

MINUTES

CITY COUNCIL CITY OF CHINO HILLS

FEBRUARY 24, 2015
REGULAR MEETING
SPECIAL MEETING

Mayor Moran called the Regular Meeting and Special Meeting of the City Council of the City of Chino Hills to order concurrently at 6:00 p.m.

PRESENT: COUNCIL MEMBERS: CYNTHIA MORAN
ART BENNETT
ED GRAHAM
RAY MARQUEZ
PETER ROGERS

ABSENT: COUNCIL MEMBERS: NONE

ALSO PRESENT: KONRADT BARTLAM, CITY MANAGER
MARK HENSLEY, CITY ATTORNEY
MARY M. McDUFFEE, CITY CLERK

PUBLIC COMMENTS:

1. Gregory Weiler, attorney for the Lamb Family, spoke regarding a potential ambiguity between the zoning density of the southeasterly portion of the City as designated on the Zoning Map and in the General Plan. He spoke in favor of the maximum density of .20 dwelling units per acre or one dwelling unit per five acres.
2. Wayne Lamb, property owner, reported that his family has owned agricultural/ranch property in the southeasterly portion of the City for approximately 98 years. He noted that with careful planning, cluster type development on properties in the southeasterly portion of the City would be of great asset to both the property owner and the City. Mr. Lamb urged the City Council to maintain the one dwelling unit to five acres density on his property.
3. Rod Jones, property owner, reported that the Abacherli Family has owned land in the southeasterly portion of the City for approximately 100 years. He commented that pockets of the land have the potential to be developed and would make a nice, rural community. Mr. Jones noted that there are several owners in the Abacherli family and no written notice of the General Plan update and proposed zoning change was received.
4. Cliff Strand, on behalf of the Lamb Family, noted that a very nice agricultural and/or equestrian community could be achieved with clustered development on properties in the southeasterly portion of the City. He urged the City Council to maintain the General Plans zoning density for the southeasterly portion of the City at one dwelling unit per five acres.

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5. Bal Ramlochan, on behalf of the Lamb Family, asked the City Council to consider resolving the matter of the zoning density of the southeasterly portion of the City to avoid opposition to the approval of the General Plan update. She noted that maintaining the current one dwelling unit per five acres zoning density for that area would benefit both the City and the land owners. Ms. Ramlochan commented that maintaining the zoning density would provide clarification for the land and retain reasonable economic value for the families.

RECESS INTO CLOSED SESSION: Mayor Moran declared the meeting recessed into Closed Session to hold:

1. Conference with Legal Counsel – Threat of Litigation Pursuant to Government Code Section 54956.9(d)(2). Threat of Eminent Domain by Southern California Edison with regard to City owned properties needed for the Tehachapi Renewable Energy Project.
2. Conference with Legal Counsel – Liability Claim, William Lyon Company v. City of Chino Hills, City Council of the City of Chino Hills and does 1 through 60, pursuant to Government Code Section 54956.9(e)(3).
3. Conference with Legal Counsel-Anticipated Litigation, Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (one potential case)
4. Conference with Legal Counsel – Existing Litigation, Creed-21 v City of Chino Hills, San Bernardino County Superior Court Case No. CIVDS1501762, pursuant to Government Code Section 54956.9 (d)(1).
5. Conference with Legal Counsel – Threat of Litigation Pursuant to Government Code Section 54956.9(d)(2). Threats by The Lamb Family and Hills for Everyone and facts and circumstances with regard to the issue of units per acre in the southeastern portion of the City.

SPECIAL MEETING ADJOURNMENT: Mayor Moran adjourned the Special Meeting at 6:43 p.m.

AFTER CLOSED SESSION AND RECESS: Mayor Moran reconvened the Regular meeting at 6:43 p.m. and recessed it until 7:00 p.m.

RECONVENE REGULAR MEETING AND ROLL CALL AT 7:00 P.M.: Mayor Moran reconvened the meeting at 7:00 p.m. and requested the City Clerk call roll.

