



## 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

**March 4, 2025, 6:30 p.m.**  
**Council Chambers**  
**4845 Casa Loma Avenue**

Councilmembers Present: Campbell, Huang, Lim, Rodriguez

Councilmembers Absent: Singh

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 5:41 p.m. in the Council Chambers at 4845 Casa Loma Avenue.

### **ROLL CALL**

Councilmembers Present: Campbell, Lim, Rodriguez

Councilmembers Absent: Huang, Singh

### **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) (3 Cases)

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

None.

**CONVENE INTO CLOSED SESSION**

The City Council convened into Closed Session at 5:42 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 6:31 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda.

## **ROLL CALL**

Councilwoman Peggy Huang arrived at 6:32 p.m.

## **PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Carlos Rodriguez

## **INVOCATION**

Chaplain John Siu, Orange County Sheriff's Department

## **CLOSED SESSION REPORT**

City Attorney Todd Litfin said there was no reportable action.

## **INTRODUCTIONS & PRESENTATIONS**

### **SR 91 IMPROVEMENT PROJECT UPDATE**

Mayor Janice Lim invited Orange County Transportation Authority's Jeannie Lee, Capital Project Delivery Department Senior Project Manager and Nicci Wright, Community Outreach Specialist, Principal, to the podium for a PowerPoint presentation on the State Route 91 Improvement Project. Their presentation covered Lakeview Avenue Bridge Improvements, schedule, and project outreach and engagement efforts.

Councilwoman Huang expressed concerns with the 91/241 Express Connector and asked when that area could be improved. Ms. Lee said that project is being delivered by another agency, the Transportation Corridor Agency, and said she will follow up with an update via email.

Council thanked Ms. Lee and Ms. Wright for the informative presentation.

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

Wayne Scott, Yorba Linda Water District Director, thanked the City for posting the joint letter from the District, City and Orange County Fire Authority, to the California Insurance Commissioner's Office addressing the challenges homeowners in the service area are experiencing with insurance providers due to the increased fire risk in the region. He spoke about the District's capital improvement projects and said details are available on their website. He discussed a CIP project not on the list, and is occurring in the City of

Placentia. He said Placentia will be replacing the bridge on Carbon Canyon Avenue that crosses over the creek, and the District will be working on a separate project to remove an abandoned pipe that competes with the footprint of that bridge and crosses into Yorba Linda. He said the District is working closely with the City's Public Works Department and they will commence removal in May.

Richard de Bruijn, resident, spoke about the City's pension and medical liabilities. He thanked Finance Director Sunny Han for providing him with answers to his questions. He also thanked the City Attorney for explaining the difference between pension plans and the cost to withdraw from CalPERS. He also said that recently, at a Neighborhood Watch meeting, residents expressed concerns over powerful LED lights that are so bright, disturb neighbors and asked if the City has regulations over lighting and brightness.

Pat Nelson, resident, expressed concerns with pedestrian crosswalks on Prospect Avenue and the constant yellow flashing. She said that drivers ignore the crosswalk since it's always flashing. She also expressed concerns on a church development project on Los Angeles Street and Imperial Highway.

Peter Meng, resident, stated that he submitted a detailed written public comment about fire dangers and spoke of the need to mitigate fire risks.

### **CONSENT CALENDAR**

Councilwoman Huang requested to pull Item No. 6 from the Consent Calendar.

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

It is recommended that the City Council approve the Consent Calendar with the exception of Item No. 6.

AYES (4): Campbell, Huang, Lim, and Rodriguez

ABSENT (1): Singh

**CARRIED (4 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 – MARCH 4, 2025

It is recommended that the City Council receive and file the accounts payable check register and wire transfer report dated March 4, 2025, in the amount of \$2,577,904.25.

3. APPROVAL OF THE MINUTES OF THE FEBRUARY 18, 2025 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 February 18, 2025 City Council/Successor Agency to the Yorba Linda Redevelopment Agency joint meeting.

4. APPROVAL OF THE MINUTES OF THE FEBRUARY 24, 2025 CITY COUNCIL / SUCCESSOR AGENCY TO THE YORBA LINDA REDEVELOPMENT AGENCY SPECIAL MEETING

It is recommended that the City Council/Successor Agency to the Yorba Linda Redevelopment Agency approve the minutes of the February 24, 2025 City Council/Successor Agency to the Yorba Linda Redevelopment Agency joint special meeting.

