

# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882



## Minutes - Draft

**Wednesday, November 7, 2018**

**5:30 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**

*Karen Spiegel, Mayor  
Eugene Montanez, Vice Mayor  
Yolanda Carrillo, Council Member  
Randy Fox, Council Member  
Jason Scott, Council Member*

**5:30 P.M. CONVENE CLOSED SESSION****CITY COUNCIL**

A. [18-2241](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
pursuant to Government Code Section 54956.9(d)(1)  
Name of Case: City of Corona v. Rene Valdez  
Case Number: Riverside County Superior Court Case No. RIC1708652

Rollcall

Present: Yolanda Carrillo, Eugene Montanez, Jason Scott, Karen Spiegel  
Absent: Randy Fox

**INVOCATION - Stepehen Collins, Inland Vineyard Church.**

The Invocation was led by Stepehen Collins.

**PLEDGE OF ALLEGIANCE - Girl Scout Troop 2071**

The Pledge of Allegiance was led by Girl Scout Troop 2071.

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

Mayor Spiegel called the meeting to order at 6:33 pm.

**1. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

A. [18-2264](#) Proclamation: National Nurse Practitioner Week.  
Liz Chu, NP-C, California Association of Nurse Practitioners, Inland Empire, accepted the Proclamation.

B. [18-2150](#) Presentation: History of Corona - Corona/ Norco Settlement House.  
Sally Carlson provided a history presentation on the Corona/Norco Settlement House.

C. [18-2242](#) Presentation: Southern California Edison' new program addressing Wildfire Mitigation, Safety, and Grid Resilience.  
Jerry Goldman, Government Relations Manager, provided a presentation.

**2. ORAL COMMUNICATIONS FROM THE PUBLIC**

Margret Beltran, resident, addressed the Council and expressed concern with her Edison bill.

Wayne Brown, Riverside County Transportation Commission, addressed the Council and announced the upcoming weekend closures on the 91

express lanes and general lanes.

Richard Lemire, Fair Housing, addressed the Council and announced an upcoming Fair Housing Council Town Hall meeting on Tuesday, November 13, 2018 from 11:30am -1:00pm at the City Hall Multi-purpose Room.

Sharin Carido, resident, addressed the Council and expressed her concerns with traffic and street closures in the Eagle Glen community.

Bobby Spiegel, Corona Chamber of Commerce, provided an update on the upcoming events: Salute to the Military; Shop Small Business; Networking Strategies Seminar; and a Sexual Harassment Prevention Training.

Joe Morgan, resident, addressed the Council and expressed concerns with street closure signs, e-notification, and the upcoming Riverside County Transportation Commission project.

Jackie Clanton, resident, addressed the Council and expressed concerns with homeless issues near her neighborhood.

AJ Evans, resident, addressed the Council and expressed concerns with homeless issues near her neighborhood.

Tom Richins, resident, addressed the Council and expressed concerns with an item placed on the October Planning and Housing Commission agenda.

Don Fuller, resident, addressed the Council and expressed concerns with the cost of extra Police Officers during the May 16, 2018 and October 17, 2018 City Council meetings.

Nathan Miller, resident, addressed the Council and congratulated Council Member Carrillo on her appointment and he also congratulated the City Council candidates. He also expressed concerns with homeless issues.

Steve Nolan, resident, addressed the Council and expressed concerns with homeless issues and campaign contributions.

### **3. MEETING MINUTES**

**A motion was made by Montanez, seconded by Scott, that these Minutes be accepted. The motion carried by the following vote:**

**Aye: 4 - Montanez, Scott, Spiegel, and Carrillo**

**A. 18-2196 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 October 17, 2018.

**These Minutes were approved.**

**B.** [18-2261](#) 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 October 11, 2018.

**These Minutes were approved.**

**C.** [18-2262](#) 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 October 12, 2018.

**These Minutes were approved.**

#### **4. CONSENT CALENDAR**

**A motion was made by Scott, seconded by Montanez that the consent calendar be accepted. The motion carried by the following vote:**

**Aye: Carrillo, Montanez, Scott, Spiegel**

**A.** [18-2251](#) City Council adoption of Ordinance No. 3284, second reading of an Ordinance amending Chapter 3.04 of the Corona Municipal Code to clarify the process regarding claims against the City.

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

**B.** [18-2097](#) City Council consideration of Amendment No. 1 to Professional Services Agreement with Interwest Consulting Group, Inc. for Plan Check and Inspection Services and corresponding change order.