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ABSENT: COUNCIL MEMBERS: NONE

ALSO PRESENT: KONRADT BARTLAM, CITY MANAGER
MARK HENSLEY, CITY ATTORNEY
MARY M. McDUFFEE, CITY CLERK
CAPTAIN ROBERT GUILLEN, CHINO HILLS POLICE
JUDY LANCASTER, FINANCE DIRECTOR
JOANN LOMBARDO, COMMUNITY DEVELOPMENT DIRECTOR
NADEEM MAJAJ, PUBLIC WORKS DIRECTOR
KIM ALBARIAN, RECREATION SUPERVISOR
STEVE NIX, CITY ENGINEER
SEAN O'CONNER, MAINTENANCE AND OPERATIONS MANAGER
ALMA HERNANDEZ, MANAGEMENT ANALYST II

PRESENTATION OF COLORS AND PLEDGE OF ALLEGIANCE TO THE FLAG: Boy Scout Troop 201 presented the Colors and led the Assembly in the Pledge of Allegiance to the Flag.

INVOCATION: Dr. Paul Cho, Chino Valley Chinese Seventh-day Adventist Church, gave the invocation.

ANNOUNCEMENT OF ACTION TAKEN IN CLOSED SESSION: There was no reportable action taken in Closed Session.

PROCLAMATIONS/RECOGNITION:

1. Fix-a-Leak Week: Presentation of a Proclamation proclaiming the week of March 16 through 22, 2015, as Fix-a-Leak Week in Chino Hills; to be accepted by Mark Wiley, Water and Sewer Manager.

Mr. Wiley announced that 1500 free water audit kits will be distributed during Fix-a-Leak Week to aid homeowners in fixing leaks and conserving water. He reminded everyone that a Stage II Water Alert is in effect and hoses cannot be used to wash down sidewalks or driveways, sprinklers should only be operated between the hours of 6 p.m. and 9 a.m., and a bucket and hose, with a hand held valve, must be used when washing vehicles at home.

PRESENTATION – CHINO VALLEY UNIFIED SCHOOL DISTRICT: Superintendent Wayne Joseph and Liz Lara, on behalf of the Chino Valley Unified School District, provided a brief presentation on the HOPE Program.

Superintendent Joseph noted that Helping Our People Every Day (HOPE) program was developed as part of the Chino Valley Unified School District's (CVUSD) visioning plan. Ms. Lara gave a PowerPoint presentation, which is on file in the City Clerk's Office and reported that HOPE Family Resource Centers were created to enable all families in the CVUSD to become healthy and self-sufficient. She noted that these Resource Centers are comprehensive, coordinated family support systems bringing together existing community resources to inform, educate, and advocate. Ms. Lara stated that Resource Centers are open Monday through Friday from 8:00 a.m. to 4:30 p.m. and follow the District's school calendar. She noted that referrals are generated by schools/CVUSD staff, community partners, and parents calling or visiting a center. Ms. Lara stated that there are five Resource Centers throughout the Chino Valley Community with one at the Alternative Education Center (AEC) in Chino Hills. She invited everyone to attend an Open House at the AEC on Thursday, April 16. Ms. Lara thanked the City Council for their continued support of the CVUSD and HOPE program. Vice Mayor Bennett encouraged everyone to consider donating to the Resource Centers and giving back to the community. Ms. Lara reported that donations are accepted at any Resource Center and businesses may contact the CVUSD if interested in becoming a sponsor.

PRESENTATION – INLAND EMPIRE UTILITIES AGENCY (IEUA): General Manager Joe Grindstaff, on behalf of IEUA, provided a brief presentation on the Fiscal year 2015/16 Rate Adoption.

Mr. Grindstaff gave a PowerPoint presentation, which is on file in the City Clerk's Office. He reported that Inland Empire Utilities Agency (IEUA) is in the process of updating rates, which are anticipated to take effect on October 1, 2015. Mr. Grindstaff noted that a cost analysis has been completed, for the first time in over 20 years, to determine the actual costs of providing service to member agencies. He reported that the proposal before the Board of Directors includes an equitable allocation of program costs to member agencies, a sustainable rate structure that accounts for future changing conditions, as well as a reliable and predictable revenue stream and cost structure for IEUA.

Council Member Rogers noted that the proposed cost increases will be a pass through rate and the City will need to carry out a Proposition 218 election once the action for rate increases has been approved and adopted by IEUA.

PUBLIC COMMENTS

1. A representative from Boy Scout Troop 201 announced the upcoming Civil War reenactment, by the Southern California Civil War Association (SCCWA), that will be held at Prado Park on April 11 and April 12. For more information please visit chinotroop201.org or sccwa.com.

