

# City of Corona

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

## City Council Meeting Agenda

**Wednesday, October 21, 2020**

**Closed Session Council Board Room 5:00 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**

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

## CONVENE CLOSED SESSION

### CITY COUNCIL

- 1. CLOSED SESSION - [CONFERENCE WITH REAL PROPERTY NEGOTIATORS](#)**  
[Pursuant to Government Code Section 54956.8](#)  
[Property Location: 2193 Sampson Ave. \(APN 115-290-033\)](#)  
[Agency Negotiator: Jacob Ellis, City Manager](#)  
[Negotiating Party: ARC Café USA 001, LLC](#)  
[Under Negotiation: Price and Terms of Payment](#)
- 2. CLOSED SESSION - [CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION](#)**  
[Significant exposure to litigation pursuant to Government Code Section 54956.9\(d\)\(2\) \(FLSA\) \(1 or more cases\)](#)

### INVOCATION

*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

### 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

- 3. [Proclamation: National Diabetes Awareness Month.](#)**
- 4. [Proclamation: Manufacturing Week.](#)**
- 5. [Proclamation: Unity Day.](#)**
- 6. [Presentation: Quarterly Update and Public Outreach Plan for McKinley Grade Separation Project.](#)**

### 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 Meeting of October 7, 2020.](#)

## 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.*

8. **FINANCIAL REPORT** - [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 Investment Portfolio Report for the month of August 2020.](#)
9. **FINANCIAL REPORT** - [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 August 2020.](#)
10. **LEGISLATIVE MATTER - SECOND READING** - [City Council consideration of Ordinance No. 3321, second reading of an ordinance of the City of Corona, California adopting a Negative Declaration and amending Chapters 5.36 and 9.19 of the Corona Municipal Code to permit and regulate commercial cannabis businesses in manufacturing zones.](#)
11. **AGREEMENT** - [City Council consideration of Precise Grading and Public Improvement Agreements associated with 730 Magnolia Avenue - UHS-Corona, Inc., a Delaware Corporation.](#)

**That the City Council** authorize the Mayor to execute Precise Grading and Public Improvements Agreements between the City and UHS-Corona, Inc., a Delaware Corporation.

12. **AGREEMENT** - [City Council consideration of Precise Grading Agreements and reducing Rough Grading Securities associated with Tract Maps 36541-1, 36541-2, and 36541 \(Final\) - CalAtlantic Group, Inc., a Delaware Corporation.](#)

**That the City Council:**

- a. Authorize the Mayor to execute Precise Grading Agreements between the City and CalAtlantic Group, Inc., a Delaware Corporation.
- b. Approve the reduction of the Rough Grading and Private Storm Drain, Tract Maps 36541-1, 36541-2, and 36541 (Final), Faithful Performance Security to \$3,979,650.00 (50 percent) (1051598 FP).

- c. Approve the reduction of the Rough Grading and Private Storm Drain for Sierra Bella Drive, Tract Map 36541-1, Faithful Performance Security to \$153,800.00 (50 percent) (1051599 FP).

**13. AGREEMENT** - [City Council consideration of a Governor's Office of Emergency Services Memorandum of Understanding for the Transfer of Mobile Command Vehicles.](#)

**That the City Council:**

- a. Approve and ratify the California Governor's Office of Emergency Services Memorandum of Understanding for the Transfer of Mobile Command Vehicles with the Corona Fire Department and accept it as an obligation of the City of Corona.
- b. Authorize the Fire Chief to execute and to approve any non-substantive revisions or amendments, in a form acceptable to the City Attorney.

**14. AGREEMENT** - [City Council consideration of Improvement Agreement and Security Substitution for Powell Way Storm Drain, Lot P, Tract Map 37030 - Woodside 05S, L.P., a California Limited Partnership.](#)

**That the City Council:**

- a. Authorize the Mayor to execute an Improvement Agreement between the City and Woodside 05S, L.P., a California Limited Partnership.
- b. Authorize the Mayor to accept the replacement securities for public improvements from the new developer of the Powell Way Storm Drain, Lot P, of TM 37030, Woodside 05S, L.P.
- c. Release the existing securities for Powell Way Storm Drain, Lot P, to the master developer of Tract Map 37030, Arantine Hills Holdings, L.P. (PB02497500635 FP and LM).

