

Mayor
L. Dennis Michael

Mayor Pro Tem
Lynne B. Kennedy

Members of the City

Council:
Ryan A. Hutchison
Kristine D. Scott
Ashley Stickler

**CITY OF RANCHO CUCAMONGA
REGULAR MEETING AGENDA
August 20, 2025
10500 Civic Center Drive
Rancho Cucamonga, CA 91730**



**FIRE PROTECTION DISTRICT BOARD – CITY COUNCIL
HOUSING SUCCESSOR AGENCY- SUCCESSOR AGENCY –
PUBLIC FINANCE AUTHORITY**

**CLOSED SESSION
REGULAR MEETINGS**

**TAPIA CONFERENCE ROOM
COUNCIL CHAMBERS**

**4:30 P.M.
7:00 P.M.**



The City Council meets regularly on the first and third Wednesday of the month at 7:00 p.m. in the Council Chambers located at 10500 Civic Center Drive. It is the intent to conclude the meeting by 10:00 p.m. unless extended by the concurrence of the City Council. Agendas, minutes, and recordings of meetings can be found at <https://www.cityofrc.us/your-government/city-council-agendas> or by contacting the City Clerk Services Department at 909-774-2023. Live Broadcast available on Channel 3 (RCTV-3). For City Council Rules of Decorum refer to Resolution No. 2023-086.

Any documents distributed to a majority of the City Council regarding any item on this agenda after distribution of the agenda packet will be made available in the City Clerk Services Department during normal business hours at City Hall located at 10500 Civic Center Drive, Rancho Cucamonga, CA 91730. In addition, such documents will be posted on the City's website at <https://www.cityofrc.us/your-government/city-council-agendas>.

**CLOSED SESSION – 4:30 P.M.
TAPIA CONFERENCE ROOM**

ROLL CALL: Mayor Michael
Mayor Pro Tem Kennedy
Council Members Hutchison, Scott and Stickler

A. ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

B. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEM(S)

C. CITY MANAGER ANNOUNCEMENTS

CITY COUNCIL VISION STATEMENT

“Our Vision is to create an equitable, sustainable, and vibrant city, rich in opportunity for all to thrive by building on our foundation and success as a world class community.”

D. CONDUCT OF CLOSED SESSION

- D1.** CONFERENCE WITH LABOR NEGOTIATORS ROBERT NEIUBER, SENIOR HUMAN RESOURCES DIRECTOR, PETER CASTRO, DEPUTY CITY MANAGER/ADMINISTRATIVE SERVICES, JEVIN KAYE, FINANCE DIRECTOR, MIKE MCCLIMAN, FIRE CHIEF, AND EMILY NIELSEN, SENIOR HUMAN RESOURCES BUSINESS PARTNER; PER GOVERNMENT CODE SECTION 54957.6 REGARDING LABOR NEGOTIATIONS WITH THE RANCHO CUCAMONGA CITY EMPLOYEES' ASSOCIATION (RCCEA), RANCHO CUCAMONGA MANAGEMENT ASSOCIATION AND EXECUTIVE MANAGEMENT GROUP. (CITY)
- D2.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS PER GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY LOCATED AT 9789 MAIN STREET IDENTIFIED AS PARCEL NUMBERS 0209-062-02-0000; NEGOTIATING PARTIES JOHN GILLISON, CITY MANAGER REPRESENTING THE CITY OF RANCHO CUCAMONGA, AND CAROL NORRIS, NORTHTOWN HOUSING DEVELOPMENT CORPORATION.; REGARDING PRICE AND TERMS. (CITY)
- D3.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS PER GOVERNMENT CODE SECTION 54956.8 FOR PROPERTY LOCATED AT 7089 AND 7092 ETIWANDA AVENUE IDENTIFIED AS PARCEL NUMBERS 0227-121-56-0000, AND 0227-121-55-0000; NEGOTIATING PARTIES JOHN GILLISON, CITY MANAGER REPRESENTING THE CITY OF RANCHO CUCAMONGA, AND RICHARD HAMM, PELICAN COMMUNITIES; REGARDING PRICE AND TERMS. (CITY)
- D4.** CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO PARAGRAPH (1) OF SUBDIVISION (D) OF GOVERNMENT CODE SECTION 54956.9; NAME OF CASE: IN RE: NATIONAL PRESCRIPTION OPIATE LITIGATION, U.S. DISTRICT COURT FOR THE NORTHERN DISTRICT OF OHIO, CASE NO. 1:17-MD-2804. (CITY)
- D5.** 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 FOR THE SOUTHERN DISTRICT OF NEW YORK, CASE NO. 19-23649 (SHL). (CITY)