2. Lisa Price, Priceless Pets, provided an update on the organization for the month of January. She noted that 70 dogs and 18 cats were adopted in the month and the organization has spayed, neutered, and microchipped 53 dogs with the assistance of the City. Ms. Price invited everyone to attend the organization's Puppy Party on March 1 and the PSA Film Festival event on April 17.

CONSENT CALENDAR

MOTION: On motion by Council Member Bennett, seconded by Council Member Graham, the City Council took the following actions on the following Consent Calendar items:

1. Approved the reading by title only of all ordinances and resolutions wherein the titles appeared on the public agenda, said titles were determined to have been read by title, and further reading was waived.
2. Approved the Minutes of the February 10, 2015 Council Meetings.
3. Approved the Warrant Registers in the amount of \$1,267,951.25 for the period of February 5, 2015 through February 18, 2015.
4. Received and filed the City Official Reports pursuant to Travel, Training and Meetings Reimbursement Policy for the period of February 11, 2015 through February 24, 2015.
5. 1) Received, reviewed, and filed the midyear budget review. 2) Approved the appropriation budget amendments as recommended. 3) Approved the recommended changes to the Capital Improvement Program.
6. 1) Approved the bus shelters design for OmniTrans bus stops located at Peyton Drive and adjacent to the Community Center and at Boys Republic Drive adjacent to the Government Center. 2) Approved a budget appropriation increase of \$40,000 from the AB 2766 Clean Air Act Subvention fund.
7. Adopted a resolution entitled:

RESOLUTION NO. 15R-07. A Resolution of the City Council of the City of Chino Hills, Making Revisions to the City's Adopted Records Retention Schedules.

8. Continued adoption of Ordinance No. 281 to April 14, 2015 at 7:00 p.m:

ORDINANCE NO. 281. An Ordinance of the City Council of the City of Chino Hills, California, Adopting Zone Change 14ZCO1 Changing the Zoning Designation of 14.73 Acres of the Residential Component of the Project Site from Business Park (BP) to Very High Density Residential (RM-3), and Adopting Development Agreement No. A15-26. (Public Hearing held and Ordinance introduced on January 13, 2015)

MOTION UNANIMOUSLY CARRIED. Mayor Moran declared Resolution No. 15R-07 duly passed and adopted.

END OF CONSENT CALENDAR.

TURF REMOVAL AND REPLACEMENT PROGRAM: Council Member Rogers requested that this item be removed from the Consent Calendar for further discussion and separate vote. Maintenance and Operations Manager O'Conner noted that eight of the ten Phase I Turf Removal Refund projects have been completed with the anticipated refund of \$10 million. He gave a PowerPoint presentation, which is on file in the City Clerk's Office. Maintenance and Operations Manager O'Conner reported that Phase II of the Turf Removal Refund project will include an additional ten projects focusing on areas in the City where drought tolerant irrigation and landscaping can be successfully installed.

Upon questioning, Maintenance and Operations Manager O'Conner reported that the City is making an effort to cut back as much as possible on water usage and will continue to pursue turf removal projects over the next several years. He noted that the goal is to remove all non-essential turf in the City. Maintenance and Operations Manager O'Conner stated that the removal of turf has resulted in an estimated 30 percent reduction in maintenance cost.

MOTION: On motion by Council Member Rogers, seconded by Council Member Marquez, the City Council approved the ten proposed locations for turf removal and replacement with drought tolerant plants in public landscaped areas throughout the City. MOTION UNANIMOUSLY CARRIED.

2015/16 FEDERAL AGENDA: Andrea Owen, Blais and Associates, presented the Chino Hills Federal Grant Strategy, which is on file in the City Clerk's Office. She provided an update of the City's priority projects. Ms. Owen reported a favorable return on the City's investment with the company; for every one dollar the City has spent on grant writing services, there has been \$30 dollars received through grant funding. She also provided an overview of the 28 competitive grants awarded to the City since January 2006 noting that the value of the annual average of awards is \$998,176.

RJ Lyerly, Carpi Clay & Smith, presented the Federal Agenda, which is on file in the City Clerk's Office. She reported that meetings were held with various City Departments and Committees in order to determine the City's main objectives for 2014-15. Ms. Lyerly commented that Carpi Clay & Smith will continue to seek federal regulatory relief on the City's behalf, foster relationship building with federal lawmakers and agencies, and monitor legislation and advocate the City's position in Washington, D.C. She noted that state funding and grants strategy remains critical to funding success and that the City Council visit to Washington, D.C. remains productive for strengthening existing and new relationships as well as positioning City priorities.

