



## CITY of YORBA LINDA

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### CITY COUNCIL/SUCCESSOR AGENCY TO THE YORBA LINDA REDEVELOPMENT AGENCY, YORBA LINDA HOUSING AUTHORITY AND YORBA LINDA MUNICIPAL FINANCING AUTHORITY JOINT MEETING

#### MINUTES

January 21, 2025, 6:30 p.m.  
Council Chambers  
4845 Casa Loma Avenue

Councilmembers Present: Campbell, Huang, Lim, Singh, Rodriguez

Staff Present: Brown, Christian, Farnsworth, Han, Kudron, Lai, Lixey, Litfin, Pulone, Wigginton

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#### **CALL TO ORDER**

The City Council/Successor Agency to the Yorba Linda Redevelopment Agency convened at 5:30 p.m. in the Council Chambers at 4845 Casa Loma Avenue.

#### **ROLL CALL**

Councilwoman Peggy Huang arrived at 5:35 p.m.

#### **ANNOUNCEMENT OF CLOSED SESSION ITEMS**

#### **CITY COUNCIL/SUCCESSOR AGENCY TO THE YORBA LINDA REDEVELOPMENT AGENCY**

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, SIGNIFICANT EXPOSURE TO LITIGATION

Government Code Section 54956.9(d)(2) (7 Cases)

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

None.

**CONVENE INTO CLOSED SESSION**

The City Council convened into Closed Session at 5:31 p.m.

**RECESS**

## **CALL TO ORDER**

The City Council/Successor Agency to the Yorba Linda Redevelopment Agency, Yorba Linda Housing Authority and Yorba Linda Municipal Financing Authority reconvened at 6:37 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda.

## **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

Councilwoman Tara Campbell

### **INVOCATION**

Pastor Brian Long, Yorba Linda Lighthouse Church

### **CLOSED SESSION REPORT**

City Attorney Todd Litfin said there was no reportable action.

### **INTRODUCTIONS & PRESENTATIONS**

#### **INTRODUCTION OF NEW STAFF MEMBER SENIOR CODE ENFORCEMENT OFFICER, BOBBY AVINA**

City Manager Mark Pulone introduced Bobby Avina, the City's new Senior Community Preservation Officer who has 12 years of experience in code enforcement. Bobby previously worked for the City of Huntington Beach and is certified by the California Association of Code Enforcement Officers (CACEO) and is a certified Residential Building Inspector with the International Code Council (ICC). When not at work, he spends time with his wife and three children.

#### **INTRODUCTION OF NEW STAFF MEMBER BUILDING OFFICIAL, JEFF MCIVER**

City Manager Pulone also introduced Building Official, Jeff McIver who has 26 years of experience in Building & Safety. He said Jeff has a diverse background working with local jurisdictions, most recently the City of Downey, County of Orange, John Wayne Airport, and County of Los Angeles. Jeff is a certified: Building Official, Disabled Access Specialist (CASp), Accessibility Inspector & Plans Examiner, Combination Building Inspector, Commercial Combination Inspector, and Project Manager.

#### **INTRODUCTION OF NEW STAFF MEMBER MAINTENANCE WORKER I, ARMANDO HERNANDEZ**

Next, City Manager Pulone introduced Armando Hernandez, the City's new Maintenance Worker I. He said Armando has 9 years of construction and masonry experience and when not at work, Armando likes to spend his free time watching sports, and spending time with his wife, daughter, and family.

Council extended a warm welcome to Bobby, Jeff, and Armando.

#### INTRODUCTION OF ORANGE COUNTY FIRE AUTHORITY DIVISION CHIEF KEVIN FETTERMAN

Lastly, City Manager Pulone introduced the City's new Orange County Fire Authority Division Chief, Kevin Fetterman. City Manager Pulone said he has 28 years of dedicated service and has held the ranks of Professional Firefighter and Paramedic, Engineer, Captain, Battalion Chief, Hazmat Program Manager, ECC Duty Officer, and US&R Program Manager for California Task Force 5. He spoke of his leadership and role in major disaster responses.

Council proudly welcomed Chief Fetterman to the team.

#### RECOGNITION OF TRAUMA INTERVENTION PROGRAM 30TH YEAR ANNIVERSARY

Mayor Janice Lim invited TIP volunteers Kim Holt and Paula Diluigi to the front and presented them with a commendation honoring the non-profit's exceptional service and commitment to the community. Mayor Lim said TIP was founded in 1985 and volunteers are available 24 hours a day, 365 days a year to assist family members and friends following traumatic events.

