

REGULAR CITY COUNCIL MINUTES

25541 Barton Road, Loma Linda, CA 92354

May 13, 2025, 5:30 PM - May 13, 2025, 7:54 PM

Roll Call: *(The following members were in attendance)*

- **Phillip Dupper**, Mayor
- **Ronald Dailey**, Mayor pro tempore
- **Rhodes Rigsby**, Councilmember
- **Ovidiu Popescu**, Councilmember
- **Rhonda Spencer-Hwang**, Councilmember

1. Call to Order

1.A. Call to Order- 5:30 PM

The meeting was called to order at 5:30 pm and immediately recessed into closed session.

1.B. Roll Call- 5:30 PM

All Councilmembers present.

Staff present: T. Jarb Thaipejr, City Manager; Diane Robbins, City Attorney; Lynette Arreola, City Clerk; Sonia Fabela, Finance Director; Dan Harker, Fire Chief; Lorena Matarrita, Community Development Director; Andy Ramirez, Assistant City Manager; Andrew Sanchez, Customer Support Technician; and Lt. Kaysie Smith, San Bernardino County Sheriff's Department

1.C. Closed Session - 5:30 pm - Council Board Room - 7:02 PM

The regular meeting of the City Council reconvened at 7:02 pm. The City Attorney announced that the City Council met in closed session regarding labor negotiations. She stated that information was received and direction was provided to staff.

1.D. Invocation and Pledge of Allegiance - Councilmember Popescu- 7:02 PM

The Invocation and Pledge of Allegiance were led by Councilmember Popescu.

1.E. Items to be Added or Deleted- 7:02 PM

No items were added or deleted.

1.F. Oral Reports/Public Participation - Non-Agenda Items (Each Speaker limited to 3 minutes. Pursuant to the Brown Act, no action or discussion can be taken by City Council)- 7:02 PM

No oral participation upon invitation by the Mayor.

1.G. Conflict of Interest Disclosure- 7:03 PM

Mayor Dupper noted that he had a conflict of interest on Agenda Item 3D.

2. Scheduled and Related Items

2.A. ESRI Presentation on City of Loma Linda [Natalie Carter & Jinho Kang]- 7:03 PM

Natalie Carter, Account Manager, and Jinho Kang, Senior Solution Engineer, from ESRI provided an overview of the tools available through ESRI's Geographic Information System (GIS) mapping software. Ms. Carter explained that GIS technology is used to create, manage, analyze, and visualize data to support decision-making related to business development, infrastructure tracking, and future project planning. She highlighted the StoryMap application as a tool to showcase maps, projects, and initiatives, noting its potential to illustrate why Loma Linda holds a Blue Zone designation. She also provided interactive examples of its use.

Ms. Carter commended Henry Reed, Engineering Technician/GIS Analyst, for developing the City's GIS Hub website page with the various map applications. She demonstrated how the map applications can be enhanced into 3D base maps, using the City's trails map as an example. She further explained how ESRI can provide detailed demographic data through its Business Analyst application, which includes tools such as Tapestry Segmentation to analyze population groups, Council Districts, income levels, and employment trends.

She noted examples of other cities using ESRI applications, including the StoreMap for public art in the City of Palm Desert, Yucaipa's use of GIS in its Freeway Corridor Specific Plan for community engagement and education, and Riverside's implementation of infographics to attract business growth and share demographic information. She concluded noting that they can assist the City in implementing any of these application for projects or business growth. She thanked the City Council for their time and continued partnership.

2.B. Public Hearing - Council Bill # O-2025-02 - (First Reading) - Amend the Municipal Code to Establish Fire Hazard Severity Zones (FHSZ) Section in Chapter 32 of Title 15 (Building and Construction) of the Loma Linda Municipal Code Pursuant to Government Code Section 51178 of the California Fire Code [Fire]- 7:21 PM