E. RECESS

CITY COUNCIL VISION STATEMENT

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**REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS**

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Michael
Mayor Pro Tem Kennedy
Council Members Hutchison, Scott and Stickler

A. AMENDMENTS TO THE AGENDA

B. ANNOUNCEMENTS / PRESENTATIONS

B1. San Bernardino County Transportation Authority (SBCTA) - Measure I Presentation.

C. PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the Fire Protection District, Housing Successor Agency, Successor Agency, Public Financing Authority Board, and City Council on any item listed or not listed on the agenda. State law prohibits us from addressing any issue not on the Agenda. Testimony may be received and referred to staff or scheduled for a future meeting.

Comments are to be limited to three (3) minutes per individual. All communications are to be addressed directly to the Fire Board, Agencies, Successor Agency, Authority Board, or City Council not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, disorderly or boisterous conduct that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting. For more information, refer to the City Council Rules of Decorum and Order (Resolution No. 2023-086) located in the back of the Council Chambers.

The public communications period will not exceed one hour prior to the commencement of the business portion of the agenda. During this one hour period, all those who wish to speak on a topic contained in the business portion of the agenda will be given priority, and no further speaker cards for these business items (with the exception of public hearing items) will be accepted once the business portion of the agenda commences. Any other public communications which have not concluded during this one hour period may resume after the regular business portion of the agenda has been completed.

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CONSENT CALENDARS:

The following Consent Calendar items are expected to be routine and noncontroversial. They will be acted upon without discussion unless an item is removed by Council Member for discussion.

Members of the City Council also sit as the Fire Board, Housing Successor Agency, Successor Agency, and Public Finance Authority and may act on the consent calendar for those bodies as part of a single motion with the City Council consent calendar.

D. CONSENT CALENDAR

- D1.** Consideration to Approve the Minutes of the Regular Meetings of July 16, 2025.
- D2.** Consideration to Approve City and Fire District Bi-Weekly Payroll in the Total Amount of \$7,733,193.38 and City and Fire District Weekly Check Registers (Excluding Checks Issued to Southern California Gas Company) in the Total Amount of \$12,891,334.59 Dated July 07, 2025, Through August 10, 2025. (CITY/FIRE)
- D3.** Consideration to Approve City and Fire District Weekly Check Registers for Checks Issued to Southern California Gas Company in the Total Amount of \$16,605.02 Dated July 07, 2025, Through August 10, 2025. (CITY/FIRE)
- D4.** Consideration to Receive and File Current Investment Schedules as of June 30, 2025 for the City of Rancho Cucamonga and the Rancho Cucamonga Fire Protection District. (CITY/FIRE)
- D5.** Consideration to Accept Grant Revenue of \$1,139,429.67 Awarded by the California Governor's Office of Volunteers (CalVol) for FY25-26; and Authorization to Appropriate \$1,139,429.67 in Revenue and Apply a Negative Expenditure Appropriation to Align with the Actual Grant Award for the Approved Fostering a Climate Ready Workforce Program. (CITY)
- D6.** Consideration of a Deposit Agreement with DesertXpress Enterprises, LLC d/b/a Brightline West for Deposit of Funds in the Amount of \$1,000,000 as Security for Future Relocation Costs Under a Separate Joint Use Agreement Between Brightline West, Southern California Edison, and the City. (CITY)
- D7.** Consideration of the Purchase of Eighteen Handheld Radios from Motorola Solutions, Inc. as a Single Source Vendor in the Amount of \$191,370. (FIRE)
- D8.** Consideration of Award of Contract to Landscape Structures Inc. in the Amount Not to Exceed \$931,286.29 for the Mountain View Park Playground Replacement Project/Parks Playground and Surfacing Replacements Program. (CITY)
- D9.** Consideration of a Contract with Gentry General Engineering, Inc. in the Amount of \$57,480 Plus 10% Contingency for Construction for the Haven Avenue Overcrossing Fencing Project (Project), a Contract with Onward Engineering, Inc. in the Amount of \$10,400 for Construction Inspection Services, Authorization of an Appropriation of Expenditures in the Amount of \$75,200 from the Citywide Infrastructure Fund (198), and Approval of a Maintenance Agreement Between the City of Rancho Cucamonga and the California Department of Transportation (Caltrans) for the Fencing Improvements. This Project is Exempt from the Requirements of the California Environmental Quality Act (CEQA) Pursuant to Government Code Section 15301 – Existing Facilities. (CITY)
- D10.** Consideration of Amendment No. 1 to Contract No. 2024-095 with Mariposa Landscapes, Inc. for Haven Avenue and Foothill Boulevard Median, and LMD 3B Parkway, Paseo, and Median Island Landscape and Irrigation Maintenance in an Amount Not to Exceed \$422,050 for FY 2025/26. (CITY)
- D11.** Consideration of Amendment No. 1 to Contract No. 2024-127 with BrightView Landscapes Inc. for LMD 7 and LMD 8 Parkway, Paseo, and Median Island Landscape and Irrigation Maintenance Services in an Amount Not to Exceed \$529,450 for FY 2025/26. (CITY)