Council congratulated Ms. Holt, Ms. Diluigi and the TIP organization for the outstanding public service to Orange County. Ms. Holt thanked Council for the recognition.

#### YORBA LINDA 11TH MEU ADOPTION COMMITTEE UPDATE

Mayor Lim invited Commanding Officer, Colonel Caleb Hyatt to the podium for an update on the 11th MEU. Colonel Hyatt began his comments by expressing heartfelt thoughts and prayers to those affected by the LA fires. He spoke of the organization's recent activities in support of the marines and families of Camp Pendleton's 11th MEU.

He concluded by thanking Council for their continued support.

#### CHAMBER OF COMMERCE QUARTERLY UPDATE AND BUSINESSES OF THE MONTH RECOGNITIONS

Mayor Lim invited Yorba Linda Chamber of Commerce Chief Executive Officer Susan Wan-Ross to provide the Quarterly update. She shared a PowerPoint presentation highlighting their 2025 Board of Directors, 2024 Event Spotlight, total member count of 276, social media engagement, closed business recorded and Shop Dine Support Yorba Linda.

Council recognized the businesses of the month for October and November respectively as: Black Gold Golf Course and the Richard Nixon Foundation, as well as The Smart Fit Method as Business Member of the Year. They also received certificates from the offices

of Supervisor Don Wagner presented by his representative Pat Buttress, Congresswoman Young Kim, Senator Kelly Seyarto, and Assemblyman Phillip Chen.

#### CITY'S BUSINESS OF THE QUARTER RECOGNITION

Next, Mayor Lim invited Kristen Fowler, Dillon Fowler and Brittney Fowler-Fink, of The Fowler Group, to the podium and presented them with a certificate, recognizing them as the City's Business of the Quarter.

The owners thanked Council and also received certificates from the offices of Congresswoman Kim, Senator Seyarto, Assemblyman Chen, and Supervisor Wagner.

#### LAW ENFORCEMENT SERVICES UPDATE BY CHIEF OF POLICE SERVICES CAPTAIN DE ANNE WIGGINTON

Chief of Police Services Captain De Anne Wigginton shared a PowerPoint presentation for November and December. She spoke about traffic, crime, residential burglary, and arrest data. She said total arrest data decreased during the holidays, however there was an increase in felony arrests. Captain Wigginton spoke about a significant arrest on November 15th that involved mail theft, a burglary on December 13th where five suspects were arrested, and another incident on the same day where a suspect was arrested for attempted murder. She highlighted some community events including the Veteran's Day Celebration on November 8th and Heroes & Helpers at Target on December 10th. She concluded her presentation by discussing public safety and e-bike safety. She said Yorba Linda Police Services held a presentation on e-bike safety and will be holding another presentation on Thursday, February 6th from 6:00 to 8:00 p.m. at the Yorba Linda Community Center.

#### **PUBLIC COMMENTS – ITEMS ON THE CONSENT CALENDAR OR ITEMS NOT ON THE REMAINDER OF THE AGENDA**

Tom Lindsey, Yorba Linda Water District President, said the District invited the California Insurance Commissioner's office to visit the City and take a heli-hydrant tour on February 18th. He stressed that the District wants the City and community to know they are doing their part to help with the insurance industry challenges. He shared that there is a red flag alert due to winds that will be in effect until 8:00 p.m. Thursday, and said reservoirs are being maintained at a higher than normal level and all fire hydrants have been tested, and are accurate and functional. He said a third heli-hydrant is in construction and will be completed at the end of this year, and urged the community to keep brush clear.

Pat Nelson, resident, commended the Yorba Linda Water District for their efforts. She said she would like to learn more about Flock cameras and shared that she had heard a lot of fire engines recently and wanted to know if there was somewhere she can check in the future to see what is happening. Ms. Nelson said she had a power outage in her

neighborhood and spoke of the delayed updates on the SCE website. She also spoke on the planned church site on Los Angeles Street and Imperial Highway and shared that she met with Senior Planner Eva Choi to discuss her concerns with the plan and traffic. She concluded by saying that debris at the site were recently picked up after being notified by the City.

PUBLIC HEARING ITEM NO. 13 WAS TAKEN AT THIS TIME BUT PRESENTED IN ITS RESPECTIVE PLACE ON THE AGENDA

**CONSENT CALENDAR**

Councilwoman Huang requested to pull Item No. 7 from the Consent Calendar.