**15. AGREEMENT** - [City Council consideration of the Assignment, Assumption, and Amendment of the Historic Civic Center Lease Agreement between the City of Corona, Fender Museum of the Arts Foundation, and Corona-Norco Family YMCA.](#)

**That the City Council:**

- a. Approve the City of Corona - Historic Civic Center Assignment, Assumption and Amendment of Fender Museum of the Arts Foundation Lease Agreement (Corona-Norco Family YMCA & Fender Museum of the Arts Foundation).
- b. Authorize the City Manager to execute the City of Corona - Historic Civic Center Assignment, Assumption and Amendment of Fender Museum of the Arts

Foundation Lease Agreement (Corona-Norco Family YMCA & Fender Museum of the Arts Foundation).

**16. BID & PURCHASE** - [City Council consideration of the purchase of one Type 3 Fire Apparatus unit using the cooperative purchasing process conducted by the State of California Contract Number 1-17-23-21B.](#)

**That the City Council:**

- a. Authorize the Purchasing Manager to issue a purchase order to Boise Mobile Equipment in the amount of \$387,475.84 for the purchase of one (1) Type 3 Fire Apparatus.
- b. Authorize the City Manager to approve change orders as provided by Corona Municipal Code Section 3.08.080(i).
- c. Make a determination under Corona Municipal Code Section 3.08.140 (C) (Competitive Bidding Already Completed) that competitive bidding has been satisfied based upon the reasons provided in the "Basis for Exception to Competitive Bidding" section of this agenda report.

**17. EASEMENT** - [City council consideration of a Grant of Easement to Southern California Edison for certain portions of Mangular Park for the purpose of installing and maintaining electrical facilities to serve the Mangular Blending Facility.](#)

**That the:**

- a. City Council authorize the Mayor to execute a Grant of Easement to Southern California Edison for certain portions of Mangular Park for the purpose of installing and maintaining electrical facilities to serve the Mangular Blending Facility.
- b. Corona Utility Authority review, ratify, and to the extent necessary, direct the City Council to take the above actions.

**18. RELEASE OF LIEN** - [City Council consideration of the public improvements associated with Parcel 1 of Parcel Map 35641 and release of the appropriate Public Improvement Securities - Betzalel Louk and Anat Louk, husband and wife, as joint tenants.](#)

**That the City Council:**

- a. Accept the public improvements associated with Parcel 1 of Parcel Map 35641.
- b. Authorize the City Manager to execute a Release of Lien Agreement to Secure Construction of Public Improvements recorded against Parcel 1 of Parcel Map 35641, identified as 4116 Lester Avenue.

- c. Direct the City Clerk to record said Release of Lien Agreement to Secure Construction of Public Improvements at the Office of the County Recorder of Riverside County.

**19. REPORT - [City Council to receive and file Personnel Report.](#)**

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

**20. RESOLUTION - [City Council consideration of Resolution No. 2020-054 approving and attesting to the veracity of the 2019 Power Source Disclosure Program Annual Report to the California Energy Commission for year ending December 31, 2019.](#)**

**That the City Council** adopt Resolution No. 2020-054 approving and attesting to the veracity of the 2019 Power Source Disclosure Program Annual Report to the California Energy Commission for year ending December 31, 2019.

**21. RESOLUTION - [City Council consideration of Resolution No. 2020-128, certifying the results of an election and adding territory to Community Facilities District No. 2016-1 \(Public Services\) of the City of Corona \(Annexation No. 17\).](#)**

**That the City Council:**

- a. Adopt Resolution No. 2020-128, 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. 17).
- b. Authorize the Purchasing Manager to approve a change order in the amount of \$500 to Purchase Order P21554 for a total purchase order amount of \$233,500.

