



## Regular Meeting Agenda June 7, 2022

Placentia City Council  
Placentia City Council Acting as Successor Agency to the  
Placentia Redevelopment Agency  
Placentia Industrial Commercial Development Authority  
Placentia Public Financing Authority

### SPECIAL PROCEDURES NOTICE

On March 4, 2020, pursuant to California Government Code Section 8625, Governor Newsom declared a State of Emergency as a result of the threat of the COVID-19 virus.

On September 17, 2021, Governor Newsom signed AB 361, which went into immediate effect as urgency legislation. AB 361 added subsection (e) to Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings. As of February 9, 2022 it was reported that the COVID-19 pandemic had killed more than 81,811 Californians. Social distancing measures decrease the chance of the spread of COVID-19.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia City Council Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

#### **How to Observe the Meeting**

To maximize public safety while maintaining transparency and public access, in addition to being open to the public, all City Council meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at [www.placentia.org/pctv](http://www.placentia.org/pctv).

#### **How to Submit Public Comment**

Members of the public may provide public comment in person or comments may be sent for City Council consideration by email to the City Clerk at [cityclerk@placentia.org](mailto:cityclerk@placentia.org). Please limit submitted comments to 200 words or less. Comments received before or during a Council meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the City Council meeting but will be summarized in the public record and are subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the City Clerk's Office for assistance at (714) 993-8231.

#### **Americans with Disabilities Act Accommodation**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at [cityclerk@placentia.org](mailto:cityclerk@placentia.org) or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health regarding social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus.



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Placentia Redevelopment Agency  
Placentia Industrial Commercial Development Authority  
Placentia Public Financing Authority

Mayor Rhonda Shader  
District 1

Mayor Pro Tem Chad P. Wanke  
District 4

Craig S. Green  
Councilmember  
District 2

Ward L. Smith  
Councilmember  
District 5

Jeremy B. Yamaguchi  
Councilmember  
District 3

Robert S. McKinnell  
City Clerk

Kevin A. Larson  
City Treasurer

Damien R. Arrula  
City Administrator

Christian L. Bettenhausen  
City Attorney

**City of Placentia**  
**401 E. Chapman Avenue**  
**Placentia, CA 92870**

**Phone: (714) 993-8117**

**Fax: (714) 961-0283**

**Email:**  
**administration@placentia.org**

**Website: www.placentia.org**

### *Mission Statement*

*The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life.*

### *Vision Statement*

*The City of Placentia will maintain an open, honest, responsive, and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources.*

Copies of all agenda materials are available for public review in the Office of the City Clerk, online at [www.placentia.org](http://www.placentia.org), and at the Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Clerk's Office, (714) 993-8231, to make inquiry concerning the nature of the item described on the agenda.

### **Procedures for Addressing the Council/Board Members**

Any person who wishes to speak regarding an item on the agenda or on a subject within the City's jurisdiction during the "**Oral Communications**" portion of the agenda should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "**Speaker Request Form**" and give it to the City Clerk BEFORE the item is called.

The Council and Board members encourage free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Council and Board discourage clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE ALL PAGERS, CELL PHONES, AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL AND BOARD MEMBERS ARE IN SESSION.

### **Special Accommodations**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility.  
(28 CFR 35.102.35.104 ADA Title II)

In compliance with California Government Code § 54957.5, any writings or documents provided to a majority of the City Council regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room. Executive Sessions are held in the Council Caucus Room. While the public may be in attendance during oral announcements preceding Executive Sessions, Executive Sessions are not open to the public.

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
PLACENTIA PUBLIC FINANCING AUTHORITY  
REGULAR MEETING AGENDA - CLOSED SESSION  
June 7, 2022  
6:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Green  
Councilmember/Board Member Smith  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Wanke  
Mayor/Board Chair Shader

**ORAL COMMUNICATIONS:**

At this time, the public may address the City Council and Boards of Directors concerning any items on the Closed Session Agenda only. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

The City Council and Boards of Directors will recess to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings.