**Moved by** Campbell

**Seconded by** Rodriguez

It is recommended that the City Council approve the Consent Calendar with the exception of Item No. 7.

AYES (5): Campbell, Huang, Lim, Singh, and Rodriguez

**CARRIED (5 to 0)**

1. WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA

It is recommended that the City Council/Successor Agency to the Yorba Linda Redevelopment Agency waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

2. ACCOUNTS PAYABLE CHECK REGISTER – JANUARY 21, 2025

It is recommended that the City Council receive and file the accounts payable check register and wire transfer report dated January 21, 2025, in the amount of \$12,083,574.14.

3. APPROVAL OF THE MINUTES OF THE DECEMBER 3, 2024 CITY COUNCIL / SUCCESSOR AGENCY TO THE YORBA LINDA REDEVELOPMENT AGENCY MEETING

It is recommended that the City Council/Successor Agency to the Yorba Linda Redevelopment Agency approve the minutes of the December 3, 2024 City Council/Successor Agency to the Yorba Linda Redevelopment Agency joint meeting.

4. TREASURER'S REPORT – OCTOBER 2024

It is recommended that the City Council: 1.) Receive and file the attached monthly Treasurer's Report; and 2.) Delegate investment responsibility to the City's Finance Director / City Treasurer for a period of up to one year.

5. TREASURER'S REPORT – NOVEMBER 2024

It is recommended that the City Council: 1.) Receive and file the attached monthly Treasurer's Report; and 2.) Delegate investment responsibility to the City's Finance Director / City Treasurer for a period of up to one year.

6. AMENDMENT TO THE AFFORDABLE HOUSING & PROPERTY DISPOSITION AGMT WITH ORANGE HOUSING DEV. CORP. AND C&C DEV. RE AN AFFORDABLE SENIOR RESIDENTIAL RENTAL PROJECT 18597 & 18602 ALTRUDY LN & AMENDMENT TO THE AHA WITH EVERGREEN VILLAS LP

It is recommended that the City Council acting as the Housing Successor Agency to the Yorba Linda Redevelopment Agency (City Council): 1.) Approve and authorize the City Manager to execute the attached Second Amendment to the Affordable Housing and Property Disposition Agreement (Second Amendment) between the City and Orange Housing Development Corporation (OHDC) and C&C Development, which will provide for the construction of additional affordable senior apartment units located east of the Altrudy I senior apartments located on Altrudy Lane east of Lakeview Ave; and 2.) Approve and authorize the City Manager to execute the attached Ninth Amendment to the Affordable Housing Agreement (Ninth Amendment) with Evergreen Villas LP for the use of funds from sale proceeds of condominium units acquired by the former Yorba Linda Redevelopment Agency and Evergreen Villas LP and in accordance with the City's former Committed Assistance Program. The Ninth Amendment will effectuate certain financing terms described in the Affordable Housing Agreement (AHA) and will ensure consistency between the Fifth Amendment to the AHA with Evergreen Villas LP and the Second Amendment being considered with respect to the development of the Altrudy II site.

8. AUTHORIZATION TO BEGIN PREPARATIONS FOR THE 2025 JULY 4TH FIREWORKS SHOW

It is recommended that the City Council direct staff to initiate planning efforts for the 2025 July 4th Fireworks Show and authorize staff to execute payment to Pyro Spectaculars, Inc. in an amount not-to-exceed \$35,226.

9. DEMOLITION PERMIT REQUEST FOR 16612 LOIE STREET

It is recommended that City Council approve the demolition permit request for 16612 Loie Street.

10. DENIAL OF CLAIM FOR DAMAGES- ADNAN NAQVI, SHERRI NAQVI, ESTATE OF NOAH HUSAIN NAQVI AND SETTLEMENT REQUEST FOR HERBERT WARREN

It is recommended that the City Council of the City of Yorba Linda deny the claims for damages filed by Adnan Naqvi, Sherri Naqvi, and the Estate of Noah Husain Naqvi, and settle the claim for damages filed by Herbert Warren.

11. REPORTS OF PLANNING COMMISSION ACTIONS FROM THEIR LAST MEETING

It is recommended that the City Council receive and file this report.

12. COUNCIL COMMITTEE AND AGENCY REPORTS

It is recommended that the City Council receive and file this report.