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- D12.** Consideration of Amendment No. 1 to Contract No. 2024-085 with Yunex LLC for Traffic Signal and Safety Lighting Maintenance Services in an Amount Not to Exceed \$1,470,660 for FY 2025/26. (CITY)
- D13.** Consideration of Amendment No. 5 to Contract No. 2020-030 with Mariposa Landscapes, Inc. for LMD 4R Parkway, Paseo, and Median Island Landscape and Irrigation Maintenance in an Amount Not to Exceed \$587,470 for FY 2025/26. (CITY)
- D14.** Consideration of Amendment No. 6 to Contract No. 2020-107 with Champion Fire Systems for Fire Suppression System Maintenance in an Amount Not to Exceed \$130,000 for City and Fire District Facilities for FY 2025/2026. (CITY/FIRE)
- D15.** Consideration to Accept Victoria Park Lane DG Resurfacing Project as Complete, File the Notice of Completion, and Authorize Release of Retention and Bonds. (CITY)
- D16.** Consideration to Accept the CDBG Concrete Rehabilitation Project FY 24-25 as Complete, File the Notice of Completion, and Authorize Release of Retention and Bonds. (CITY)
- D17.** Consideration of Resolutions Adopting Updated Records Retention Schedules, Authorizing Destruction and Rescinding Previous Records Retention Schedules. **(RESOLUTION NO. 2025-063) (RESOLUTION NO. FD 2025-020)** (CITY/FIRE)
- D18.** Consideration of a Resolution Adopting the Measure I Five-Year Capital Projects Needs Analysis Covering Fiscal Years 2026/27 Through 2030/31. **(RESOLUTION NO. 2025-069)** (CITY)
- D19.** Consideration of a Resolution Adopting the Measure I Five-Year Capital Improvement Plan Covering Fiscal Years 2025/26 Through 2029/30. **(RESOLUTION NO. 2025-070)** (CITY)
- D20.** Consideration to Approve and Adopt a Resolution Certifying the Results of an Election and Adding Annexation No. 2025-11 to Community Facilities District No. 2022-01 (Street Lighting Services) of the City of Rancho Cucamonga. **(RESOLUTION NO. 2025-068)** (CITY)
- D21.** Consideration of Approval to Adopt an Annexation Map Showing Assessor Parcel Number 0225-191-32, Proposed to be Annexed Into Community Facilities District No. 88-1; Approval to Adopt a Resolution of Intention to Annex Territory Referred to as Annexation No. 88-25-1 into Community Facilities District No. 88-1; and Set a Time and Place for a Public Hearing Related to the Annexation. **(RESOLUTION NO. FD 2025-021) (RESOLUTION NO. FD 2025-022)** (FIRE)
- D22.** Consideration of a Resolution in Support of the Inland Empire Job Corps and Urging Continued Federal Funding for the Job Corps Program. **(RESOLUTION NO. 2025-071)** (CITY)

E. CONSENT CALENDAR ORDINANCE(S) - SECOND READING/ADOPTION

- E1.** Consideration of Second Reading and Adoption of the Following:

ORDINANCE NO. 1044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, REVISING BIDDING LIMITS ON PUBLIC PROJECTS, AMENDING LABOR CODE COMPLIANCE REQUIREMENTS, AND AMENDING TITLE 3 OF THE RANCHO CUCAMONGA MUNICIPAL CODE

