

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

**Wednesday, December 19, 2018**

**4:30 PM**

**Closed Session Council Board Room**  
**Open Session Council Chambers**

## **City Council**

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

*Jason Scott, Mayor  
Jim Steiner, Vice Mayor  
Yolanda Carrillo, Council Member  
Jacque Casillas, Council Member  
Wes Speake, Council Member*

**4:30 P.M. CONVENE CLOSED SESSION****CITY COUNCIL**

A. [18-2339](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8  
Property Location: 815 W. Sixth Street, Suite 130  
Agency Negotiator: Darrell Talbert, City Manager  
Negotiating Party: The Stephan Center  
Under Negotiation: Price and Terms of Payment

B. [18-2373](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Name of Case: J.L., a minor, through his guardian ad litem Lisa Alvarez v. City of Corona  
Case Number: Riverside County Superior Court Case No. RIC1608999 (consolidated with case nos. RIC1610389 & RIC161001)

C. [18-2374](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
Name of Case: Elizabeth Hall v. City of Corona  
Case Number: Riverside County Superior Court Case No. RIC1716779

Rollcall

Present: Jacque Casillas, Yolanda Carrillo, Jason Scott, Wes Speake, Jim Steiner

**INVOCATION****PLEDGE OF ALLEGIANCE - Girl Scout Troop# 2023**

The Pledge of Allegiance was led by Girl Scout Troop #2023.

**6:30 P.M. CONVENE OPEN SESSION**

Mayor Scott called the meeting to order at 6:36 pm.

**1. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

A. [18-2372](#) Presentation: Temescal Canyon Road Widening and Drainage Project.  
Dennis Green from the County of Riverside Transportation Department provided an update.

B. [18-2367](#) Presentation: Economic Development Update  
Ryan Cortez, Economic Development Coordinator, provided an update.

Joe Morgan, resident, addressed the Council and expressed concerns with the Economic Development update.

## 2. ORAL COMMUNICATIONS FROM THE PUBLIC

Lea Peterson, Southern California Gas Company, addressed the Council and provided an update on balance energy approach.

Margaret Beltran, resident, addressed the Council and expressed concerns regarding overcharges from Sierra Corporation.

Tony Daddario, resident, addressed the Council and expressed concerns with the Alcoa Dike project.

Joe Morgan, resident, addressed the Council regarding items discussed during the previous City Council meeting.

Andy Rogozinski, resident, addressed the Council and expressed concerns with crosswalk street lighting and public safety.

## 3. MEETING MINUTES

**A motion was made by Carrillo, seconded by Speake, that these minutes be accepted. The motion carried by the following vote:**

**Aye:** 5 - Scott, Steiner, Carrillo, Casillas, and Speake

**A. 18-2368** 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 Special Meeting of December 6, 2018.

**These Minutes were approved.**

**B. 18-2369** 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 Special Meeting of December 10, 2018.

**These Minutes were approved.**

**C. 18-2370** 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 Meeting of December 10, 2018.

**These Minutes were approved.**

## 4. CONSENT CALENDAR

**A motion was made by Casillas, seconded by Speake that this Consent Calendar**

be accepted with the exception of 4E and 4G which were voted on separately.  
The motion carried by the following vote:

Aye: 5 - Scott, Steiner, Carrillo, Casillas, and Speake

**A. 18-2341** City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, and Corona Housing Authority consideration to receive and file the Monthly Fiscal Report for the month of October 2018.

**This Report was approved.**

**B. 18-2346** City Council adoption of Ordinance No. 3290, second reading of an Ordinance amending Chapter 16.21 to include a process for Western Riverside Council of Governments calculation and collection of fees under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program.

**This Legislative Matters- Second Reading was adopted.**

**C. 18-2337** City Council adoption of Ordinance No. 3291, second reading of an ordinance of the City of Corona, California, amending various sections of Title 17 (Zoning) of the Corona Municipal Code relating to maximum lot coverage limitations on smaller legal lots located within zoning districts that are zoned for larger lots and clarifying the parking requirements for accessory dwelling units in residential zones. (ZTA2018-0001)

**This Legislative Matters- Second Reading was adopted.**

**D. 18-2345** City Council consideration to authorize the Mayor to execute a Grading Agreement for Parcel Map 37412, 1075 East Third Street - Third Street Annex LLC, a California Limited Liability Company.

**This Agreement was approved.**

**E. 18-2290** City Council consideration to approve a Short Form Construction Contract with, and authorize a Purchase Order for, Action Target in the amount of \$246,933.86, to approve a Professional Service Agreement with, and authorize a Purchase Order for, FAAC Incorporated in the amount of \$82,245.58, to make a determination that competitive bidding is not required and to appropriate \$67,105 from the Supplemental Law Enforcement Services Account Fund.

At the request of Council Member Speake, Chief Johnstone provided a staff report.