Council Member Rogers noted that he and Council Member Graham will be traveling to Washington D.C. in April to meet with legislators and to work with Carpi Clay & Smith to position the City priorities and seek funding for the estimated \$17 to \$28 million Pine Avenue project.

Council Member Marquez inquired regarding a TIGER Discretionary grant and the possibility of one to fund the Pine Avenue project. Ms. Lyerly reported that TIGER Discretionary grants require shovel ready projects and that regional projects are given priority. She noted that the average TIGER Discretionary grant is between \$10 to \$30 million.

MOTION: On motion by Council Member Marquez, seconded by Council Member Graham, the City Council approved the 2015/16 Federal Agenda and Federal Grant Strategy. MOTION UNANIMOUSLY CARRIED.

CONTINUING DISCLOSURE ANNUAL REPORTS: Finance Director Lancaster briefed the City Council on the Continuing Disclosure Annual Reports. She advised that the Securities and Exchange Commission (SEC) regulations require a public agency that issues debt to file annual continuing disclosure reports for debts issued.

MOTION: On motion by Council Member Marquez, seconded by Council Member Graham, the City Council: 1) Reviewed the Continuing Disclosure Annual Reports for the Community Facilities Districts No. 9 \$4,915,000 Special Tax Refunding Bonds, Series 2011; CFD No. 10 \$12,390,000 Special Tax Refunding Bonds, Series 2010; Reassessment District No. 10-1 \$3,505,000 Limited Obligation Improvement Bonds; 2007 \$22,040,000 Certificates of Participation (Civic Center Interim Financing Project); and Chino Hills Financing Authority \$19,975,000 Water Revenue Bonds, Series 2012; as required by the Securities and Exchange Commission.

2) Adopted a Resolution entitled:

RESOLUTION NO. 15R-08. A Resolution of the City Council of the City of Chino Hills, Acting for Itself and Acting Respectively in its Capacity as the Governing Body of the Reassessment District No. 10-1; Community Facilities District No. 9, and Community Facilities District No. 10 (Fairfield Ranch), Approving the Annual Reports as Required by the Continuing Disclosure Agreements for Certain Bonds and Certificates of Participation.

Roll Call Vote:

AYES: COUNCIL MEMBERS: MORAN, BENNETT, GRAHAM, MARQUEZ
ROGERS

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

MOTION UNANIMOUSLY CARRIED. Mayor Moran declared Resolution No. 15R-08 duly passed and adopted.

ITEMS INITIATED BY COUNCIL

PLANNING COMMISSIONER APPOINTMENT -- ROMERO: Selection of a Planning Commissioner for the term ending November 30, 2018.

Council Member Rogers provided background information and nominated Stephen Romero for the term ending November 30, 2018. There were no other nominations.

MOTION: On motion by Council Member Rogers, seconded by Council Member Bennett, the City Council appointed Stephen Romero to the Planning Commission for the term ending November 30, 2018. MOTION UNANIMOUSLY CARRIED.

Mr. Romero thanked the City Council for the appointment. He noted that he is excited and grateful to serve as a Planning Commissioner and to continue to make Chino Hills a beautiful place to live and raise a family.

THERE WERE NO PLANNING COMMISSION ITEMS THIS DATE.

PUBLIC HEARING

PUBLIC HEARING: PUBLIC HEARING: PRIORITIZATION AND ALLOCATION OF ELIGIBLE PUBLIC SERVICE PROJECTS FOR FISCAL YEAR 2015-2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS: To review and provide direction regarding allocating a percentage of Community Development Block Grant funds to public service projects.

Management Analyst Hernandez briefed the City Council on the staff report, which is on file in the City Clerk's Office. Ms. Hernandez reported the final allocation is \$327,753, of that amount 15 percent, or \$48,100 can be allocated to public service groups. She noted six proposals totaling \$46,600 were received.

Mayor Moran opened the public hearing and asked if anyone wished to address the City Council on the Matter.