**This Agreement was approved.**

**C.** [18-2204](#) City Council consideration of HRPP2018-0001 an Historic Property Preservation Agreement for property listed on the Corona Register of Historic Resources located at 1839 S. Main Street. (Applicant: Jon and Rashelle McCarroll)

**This Agreement was approved.**

D. [18-2205](#) City Council consideration of HRPP2018-0002 an Historic Property Preservation Agreement for property listed on the Corona Register of Historic Resources located at 1215 E. Grand Boulevard. (Applicant: Kirk and Carrie Langsea)

**This Agreement was approved.**

E. [18-2224](#) City Council consideration of HRPP2018-0003 an Historic Property Preservation Agreement for property listed on the Corona Register of Historic Resources (located at 712 West Eleventh Street). (Applicant: The Tammi Marie Schilling, Living Trust)

**This Agreement was approved.**

F. [18-2227](#) City Council consideration to approve a Professional Services Agreement with KOA Corporation to provide Traffic Corridor Impact Study and Design Services for the Ontario Avenue Widening in the amount of \$972,328.60; and award Request of Proposal (RFP) 19-001CA.

**This Agreement was approved.**

G. [18-2229](#) City Council consideration to approve a Professional Services Agreement with Paragon Partners, LTD to provide Right-of-Way Appraisal and Acquisition Services for the McKinley Grade Separation in the amount of \$1,220,735; and award Request for Proposal (RFP) 19-006CA.

**This Agreement was approved.**

H. [18-2232](#) City Council consideration authorizing the Riverside County District Attorney Gang Impact Team Memorandum of Understanding between the Riverside County District Attorney's Office and the Corona Police Department and the equitable distribution of the remaining Gang Task Force Region 8 Team's Asset Forfeiture funds being held at the City.

**This Agreement was approved.**

I. [18-2235](#) City Council consideration of a Sublease Agreement between Corona Executive Hangars and California Power Systems at the Corona Municipal Airport.

**This Agreement was approved.**

J. [18-2222](#) City Council consideration to accept and appropriate \$23,518.09 for the Bulletproof Vest Partnership award from the US Department of Justice, Bureau of Justice Assistance.

**This Grant was approved.**

K. [18-2203](#) City Council consideration to accept and appropriate \$15,000 from the Local Update of Census Addresses Incentive Fund for the 2020 United States Census.

**This Appropriation was approved.**

L. [18-2228](#) City Council consideration of a Memorandum of Understanding with the County of Riverside Department of Environmental Health for environmental planning review, technical assistance, and plan check review for City Onsite Wastewater Treatment Systems in accordance with the Riverside County Local Agency Management Program.

**This Memorandum of Understanding was approved.**

M. [18-2226](#) City Council consideration to accept the public improvements associated with 509 South Howard Street; and release the appropriate Grading and Improvement Securities - J.A. Russo Enterprises, Inc., a California Corporation.

**This Release of Security was approved.**

N. [18-2221](#) City Council consideration of Resolution No. 2018-113 designating certain equipment and products at the Corona Public Library as exclusive standard equipment and products pursuant to Public Contract Code Section 3400.

**This Resolution was approved.**

O. [18-2225](#) City Council consideration of Resolution No. 2018-116, certifying the results of an election and adding territory to Community Facilities District No. 2016-1 (Public Services) of the City of Corona (Annexation No. 11).

**This Resolution was approved.**

P. [18-2259](#) City Council consideration to approve Dick Haley's travel and other expense reimbursement claim dated October 24, 2018 per City of Corona Administrative Policy No. 01200.001.

**This Travel & Expense Reimbursement was approved.**

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

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

**A. 18-2223**

City Council consideration of Ordinance No. 3287, for DA2018-0001 a Development Agreement between the City of Corona and Richland Ventures, Inc. establishing the vested right to develop 292 single family residential units on 249.5 acres approved by Tentative Tract Map 36544 on February 1, 2017 in the R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) zone, ensure installation of necessary public improvements and assure development of the project on the project site, (generally located south of Foothill Parkway and west of Trudy Way), is done in accordance with the terms and conditions of the Agreement. (Applicant: Richland Ventures, Inc.)

Joanne Coletta, Community Development Director, provided a staff report. Sylvia Edwards, City Clerk, stated that no correspondence had been received by the City Clerk's office. Mayor Spiegel opened the Public Hearing.

The following residents spoke in opposition of the proposed project: Joe Morgan, Tom Richins and Sharon Carriedo.

Mayor Spiegel closed the Public Hearing. Vice Mayor Montanez asked the applicant to provide a report. Brian Hardy, Richland Ventures, Inc. provided a report. Council Member Scott expressed his concerns with the ten year extension of time.