**A motion was made by Speake, seconded by Carrillo, that this Bids & Purchase be accepted. The motion carried by the following vote:**

**Aye:** 5 - Scott, Steiner, Carrillo, Casillas, and Speake

**F. 18-2338** City Council and Corona Utility Authority consideration of insurance claim resolution for insurance proceeds in the amount of \$957,591.78 from the City's property insurance carrier, Lexington Insurance Company, for reimbursement of damages to the Sierra Del Oro Water Treatment Plant and Communication Site during the Canyon Wildfire event that occurred on September 25, 2017 and September 26, 2017; and approval of a Fiscal Year 2018-19 General Fund revenue increase of \$153,133.

**This Report was approved.**

**G. 18-2347** 2018 Biennial Review of Conflict of Interest Code

City Council adoption of Resolution No. 2018-130, approving and adopting an amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.

Council Member Speake thanked staff for including the redline document.

**A motion was made by Speake, seconded by Carrillo, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Scott, Steiner, Carrillo, Casillas, and Speake

**H. 18-2363** City Council consideration of Resolution No. 2018-129 in support of reauthorization of and full funding for the Land and Water Conservation Fund.

**This Resolution was adopted.**

**I. 18-2365** City Council consideration of Resolution No. 2018-005 (ROPS) and Resolution No. 2018-006 (SA Admin) approving a Recognized Obligation Payment Schedule and Successor Agency Administrative Budget for July 2019 through June 2020

**These Resolutions were adopted.**

**J. 18-2371**

City Council consideration of Resolution No. 2018-131 authorizing the annual destruction of certain obsolete Police Department records.

**This Resolution was adopted.**

## **5. PUBLIC HEARINGS - 6:30 P.M.**

Joanne Coletta, Community Development Director, provided a staff report for items 5A, 5B, 5C and 5D. The City Council members discussed the

proposed project and had various inquires. The following staff members provided clarification: Joanne Coletta, Community Development Director; Dean Derleth, City Attorney; Nelson Nelson, Public Works Director; and Jamie Raymond, Chief Deputy City Attorney. John Sherwood, Arantine Hills Holdings, LP, provided a report. Mayor Scott inquired about correspondence received and Sylvia Edwards, City Clerk, reported that correspondence was received by the City Clerk's Office and was included in the staff report.

Mayor Scott opened the Public Hearings. The following residents spoke in opposition of the proposed project: Fred Myers and Joe Morgan. Mayor Scott closed the public hearings.

Mr. Sherwood returned to the podium for further discussion of the proposed project.

**A. 18-2332**

Public Hearing for City Council consideration of Resolution No. 2018-128 for GPA2018-0001, amending the General Plan designation on approximately 31 acres from Agriculture to LDR (Low Density Residential, 3-6 du/ac) on 8.2 acres, MDR (Medium Density Residential, 6-15 du/ac) on 9.2 acres and OS (Open Space) on 11.1 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 70.2 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 81.6 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.8 acres for the project (located west of Interstate 15, south of Eagle Glen Parkway) in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP)

**A motion was made by Steiner, seconded by Carrillo, that this Public Hearing be accepted. The motion carried by the following vote:**

**Aye:** 5 - Scott, Steiner, Carrillo, Casillas, and Speake

**B. 18-2334**

Public Hearing for City Council consideration of Ordinance No. 3285, first reading of an ordinance for DA15-001, a first amendment to the Arantine Hills Development Agreement to add 31.2 acres of real property located southeast of and immediately adjacent to the existing Arantine Hills development situated west of Interstate 15 and south of Cajalco Road (and Eagle Glen Parkway), in Corona, California and to thereby extend the development rights and obligations of the Arantine Hills Development Agreement to such additional real property. (Applicant: John Sherwood of Arantine Hills Holdings)

**A motion was made by Speake that this Public Hearing be accepted with**

additional conditions. The motion carried by the following vote:

Aye: 5 - Scott, Steiner, Carrillo, Casillas, and Speake

C. [18-2335](#) Public Hearing for City Council consideration of Ordinance No. 3286, first reading of an Ordinance, for SPA2018-0001 amending the Arantine Hills Specific Plan (SP09-001) (located west of Interstate 15, south of Eagle Glen Parkway) to incorporate additional land to the specific plan boundary, amend the acreage, land use designation and allocation of residential units among the planning areas within the specific plan area, and establish applicable development standards. (Applicant: John Sherwood of Arantine Hills Holdings, LP)

**A motion was made by Scott, seconded by Carrillo, that this Public Hearing be accepted. The motion carried by the following vote:**

Aye: 5 - Scott, Steiner, Carrillo, Casillas, and Speake

D. [18-2336](#) City Council consideration of PM 37036 an application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), (located west of Interstate 15, south of Eagle Glen Parkway). (Applicant: John Sherwood of Arantine Hills Holdings, LP)

**A motion was made by Carrillo, seconded by Council Member Casillas, that this item be accepted. The motion carried by the following vote:**

Aye: 5 - Scott, Steiner, Carrillo, Casillas, and Speake

## 6. LEGISLATIVE MATTERS

None.