1. Pat Bell, House of Ruth, thanked the City Council for their support of the organization. She reported that the program provides 24-hour emergency sheltering, transitional living, trauma counseling, and walk-in services for battered women and their children. Ms. Bell noted that House of Ruth operates a 24-hour emergency hotline and provides community abuse prevention education. She reported that there are therapists and doctors on staff at the shelter site to assist the families in need. Ms. Bell reported that prevention education is important to the success of programs striving to end violence against women and she noted that House of Ruth increases awareness at the school level.
2. Deborah Davis, Legal Aid Society of San Bernardino, thanked the City Council for their past support of the organization. She reported that the organization has

provided free and reduced cost legal service to the indigent in the community for over 30 years.

3. Jamie Fischer, San Bernardino County Library, provided a brief background on the Literacy program at the James S. Thalman Chino Hills Branch. She reported that the program provides direct services to illiterate adults in the community through individual tutoring. Ms. Fischer noted that the library further provides an introductory class in basic computing skills for adult learners, a grammar course, senior computing classes, and a weekly mature driver course. She thanked the City Council for their continued support of the program.
4. Debra Anderson, West End YMCA, thanked the City Council for past support of the West End YMCA Childcare subsidy program. She noted that the program provides financial subsidy, on a sliding scale, to low and moderate income families from Chino Hills to attend YMCA licensed childcare. Ms. Anderson noted that there has been an increase in families seeking licensed childcare and half way through the fiscal year, they have already exceeded their service goals.
5. Tom Donahue, Family Service Association, gave a brief history of the organization. He reported that the organization is requesting funding to provide a safety net to seniors in the congregate or group setting and to help homebound seniors maintain their independence through a senior nutrition program.
6. Jody Gmeiner, Pomona Valley Habitat for Humanity, reported that the organization will be building two homes for veterans in the Los Serranos area. She noted that A Brush With Kindness (ABWK) program is a volunteer based subprogram through Habitat for Humanity working to address small cosmetic home improvements to the exterior of houses in the Los Serranos area. Ms. Gmeiner noted that the program exists throughout the entire 16 city service area of Pomona Valley Habitat for Humanity and consists of approximately 14 Saturday projects per year.

Hearing no further requests to speak, Mayor Moran closed the public hearing.

The City Council discussed the merits and value of each of the requests.

MOTION: On motion by Council Member Bennett, seconded by Council Member Marquez, the City Council allocated Community Development Block Grant Funds to Public Service Projects as follows:

House of Ruth	\$ 5,000
Legal Aid	5,000
Library	10,000
West End YMCA	10,100
Family Service Association	8,000
Habitat for Humanity	10,000

MOTION UNANIMOUSLY CARRIED.

RECESS: Mayor Moran recessed the meeting at 8:54 p.m.

RECONVENE MEETING: With all Council Members present, Mayor Moran reconvened the meeting at 9:04 p.m.

PUBLIC HEARING: GENERAL PLAN AMENDMENT: To consider the adoption of General Plan Amendment 13GPA02 updating six of the City of Chino Hills General Plan Elements and Zone Change 14ZC04 to partially amend the existing Zoning Map consistent with the General Plan Land Use Map.

City Attorney Hensley reported that a handout was provide to the City Council, and is available in the City Clerk's Office, detailing a brief revision to the title of the proposed Ordinance. In response to a comment made by Mr. Jones prior to Closed Session, City Attorney Hensley noted that the proposed General Plan amendment was properly noticed in the newspaper.

Community Development Director Lombardo gave a PowerPoint presentation, which in on file in the City Clerk's Office. She reported that California law requires every City to adopt a General Plan and every adopted General Plan must cover seven major issues: land use, circulation, housing, conservation, open space, noise, and public safety. Community Development Director Lombardo noted that the City's first General Plan was adopted in 1994 and added economic development as an eighth element to the Chino Hills General Plan. She commented that the 2015 update is the culmination of a five year effort and is the first comprehensive update since the original General Plan was adopted in 1994. Community Development Director Lombardo noted that the most comments received regarding the updated report were in regards to traffic. She commented that eight public workshops regarding the General Plan update were held from September 2012 through October 2014, and there were two Planning Commission hearings prior to the presentation before the City Council.

Upon questioning, Community Development Director Lombardo reported that the City is at 80 percent build out. She noted that the General Plan update includes the transfer of 829 residential units and the reduction of commercial zoning by 269,000 square feet.