F. ADMINISTRATIVE HEARING ITEM(S)

- F1.** Preliminary Review Hearing to Consider a Proposed Master Plan for a 14.5-Acre Mixed-Use Development, Including Reductions in the Non-Residential Floor Area Ratio (FAR) and Design and Site Planning Flexibility from the Form-Based Code for a Site Located in the Center 2 (CE-2) Zone at the Northeast Corner of Haven Avenue and Fourth Street. (CITY)

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G. ADVERTISED PUBLIC HEARINGS ITEM(S) - CITY/FIRE DISTRICT

- G1.** Public Hearing for Consideration of a Master Plan, Tentative Tract Map, Design Review and Minor Exception – True Life Companies - Site Plan and Architectural Review of a Mixed-Use Project Comprised of 50 Multi-Family Units Including 10 Live/Work Units, and a Tentative Tract Map for Condominium Purposes Located on Approximately 2.3 Acres of Land Within the Neighborhood General 3 (NG3) Zone, Located on the Southwest Corner of Base Line Road and Amethyst Avenue; APN: 0208-432-16. This Item is Exempt from the Requirements of the California Environmental Quality Act (CEQA) Under CEQA Section 15332 (SUBTT20708, Design Review DRC2024-00108, Master Plan DRC2024-00109, Minor Exception DRC2025-00055). **(RESOLUTION NOS. 2025-065 AND 2025-066)** (CITY)
- G2.** Public Hearing for Consideration of an Appeal of the Planning Commission's Decision to Approve a Request for Site Plan and Design Review of 8 Single-Family Residences on 4.78 Acres of Land on a Previously Approved Tract Map (Tract 14644) at the Terminus of Camellia Court in the Very Low Residential (VL) Zone, Hillside Overlay, and the Equestrian Overlay; APNs: 1061-381-24 thru 31. The Project Qualifies as a Class 32 Exemption Under State CEQA Guidelines Section 15332 – Infill Development Projects (Design Review DRC2024-00174). **(RESOLUTION NO. 2025-064)** (CITY)
- G3.** Public Hearing for Consideration of Introduction and First Reading of Ordinance No. 1045, to be Read by Title Only and Waive Further Reading, Amending Chapter 16.36.09 of the Rancho Cucamonga Municipal Code, and Adding Chapter 17.84 to the Rancho Cucamonga Municipal Code Concerning Undergrounding Overhead Utilities and a Resolution Identifying the Locations Where Utility Undergrounding Is Mandatory and the Regions Where In-Lieu Undergrounding Fees May Be Spent. This Item is Exempt From the Requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines Under CEQA Guidelines Section 15061(b)(3). **(ORDINANCE NO. 1045; RESOLUTION NO. 2025-067)** (CITY)

H. CITY MANAGER'S STAFF REPORT(S)

- H1.** Quarterly Development Update - Second Quarter 2025. (CITY)
- H2.** Consideration to Approve the Maintenance Agreement Between the City of Rancho Cucamonga and the Inland Empire Resource Conservation District (IERCD). Approve the Conservation Easement of 120 Acres Near Cucamonga Canyon [APNs: Portion of 0200-051-48 and 0200-051-49], Authorize the City Manager to Take all Actions Necessary and to Execute All Documents Necessary to Effect the Conservation Easement, and Find the Conservation Easement Exempt from the California Environmental Quality Act and Consistent with the General Plan. (CITY)
- H3.** Consideration to Approve the New City Manager's (Elisa Cox) Employment Agreement. (CITY)

I. COUNCIL BUSINESS

I1. COUNCIL ANNOUNCEMENTS

(Comments to be limited to three minutes per Council Member.)

I2. INTERAGENCY UPDATES

(Update by the City Council to the community on the meetings that were attended.)

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J. CITY ATTORNEY ITEMS

K. IDENTIFICATION OF ITEMS FOR NEXT MEETING

L. ADJOURNMENT

CERTIFICATION

I, Linda A. Troyan, MMC, City Clerk Services Director of the City of Rancho Cucamonga, or my designee, hereby certify under penalty of perjury that a true, accurate copy of the foregoing agenda was posted at least seventy-two (72) hours prior to the meeting per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California and on the City's website.

LINDA A. TROYAN, MMC

CITY CLERK SERVICES DIRECTOR



If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk Services Department at (909) 774-2023. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.

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