## 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.*

**22. PUBLIC HEARING - [Public Hearing for City Council consideration of Resolution No. 2020-129, calling a special election, and Resolution No. 2020-130, declaring the results of the special election for Community Facilities District No. 2016-3 \(Maintenance Services\) of the City of Corona on the proposition of the annual levy of special taxes within the territory proposed to be annexed \(Annexation No. 19\).](#)**

**That the City Council:**

- a. Adopt Resolution No. 2020-129, calling a special election and submitting to the qualified electors of the territory proposed to be annexed to Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona the question of levying special taxes within the territory proposed to be annexed (Annexation No. 19).
- b. Adopt Resolution No. 2020-130, declaring the results of the special election for Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona on the proposition of the annual levy of special taxes within the territory proposed to be annexed to said Community Facilities District to pay the costs of certain services to be provided by the Community Facilities District, determining that the territory proposed to be annexed is added to and part of said Community Facilities District with full legal effect (Annexation No. 19).

- 23. PUBLIC HEARING** - [Public Hearing for City Council consideration of Resolution No. 2020-131, calling a special election and Resolution No. 2020-132, declaring the results of the special election for Community Facilities District No. 2016-3 \(Maintenance Services\) of the City of Corona on the proposition of the annual levy of special taxes within the territory proposed to be annexed \(Annexation No. 20\).](#)

**That the City Council:**

- a. Adopt Resolution No. 2020-131, calling a special election and submitting to the qualified electors of the territory proposed to be annexed to Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona the question of levying special taxes within the territory proposed to be annexed (Annexation No. 20).
- b. Adopt Resolution No. 2020-132, declaring the results of the special election for Community Facilities District No. 2016-3 (Maintenance Services) of the City of Corona on the proposition of the annual levy of special taxes within the territory proposed to be annexed to said Community Facilities District to pay the costs of certain services to be provided by the Community Facilities District, determining that the territory proposed to be annexed is added to and part of said Community Facilities District with full legal effect (Annexation No. 20).

- 24. PUBLIC HEARING** - [Public Hearing for City Council consideration of Resolutions of Necessity to acquire by eminent domain, permanent roadway easement, permanent and temporary utility easement, and temporary construction easement interests in certain real property identified as Assessor Parcel No.'s 115-300-050, 115-300-051, and 172-050-009, and located on North McKinley Street, south of the BNSF Railroad tracks for the McKinley Street Grade Separation Project, a portion of which is located in the County of Riverside.](#)

**That the City Council:**

- a. Conduct a public hearing to consider the adoption of two Resolutions of Necessity, including providing all parties interested in the affected property and their attorneys, or their representatives, an opportunity to be heard on the issues relevant to the Resolution of Necessity.
- b. Make the following findings as hereinafter described in this report:
  - i. The public interest and necessity require the proposed project;
  - ii. The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
  - iii. The real property to be acquired is necessary for the project, and;
  - iv. The offers of just compensation have been made to the property owners.
- c. Adopt attached Resolution 2020-133, declaring that the acquisition of permanent utility easement, temporary utility easement, and temporary construction easement interests in certain real property identified as Assessor Parcel No.'s 115-300-050 and 115-300-051, located on North McKinley Street, south of the BNSF Railroad tracks, is necessary for the McKinley Street Grade Separation Project.
- d. Adopt attached Resolution 2020-134, declaring that the acquisition of roadway easement interests in certain real property identified as Assessor Parcel No. 172-050-009, located on North McKinley Street, south of the BNSF Railroad tracks, is necessary for the McKinley Street Grade Separation Project.

**LEGISLATIVE MATTERS**

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

- 25. LEGISLATIVE MATTER** - [City Council consideration of Ordinance No. 3322, first reading of an Ordinance of the City of Corona, California adding Chapter 16.40 of the Corona Municipal Code to Establish Procedures for approving Lot Line Adjustments.](#)

**That the City Council** introduce by title only and waive the full reading for consideration of Ordinance No. 3322, first reading of an Ordinance adding Chapter 16.40 of the Corona Municipal Code to establish procedures for approving Lot Line Adjustments.