In response to questioning, Community Development Director Lombardo reported that the zoning of the southeasterly portion of the City was inconsistent between the Zoning Map and the General Plan Land Use Map. She noted that the Planning Commission proposed that no change be made at this time to the existing Zoning Map, with regards to the southeasterly portion of the City, until further investigation was done into the inconsistencies between the maps.

Mayor Moran opened the public hearing and asked if anyone wished to address the City Council on the Matter.

1. Cliff Strand, on behalf of the Lamb family, commented that the inconsistency between the General Plan Land Use Map and the Zoning Map overlay has a direct financial impact on property owners with property in the southeasterly portion of the City. He noted that the topography of the area limits what can be done on the properties but allows for clustered development. He spoke in favor of the maximum density of one dwelling unit per five acres for the southeasterly portion of the City.
2. Bal Ramlochan, on behalf of the Lamb family, encouraged the City Council to uphold the maximum density, as detailed in the General Plan, at a ratio of one dwelling unit per five acres for the southeasterly portion of the City.
3. Rod Jones, property owner, urged the City Council to maintain the General Plan's current maximum density of one dwelling unit per five acres for the southeasterly portion of the City. He noted that this density ratio is of mutual benefit to both the City and the property owners.
4. Gregory Weiler, attorney for the Lamb Family, expressed concern with the inconsistency between the General Plan and the Zoning Map density ratios for agricultural/ranch property in the southeasterly portion of the City. He stated that there has been no evidence provided confirming the adoption of the Zoning map overlay, and as such, the General Plan's current maximum density ratio of one dwelling unit per five acres, for the southeasterly portion of the City, should be enforced.
5. Gregory Vail, ShopOff Property Trust, stated that he was in support of the current land use designation of one dwelling unit per five acres for the southeasterly portion of the City and encouraged the City Council to ensure that zoning standards mirror the current designation.
6. Wayne Lamb, property owner, spoke in favor of the maximum density of one dwelling unit per five acres for the southeasterly portion of the City.
7. Duane Thompson, resident, commented that it was his belief that the maximum density of one dwelling unit per forty acres was in effect for the southeasterly portion of the City. He commented that should any change be made to increase the density for the area, it should go to a vote of the residents.
8. Claire Schlotterbeck, Hills for Everyone, spoke in favor of the maximum density of one dwelling unit per forty acres for the southeasterly portion of the City. She commented that the notation on the Zoning Map, for the southeasterly portion of the City, should carry with it the full force of the law and noted that residents, with Measure U, voted to zone it one dwelling unit per forty acres.

Hearing no further requests to speak, Mayor Moran closed the public hearing.

Council Member Graham noted that discussion regarding the zoning density for the southeasterly portion of the City has been tabled while staff can determine where the

discrepancy between the Zoning Map and the General Plan Land Use Map arose. He asked for clarification regarding clustering of agricultural/ranch property. Community Development Director Lombardo noted that clustering allows developers to create smaller lot sizes.

Vice Mayor Bennett agreed that more research is necessary to determine the cause of the density discrepancy between the existing Zoning Map and General Plan Land Use Map for properties designated agricultural/ranch in the southeasterly portion of the City.

Upon questioning, City Attorney Hensley reported that there is approximately 20 years of history to investigate regarding the discrepancy and commented that a timeline for addressing the differences in density will be provided at the next City Council meeting.

Council Member Rogers thanked staff for their diligent effort to present the updated General Plan. He noted that staff should continue to investigate the density of properties in the southeasterly portion of the City but that investigation should not derail the efforts that went into the proposed General Plan update.

Mayor Moran spoke regarding the Tres Hermanos property and noted that there is no clear indication concerning plans for the property and that the property owner has provided no information to the City of Chino Hills or the City of Diamond Bar.

MOTION: On motion by Council Member Graham, seconded by Council Member Rogers, the City Council: 1) Adopted a resolution entitled:

RESOLUTION NO. 15R-09. A Resolution of the City Council of the City of Chino Hills, California Certifying the Final Environmental Impact Report (EIR) for the General Plan Update (SCH No. 2013051082); Adopting Findings of Fact and a Statement of Overriding Considerations; and Adopting a Mitigation Monitoring Program Under the California Environmental Quality Act for the City Of Chino Hills General Plan Update.

