

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

City Council Meeting Agenda

Wednesday, August 4, 2021

**Closed Session Council Board Room 4:30 PM
Open Session Council Chambers 6:30 PM**



**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY
AUTHORITY/CORONA HOUSING AUTHORITY MEETING**

**Jacque Casillas, Mayor
Wes Speake, Vice Mayor
Tony Daddario, Council Member
Tom Richins, Council Member
Jim Steiner, Council Member**

CONVENE CLOSED SESSION

CITY COUNCIL

1. **CLOSED SESSION - [CONFERENCE WITH REAL PROPERTY NEGOTIATORS](#)**
[Pursuant to Government Code Section 54956.8](#)
[Property Location: 725 S. Main Street \(APN: 117-191-011\)](#)
[Agency Negotiator: Jacob Ellis, City Manager](#)
[Negotiating Party: E Ticket LLC, Corona 725 LLC, 725 Main Street Investor LLC](#)
[Under Negotiation: Price and Terms of Payment](#)

2. **CLOSED SESSION - [CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION](#)**
[Pursuant to Government Code Section 54956.9\(d\)\(1\)](#)
[Name of Case: City of Corona v. DD&E, LLC, et al.](#)
[Case Number: Riverside County Superior Court Case No. CVRI 2000548 and San Diego County Superior Court Case No. 37-2021-00016700-CU-EI-CTL](#)

3. **CLOSED SESSION - [CONFERENCE WITH LABOR NEGOTIATORS](#)**
[Pursuant to Government Code Section 54957.6](#)
[Agency Designated Representative: Jacob Ellis, City Manager](#)
[Employee Organizations: Corona General Employees Association, Corona Fire Association, Corona Police Employees Association, Corona Police Supervisors Association and Corona Supervisors Association](#)

INVOCATION - Pastor Ron King, New Hope Family Worship Center

The invocation may be offered by a person of any religion, faith, belief or non-belief, as well as Council Members. A list of volunteers is maintained by the City Clerk and interested persons should contact the Clerk for further information.

PLEDGE OF ALLEGIANCE - Christopher and Annalese Arroyo

CONVENE OPEN SESSION

Individuals wishing to address the City Council are requested to complete a speaker card available at the rear of the Council Chambers. Please deliver the card to the City Clerk prior to the item being heard by the City Council or, for items not listed on the agenda, before the "Communications" section of the agenda is called. Please observe a three-minute limit for communications and please note that the Communications section of the agenda is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Once called upon to speak, you are requested to state your name and city of residence for the record.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

4. [Recognition: Inland Empire "Players of the Year"](#)

5. [Presentation: Youth Scholarship Program](#)

6. [Presentation: Covid-19 Update](#)

MEETING MINUTES

7. **MINUTES** - [Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority Committee of the Whole Meeting of July 14, 2021.](#)
8. **MINUTES** - [Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority City Council Meeting of July 21, 2021.](#)

CONSENT CALENDAR

All items listed on the Consent Calendar are considered to be routine matters, status reports or documents covering previous City Council action. The items listed on the Consent Calendar may be enacted in one motion. With the concurrence of the City Council, a Council Member or any person in attendance may request that an item be removed for further consideration.

9. **AGREEMENT** - [Improvement Agreements and approve security substitutions associated with Lots 2 through 4 of Tract Map 37030.](#)

That the City Council:

- a. Authorize the Mayor to execute Improvement Agreements between the City and Tri Pointe Homes Holdings, Inc., a Delaware Corporation.
- b. Authorize the Mayor to accept replacement securities for alley improvements from the new developer of Lots 2 through 4 of Tract Map 37030, Tri Pointe Homes Holdings, Inc.
- c. Release the existing securities to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500653 FP and LM, PB02497500654 FP and LM).

10. **AGREEMENT** - [Third Amendment to the Maintenance/General Services Agreement with MV Transportation, Inc., for Contracted Fixed Route/Corona Dial-A-Ride \(Paratransit\) Transportation Services, to include an additional third renewal option year.](#)

That the City Council:

- a. Approve the Third Amendment to the Maintenance/General Services Agreement with MV Transportation, Inc., in the amount of \$2,206,007, for the third option year with total compensation of \$11,887,476 for the six-year contract.

- b. Authorize the City Manager, or his designee, to execute the Third Amendment to the Maintenance/General Services Agreement with MV Transportation, Inc., in the amount of \$2,206,007, for the third option year with total compensation of \$11,887,476 for the six-year contract.
- c. Authorize the Purchasing Manager to issue a Purchase Order to MV Transportation, Inc., in accordance with the duly authorized and executed agreement and amendments.
- d. Authorize the City Manager, or his designee, and City Attorney to negotiate and execute any amendments to this agreement which are either non-substantive or are otherwise in compliance with the City Council's actions hereunder.
- e. Authorize the Finance Director to approve additional budgetary adjustments required for completion of this contract.