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

**Aye: Carrillo, Montanez, and Spiegel  
Noe: Scott**

**B. 18-2209**

City Council consideration of Ordinance No. 3288, for DA2018-0002 a Development Agreement between the City of Corona and All American Asphalt establishing the vested right to conduct surface mining operations on approximately 263 acres (located at 1776 All American Way, generally south of Magnolia and east of Interstate 15) in the M-3/M-R (Heavy Manufacturing/Mineral Resources Overlay) zone, and to establish an extraction royalty payment All American Asphalt will pay to the City for the duration of the development agreement (Applicant: All American Asphalt)

Joanne Coletta, Community Development Director, provided a staff report on agenda items 5B, 5C and 5D. Tim Mallone, All American Asphalt, provide a report. Mayor Spiegel opened the Public Hearings.

The following addressed the Council in support of the proposed projects: Sean McClure, Jose Montez, Brian McEvoy, George Chavez, Crystal Howard, Tom Richins, Mike Nicholas, Brett Bennett, David Pease, Santiago Rodriguez, Brian Pease, Dennis Fransway, Marcos Ramos

The following addressed the Council in opposition of the proposed projects: Steve Heusner, Santiago Pineda, Lydia Heusner, Margaret Beltran, Margarita Rudolph, Joe Rudolph, Joe Morgan, Diana Albert, Eduardo Rivera

Ms. Coletta and Dean Derleth, City Attorney, provided clarification on inquires made by Mr. Richins.

Mayor closed the public hearing for items 5B, 5C, 5D. The Council discussed the proposed items. There was discussion regarding the conditions from the Planning and Housing Commission and South Coast Air Quality Management District. Ms. Coletta and Mr. Derleth provided clarification on the Council's inquires.

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

**Aye:** 4 - Montanez, Scott, Spiegel, and Carrillo

**C. 18-2210** City Council consideration of Resolution No. 2018-114, approving SMP2017-0101 to amend an existing surface mine permit (SMP95-01) to: 1) extend the permit for a period of 100 years; 2) excavate to a depth of 400 feet above mean sea level (amsl) from 500 feet above mean sea level under the existing permit; 3) reconfigure the mining phases of the operation from three to five phases within the current footprint allowed by the existing surface mine permit; and 4) increase total reserves to 177 million tons from 112 million tons. The quarry is (located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15) in the M-3/MR (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt)

**A motion was made by Montanez, seconded by Spiegel, that these Public Hearings (5C, 5D) be accepted. The motion carried by the following vote:**

**Aye:** 4 - Montanez, Scott, Spiegel, and Carrillo

**D. 18-2211** City Council consideration of Resolution No. 2018-115, approving SMRP2018-0001 a Surface Mine Reclamation Plan for the All American Asphalt Quarry covering 263 acres on a 321-acre site (located at 1776 All American Way, generally south of Magnolia Avenue and east of Interstate 15) in the M3/MR Overlay (Heavy Manufacturing/Mineral Resources Overlay) zone. (Applicant: All American Asphalt)

**E. 18-2250** City Council and Corona Housing Authority consideration of a Disposition and Development Agreement with Boureston Companies for the acquisition and development of 2.81 acres generally located south of Sixth street, between Sheridan Street and Belle Avenue, and north and south of Seventh street.

Ryan Cortez, Economic Development Coordinator, provided a staff report. Mayor Spiegel opened the public hearing. Joe Morgan, resident, addressed the Council in opposition of the proposed item. Vice Mayor Montanez, Dean Derleth, City Attorney, and Darrell Talbert, City Manager, provided clarification on comments made during public comment.

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

**Aye:** 4 - Montanez, Scott, Spiegel, and Carrillo

## 6. LEGISLATIVE MATTERS

None.

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

**A. 18-2206** City Council consideration of V17-001 a variance from Section 17.06.100(B)(1) of the Corona Municipal Code to reduce the required front yard setback from 25 feet to zero to accommodate a tennis center proposed by CUP17-003 on 4.98 acres (located north of Foothill Parkway and west of State Street) in the A (Agriculture) Zone, and consideration of the Mitigated Negative Declaration regarding potential environmental impacts of the project. (Applicant: PHX Architecture for Rudolfo & Maria Franco)

The Council took no action.

**B. 18-2207** City Council consideration of Conditional Use Permit 17-003 (CUP17-003), to establish a tennis center consisting of 11 tennis courts, one grandstand court for tournaments, a 4,633 square foot recreation building, and a 686 square foot restroom/classroom building (located on the north side of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco)

The Council took no action.