7. RESOLUTION NO. 2025-5926 ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING THE YORBA LINDA BOULEVARD WIDENING (IMPERIAL HIGHWAY TO LAKEVIEW AVENUE) IMPROVEMENT PROJECT

Councilwoman Huang asked for clarification regarding the Mandatory Findings of Significance section of the LSA report (Attachment 2) and the discrepancy between the "Less than Significant with Mitigation Incorporated" and the "the project's impacts would be considered less than significant" references. She inquired as to whether both statements should match.

City Attorney Litfin clarified the CEQA language and said the City is doing a Mitigated Negative Declaration rather than a Negative Declaration because there are mitigation measures incorporated within the project. He said the language highlighted by Councilwoman Huang is the same because the end result is the same.

**Moved by** Huang

**Seconded by** Campbell

It is recommended that the City Council adopt Resolution No. 2025-5926, adopting the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Yorba Linda Boulevard Widening (Imperial Highway to Lakeview Avenue) Improvement Project, which finds that the said street widening project will not have a significant adverse effect on the environment.

AYES (5): Campbell, Huang, Lim, Singh, and Rodriguez

**CARRIED (5 to 0)**



## **PUBLIC HEARING**

### 13. RESOLUTION NO. 2025-5925 APPROVING YORBA LINDA-PLACENTIA ACTIVE TRANSPORTATION PLAN AND GENERAL PLAN AMENDMENT TO UPDATE CIRCULATION ELEMENT AND OPEN SPACE AND RECREATION ELEMENT

a. Open Public Hearing - Mayor Lim opened the public hearing.

b. Staff Report

City Manager Pulone said there is no conflict on tonight's item and all of Council can participate. However, as the item moves forward and the City discusses particular projects, that may change.

Jamie Lai, Public Works Director/City Engineer, provided background on the item and introduced Les Brown, Alta Planning & Design, who shared a PowerPoint presentation that included a high-level overview of the collaborative project. He said the Active Transportation Plan (ATP) incorporated needed pedestrian and bicycle improvements, Safe Routes to School (SRTS) improvements and updated Master Plan of Trails (including equestrian trails). He said the bi-city ATP is needed to add and to connect infrastructure for safer, more accessible walking and biking for school children, families, residents and visitors. He discussed the project schedule, goals, the updated riding, hiking and bikeway trails component, existing conditions, outreach events, recommended phases and e-bikes.

c. Take Testimony

Giovanni Chiarella, resident, said he and his neighbors did not find out about this project until November and their main concern is the intentions for Sunset Lane with the horse trails and said he and his neighbors do not want sidewalks on their private street. He expressed concern over what would happen if someone were injured on their private street, and if residents living on that street would be indemnified by the City. He concluded his comments by inquiring if his neighborhood could be involved in the planning.

Sheryl Anderson, resident, said she also lives on Sunset Lane and spoke specifically about the Concept Plan for Segment 51 pertaining to Ohio Street and effects on Sunset Lane.

Pat Nelson, resident, said she does not believe e-bikes belong on any of these trails with people and horses.

d. Close Public Hearing - Mayor Lim closed the public hearing.

e. Make Determination

Mayor Pro Tem Carlos Rodriguez inquired how many more meetings there are before this needs to be approved. Director Lai said the item would need to be approved today in order to meet grant deadlines. He further inquired if the item could be adopted, and later amended to address the concerns raised by residents.

Director Lai responded and said that anything that needs to be amended would go through a separate process and go before the Planning Commission, therefore approval today does not affect adjustments that could be needed after meeting with residents.

A lengthy conversation ensued among Council and staff regarding modifications to the plan and the process to do so. Councilwoman Campbell asked if the City would need to obtain permission from the residents of the private street in order to place a sidewalk on their private street, staff and the City Attorney responded and indicated that their permission would be needed. Councilwoman Campbell shared that the sidewalk in their area is considered a Tier 3 project, so it is not a priority capital improvement project, however, she asked that as part of staff's recommendation, that staff meet with the residents to hear and address their concerns. Mayor Pro Tem Rodriguez agreed and seconded the motion.

**Moved by** Campbell

**Seconded by** Rodriguez

It is recommended that the City Council: 1.) Approve the Yorba Linda-Placentia Active Transportation Plan; and 2.) Approve General Plan Amendment to update Circulation Element and Open Space and Recreational Element to implement the Yorba Linda Active Transportation Plan and Update of the Riding, Hiking, and Bikeway Trails component of the General Plan.