Public Hearing was opened at 7:45 PM and closed at 7:45 PM

Fire Marshal Tom Ingalls presented his report and PowerPoint presentation, explaining that cities are required by ordinance to adopt the Fire Hazard Severity Zone (FHSZ) map prepared by CAL FIRE. He noted that the previously adopted 2008 map identifies one level hazard zone: Very High; while, the updated map now identifies three levels: Moderate, High, and Very High. He outlined how zone levels are determined, noting that blowing embers has now been included in their zone determinations; highlighted updates made since the last map; and explained how areas are determined to be Wildland vs Non-Wildland (Urban) Zones. He added that the FHSZ maps will be used to enforce building standards for new construction, Chapter 7A of the California Building Code. He pointed out that the new map zone boundaries changed slightly from the previous map, extending a little further into the City. He pointed out that properties that are divided by two boundary zones will default to the higher severity Zone. He created a City website page in April with FHSZ map information explaining the program and how to submit for public comment. He noted that they received one comment from the Building Industry Association of Southern California requesting to be informed should the City choose to make the FHSZ map more restrictive, which Loma Linda will not.

Mayor pro tempore Dailey inquired about the public notification process for the project. He expressed concern on behalf of constituents who have taken steps to protect their properties against wildfires but are still experiencing difficulty obtaining insurance or are facing higher premiums. In response, Fire Marshall Ingalls noted that the City met the publishing and posting notification requirements for the public hearing. He clarified that insurance companies do not base their hazard levels from the FHSZ maps; instead, they develop their own internal maps using data and analyses conducted by in-house experts to determine hazards levels. He went on to explain that the City can assist residents by developing a Community Wildfire Protection Plan, which may help homeowners qualify for discounts from some agencies. He has applied for a grant for this program. He also spoke of Firewise Community programs, which neighborhood groups, such as HOA's, establish their own Firewise Councils. These Councils will then take elements from the Community Wildfire Protection Plan to develop their own regional plan to strategize on wildfire preparedness. Both approaches demonstrate the City is being prepared and proactive to reduce wildfire risks. He concluded his presentation providing contact information and a link to the CAL FIRE website for complete information on the program. He informed City Council that they can direct residents to him to respond to questions regarding this matter.

The public hearing was open and closed with no public participation.

Motion by Rhonda Spencer-Hwang, seconded Ovidiu Popescu, passing by a vote of 5-0-0-0-0, *to INTRODUCE Council Bill No. O-2025-02 on first reading and to SET the Second Reading to June 10, 2025,*

3. Consent Calendar

Mayor Dupper recused himself from the discussion and action on Agenda Item 3D, concerning the San Bernardino County Sheriff's Department Law Enforcement Service Contract Agreement No. 94-523 A-36, due to a conflict of interest.

Motion by Rhodes Rigsby, seconded Rhonda Spencer-Hwang, passing by a vote of 5-0-0-0-0, *to REMOVE Agenda Item 3D from the Consent Calendar due to the conflict of Interest.*

Motion by Rhodes Rigsby, seconded Ronald Dailey, passing by a vote of 5-0-0-0-0, *to APPROVE the Consent Calendar as submitted not including Agenda Item 3D*

3.A. Demands Register dated May 13, 2025 [Finance]- 7:47 PM

Approved the Demands Registers dated May 13, 2025, with commercial demands totaling \$1,332,707.06, and payroll dated April 24, 2025, totaling \$410,438.86 and payroll dated May 8, 2025, totaling 421,817.90.

3.B. Treasurer's Report - April 2025 [Finance]- 7:47 PM

Accepted the report for filing.

3.C. Fire Department's Activity Report - April 2025 [Fire]

Approved the report for filing.

3.D. Approve Contract Agreement No. 94-523 A-36, Schedule "A" of the Law Enforcement Service Contract, with the County of San Bernardino for Fiscal Year 2025-26 [City

Manager]- 7:47 PM

**** Item was Removed from Consent**

Motion by Ronald Dailey, seconded Ovidiu Popescu, passing by a vote of 4-0-0-1-0, Recused by Phillip Dupper

to APPROVE the Contract Agreement No. 94-523 A-36, Schedule "A" of the Law Enforcement Service Contract, with the County of San Bernardino for Fiscal Year 2025-26 (Agenda Item 3D) as submitted.