11. AGREEMENT - [Assignment and Assumption of the Fee and Infrastructure Agreement between the City of Corona and Gateway Business Park, LLC to Gold Coast Properties.](#) (Applicant: Gold Coast Properties CA 1, LLC)

That the City Council:

- a. Approve the Assignment and Assumption of the Fee and Infrastructure Agreement dated December 19, 2001, between the City of Corona and Gateway Business Park, LLC to Gold Coast Properties CA 1, LLC.
- b. Authorize the City Manager, or his designee, to execute the Assignment and Assumption of the Fee and Infrastructure Agreement dated December 19, 2001, to Gold Coast Properties CA 1, LLC.

12. AGREEMENT - [Approval of Final Map and Public Improvement Agreement for Tract Map 37719.](#)

That the City Council:

- a. Approve the Final Map for Tentative Tract Map 37719
- b. Authorize the Mayor to execute an Improvement Agreement between the City and EB CORONA, LLC.

13. AGREEMENT - [Fiscal Year 2022 Homeless Solutions Annual Action Plan.](#)

That the City Council:

- a. Approve the Fiscal Year 2022 Homeless Solutions Annual Action Plan.

- b. Direct the City Manager to implement the goals, strategies, and programs outlined in the Fiscal Year 2022 Homeless Solutions Annual Action Plan.
- c. Direct the City Manager to submit a semi-annual progress report to the City Council during Fiscal Year 2022.

14. AGREEMENT - [First Amendment to the Professional Services Agreement with Hinderliter, de Llamas and Associates to provide a merit-based review of storefront cannabis businesses.](#)

That the City Council:

- a. Approve the First Amendment to Professional Services Agreement with Hinderliter, de Llamas and Associates to increase the total compensation by \$19,300 to provide an independent merit-based review of up to 53 proposed storefront cannabis businesses, and to provide consultation services related to the commercial cannabis industry.
- b. Authorize the City Manager, or his designee, to execute the First Amendment to the Professional Services Agreement with Hinderliter, de Llamas and Associates for a total contract amount of \$118,300.
- c. Authorize the Purchasing Manager to issue Change Order No. 1 to Purchase Order P220722 to Hinderliter, de Llamas and Associates, in the amount of \$19,300.

15. AGREEMENT - [Information Technology Service Agreement with CDW-G for Citrix Workspace Licensing and Support.](#)

That the City Council:

- a. Approve the Agreement with CDW-G for Citrix Workspace Licensing and Support at an amount not to exceed \$248,560 each fiscal year for the initial contact term ending June 30, 2024
- b. Authorize the City Manager and City Attorney or their designees, to negotiate and execute non-substantive extensions, change orders, and amendments up to \$74,568 or 10% of the original purchase order amount as authorized in Corona Municipal Code Section [3.08.080\(I\)](#).
- c. Make a determination under Corona Municipal Code Section [3.08.140\(C\)](#), that competitive bidding has been otherwise accomplished as provided for in the "Basis for Dermination of Competitive Bidding" section of this agenda report.

16. AGREEMENT - [Information Technology Service Agreement with Esri for GIS Licensing, Maintenance, and Support.](#)

That the City Council:

- a. Approve the Esri Small Government Enterprise Agreement in the amount of \$116,868 per year for Fiscal Years 2022, 2023, and 2024.
- b. Make a determination under Corona Municipal Code Section [3.08.140\(E\)](#), competitive bidding has been otherwise accomplished as provided in the "Basis for Determination of Competitive Bidding" section of this agenda report.
- c. Authorize the City Manager and the City Attorney, or their designees, to negotiate and execute non-substantive extensions, change orders, and amendments up to \$35,060 or 10% of the contact amount as authorized in Corona Municipal Code Section [3.08.080\(I\)](#).

17. BID & PURCHASE - [Authorization of a Purchase Order with Staples Advantage for the purchase of office supplies and related materials.](#)

That the City Council:

- a. Approve the Sourcewell Master Price Agreement Number #012320-SCC for the purchase of office supplies and related materials in the annual not to exceed amount of \$150,000 for Fiscal Years 2022 through Fiscal Year 2024.
- b. Make a determination under Corona Municipal Code Section [3.08.140\(C\)](#), that competitive bidding has been otherwise accomplished as provided for in the "Basis for Determination of Competitive Bidding" section of this agenda report.
- c. City Council authorize the City Manager and City Attorney or their designees to negotiate and execute non-substantive extensions, change orders and amendments up to \$20,000 or 10% of the original purchase order amount as authorized in Corona Municipal Code Section [3.08.080\(I\)](#).
- d. City Council authorize the Purchasing Manager to issue a change order to FY 2021 Staples purchase order B210156 in the amount of \$20,000 for a total amount of \$120,000 and issue purchase orders to Staples in the amount of \$150,000 for the fiscal years 2022 - 2024.