5. AMENDMENT NO. 1 – EES PRIVATE SECURITY

It is recommended that the City Council approve Amendment No. 1 for Private Patrol Security Guard Services to Executive Event Services (EES) for a not to exceed amount of \$125,000.

7. AUTHORIZATION TO CONSENT TO PARTIAL ASSIGNMENT AND ASSUMPTION OF COVENANT AND OPERATING AGREEMENT BETWEEN YORBA LINDA TOWN CENTER, LLC AND DEL RIO OS LLC

It is recommended that the City Council authorize the City Manager serving as the Executive Director for the City of Yorba Linda, as Successor Agency of the former Yorba Linda Redevelopment Agency to the Consent to Partial Assignment and Assumption of Covenant and Operating Agreement between Yorba Linda Town Center, LLC and Del Rio OS LLC.

8. COUNCIL COMMITTEE AND AGENCY REPORTS

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

6. RESOLUTION NO. 2025-5931 AUTHORIZING THE REQUEST FOR DELAY OF MEASURE M2 COMPREHENSIVE TRANSPORTATION FUNDING PROGRAM (CTFP) FUNDS FOR THE YORBA LINDA BOULEVARD AND SAVI RANCH PARKWAY WIDENING RIGHT-OF-WAY ACQUISITION PHASE

Councilwoman Huang asked if the delay puts the City at risk of losing funding. Public Works Director / City Engineer Jamie Lai responded and said there is a one-time delay request that the City is entitled to for 24 months. Councilwoman Huang then inquired what the delay was in satisfying the National Environmental Policy Act (NEPA) criteria. Director Lai said this grant is being aligned with another grant received through the Orange County Transportation Authority (OCTA) and staff wanted to ensure that the timing aligns well. She said the OCTA grant has Federal timelines and cannot officially be started, and said that staff is working closely with Caltrans and OCTA to meet the timelines.

**Moved by Huang**

**Seconded by Lim**

It is recommended that the City Council adopt Resolution No. 2025-5931, authorizing the request for delay of Measure M2 Comprehensive Transportation Funding Program (CTFP) for the Yorba Linda Boulevard Widening and Savi Ranch Parkway Widening (SI251004) Right-of-Way acquisition phase.

AYES (4): Campbell, Huang, Lim, and Rodriguez

ABSENT (1): Singh

**CARRIED (4 to 0)**

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

Assistant City Manager Dave Christian said he is unaware of cities in a 401K pension structure within Orange County. He said he believes there is one City that is not in CalPERS, San Juan Capistrano, and they are in the Orange County Employees Retirement System (OCERS). Other than that, he said he is not aware of other cities not in a government-funded pension program. He spoke about PEPRA and said it offers a slightly lower benefit. Assistant City Manager Christian said roughly 60% of current City employees are under the PEPRA plan, so overtime, the City's unfunded pension amount will continue to decline and reiterated that it is very cost prohibitive to exit CalPERS without substantial penalties.

Mayor Lim shared that the City recently opposed the South Coast Air Quality Management District's plan to ban gas-powered furnaces and water heaters. Specifically, Proposed Amended Rules 1111 and 1121 could phase out existing gas-fired furnaces and water heaters as soon as 2027. She stated that following the City's opposition, AQMD announced they will host a Public Consultation Meeting to present a revised plan to the community and gather input on PARs 1111 and 1121. The meeting will take place Thursday, March 6, at 1:00 p.m. via Zoom, and encouraged residents to visit the City's

website for the Zoom link. Mayor Lim also announced the upcoming art and music event, Expressions at the Cultural Arts Center lawn. She said the event will take place on March 8th from 4:00 p.m. to 7:00 p.m. and encouraged the community to attend for live music, food trucks and a stroll around the art walk on the paseo, showcasing local artists. Mayor Lim also announced the Teen Job Workshop, hosted by the Parks and Recreation Department on Saturday, March 15, from 10:30 a.m. to 12:00 p.m. at the Thomas Lasorda Jr. Field House. She said the workshop is free and is designed for high school students between the ages of 14 - 17, interested in jobs and volunteer opportunities and encouraged those that are interested to register at YLRecOnline.com. Mayor Lim concluded her comments by sharing that she attended the Transportation Corridor Agency meeting and they shared that the 91/241 exchange will be extended and the completion date is anticipated for 2030 and will cost over \$400 million.

