

# COUNCIL LATE AGENDA ITEMS

Council Meeting  
January 13, 2026

# Memo-Hot File

To: Honorable Mayor and City Council  
From: Christopher Cash, Public Works Director  
Through: Jarad Hildenbrand, City Manager  
Date: January 9, 2026  
Re: Agenda Item 9.1-Dirt hauling permit for the development of Tract 18163, currently owned by Milan REI X. LLC.



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Attached is correspondence received after the agenda publication date referencing the concurrence of the LEA (OC Health Care Agency) with the Regional Water Quality Control Board's approval of a workplan to relocate Stockpile "H" at the Rio Santiago site (Sully Miller). The relocation of Stockpile "H" is needed to execute Scenario 1 under the haul permit request. This letter supersedes a prior concurrence acknowledgement that was received via email.



VERONICA KELLEY, DSW, LCSW  
AGENCY DIRECTOR

JENNA SARIN, MSN, RN, PHN  
DIRECTOR OF PUBLIC HEALTH AND NURSING

DARWIN CHENG, JD, REHS  
DIRECTOR OF ENVIRONMENTAL HEALTH

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**PUBLIC HEALTH SERVICES  
ENVIRONMENTAL HEALTH DIVISION**

January 9, 2026

Chris Nichelson  
MILAN REI X, LLC  
701 South Parker St., Suite 5200  
Orange, CA 92868

Sent via email: [chris@milancap.com](mailto:chris@milancap.com)

**Subject: Requested Alteration of Stockpile H to Accommodate Truck Hauling Route for Proposed Mabury Residential Development dated December 10, 2025 for Rio Santiago Disposal Site located at 6145 E. Santiago Canyon Road, Orange, CA (SWIS No. 30-AB-0472)**

Dear Mr. Nichelson:

The Orange County Health Care Agency, Environmental Health Division is the certified local enforcement agency (LEA) for Orange County, and authorized and obligated to enforce solid waste laws and regulations pursuant to California Public Resource Code (PRC) Sections 43209 and 45000 et seq., and Title 14 of the California Code of Regulations (14 CCR) § 18080 et seq. Pursuant to PRC Section 43200.5(b), in enforcing Part 4, 5 and 6 of Division 30 of the PRC and regulations that implement them, the LEA carries out a state function and thus its actions are independent from, and not subject to the authority of, the Orange County Board of Supervisors.

On June 16, 2022, Milan and the LEA signed a Stipulated Notice & Order (SNO) that required Milan to close the site as a solid waste facility and implement a post-closure maintenance plan and land use plan in accordance with 27 CCR. To that effect, the SNO required Milan to conduct soil analytical and geotechnical investigation/testing of the site within specified timelines. In addition, the SNO required Milan to conduct analytical investigation/testing of the site's stockpiles and to remove (in accordance with an approved plan) all stockpiles that the LEA determines are contaminated based on the results of the stockpiles' analytical investigation/testing. The SNO was subsequently amended on July 1, 2024 (Amendment No. 1), and again on October 31, 2025 (Amendment No. 2). On February 19, 2025, Milan executed a cleanup agreement for regulatory oversight with the Santa Ana Regional Water Quality Control Board (SARWQCB) for reviewing the investigation data conducted to date under LEA's oversight and for the remaining investigatory work.

On December 12, 2025, Verdantas Inc. (on behalf of Milan) submitted a proposal with supplemental information on December 22, 2025 to the LEA and SARWQCB requesting alteration of Stockpile H to accommodate a truck hauling route for the proposed Mabury Residential Development located to the north of the subject site. The proposal requests relocation of approximately 12,765 cubic yards (CY) of

Chris Nichelson  
January 9 2026  
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Stockpile H soil, to be moved north center of the site to create a truck route for transporting clean imported fill to the Mabury Residential Development site. Milan also proposes using about 1,275 CY of the removed soil from Stockpile H to provide the fill needed in specific areas to , further widen the truck-haul route.

On December 23, 2025, the SARWQCB approved the subject proposal with conditions to address fugitive dust emissions per South Coast Air Quality Management District (SCAQMD) Rule 1466, implement erosion control measures, avoid disturbing the remaining on-site stockpiles, and provide the source of clean imported fill material. The LEA concurs with the SARWQCB approval in accordance with Amendment No. 2 of the SNO (enclosed).