3.E. Adopt Resolutions for the Landscape Maintenance District No. 1 Annual Report - Fiscal Year 2025-2026 [Public Works]- 7:47 PM

Adopted Council Bill No. R-2025-07:

RESOLUTION NO. 3245,

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA, INITATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026;

Adopted Council Bill No. R-2025-08:

RESOLUTION NO. 3246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, PRELIMINARILY APPROVING ENGINEER'S REPORT FOR FISCAL YEAR 2025/2026 FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1;

Adopted Council Bill No. R-2025-09:

RESOLUTION NO. 3247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025/2026 IN LANDSCAPE MAINTENANCE DISTRICT NO. 1, AN ASSESSMENT DISTRICT; DECLARING THE WORK TO BE OF MORE SPECIAL THAN GENERAL PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 1 TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICT AS LANDSCAPE MAINTENANCE DISTRICT NO. 1, DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR THE PUBLIC HEARING.

3.F. Adopt Resolutions for the Street Light Benefit Assessment District Annual Report - Fiscal Year 2025-2026 [Public Works]- 7:47 PM

Adopted Council Bill No. R-2025-10:

RESOLUTION NO. 3248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2025/2026;

Adopted Council Bill No. R-2025-11:

RESOLUTION NO. 3249

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PRELIMINARILY APPROVING ENGINEER'S REPORT FOR FISCAL YEAR 2025/2026 FOR STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1;

Adopted Council Bill No. R-2025-12:

RESOLUTION NO. 3250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2025/2026 IN STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1, AN ASSESSMENT DISTRICT; DECLARING THE WORK TO BE OF MORE SPECIAL THAN GENERAL PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICT AS STREET LIGHT BENEFIT ASSESSMENT DISTRICT NO. 1, DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO.

3.G. Award of Contract to AP Electrical Service, Inc. to Install Manual Transfer Switches at 3 Water Reservoirs for \$31,000 [Public Works]- 7:47 PM

Awarded contract to AP Electrical Services, Inc. for \$31,000 to install manual transfer switches at three water reservoir sites as recommended.

3.H. Approve the Cost Share and Continued Participation for the Regional Urban Water Management Plan [Public Works]- 7:47 PM

Approved the cost share and continued participation in the Regional Urban Water Management Plan with amendments as recommended.

3.I. Approve the Cost Share to Repair the Water Treatment Plant that was Damaged by a Lightning Storm [Public Works] - 7:47 PM

Approved the Cost Share Agreement for associated repairs of the Richardson Treatment Plant as recommended.

3.J. Declare Items as Surplus and Approve Appropriate Disposal [Public Works]- 7:47 PM

Declared items identified in the report as surplus and approved appropriate disposal as recommended.

4. Old Business

4.A. Council Bill No. O-2025-01 - (Second Reading) Development Code Amendment to allow Wholesale Landscape Nursery as a conditionally permitted use within the High-Density Residential (R-3) Zone as long as the site is within the FEMA designated flood hazard area (DCA-2024-0003) [Community Development]- 7:50 PM

There were no changes to the report and no new developments or concerns were raised; therefore, no presentation was made.

Motion by Ovidiu Popescu, seconded Rhonda Spencer-Hwang, passing by a vote of 5-0-0-0, to ADOPT Council Bill No. O-2025-01 into Ordinance, waiving the full reading and read by title only, ORDINANCE NO. 784 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING IN PART, TITLE 17 (ZONING), CHAPTER 17.32 (RESIDENTIAL ZONES) OF THE LOMA LINDA MUNICIPAL CODE TO ALLOW "LANDSCAPE NURSERIES – WHOLESALE" IN TABLE 2-1, WITH A NOTE RESTRICTING THE USE TO FEMA-DESIGNATED FLOOD HAZARD AREAS, SUBJECT TO CHAPTER 19.12 (FLOOD CONTROL MEASURES)

5. New Business

No items scheduled.

6. Reports

6.A. Reports of Council Members- 7:51 PM

No report by Council Members.

6.B. Reports Of Officers- 7:51 PM

City Attorney Robbins proposed scheduling an onboarding workshop for the City Council and Planning Commission. The City Council agreed to hold the workshop on Tuesday, June 24, 2025, at 5:30 p.m. Should there be a Closed Session scheduled, it was noted that it could be moved to the end of the agenda.

7. Adjournment

The meeting adjourned at 7:51 pm.

Minutes approved as submitted on June 10, 2025.