**C. 18-2208** City Council consideration of Parcel Map 37334 to establish one lot on 4.98 acres in the A (Agricultural) Zone (located on the north side of Foothill Parkway and west of State Street). (Applicant: PHX Architecture for Rudolfo & Maria Franco)

**A motion was made by Montanez, seconded by Spiegel, that this Reports from City Commissions, Committees, and Boards be accepted. The motion carried by the following vote:**

**Aye:** 4 - Montanez, Scott, Spiegel, and Carrillo

## 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. [18-2236](#) City Council consideration to adopt Resolution No. 2018-117 authorizing the issuance of bonds of Community Facilities District No. 2017-2 (Valencia/Seville) designated 2018 Special Tax Bonds, appointing Fiscal Agent, approving Fiscal Agent Agreement and Purchase Contract and authorizing negotiation of terms of the sale of said Bonds, approving Preliminary Official Statement and authorizing preparation of Final Official Statement and approving Continuing Disclosure Certificate.

**A motion was made by Spiegel, seconded by Montanez, that this Administrative Report be accepted. The motion carried by the following vote:**

**Aye:** 4 - Montanez, Scott, Spiegel, and Carrillo

## **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**

Michele Nissen, Assistant City Manager, provided an update on the Cool Plant Award and Digital Survey Cities Award.

Ms. Nissen and staff announced the following upcoming events: Kristallnacht Commemoration on November 8, 2018 at 6pm at the Historic Civic Center Theatre; Purse-A-Palooza on November 10, 2018 from 9am to 1pm at the Public Library; the Corona Police Department Kids and Cops Holiday Magic on Saturday, December 15, 2018 from 9 am - 1pm at Victoria Park; Holiday Lighting on December 2, 2018 at 4pm-7 pm at the Historic Civic Center Front Lawn. Fire Chief Young provided an update on the Fire Department's Spark of Life.

Ms. Nissen encouraged residents to subscribe to receive e-notifications.

Darrell Talbert, City Manager, announced the November 14, 2018 Study Session to discuss and review the design options for the McKinley Grade Separation Project.

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

### **A. Council Member Yolanda Carrillo**

Council Member Carrillo inquired about the comments made during Oral Communication regarding the street closure in the Eagle Glen area which affected the Fire Department. Nelson Nelson, Public Works Director, provided an update.

Council Member Carrillo also responded to the comment made during Oral Communication regarding an email that was sent to her and noted that she did not receive the email. Council Member Carrillo asked Chief Johnstone to provide an update on the homeless issues near the Rincon which were discussed during Oral Communication. Chief Johnstone provided an update. Council Member Carrillo also inquired about the project with Army Corps of Engineers and Mr. Nelson provided an update. Darrell Talbert, City Manager, provided an update on an upcoming Study Session where there will be a discussion on homeless. Vice Mayor Montanez provided a brief overview on the WRCOG homeless task force with local cities.

Council Member Carrillo also inquired about the comment made during Oral Communication regarding the park fees paid by developers. Mr. Talbert and Kerry Eden, Assistant City Manager/Administrative Services Director, provided clarification.

### **B. Council Member Randy Fox**

Absent.

### **C. Council Member Jason Scott**

Council Member Scott discussed tickets issued to homeless and noted that other cities are finding that the tickets are not being paid. He requested that articles and information regarding what other cities have done to address homeless and the outcome be presented during the Study Session. He also encouraged residents come with homeless solutions and share their ideas with the Council and staff.

### **D. Vice Mayor Eugene Montanez**

Vice Mayor provided clarification on the District representatives and noted that Council Members are elected to represent the entire City. He thanked the Police Department for their service. He congratulated the newly elected Council Member and everyone who ran for City Council. He announced the Tour to Cure event on November 17, 2018 starting in Rancho Jurupa Park. Vice Mayor Montanez congratulated Mayor Spiegel for the County Supervisor election.

**E. Mayor Karen Spiegel**

Mayor Spiegel thanked Joanne Coletta and the Community Development Department for their hardwork.

Mayor Spiegel suggested that an update on the Strategic Plan be presented during a future Study Session.

She announced the following upcoming events: Lemon Festival on November 17 from 10 am- 4pm at the Historic Civic Center Lawn; the Shops at Dos Lagos Tree Lighting Ceremony on November 17 from 5-8pm; the Crossings Tree Lighting Ceremony on November 24 from 6-9pm; Corona Norco United Way Anniversary celebration on November 15 at 5pm at the Historic Civic Center; Christian Arts and Theatre presents Seussical the Musical the weekend of November 9; and Off Broadway Corona Theater presents the Grinch Holiday Celebration the weekend of November 24.

Mayor Spiegel discussed the recent passing of several community members. She also discussed the upcoming Holiday season and encouraged residents to help those in need in our community.

Mayor Spiegel announced that the second City Council meeting of November has been rescheduled to Tuesday, November 20, 2018.

**17. ADJOURNMENT**

Mayor Spiegel adjourned the meeting at 10:45 pm.