AYES (5): Campbell, Huang, Lim, Singh, and Rodriguez

**CARRIED (5 to 0)**

**CITY MANAGER'S REPORT/MAYOR'S REPORT/MATTERS PRESENTED BY COUNCILMEMBERS/ OTHER AGENCY REPORTS**

City Manager Pulone responded to Ms. Nelson's inquiry about Flock cameras. He said they are strategically placed in the City and they are license plate reading cameras that are not used for ticketing. Rather, they help law enforcement identify vehicles involved in crimes. He said SCE does their best to document outages and said residents can sign up for alerts through SCE. He thanked Ms. Nelson for meeting with staff to express her concerns about the church that is proposed in her neighborhood. City Manager Pulone expressed his gratitude for the partnership with the Yorba Linda Water District and public

safety and said they are doing their best to be as prepared as possible for potential fires during this high wind season.

Councilwoman Campbell encouraged Ms. Nelson and residents to utilize the Watch Duty App as a resource to stay informed of incidents in the area, and to visit the City website and social media for the most accurate information impacting the City. She spoke of the Freeway Complex Fire in 2008 and the tools and technology that is now in place to be better prepared. She thanked all first responders for their hard work in LA County and locally.

Councilwoman Huang said many have received a text indicating that it is from the Toll Roads, warning recipients that they need to pay their toll fines. She said this text is a scam and law enforcement is investigating the fraudulent messages.

Councilman Shivinder Singh expressed his thoughts and prayers to those affected by the LA fires and reminded the community that there is still a wind advisory in effect until tomorrow.

Mayor Pro Tem Rodriguez echoed the comments made by Councilman Singh and thanked the first responders who have battled the fires and stressed the importance of clearing brush from properties. He said he served as the City's representative on the Governing Board for the Southcoast Air Quality Management District and spoke of the District's proposed mandatory transition to zero-emission appliances under Rules 1111 and 1121. He said he and his AQMD colleagues expressed concerns with the effects and need for outreach, and prevailed in having AQMD pause the proposed transition. Council expressed their concerns with the monetary impacts to the community. Councilwoman Huang suggested that the item be brought to Council for discussion at a future meeting.

Mayor Lim expressed the City's condolences and prayers to those in Los Angeles County who have suffered devastating losses and expressed their deep gratitude to all public safety partners. She spoke of the importance of ensuring the City's well-being and safety and the partnerships with Orange County Fire Authority and Orange County Sheriff's Department. She said residents can stay updated during emergencies by signing up for AlertOC notifications at [www.AlertOC.gov](http://www.AlertOC.gov), the Watch Duty App, visiting the City's website to learn about Know Your Way, and following the City's social media channels. She concluded her comments by urging residents to be prepared.

#### 14. CITY COUNCIL APPOINTMENTS TO ORGANIZATIONS, AGENCIES AND COMMITTEES

**Moved by** Campbell  
**Seconded by** Huang

It is recommended that Council vote on the appointments to various organizations, agencies and committees as per the Mayor's recommendations.

AYES (5): Campbell, Huang, Lim, Singh, and Rodriguez

**CARRIED (5 to 0)**

## **ADMINISTRATIVE REPORT**

### 15. FISCAL YEAR 2024/25 FIRST QUARTER BUDGET UPDATE

Sunny Han, Finance Director shared a PowerPoint presentation on this item which included a first quarter general fund update. She said on June 20, 2023 when the two-year budget was adopted, there was a projected general fund surplus of \$532,562 for 2024/25, however it was revised to \$620,761 on June 4th for mid-term adjustments and is now projected to be \$623,675 due to increased property tax revenue projections offset by net budget adjustments.

A lengthy conversation ensued among Council and staff regarding the City's projected property and sales tax.

**Moved by** Huang

**Seconded by** Campbell

It is recommended that the City Council receive and file the attached list of line-item budget transfers and supplemental budget appropriations for the first quarter of FY 2024/25 (Attachment 1), as required by City Council Policy F-4 – Supplemental Budget and Line Item Transfers.

AYES (5): Campbell, Huang, Lim, Singh, and Rodriguez

**CARRIED (5 to 0)**

## **ADJOURNMENT**

Mayor Lim adjourned the meeting at 9:21 p.m. to a Special Meeting on January 27, 2025, and the next regularly scheduled City Council/Successor Agency to the Yorba Linda Redevelopment Agency joint meeting on February 4, 2025.

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City Clerk