If you have any questions, please contact Dan Weerasekera by phone at (714) 433-6255 or by email at [dweerasekera@ochca.com](mailto:dweerasekera@ochca.com)

Sincerely,

**Dan Weerasekera**  
Digitally signed by Dan Weerasekera  
Date: 2026.01.09 09:07:35 -08'00'

Dan Weerasekera  
Hazardous Materials Specialist  
Solid Waste Local Enforcement Agency  
Environmental Health Division

cc: Lauren Robinson, Orange County Environmental Health Division  
Shyamala Rajagopal, Orange County Solid Waste LEA  
Soheil Afshari, Orange County Solid Waste LEA  
Tamara Escobedo, Orange County Environmental Health Division  
Stephanie Young, CalRecycle  
Casey Yearout, CalRecycle  
Garrett Kakishita, South Coast Air Quality Management District  
Cindy Li, Santa Ana Regional Water Quality Control Board  
Pamela Ybarra, Santa Ana Regional Water Quality Control Board  
Alan Kuoch, Santa Ana Regional Water Quality Control Board  
Robin J. Ferber, Leighton and Associates, Inc.  
Michael J. Priestaf, Leighton and Associates, Inc.  
Peter Duchesneau, Manatt, Phelps & Phillips, LLP Robert Garcia, City of Orange  
Russel Bunim, City of Orange  
Chris Cash, City of Orange  
Joscelynn Gadzinski, Deputy County Counsel, Office of County Counsel  
CalRecycle/LEA SWIS Portal

January 13, 2026  
City Council Meeting

PowerPoint Presentations  
distributed at Council meeting



**AUTHORIZE THE LEASE-PURCHASE  
OF A PIERCE ENFORCER URBAN  
SEARCH AND RESCUE APPARATUS**

# WHY

- Current USAR beyond NFPA service life
- Maintain elite rescue capability
- Industry - long build times



# OPERATIONAL NEED

- One of five in Orange County
- Supports mission-critical tasks
- Supports County and statewide deployments



# PROPOSED SOLUTION

- 
- A red Pierce Enforcer USAR fire truck is shown from a side-front perspective. The truck features a large chrome grille with 'Pierce' and 'USAR' branding. The number '53' is prominently displayed on the side of the cab and on the front fender. A fire department emblem for 'ORANGE CITY FIRE DEPT' is visible on the side. The truck is equipped with multiple emergency lights on the roof and a chrome bumper. The background shows a clear blue sky and green trees.
- New Pierce Enforcer USAR
  - The discount offsets the financing costs
  - Modern, versatile, single-chassis USAR configuration

# COMPARISON COST

- 
- Without Discount: \$2.196M
  - With Prepay + Financing: \$2.171M
  - Total Savings: \$264,645
  - Improves Cash Flow for Future Fleet Purchases

# RECOMMENDED ACTION

- Approve lease-purchase with PNC Bank
- Authorize purchase via HGACBuy
- Appropriate first-year payment



# TOWNSEND PUBLIC AFFAIRS

[WWW.TOWNSENDPA.COM](http://WWW.TOWNSENDPA.COM)



CITY OF ORANGE  
CIVIC CENTER

**CITY OF ORANGE**

**LEGISLATIVE &  
FUNDING UPDATE**

**January 13, 2026**



## Delivering Value to the City

<b>Project</b>	<b>Amount</b>
CA Department of Justice Tobacco Grant Program	\$301,440.00
Community Emergency Response Team Equipment	\$2,500.00
Federal Budget Earmark for Public Safety Software	\$825,000.00
US Department of Energy ZEVs	\$189,950
Federal Budget Earmark for West Orange Park	\$850,000.00
State Budget Earmarks for Homeless Resource Center	\$3,000,000.00
<b>Total Funding Secured by TPA on Behalf of the City</b>	<b>\$5,168,890</b>

<b>Project</b>	<b>Amount</b>
<i>Federal Budget Earmark for Fire Station 3 Improvements</i>	<i>\$1,000,000</i>
<i>Federal Budget Earmark for Orange County Riverwalk</i>	<i>\$500,000.00</i>
<i>Federal Budget Earmark for Real Time Crime Center</i>	<i>\$1,031,000.00</i>
<b>ADDITIONAL Funds Pending Award</b>	<b>\$2,531,000.00</b>



## Historical Return on Investment

**\$312,000  
Invested**



**\$5,168,890  
Returned**



**EVERY DOLLAR INVESTED GENERATED ROUGHLY \$16 IN RETURN**



**Governor's Proposed  
Budget:  
\$348.9 billion**

**Projected revenues  
\$42.3 billion above the  
2025–26 Budget Act**

**Projected Deficit:  
\$2.9 billion**

**Concerns Remain:  
Multi-year Deficits,  
CA/DC Dynamics**



## 2026 State Legislative Session: Major Issues



**State Budget**



**Housing Bond**



**Climate Bond  
Funding Rollout**



**New Congressional  
Districts**



**New Senate  
Leadership**



### ***SB 79 (Wiener) Clean-Up Transit-Oriented Development (TOD) Upzoning***

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#### **DETAILS:**

- Requires certain housing projects near existing or planned transit-oriented development (TOD) stops to be allowed on residential, mixed-use, or commercial sites if certain conditions are met. Additionally authorizes transit agencies to set TOD zoning standards for their own land.
- TOD local alternative plan language
- Implementation delay timelines

#### **STATUS:**

- Clean-Up bill being negotiated



# Federal Surface Transportation Reauthorization

## DETAILS:

- Surface transportation programs are authorized in major legislation enacted approximately every five years
- Last authorized in 2021 as part of IIJA- expires September 30
- Efforts underway to empower Local Leadership in Surface Transportation Block Grant Delivery

## STATUS:

- Orange joined 22 cities in urging USDOT to provide more direct STBG funding to local and regional agencies
- House will begin markups in the beginning of February and send it to the House floor for a vote in the spring

## CONCERNS:

- Need to identify new sources of revenue for the Highway Trust Fund that currently relies on federal gas taxes. Potential approaches include user fees on electric and hybrid vehicles.