## 7. REPORTS FROM CITY COMMISSIONS, COMMITTEES, AND BOARDS

Council Member Speake provided an update on the Riverside County Commission meeting held on December 12, 2018.

## 8. CITY COUNCIL WRITTEN COMMITTEE REPORTS

None.

## 9. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS AND COMMENTS REGARDING REGIONAL BOARDS AND COMMISSIONS

None.

## 10. ADMINISTRATIVE REPORTS

A. [18-2366](#) City Council consideration to receive and file the auditor's reports related to the Fiscal Year 2017-18 Annual Financial Audits, Auditor's Communication, Comprehensive Annual Financial Report, Development

Impact Fees Annual Report, and the Annual Report on Voter Approved Debt for fiscal year ended June 30, 2018

Kerry Eden, Assistant City Manager/Administrative Services Director, provided a staff report. City Council members inquired about the presentation and provided suggestions for future presentations. Darrell Talbert, City Manager, and Ms. Eden provided clarification on the various inquiries.

Joe Morgan, resident, addressed the Council and expressed his concerns with the the presentation.

Tony Daddario, resident, addressed the Council and discussed the presentations and expressed his desire to learn the budget.

**A motion was made by Speake, seconded by Council Member Casillas, that this Administrative Reports be accepted. The motion carried by the following vote:**

**Aye:** 5 - Scott, Steiner, Carrillo, Casillas, and Speake

## **11. CITY ATTORNEY'S REPORTS**

None.

## **12. CITY MANAGER'S REPORTS**

None.

## **13. CITY COUNCIL MEMBER REPORTS**

None.

## **14. CITY ATTORNEY'S COMMENTS**

None.

## **15. CITY MANAGER'S COMMENTS**

None.

## **16. CITY COUNCIL MEMBER COMMENTS**

A. Council Member Yolanda Carrillo

None.

B. Council Member Jacque Casillas

Council Member Casillas reported she attended the Starting Over, Inc. luncheon and provided a brief overview of the non-profit organization.

She also reported she was invited to speak at the Alvord School District School Board. Council Member Casillas provided a brief overview of the benefits from attending their monthly meetings to provide a City update.

She reported she attended the Blue Light's ceremony to memorialize the fallen Riverside County Law Enforcement Officials.

#### C. Council Member Wes Speake

Council Member Speake commended Nelson Nelson, Public Works Director and his team for addressing concerns with Eagle Glen, Cajalco and El Cerrito.

He reported that he attended Good Morning Corona: Honoring Police and Fire and spent time at the Islamic Society of Corona-Norco.

#### D. Vice Mayor Jim Steiner

Vice Mayor Steiner briefly discussed the Citizens Academy.

He discussed comments made during the previous meeting regarding the McKinley Grade Separation and had inquires. Darrell Talbert, City Manager provided a response for clarification.

Vice Mayor Steiner requested a presentation by Southern California Edison and follow up by Chief Young for a future City Council meeting. Chief Young commented regarding Southern California Edison's availability to present.

#### E. Mayor Jason Scott

Mayor Scott reported that he attended the Sierra Del Oro Community Christmas Vendor Fair and congratulated the organizers.

He appointed the members to the City Council Committees and Regional Boards and Committees.

#### 18-2343

City Council consideration of the 2019 appointments to City Council Committees.

Mayor Scott made the 2019 appointments to the City Council Committees:

Infrastructure Committee  
Committee Members: Jason Scott, Wes Speake  
Alternate: Jim Steiner

Finance, Legislation & Economic Development Committee (FLED)  
Committee Members: Jason Scott, Jacque Casillas  
Alternate: Wes Speake

Public Services Committee  
Committee Members: Jim Steiner, Yolanda Carrillo  
Alternate: Jacque Casillas

18-2344

City Council consideration of the 2019 appointments to Regional Boards and Committees.

Mayor Scott made the 2019 appointments to Regional Boards and Committees:

Riverside County Transportation Commission (RCTC)  
Member: Wes Speake  
Alternate: Jim Steiner

Riverside Transit Agency (RTA)  
Member: Jim Steiner  
Alternate: Jason Scott

Riverside County Habitat Conservation Agency (RCHCA)  
Member: Yolanda Carrillo  
Alternate: Jacque Casillas

Western Riverside Council of Governments (WRCOG)  
Member: Jason Scott  
Alternate: Jacque Casillas

Western Riverside County Regional Conservation Authority (RCA)  
Member: Jacque Casillas  
Alternate: Wes Speake

## 17. ADJOURNMENT

Mayor Scott adjourned the meeting at 10:28 pm.