18. BUDGETARY - [Fiscal Year 2021 Quarter 4 Budgetary Adjustments.](#)

That the City Council:

- a. Appropriate \$500 and increase revenue estimates by the same amount, in the Library Other Grants Fund 415 for the 2021 Dia de los niños/Dia de los libros

Grant.

- b. Appropriate \$7,723 to the operating budget in the Community Facilities District 2018-2 Sierra Bella Special Tax B Fund 237.

19. REPORT - [Personnel Report providing employee updates and details on various recruitment transactions.](#)

That the City Council receive and file the Personnel Report for employee updates and recruitment transactions.

20. RESOLUTION - [Resolution declaring intention to annex territory to Community Facilities District No. 2016-3 \(Maintenance Services\) and adopting a map of the area proposed to be annexed thereto \(Annexation No. 29\).](#)

That the City Council adopt Resolution No. 2021-101, declaring intention to annex territory to Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona, and adopting a map of the area proposed to be annexed thereto (Annexation No. 29).

21. RESOLUTION - [Resolution authorizing the annual destruction of certain obsolete City records.](#)

That the City Council adopt Resolution No. 2021-100, authorizing the annual destruction and disposal of certain City records.

22. RESOLUTION - [Resolution adopting the Electric Utility Physical Security Plan as required by the California Public Utilities Commission.](#)

That the City Council adopt Resolution No. 2021-095, adopting the City of Corona's Electric Utility Physical Security Plan pursuant to the California Public Utilities Commission Decision 19-01-018.

COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the City Council are requested to state their name and city of residence for the record. This portion of the agenda is intended for general public comment only, which means it is limited to items within the subject matter jurisdiction of the City Council that are not listed on the agenda. Please note that state law prohibits the City Council from discussing or taking action on items not listed on the agenda. The City Council will appreciate your cooperation in keeping your comments brief. Please observe a three-minute limit for communications.

PUBLIC HEARINGS

This portion of the agenda is for advertised public hearing items where formal public testimony on each individual item is accepted prior to City Council action.

- 23. PUBLIC HEARING** - [Specific Plan Amendment 2021-0001 to the El Cerrito Specific Plan \(SP91-2\) to allow cold storage warehouse operations in Planning Areas 1 and 2 of the Light Industrial Zone located at the northwest corner of Temescal Canyon Road and Tom Barnes Drive.](#)

That the City Council:

- a. Approve SPA2021-0001 and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3334, first reading of an ordinance adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving an amendment to the El Cerrito Specific Plan (SP91-02) to allow cold storage warehouses in Planning Areas 1 and 2 of the Light Industrial Zone designation. (SPA2021-0001)

- 24. PUBLIC HEARING** - [Change of Zone 2020-0002 is an application to change the zoning on 17.02 acres from Agricultural to the R-3, Multiple Family Residential Zone on 8.07 acres and C-3, General Commercial Zone on 8.95 acres located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. \(Applicant: GF Investments, Inc\)](#)

That the City Council:

- a. Approve CZ2020-0002 as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3335, first reading of an ordinance approving a change of zone on 17.02 acres from A (Agricultural) to R-3 (Multiple Family Residential) on 8.07 acres and to C-3 (General Commercial) on 8.95 acres on property located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. (CZ2020-0002)

- 25. PUBLIC HEARING** - [General Plan Amendment 2020-0003 to amend the General Plan land use designation of 17.02 acres from Low Density Residential \(3 to 6 dwelling units per acre\) to Medium Density Residential \(6 to 15 dwelling units per acre\) on 8.07 acres and to General Commercial on 8.95 acres located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. \(Applicant: GF Investments, Inc.\)](#)

That the City Council:

- a. Approve GPA2020-0003 as recommended by the Planning and Housing Commission, based on the analysis and findings contained in the staff report; and adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan.

- b. Adopt Resolution No. 2021-099 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving an amendment to the City's General Plan to change the land use designation on 17.02 acres generally located on the southwest side of Foothill Parkway across from the intersection of Chase Drive from Low Density Residential to 8.07 acres of Medium Density Residential and 8.95 acres of General Commercial as part of Cycle 1 of General Plan Amendments for Calendar Year 2021 (GPA2020-0003)

26. **PUBLIC HEARING** - [Tentative Tract Map 37691 to subdivide 17.02 acres into two lots for condominium purposes in the C-3, General Commercial Zone and R-3, Multiple Family Residential Zone, located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. \(Applicant: GF Investments, Inc.\) \(NOT AN ADVERTISED PUBLIC HEARING\)](#)

That the City Council approve TTM 37691 subject to the findings and condition of approval as recommended by the Planning and Housing Commission.