## 2025 Grant Wins

**\$2,500**



**Community Emergency  
Response Team (CERT)  
Equipment**

*Walmart: Spark Good*

**\$301,440**



**Code Enforcement and  
Tobacco Operations  
Project**

*California Department of  
Justice: Tobacco Grant  
Program*



## 2026 Upcoming Funding Opportunities

**Traffic Safety Grants  
Program**  
*CA Office of Traffic Safety*

**Statewide Park  
Development and  
Community Revitalization  
Program (SPP)**  
*CA Dept. of Parks and  
Recreation*

**State and Local  
Cybersecurity Grant  
Program**  
*FEMA / CalOES*

**Surface Transportation  
Block Grant (STBG) &  
Congestion Mitigation and  
Air Quality Improvement  
(CMAQ)**  
**SCAG**

### Real Time Crime Center:



- The project proposes enhanced crime prevention, investigations, and public safety.
- By integrating real-time data from surveillance cameras, ALPR systems, body-worn cameras, and digital evidence, officers will have immediate access to critical information, allowing for faster response times and improved situational awareness.
- Currently proposed to be funded at \$1,031,000

**This project has passed the House, is pending a vote in the Senate and will then head to the President for signature.**

### Fire Station 3 Improvement Project:



- The project proposes the replacement of two existing structures to the rear of Fire Station 3 with one new building that will include additional space for:
  - Apparatus storage
  - Workshop
  - Laundry room
  - Medical and disaster supplies
- Currently proposed to be funded at \$1,000,000

**This project has been selected by Rep. Young Kim.**



### Orange County Riverwalk Upland Habitat Restoration:

- The project proposes to revitalize the natural landscape, improve biodiversity, and support urban greening.
- The project will make the OC Riverwalk more inviting and accessible, creating shade, recreational opportunities, and educational resources for the community.
- Currently proposed to be funded at \$500,000

**This project has been selected by Rep. Lou Correa.**



## Questions?



**Cori Takkinen**

*Vice President & CEO*

CTakkinen@TownsendPA.com



**Elisa Arcidiacono**

*Senior Associate*

EArcidiacono@TownsendPA.com



**Jake Leischner**

*Associate*

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***California Advocacy | Federal Advocacy | Grant Writing***

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**CODE ENFORCEMENT DIVISION**

**Kratom and 7-OH Products Ban  
Ordinance Introduction**

**1/13/2026**

# Kratom and 7-OH Products: Overview

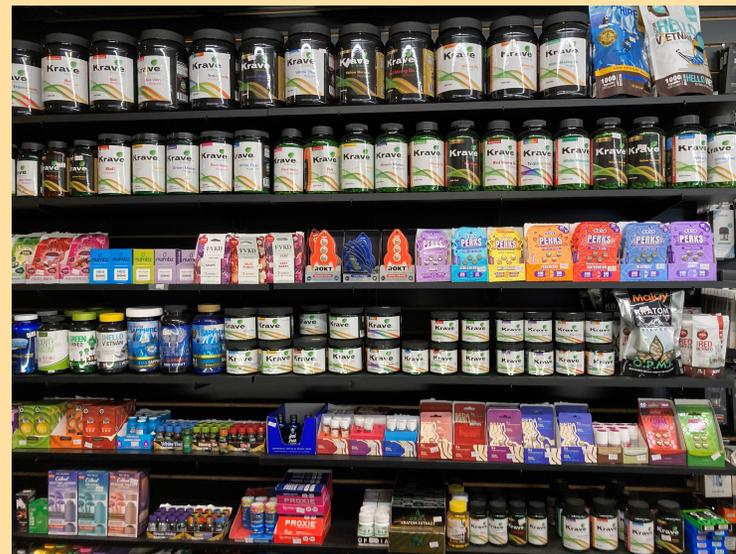
Kratom products act as stimulants at low doses and produce sedative, opioid-like effects at higher doses which pose health risks and can be linked to deaths.

At Local, State or Federal levels, there's currently no:

- Age restrictions or consumer safety regulations
- Recognition for medical use or treatment
- Approval as a food additive, dietary supplement, or drug ingredient



**Tobacco Shops**



**Variety of Kratom Products**



**Convenience Stores**

# Proposed City Ordinance to Prohibit the Sale and Distribution of Products:

- Containing any detectable kratom
- Containing or adulterated with synthesized or semi-synthesized kratom
- Whose packaging indicates or suggests the presence of kratom
- With altered or removed labels to conceal kratom or kratom-derived constituents