1. Pursuant to Government Code Section 54956.8  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
Property: 202 W. Santa Fe Avenue  
Agency Negotiator: Damien R. Arrula, City Administrator  
Negotiating Party: Blake Family Trust  
Under Negotiations: Price and Terms of Payment

**RECESS:** The City Council and Boards of Directors will recess to their 7:00 p.m. Regular Meeting.

**PLACENTIA CITY COUNCIL  
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE  
PLACENTIA REDEVELOPMENT AGENCY  
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY  
PLACENTIA PUBLIC FINANCING AUTHORITY  
REGULAR MEETING AGENDA**

**June 7, 2022**

**7:00 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:**

**ROLL CALL:** Councilmember/Board Member Green  
Councilmember/Board Member Smith  
Councilmember/Board Member Yamaguchi  
Mayor Pro Tem/Board Vice Chair Wanke  
Mayor/Board Chair Shader

**INVOCATION:**

Chaplain Sterling Bennett

**PLEDGE OF ALLEGIANCE:**

Captain James McElhinney

**PRESENTATIONS:**

**CLOSED SESSION REPORT:**

**CITY ADMINISTRATOR REPORT:**

**ORAL COMMUNICATIONS:**

At this time, the public may address the City Council and Boards of Directors concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City Council and Boards of Directors. There is a five (5) minute time limit for each individual addressing the City Council and Boards of Directors.

**CITY COUNCIL/BOARD MEMBER COMMENTS:**

**1. CONSENT CALENDAR (Items 1.a. through 1.e.):**

All items on the Consent Calendar are considered routine and are enacted by one motion approving the recommended action listed on the Agenda. Any Member of the City Council and Boards of Directors or City Administrator may request an item be removed from the Consent Calendar for discussion. All items removed shall be considered immediately following action on the remaining items.

**1.a. Consideration to Waive Reading in Full of all Ordinances and Resolutions**

Fiscal Impact: None

Recommended Action: Approve

**1.b. City Fiscal Year 2021-22 Register for June 7, 2022  
Check Register**

Fiscal Impact: \$2,549,641.87

**Electronic Disbursement Register**

Fiscal Impact: \$1,230,588.22

Recommended Action:

Receive and file

**1.c. Public Works Agreement with Great Western Installations Inc. for the Purchase and Installation of the Playground Equipment at La Placita Parkette CIP and Prop 68 Project No. 7911**

Fiscal Impact:

Revenue:	Budgeted:	\$640,000.00	Prop 68 Grant Fund
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Expenditures:	Expense:	\$304,371.86	Prop 68 Grant Fund
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Recommended Action:

- 1) Award a Public Works Agreement to Great Western Installations Inc., for the La Placita Parkette playground equipment renovation project in the amount of \$304,371.86; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or \$30,437.19 for unforeseen conditions if necessary to complete the project; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

**1.d. Resolution for Setting of Public Hearing for Fiscal Year 2022-23 Solid Waste Collection Rates**

Fiscal Impact: Expense: \$15,000 Mailing Expense

Budgeted: \$15,000 FY 2021-22 Operating Budget

Refuse Administration Fund (374386-6225)

Recommended Action:

- 1) Adopt Resolution No. R-2022-37, a Resolution of the City Council of the City of Placentia, California, declaring its intention to adopt increased solid waste collection charges, setting a public hearing for July 19, 2022 and directing Staff to provide notice pursuant to Proposition 218; and
- 2) Adopt Resolution No. R-2022-38, a Resolution of the City Council of the City of Placentia, California, adopting procedures for establishing and increasing property related fees and charges under Proposition 218.

**1.e. Amendment No. 2 to Cooperative Agreement with the Orange County Transportation Authority for the Design and Construction of a Placentia Metrolink Commuter Rail Station and Parking Structure**

Fiscal Impact: None

Recommended Action:

- 1) Approve Amendment No. 2 to Cooperative Agreement No. C-6-1117 with the Orange County Transportation Authority for the design and construction of a Metrolink commuter rail station and parking structure; and
- 2) Authorize the City Administrator to execute the above-mentioned Agreement Amendment, in a form approved by the City Attorney.

**PUBLIC HEARING:**

2.a. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1**

Fiscal

Impact:

Revenue: \$ 450,858 (Recouped Through Assessments)

Expenditures: \$ 419,200 (Proposed FY 2022-23 Budget LMD 92-1 Fund)

Recommended Action:

- 1) Open the Public Hearing concerning the levy and collection of assessments within the Landscape Maintenance District 92-1; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2022-35, a Resolution of the City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2023-23 for Placentia Landscape Maintenance District No. 92-1.

2.b. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1**

Fiscal

Impact:

Revenue: \$135,286 (SLD-81-1 Assessments)

\$ 36,214 (Transfer In From General Fund)

Expenditures: \$171,500 (Proposed FY 22-23 Budget SLD 81-1 Fund)

Recommended Action:

- 1) Open the Public Hearing concerning the Levy and Collection of Assessments within the Placentia Street Lighting District 81-1; and
- 2) Receive The Staff Report, Consider All Public Testimony, Ask Questions Of Staff; And
- 3) Close The Public Hearing.
- 4) Adopt Resolution No. R-2022-36, a Resolution of City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2022-23 for Placentia Street Lighting District No. 81-1.