2) Adopted a resolution entitled:

RESOLUTION NO. 15R-10. A Resolution of the City Council of the City of Chino Hills, California Adopting General Plan Amendment 13GPA02 to Update Six of the City of Chino Hills General Plan Elements: Land Use, Circulation, Conservation, Safety, Noise, and Economic Development.

3) Introduced an Ordinance entitled:

ORDINANCE NO. 282. An Ordinance of the City Council of the City of Chino Hills, California Adopting Zone Change 14ZC04 to Partially Amend the Existing Zoning Map Consistent with the General Plan Update Land Use Map (General Plan Amendment 13GPA02).

4) Directed staff to research the current designation of the southeasterly portion of the City and work with the property owners and community to recommend an action to the Planning Commission for providing clarity regarding the area's density.

Roll Call Vote:

AYES: COUNCIL MEMBERS: MORAN, BENNETT, GRAHAM, MARQUEZ
ROGERS

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

MOTION UNANIMOUSLY CARRIED. Mayor Moran declared Resolution Nos. 15R-09 and 15R-10 duly passed and adopted and Ordinance No. 282 duly introduced.

PUBLIC INFORMATION OFFICER REPORT

Public Information Officer (PIO) Cattern reported that online utility bill payments will not be available March 9 through March 22 due to a Utility Billing system upgrade. She noted that automatically recurring payments set up with auto-pay will not be affected. PIO Cattern advised those needing to make payments during the two week period utilize an alternate method of payment and to call Utility Billing Customer Service at (909) 364-2660 with any questions.

PIO Cattern announced that Daylight Saving Time begins on Sunday, March 8, 2015 and reminded everyone to move their clocks forward one hour. She also encouraged everyone to check smoke detector batteries.

PIO Cattern reported that the Dog Microchip Rebate Program was launched by the City as part of the City's commitment to eliminate the euthanasia of healthy, adoptable dogs. She noted that microchips help reunite lost dogs with their owners and can be read by most vets. PIO Cattern stated that the rebate is \$30 for dogs that have been microchipped after October 28, 2014 when the program was adopted. She reported that the rebate applies only to dogs properly licensed and registered to a Chino Hills address with a registered microchip. To request a rebate, please visit the Neighborhood Services Counter on the second floor at City Hall. The rebate form is available online at www.chinohills.org/microchiprebate.

COUNCIL REPORTS

Water Facilities Authority – Council Member Rogers reported that a contract was awarded to a consultant to provide employee training.

COUNCIL COMMENTS

Rogers: Upon questioning, City Engineer Nix reported that beginning Monday, March 2, the contractor will begin mobilizing for the Peyton Drive Widening project and the overflow dirt lot south of Community Park will no longer be available for parking. Council Member

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Rogers noted that he attended the Sheriff's Volunteer Dinner and that it was an enjoyable evening.

Marquez: Council Member Marquez wished success and prosperity to Zendejas Bar and Grill upon the occasion of their grand opening. He noted that he attended the Chino Valley Symposium on Mental Health and commended the Tennes Family for all they have done for the Mental Health Community. Council Member Marquez thanked emergency personnel for the outstanding job they have done to protect and provide services to the City. He thanked City Clerk McDuffee for her service to the City. Council Member Marquez was pleased to reported that only one dog from Chino Hills was euthanized in the month of January.

Bennett: Vice Mayor Bennett thanked City Clerk McDuffee for her service to the City and wished her well in her retirement. He noted that the Chino Valley Fire District will be providing a presentation to the City Council regarding increased service levels that are expected shortly.

Graham: Council Member Graham requested a total number of building permits issued, and the amount of revenue collected, since the rate increase in May 2014 in order to discuss the potential of rebates. He reported that City Clerk McDuffee will be missed and thanked her for her service.

Moran: Mayor Moran thanked City Clerk McDuffee for her service and noted that she has been indispensable to the City Council. She thanked staff for their work in realizing the bus shelters program and securing grant funding.

ADJOURN IN MEMORIAM AND IN HOPE: Adjourned in tribute and honor of those who serve and have served in the Armed Forces at home and abroad. Their sacrifice and strength protect the goals and ideals that have made this Country great.

ADJOURNMENT: Mayor Moran adjourned at 10:22 p.m. to a regular meeting of the Chino Hills Financing Authority.

Respectfully submitted,



CHERYL BALZ, CITY CLERK

APPROVED: March 10, 2015