



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 meeting. Additionally, members of the public may submit remote or electronic public comments by following the instructions detailed below.

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, JULY 7, 2026

REGULAR MEETING

AGENDA

**CLOSED SESSION – 5:00 PM
OPEN SESSION – 6:00 PM**

Public Participation

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 meeting.

Members of the public may call (909) 340-4280 to provide remote public comments by phone. Phone lines are open 30 minutes prior to the scheduled meeting start time.

Electronic public comments may be submitted to CityClerk@CityofChino.org no later than two hours prior to meeting start time. 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 the email received.

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, unless a different time is announced by the Mayor prior to the start of the public comment period (except as provided under Government Code 54954.3(b)(2)). If more than three (3) people 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.

For any questions on how to view or participate in the meeting, please contact the City Clerk's Office at (909) 334-3306 or email CityClerk@CityofChino.org.

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. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9

Name of case: City of Ontario, et al. v. Inland Empire Utilities Agency (Los Angeles Superior Court, Case No. 24STCP02321)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9 Number of Potential Cases: One

FLAG SALUTE

CEREMONIALS

Proclamations

Park and Recreation Month - Proclaim July 2026 as Park and Recreation Month.

Americans with Disabilities Act Awareness Day - Proclaim July 26, 2026 as Americans with Disabilities Act (ADA) Awareness Day in Chino.

Presentations

Retirement Recognition - Recognition of Police Department Captain Ryan Croley for 32 years of dedicated service to the City of Chino.

Business of the Month - Award of Business of the Month for July 2026 to:

- Tri Auto

- Ranch Burgers

REPORT OUT OF CLOSED SESSION

AGENDA ADDITIONS/REVISIONS

INFORMATION

Chino Channel 3 - Presentation providing an overview of the City's government television station, including its purpose, programming, production process, and the various ways residents can access City meetings and other Channel 3 content.

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. City Council and members of the public may offer comments or ask questions of clarification without removing an item. 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 7775776 to 7775998 and Electronic Fund Transfers 526706E to 526856E, totaling \$6,486,965.37.
2. Minutes. Approve Minutes for the Regular Meeting on June 16, 2026 (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. Community Services, Parks & Recreation Commission Unscheduled Vacancy. Approve the schedule and procedures to fill the Community Services, Parks and Recreation Commission vacancy.
5. Parcel Map No. 20988 located at 14022 Cypress Avenue, on the northwest corner of Edison Avenue and Cypress Avenue. Approve Parcel Map No. 20988 located at 14022 Cypress Avenue, on the northwest corner of Edison Avenue and Cypress Avenue.
6. Award of Contract to InfoSend, Inc. for Utility Billing. Award a five-year professional services contract to InfoSend, Inc. for utility billing and on-line payment services, based on the unit pricing set forth in the vendor's rate schedule, with the contract estimated to utilize \$300,000 annually.
7. Contract Amendment - The Lincoln National Life Insurance Company. Approve a contract amendment with The Lincoln National Life Insurance Company to continue providing employee disability benefits through June 30, 2028, in the amount of \$220,000 for a revised contract amount of \$440,000.
8. Approve an appropriation of \$150,000 from the General Fund balance for Development Engineering General Plan Check Services for Fiscal Year 2025-26. Appropriation of \$150,000 from General Fund (100) Reserves to the Development Engineering Program (1007010) for General Plan Check Services provided by Bureau Veritas North America, Inc.