27. **PUBLIC HEARING** - [Precise Plan 2020-0005 for the review of 25,715 square feet of commercial retail, service and eating establishments on 8.95 acres in the C-3, General Commercial Zone located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. \(Applicant: GF Investments, Inc.\) \(NOT AN ADVERTISED PUBLIC HEARING\)](#)

That the City Council affirm the Planning and Housing Commission's action granting PP2020-0005, based on the findings contained in the staff report and conditions of approval.

28. **PUBLIC HEARING** - [Conditional Use Permit 2020-0001 to establish 78 attached residential condominiums on 8.07 acres in the R-3, Multiple Family Residential Zone located on the southwest side of Foothill Parkway across from the intersection at Chase Drive. \(Applicant: GF Investments, Inc.\) \(NOT AN ADVERTISED PUBLIC HEARING\)](#)

That the City Council affirm the Planning and Housing Commission's action granting CUP2020-0001, based on the findings contained in the staff report and conditions of approval.

ADMINISTRATIVE REPORTS

This portion of the agenda is for Council discussion and action on staff reports and new topics that may not be routine status reports, or documents covering previous City Council action.

29. **ADMINISTRATIVE REPORT** - [Fiscal Year 2021 Quarter 4 Update.](#)

30. **ADMINISTRATIVE REPORT** - [Installation of additional Route Shield Pavement Markings at the Cajalco Road and Interstate 15 freeway southbound on-ramp.](#)

That the City Council provide staff with direction on whether to proceed with the

installation of Route Shield Pavement Markings under one of the options listed within this report.

LEGISLATIVE MATTERS

This portion of the agenda is for proposed ordinances presented for the City Council's consideration.

BOARDS AND COMMISSIONS – REPORTS FROM CITY COUNCIL, COMMISSIONERS, AND STAFF FOR THE:

This portion of the agenda lists items from Commissions and Boards.

A) Planning & Housing Commission

B) Parks & Recreation Commission

C) Regional Meetings

31. REGIONAL MEETING REPORT - [Update from Council Member Jim Steiner on the Riverside Transit Agency \(RTA\) Board Meeting of July 22, 2021.](#)

32. REGIONAL MEETING REPORT - [Update from Mayor Jacque Casillas on the Western Riverside Council of Governments \(WRCOG\) Meeting of August 2, 2021.](#)

CITY ATTORNEY'S REPORTS AND COMMENTS

CITY MANAGER'S REPORTS AND COMMENTS

CITY COUNCIL MEMBER REPORTS AND COMMENTS

33. CITY COUNCIL MEMBER REPORT - [Designation of Voting Delegate for the 2021 League of California Cities Annual Conference.](#)

That the City Council designate a voting delegate and up to two alternates to represent the City of Corona at the 2021 League of California Cities Annual Conference.

FUTURE AGENDA ITEMS

This portion of the agenda is for items requested by the Mayor or Council Members for consideration at a future meeting. No immediate action is taken on Future Agenda items; this section serves to highlight topics that will be considered at upcoming meetings. Council action on items that have appeared in this section takes place under Administrative Reports, when accompanied by a staff report.

1. Grainger/Fastenal Purchasing Evaluation (T. Richins) August 11, 2021

2. Collette Avenue Parking Options (J. Casillas) August 11, 2021

3. Parkridge & Main Redevelopment Update (J. Steiner) September 15, 2021

4. No parking zones on street sweeping days (J. Steiner) September 29, 2021
5. SR-91 and I-15 Traffic Congestion Mitigation Options (T. Richins) October 27, 2021
6. Historic Preservation Code Revisions (W. Speake) TBD
7. Consideration of Civic Center Fountain Renovation (W. Speake) TBD
8. Options for Paving the Overlook Area (W. Speake) TBD
9. Wild Pig Depredation (J. Casillas) TBD

ADJOURNMENT

The next regular meeting of the City Council/Successor Agency to the Redevelopment Agency of the City of Corona/Corona Public Financing Authority/Corona Utility Authority/Corona Housing Authority is scheduled for Wednesday, September 1, 2021 at 4:30 P.M. or thereafter as noted on the posted agenda for closed session items in the City Council Board Room followed by the regular meeting at 6:30 p.m. or thereafter as noted on the posted agenda in the City Council Chambers.

Corona City Hall - Online, All the Time at www.CoronaCA.gov

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting in the entry way display case at City Hall. A complete agenda packet is available for public inspection during business hours at the City Clerk's Office. Any materials relating to an item on the agenda which are distributed to all, or a majority of all, members of the City Council after the posting of the agenda will also be available at the same time for public inspection during business hours at the City Clerk's Office.

Written communications from the public for the agenda must be received by the City Clerk's Office seven (7) days prior to the City Council meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting is Being Recorded