2.c. **Introduction and First Reading of Ordinance No. O-2022-02, Whereby Chapter 23.78 of the Municipal Code shall be Amended Regarding the Standards and Regulatory Requirements for the Storage of Recreational Vehicles and Recreational Apparatuses on Private Property within Single-Family Residential Districts (Zoning Code Amendment 2022-02)**

Fiscal Impact: None

Recommended Action:

- 1) Open the public hearing concerning Ordinance No. O-2022-05; and
- 2) Receive the staff report, consider all Public Testimony, ask any questions of Staff; and
- 3) Close the public hearing; and
- 4) Find that adoption of Zoning Code Amendment No. 2022-02 is categorically exempt from environmental review and direct Staff to file a Notice of Exemption, pursuant to CEQA Section 15061(b)(3); and
- 5) Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2022-05, an Ordinance of the City Council of the City of Placentia, California, finding that approval of Zoning Code Amendment No. 2022-02 is exempt from the California Environmental Quality Act (CEQA) Pursuant To CEQA Section 15061(B)(3) and approving Zoning Code Amendment No. 2022-02 amending Title 23 (Zoning Ordinance) of the City of Placentia Municipal Code regarding the standards and regulatory requirements for the storage of recreational vehicles and recreational apparatuses on private property within single-family residential districts as defined by Chapter 23.78 – Off-Street Parking.

**2. REGULAR AGENDA:**

**3.a. Presentation of the Draft Fiscal Year 2022-23 Proposed Operating Budget Including General Fund, Special Revenue, Debt Service, Enterprise, Internal Service, Capital Improvement Program, and Fiduciary Funds Budgets**

Fiscal Impact:

Fund Type	Revenues & Transfers In	Expenditures & Transfers Out
General Fund	\$45,482,968	\$45,429,130
Special Revenue	20,636,805	18,095,453
Debt Service	404,450	404,450
Enterprise	6,599,550	7,000,265
Internal Service	3,286,900	3,286,900
Fiduciary	5,503,447	5,610,139
<b>Totals</b>	<b>\$81,914,120</b>	<b>\$79,826,337</b>

It is recommended that the City Council take the following actions:

- 1) Review and discuss the Draft Fiscal Year 2022-23 Proposed Budget and Capital Improvement Program (CIP); and
- 2) Provide input and direction for final budget adoption at the City Council Meeting of June 21, 2022.

It is recommended that the Placentia Public Financing Authority take the following actions:

- 1) Review and discuss the Draft Fiscal Year 2022-23 Proposed Budget; and
- 2) Provide input and direction for final budget adoption at the City Council Meeting of June 21, 2022.

**CITY COUNCIL/BOARD MEMBERS REQUESTS:**

Council/Board Members may make requests or ask questions of Staff. If a Council/Board Member would like to have formal action taken on a requested matter, it will be placed on a future Council or Board Agenda.

***Adjourned in Memory of***

***Dolores Ventura Aguirre***

*Longtime Placentia Resident since 1930 and  
Mother of former Placentia Mayor and Councilmember Joe Aguirre*

*and*

***Christine Schaefer***

*Longtime Placentia Resident*

**ADJOURNMENT:**

The City Council/Successor Agency/ICDA/PPFA Board of Directors will adjourn to a regular City Council meeting on Tuesday, June 21, 2022 at 7:00 p.m.

**TENTATIVE AGENDA FORECAST**

The Tentative Agenda Forecast is subject to change up until the posting of the Agenda for the Council Meeting listed below:

- Amendment to PSA with Dudek for Crowther Sewer Project
- NOC: Rose/Alta Vista Street Resurfacing Project
- Annual Measure M Certification
- Approval of the agreement with the California Department of Parks and Recreation for the improvements of Jaycee Parkette for the Statewide Park Development and Community Revitalization Program (Prop 68).
- Contract Change Order #1 for Fire Station 2 Garages
- Lease Term Extension for City CNG Fueling Station

**CERTIFICATION OF POSTING**

I, Nancy M. Albitre, Interim Deputy City Clerk of the City of Placentia and Assistant Secretary of the Industrial Commercial Development Authority, the Successor Agency, and the Placentia Public Financing Authority hereby certify that the Agenda for the June 7, 2022 meetings of the City Council, Successor Agency, Industrial Commercial Development Authority, and the Placentia Public Financing Authority was posted on June 2, 2022.

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Nancy M. Albitre  
Interim Deputy City Clerk