9. Award Professional Services Agreements with Mark III Consultants, Inc. and Advanced Transportation Concepts Group, Inc. for Transportation Engineering On-Call Services. Award Professional Service Agreements with Mark III Consultants, Inc. and Advanced Transportation Concepts Group, Inc., each in an estimated amount of \$300,000 over a five-year term, with annual expenditures estimated at \$60,000 per fiscal year.
10. Award a Professional Services Agreement to Mariposa Landscapes, Inc. for Landscape Maintenance Services for Medians and Reservoir Sites. Award a Professional Services Agreement for \$489,680.60 to Mariposa Landscapes, Inc. for a five-year term for Landscape Maintenance Services for Medians and Reservoir Sites.
11. Acceptance of State Department of Resources, Recycling and Recovery (CalRecycle) Rubberized Pavement Grant Program (TRP18) Grant Funds. Authorize the acceptance of the CalRecycle Rubberized Pavement Grant Program (TRP18) grant funds in the amount of \$138,525; establish Grant No. G7806; appropriate \$39,750 to Project (TR212) and appropriate \$8,400 to Project (ST260).
12. Amend Measure I Five-Year Capital Improvement Plan for Fiscal Year 2025-26 through Fiscal Year 2029-30. Adopt Resolution 2026-046 rescinding Resolution No. 2025-038 to revise Measure I Capital Improvement Plan for FY2025-26 through FY2029-30.
13. Adopt Measure I Five-Year Capital Improvement Plan and Expenditure Strategy for Fiscal Year 2026-27 through Fiscal Year 2030-31. Adopt Resolution No. 2026-047, approving the Measure I Five-Year Capital Improvement Plan and Expenditure Strategy for FY2026-27 through FY2030-31.
14. Landscape and Streetlight Maintenance District Assessment for Fiscal Year 2026-27. Adopt Resolution No. 2026-042 directing the filing of an annual report; adopt Resolution No. 2026-043 approving the Engineer's Report; and adopt Resolution No. 2026-044 declaring its intention to order improvements for Assessment Districts.
15. Miscellaneous Residential Amenities Development Impact Fee Credit Reconciliation Through May 31, 2025, for Various Preserve Development Projects. Approve the Consolidation and Reconciliation of Lewis Companies Construction Credit Reimbursement Agreements for Miscellaneous Residential Amenities Development Impact Fee Credit Reconciliation Through May 31, 2025.

PUBLIC HEARINGS

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.

16. Introduction of Ordinance 2026-007 - Sign Code Amendment (PL26-0057). A proposed comprehensive update to Title 16 (Signs) of the Chino Municipal Sign Code to amend and reorganize multiple chapters of Title 16.

Staff Report By: Chris Cortez, Assistant Planner and Andrea Gilbert, City Planner

RECOMMENDATION: 1) Conduct a Public Hearing; 2) Approve the introduction of Ordinance No. 2026-007, adopting PL26-0057 (Sign Code Amendment) a comprehensive update to Title 16 (Sign Code) of the Chino Municipal Code, to be read by number and title only, and waive further reading of the Ordinance.

ORDINANCE 2026-007: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, TO ADOPT A COMPREHENSIVE UPDATE TO TITLE 16 (SIGNS) OF THE CHINO MUNICIPAL CODE AND AMEND AND REORGANIZE MULTIPLE CHAPTERS OF TITLE 16; PL26-0057 (SIGN CODE AMENDMENT).

17. Introduction of Ordinance 2026-008 and 2026-009 - Comprehensive Zoning Code Update (PL24-0146 ZOA) and Zoning Map Amendment (PL25-0108 ZC) to implement the 2045 General Plan. Conduct a Public Hearing to approve the introduction of Ordinance No. 2026-008 Comprehensive Zoning Code Amendment and Ordinance No. 2026-009 Zoning Map Amendment to implement zoning map changes for consistency with the 2045 General Plan.

Staff Report By: Michael Hitz, AICP, Principal Planner and Andrew Hill, Dyatt & Bhatia

RECOMMENDATION: 1) Conduct a Public Hearing; 2) Approve the introduction of Ordinance No. 2026-008 (PL24-0146 (Zoning Ordinance Amendment)) Comprehensive Zoning Code Amendment to be read by number and title only, and waive further reading of the Ordinance; 3) Approve the introduction of Ordinance No. 2026-009 (PL25-0108 (Zone Change)) Zoning Map Amendment to implement zoning map changes for consistency with the 2045 General Plan, to be read by number and title only, and waive further reading of the Ordinance.

ORDINANCE 2026-008: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING PROVISIONS OF THE ZONING CODE (TITLE 20 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL24-0146 (ZONE ORDINANCE AMENDMENT).

ORDINANCE 2026-009: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, APPROVING ZONE CHANGE (PL25-0108) AMENDING ORDINANCE NO. 2010-06, WHICH ESTABLISHED THE ZONING MAP, BY CHANGING THE DESIGNATION OF THE PROPERTIES IDENTIFIED HEREIN.

