarding the delays in approving the Housing Element stemmed from the issues discussed in Sacramento, and commented that the city lost opportunities to secure government funding because of the lack of a certified Housing Element. He addressed residents' concerns raised about the project at Euclid and Schaefer and also noted the challenges the City faces if the project was not approved.

Council Member Flores expressed the City Council has worked diligently on the issues associated with the Housing Element and complying with the Regional Housing Needs Assessment (RHNA) numbers. He thanked residents for being present, and explained the consequences of not having a certified housing element and the Builder's Remedy clause, and expressed the importance of complying with the laws and read a letter received regarding the Housing Accountability Act (HAA), emphasizing this project is exempt from further State environmental review pursuant CEQA guidelines.

Council Member Flores asked if the Eden project can be postponed until we have an understanding of how the adjacent vacant lot may be developed. Warren Morelion, Director of Development Services, confirmed the vacant land can be developed as a commercial or mixed-use, or both, with a 15-foot building setback.

Council Member Flores inquired whether the developer would consider a profit sharing agreement and implement a sales tax for the use of the storage facility and Mr. Shardlow explained that while the storage facility will offer storage supplies for sale, a profit sharing model would not be practical.

Mayor Pro Tem Burton asked the developer about the solar panel concern expressed by a resident, and Mr. Shardlow confirmed the Eden project design was modified to remediate this concern.

City Attorney Galante provided clarification regarding the conditions of approval for the project, specifically requiring reciprocal access and easements agreements, are provided through Covenants, Conditions, and Restrictions (CC&R's), should the parcels be sold.

Council Member Comstock noted she would be in favor of the installation of a gate in the adjacent community to help address the resident concerns.

Mayor Pro Tem Burton thanked the public for attending and reflected on the City's evolution, noting that Ontario's growth, particularly near the East Chino Specific Plan, will impact Chino Residents. He advocated for residents to contact state legislators to support bills that protect local control.

Council Member Comstock commented that as future projects are proposed, residents are encouraged to reach out to local legislators to help to get the best projects moving forward.

Council Member Lucio commented regarding the Stark property and explained that although no price has been set for the purchase of the land, he noted that portions of that property will be earmarked for high density housing and commercial uses, instead of warehousing.

Council Member Flores commented that the City will see more projects like the Eden development's project, and encouraged residents to use social media to reach out to state legislators to express their concerns.

Mayor Ulloa spoke regarding the Eden development challenges, and expressed she is hopeful that the Stark facility will be the City's last opportunity to preserve agricultural heritage.

Rob Ayes, Chino resident, spoke in opposition of denying the appeal.

Linda Ziegler, Chino Resident, inquired about the process for denial of a special use permit for the storage facility, and Mayor Ulloa explained in order to deny special use permits you must have the right findings, and confirmed that lack of revenue production is not a finding that can be used for denial purposes.

There being no further requests to address the City Council on this item, Mayor Ulloa closed the public hearing.

**Motion by Council Member Lucio, seconded by Council Member Comstock, to Conduct a Public Hearing; Adopt Resolution No. 2025-048, denying the appeal and thereby upholding the approval of PL22-0074 (Special Conditional Use Permit), PL22-0075 (Site Approval), PL24-0080 (Tentative Tract Map No. 20634), PL24-0081 (Special Conditional Use Permit), based upon the findings and subject to the departmental conditions of approval, as amended by the Planning Commission. The motion carried by the following vote:**

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

**NOES: BURTON**

**ABSENT: NONE.**

### **MAYOR AND COUNCIL REPORTS**

Mayor Ulloa

Mayor Ulloa had no report.

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Mayor Pro Tem Burton

21. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contributions to Chino AYSO Region 67 and Chino Pop Warner.

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contributions of \$250 to Chino AYSO Region 67 and \$250 to the Chino Pop Warner.

**Motion by Council Member Lucio, seconded by Council Member Flores, to Approve community support fund contributions of \$250 to Chino AYSO Region 67 and \$250 to the Chino Pop Warner. The motion carried by the following vote:**

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

**NOES: NONE.**

**ABSENT: NONE.**

Council Member Comstock

Council Member Comstock had no report.

Council Member Flores

Council Member Flores had no report.

Council Member Lucio

Council Member Lucio had no report.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report.

Police Chief's Report

Police Chief Kevin Mensen had no report.

Director's Report

Hye Jin Lee, Director of Public Works, announced upcoming road improvement projects.

Fire Chief's Report

Fire Chief Dave Williams had no report.

### **CLOSED SESSION**

The City Council recessed back into Closed Session at 10:58 p.m. and concluded at 11:21 p.m. The City Council reconvened the meeting at 11:22 p.m.

**CLOSED SESSION**

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

4. 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 held a discussion, provided direction, and no further reportable action was taken.

**ADJOURN**

The meeting adjourned at 11:23 p.m. The next Regular Meeting of the City Council will be held on Tuesday, September 2, 2025 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in the City Hall Council Chambers.

APPROVED AND ADOPTED THIS 2ND DAY OF SEPTEMBER 2025.

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EUNICE M. ULLOA, MAYOR

ATTEST:

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NATALIE GONZAGA, CITY CLERK

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(These minutes are not official until signed.)