## **ADMINISTRATIVE REPORTS**

### **9. MICROTRENCH RESTORATION STANDARD ADOPTION**

Director Lai shared a PowerPoint presentation on this item with images of microtrenching and the standard conditions proposed by staff. Standards include: build-out must align with the City's Annual Pavement Preservation Program (APPP); ground penetrating radar requirement in addition to USA Digalert; reimbursement to City for plan check and inspections; vendors must reach out to private street owners for approval; and all cabinet locations must be approved by the City. She concluded with a diagram of the proposed microtrench restoration standard.

Pat Nelson, resident, inquired what the cost of microtrenching is to the City. Director Lai responded that these are private companies and funding would come from private investments, therefore there is no cost to the City.

Ricard de Bruijn, resident, shared that he was involved in a fiber optics project when he worked in IT in the City of Diamond Bar and said installation is very costly and difficult. He said that at the time, in 2010 or 2011, AT&T informed him that fiber optics would likely be in Yorba Linda in three years, and said he is pleased that this is finally being considered so that residents have an alternative to cable.

Noelle DeLalla, Director of Government Affairs with Ripple Fiber, shared a PowerPoint presentation highlighting the economic benefits of fiber, and said Ripple Fiber is willing to commit to a capital investment of \$13 million in the City of Yorba Linda. She said microtrenching helps achieve state broadband goals, however, she said the City's 7-year APPP paving schedule presents challenges and Ripple Fiber would not be able to invest in the City with these limitations. Ms. DeLalla said their commitment to the community would extend beyond the completion of construction and they would set up an office to

have a local presence in the community, but stressed the constraints of the APPP schedule.

A lengthy conversation ensued among Council and staff regarding the APPP 7-year paving schedule and the constraints and possible deterrent it could be to fiber companies. Council also discussed the importance of the APPP schedule and maintaining the quality roads throughout the City as well as the need to adopt a standard in order to gain interest and initiate the process. Staff indicated that the standards can be amended in the future if needed.

**Moved by** Huang

**Seconded by** Campbell

It is recommended that the City Council: 1.) Adopt the attached microtrench restoration standard; and 2.) Authorize the City Manager to approve any subsequent revisions deemed necessary to the microtrench restoration standard.

AYES (4): Campbell, Huang, Lim, and Rodriguez

ABSENT (1): Singh

**CARRIED (4 to 0)**

#### 10. DIRECTION ON TRAFFIC COMMISSION VACANCY

Councilwoman Tara Campbell said the interviews are fresh in her mind and out of respect to those who applied, she feels comfortable with proceeding with appointing from the pool of recent applications. She mentioned two of the previous applicants and said she was open to Council discussion.

Councilwoman Huang said she was contacted by someone interested in applying during the last round of interviews. However, that individual did not apply due to a scheduling conflict and said she would therefore, like to open the application opportunity again to everyone. Councilwoman Huang also said, though recent, she does not remember some of the interviews. Mayor Pro Tem Rodriguez stated that he preferred not to go through another round of interviews and felt they had a great candidate pool.

Mayor Lim said the right thing to do would be to open the recruitment again. She also tried to contact several of the prior applicants to confirm if they were still interested but said she did not receive a response from several applicants. She mentioned her top candidate.

Mayor Pro Tem Rodriguez asked if the item could be tabled to allow staff to contact the applicants and see if they are still interested. Councilwoman Huang said she will not be in attendance at the next meeting and Councilwoman Campbell reminded Council that

Councilman Singh will also be absent at the March 18th meeting, however, he previously recused himself from the Traffic Commission appointments.

Council discussed watching the January 13, 2025, Council Special meeting recording of Traffic Commission applicant interviews and tabling this item for the April 1st meeting.

**Moved by** Campbell

**Seconded by** Rodriguez

It is recommended that the City Council table this item to the April 1st meeting.

AYES (4): Campbell, Huang, Lim, and Rodriguez

ABSENT (1): Singh

**CARRIED (4 to 0)**

### **ADJOURNMENT**

Mayor Lim wished resident Lee Day a happy 95th birthday and adjourned the meeting in memory of Julie Astle, member of the Yorba Linda Woman's Club, Yorba Linda Historical Society, The Friends of the Yorba Linda Library, docent at the Richard Nixon Presidential Library for many years, and named Citizen of the Year in 2007, at 8:08 p.m. to the next regularly scheduled City Council/Successor Agency to the Yorba Linda Redevelopment Agency joint meeting on March 18, 2025.

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City Clerk