18. Introduction of Ordinance 2026-005 - Subdivision Ordinance Amendment (PL26-0001) and Ordinance 2026-006 - Preserve Specific Plan Amendment (PL25-0032). A request to amend Chapter 19.06.040.A.3 (Subdivision Ordinance) and The Preserve Specific Plan to establish private street standards for single-family residential areas, add development standards for self-storage and RV storage facilities.

Staff Report By: Kim Le, Senior Planner and Jesus Plasencia, Assistant City Engineer

RECOMMENDATION: 1) Conduct a public hearing; 2) approve the introduction of Ordinance No. 2026-005, a proposed amendment to Chapter 19.06.040.A.3 (Subdivision Ordinance) of the Chino Municipal Code to allow private streets within single-family residential zones in The Preserve Specific Plan area; and 3) approve the introduction of Ordinance No. 2026-006, adopting PL25-0032 (Preserve Specific Plan Amendment) both to be read by number and title only and waive further reading of the ordinances.

ORDINANCE 2026-005: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE SUBDIVISION ORDINANCE (TITLE 19 OF THE MUNICIPAL CODE) OF THE CITY OF CHINO. PL26-0001 (SUBDIVISION ORDINANCE AMENDMENT).

ORDINANCE 2026-006: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AMENDING THE PRESERVE SPECIFIC PLAN TO ESTABLISH PRIVATE STREET STANDARDS FOR SINGLE-FAMILY RESIDENTIAL AREAS, ADD DEVELOPMENT STANDARDS FOR SELF-STORAGE AND RECREATIONAL VEHICLE STORAGE FACILITIES, AND IMPLEMENT VARIOUS CLEAN UP REVISIONS. PL25-0032 (PRESERVE SPECIFIC PLAN AMENDMENT).

PUBLIC HEARING - JOINT MEETING OF THE CHINO CITY COUNCIL AND CHINO PUBLIC FINANCING AUTHORITY

CALL TO ORDER

19. City of Chino Public Financing Authority 2026 Lease Revenue Bond. Consideration of the issuance of the Chino Public Financing Authority 2026 Lease Revenue Bond in the principal amount of not to exceed \$3,500,000 to finance acquisition and related project costs for 13272 6th Street, Chino, California.

Staff Report By: Kim Sao, Director of Finance and Juan Galvan, Anzel Galvan LLP

RECOMMENDATION: That the Chino City Council 1) hold a Public Hearing regarding financing; 2) adopt Resolution 2026-048 authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Supplemental Agreement, Term Sheet, and Placement Agent Agreement in connection with the issuance of the City of Chino Public Financing Authority 2026 Lease Revenue Bond, approving the issuance of such bond in the principal amount of not to exceed \$3,500,000, and authorizing the execution of necessary documents and certificates and related actions; and that the City of Chino Public Financing Authority Board of Directors adopt a Resolution FA 2026-001 authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement, Term Sheet, and Placement Agent Agreement in connection with the issuance of the City of Chino Public Financing Authority 2026 Lease Revenue Bond, authorizing the issuance of such bond in the principal amount of not to exceed \$3,500,000, and authorizing the execution of necessary documents and certificates, and related actions.

ADJOURN - JOINT MEETING OF THE CHINO CITY COUNCIL AND CHINO PUBLIC FINANCING AUTHORITY

NEW BUSINESS

20. Issuance of Bonds for Community Facilities District (CFD) 2023-1 (Sage Cedar). Adopt Resolution 2026-045 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 for CFD 2023-01.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: Adopt Resolution No. 2026-045 of the City Council of the City of Chino, acting as the legislative body for Community Facilities District No. 2023-1 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").

21. Introduction Ordinance 2026-010 adding Chapter 9.90 to the Chino Municipal Code. Introduction Ordinance 2026-010 adding Chapter 9.90 to the Chino Municipal Code (CMC) prohibiting the sale of flavored tobacco products, nitrous oxide products, and certain kratom products within the City of Chino.