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

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

A) Planning & Housing Commission

B) Parks & Recreation Commission



**C) Infrastructure Committee**

- 26. INFRASTRUCTURE COMMITTEE REPORT** - [City Council consideration to receive minutes of the October 7, 2020 meeting of the Infrastructure Committee report by Mayor Jim Steiner and Council Member Wes Speake.](#)

**D) Finance, Legislation & Economic Development Committee**

- 27. FINANCE, LEGISLATION & ECONOMIC DEVELOPMENT COMMITTEE REPORT** - [City Council consideration to receive minutes of the October 7, 2020 meeting of the Finance, Legislative and Economic Development Committee report by Vice Mayor Jacque Casillas and Council Member Wes Speake.](#)

**E) Public Services Committee**

- 28. PUBLIC SERVICES COMMITTEE REPORT** - [City Council consideration to receive minutes of the October 7, 2020 meeting of the Public Services Committee report by Mayor Jim Steiner and Council Member Yolanda Carrillo.](#)

**F) Regional Meetings**

- 29. REGIONAL MEETING REPORT** - [Update from Council Member Wes Speake on the Riverside County Transportation Commission \(RCTC\) Meeting of October 14, 2020.](#)

**ADMINISTRATIVE REPORTS****CITY ATTORNEY'S REPORTS AND COMMENTS****CITY MANAGER'S REPORTS AND COMMENTS****CITY COUNCIL MEMBER REPORTS AND COMMENTS****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, November 4, 2020 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](http://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*

**CITY OF CORONA  
COUNCIL AND COMMISSION MEETINGS**

**REGULATIONS FOR PUBLIC ATTENDANCE AND COMMENT  
DURING COVID-19 DECLARED EMERGENCY**

(PURSUANT TO RESOLUTION 2020-011)  
(UPDATED: 06-23-20)

**PUBLIC ATTENDANCE IS PERMITTED**

The meeting chambers will be open to the public during meetings. Please note that seating will be arranged to provide for social distancing and face masks should be worn per Riverside County Public Health and State of California recommendations.

If capacity in the meeting chambers is reached with social distancing measures in place, the City will have an overflow area set up in the Multi-Purpose Room where members of the public can view and listen to the meeting via a video screen. For any person wishing to submit comments orally, the City will also either establish a process to admit additional persons into the meeting chambers for this purpose or you will be allowed to comment via remote teleconferencing in the Multi-Purpose Room.

The doors of Corona City Hall and the Multi-Purpose Room will be open thirty (30) minutes before the scheduled meeting time.

**WATCHING FROM HOME**

Members of the public can still observe the meeting via the following live-streaming options:

[City's Website](#)

[Facebook](#)

[YouTube Channel](#)

Members of the legislative body, employees, consultants or others involved in the meeting at the request of the City may be present in the meeting chambers or may participate either through an appropriate telephonic or video feed established by the City.

**WRITTEN PUBLIC COMMENTS**

Public comment can be made in person or in writing via email. Community members who desire to submit a written general public comment or a written comment on a specific agenda item can submit them via the following e-mail:

[WrittenPublicComments@CoronaCA.gov](mailto:WrittenPublicComments@CoronaCA.gov)

**DEADLINE FOR SUBMISSION:** All written email comments must be submitted at least thirty (30) minutes before the scheduled meeting time on the day of the meeting in order to be read aloud or, as discussed below, orally acknowledged and summarized at the meeting. Any comments received after this deadline and before the meeting has been adjourned will be maintained in the City Clerks files along with the minutes of the meeting.

**WORD LIMITATION:** Please limit your comments to an amount that can be reasonably read within a three (3) minute time period. The presiding officer may direct that the reading end at three (3) minutes. Any comments which are not read in their entirety due to this three (3) minute time limitation will be maintained in the City Clerks files along with the minutes of the meeting.

**PRESIDING OFFICER DISCRETION:** If unique circumstances present themselves, the presiding officer shall have the authority, with the concurrence of a majority of the legislative body in attendance, to reasonably alter these regulations in an effort to effectuate the orderly conduct of the meeting and to promote public participation. Such measures may include, but are not limited to, expanding or reducing the City's traditional three (3) minute public comment time limit and/or directing that the written public comments be orally acknowledged and summarized rather than read in their entirety.