Staff Report By: Lieutenant Jesus Jacquez and Deputy Chief Nick Marotta

RECOMMENDATION: Approve the introduction of Ordinance 2026-010, adding Chapter 9.90 to the CMC prohibiting the sale of flavored tobacco products, nitrous oxide products, and certain kratom products within the City of Chino, to be read by number and title only, and waiving future readings; and provide direction to staff regarding implementation, public education, and enforcement strategies associated with the ordinance.

ORDINANCE 2026-010: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, ADDING CHAPTER [9.90] ("FLAVORED TOBACCO; NITROUS OXIDE; KRATOM PRODUCTS") TO TITLE [9] ("PUBLIC PEACE, MORALS AND WELFARE") OF THE CHINO MUNICIPAL CODE, PROHIBITING THE SALE OF FLAVORED TOBACCO, NITROUS OXIDE, AND KRATOM PRODUCTS WITHIN THE CITY OF CHINO

22. Cooperation Agreement with the County of San Bernardino for Housing and Urban Development Community Planning and Development Grants. Cooperation Agreement for Housing and Urban Development Community Planning and Development Grants for Program Years 2027-28, 2028-29, and 2029-30.

Staff Report By: Chris Corbin, Deputy Director of Development Services

RECOMMENDATION: 1) Adopt Resolution No. 2026-041 approving the Cooperation Agreement between the City of Chino and the County of San Bernardino for Housing and Urban Development Community Planning and Development grants for Program Years 2027-28, 2028-29, and 2029-30, including one automatic three-year renewal for Program Years 2030-31, 2031-32, and 2032-33, unless terminated in accordance with the agreement; 2) approve the accompanying Community Development Block Grant City-County Delegate Agency Agreement; and 3) authorize the City Manager or designee, to execute all related documents.

23. Award Construction Contract to R.J. Noble Company for Pavement Improvements - Zone 1 & Cypress Avenue Project (ST260). Approve a Measure I Fund (322) transfer of \$327,494 from Project R7231 to Project ST260 for a revised project budget of \$974,994; approve PS&E for construction as approved by Public Works Director and award a construction contract to R.J. Noble Company.

Staff Report By: Eduardo Diaz, Associate Engineer

RECOMMENDATION: 1) Approve a Measure I Fund (322) transfer of \$319,093, from Chino Hills Parkway Rehabilitation Project (R7231) to Pavement Improvements Zone 1 & Cypress Avenue Project (ST260) for a revised project budget of \$974,993; 2) approve the plans and specifications for construction as approved by the Director of Public Works; 3) award a construction contract to R.J. Noble Company for \$852,884 for Project ST260; 4) authorize approved contract change orders up to ten percent (10%), for construction contingencies; and 5) authorize the City Manager to execute the necessary documents on behalf of the City.

24. Establishment of a New Capital Improvement Program (CIP) Project and Award of a Professional Services agreement to PBK Architects California, Inc. for Conceptual Architectural Design Services for a Public Works Administration/Operations Building. Establish Project PF273 and appropriate \$94,180 from the DIF General Facilities Fund (233); and award a Professional Services Agreements to PBK Architects for \$94,180 for Conceptual Architectural Design Services.

Staff Report By: Albert Espinoza, Deputy Director of Public Works/City Engineer

RECOMMENDATION: 1) Establish project PF273 - Public Works Administration/Operations Building and appropriate \$94,180 from the available Development Impact Fee (DIF) General Facilities Fund (233) reserves; 2) award a professional services agreement for \$94,180 to PBK Architects California, Inc., Rancho Cucamonga, CA for Conceptual Architectural Design Services; and 3) authorize the City Manager to execute all 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

Mayor Pro Tem Burton

25. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution of \$250 to Chino High School Sports Boosters (Football Program).

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contribution of \$250 to Chino High School Sports Boosters (Football Program).

Council Member Comstock

Council Member Flores

26. Community Support Fund - Council Member Flores. Approve a community support fund contribution to Chino Neighborhood House.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve a community support fund contribution of \$500 to the Chino Valley Chamber Foundation for the Chamber of Commerce Leadership Collaborative Cohort Fundraiser.

Council Member Lucio

City Manager's Report

City Attorney's Report

Director's Report

Police Chief's Report

Fire Chief's Report

ADJOURN

The next Regular Meeting of the City Council will be held on Tuesday, July 21, 2026 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 Thursday, July 2, 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.