



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Minutes - Draft

Infrastructure Committee

MAYOR JASON SCOTT
COUNCIL MEMBER WES SPEAKE

ADVISORY MEMBER
PLANNING & HOUSING COMMISSIONER

Wednesday, June 5, 2019

8:00 AM

Council Board Room

1. Call To Order

The meeting was called to order by Vice Mayor Jim Steiner at 8:00 a.m. with Council Member Wes Speake. In addition to the Committee Members, the following individuals were in attendance:

Mitch Lansdell, Acting City Manager
Michele Nissen, Asst. City Manger
Joanne Coletta, Com. Dev. Dir.
Tom Koper, Asst. Public Works Dir.
Tom Moody, General Manager
Dennis Ralls, Public Works Project Manager
Sandra Yang, Sr. Planner
Naomi Ramirez, Management Svcs. Asst.

Others Present:

Karen Alexander, Planning & Housing Commission
Viren Shah, Planning & Housing Commission
Glen Powles, Guardian Capital
John Hopkins, Bristol Development Partners
Peter Carlson, Consultant
Joe Morgan, Resident

2. Public Comments

None.

3. Agenda Items

- A. [19-0546](#) Information on the future development of the neighborhood commercial center within the Arantine Hills Specific Plan located at the southeast corner of Cajalco Road and Bedford Canyon Road and the proposed inclusion of the Riverside County Transportation Commission (RCTC) surplus property located directly east of the site.

(Community Development)

Action: Information & Discussion

Ms. Joanne Coletta, Community Development Director, introduced to the Committee a proposal by Guardian Capital to develop approximately 23.5 acres of undeveloped property located on the south side of Eagle Glen Parkway and west of Interstate 15 into a commercial center. The project includes approximately 18 acres of property located adjacent to the freeway, which the developer is in the process of acquiring from the Riverside County Transportation Commission (RCTC). The development would take access from within the Arantine Hills community. Multiple entitlements will be required including a specific plan amendment to include the RCTC property into the Arantine Hills Specific Plan.

Mr. Peter Carlson discussed the uses for the center which will include a service station, carwash, drive-through coffee shop, bank, daycare, health club, upscale gourmet market, drugstore, two standalone sit-down restaurants, various inline retail/food tenants, and a 135-room hotel which is being proposed on the RCTC property. Over 207,000 square feet of building area is proposed with 980 parking spaces which will be shared between the tenants. Development of the project site will require bringing in 360,000 cubic yards of fill in order to raise the pad of the RCTC property, which is currently at a lower grade than the majority of the site.

Council Member Wes Speake noted the ongoing construction of the Cajalco bridge which is currently impacting the Eagle Glen community and wanted to see the project's traffic and dust impacts to the community be minimized as much as possible.

Mr. Glen Powles described the dirt hauling process which would take roughly six months and is trying to avoid disrupting the Eagle Glen community and the new Bedford Communities that are currently under construction within Phase I of Arantine Hills. Mr. Powles pointed to an exhibit prepared by the developer which shows three alternate routes in which dirt can be hauled to the site with access being taken from Cajalco Road. Also, in order to avoid impacting the construction of the Cajalco bridge and adding to the traffic congestion in that immediate area, the developer is exploring the possibility of hauling dirt to the site during the nighttime hours this would require the developer to process a noise variance with the Community Development Department in order to operate outside of the City's allowable construction hours.

Council Member Speake expressed noise concerns with the proposed nighttime work which could be disruptive to the existing nearby residences but did not want the hauling operations to slow down the completion of the bridge and ultimately would prefer the developer to operate at night

provided that there is a way to do this with the least amount of noise impacts. Mr. Powles said he is talking with several trucking companies that have experience in doing haul work in the evening and have systems in place to reduce noise from the trucking operation.

Ms. Coletta responded that the developer is looking at potential noise mitigation for nighttime work and will be conducting outreach with the nearby residences of the anticipated work related to the development of the commercial site.

With respect to the design of the site plan, Council Member Speake wanted to make sure the development is taking into consideration access to the trail in the area and that the development continues to provide connection to the trail in addition to allowing parking for those that wish to park and access the trail.

Ms. Coletta stated that the shopping center has some off-peak hours such as on Saturday and Sunday for the daycare which would not be in operation during those days and would free up parking spaces within the center for trailer users.

Vice Mayor Steiner echoed the same concerns Council Member Speake had regarding the haul operations and stressed that the developer conduct the work as quickly and quietly as possible to minimize impacts to the area.

Overall, the Committee did not object to the development.

- B.** [19-0550](#) Discussion about Alcoa Dike Traffic Control Change on Auburndale.
(Public Works Department)
Action: Information & Discussion

Mr. Dennis Ralls, Public Works Project Manager, presented proposed changes to the Alcoa Dike Traffic Control on Auburndale. Mr. Ralls noted that applicant is requesting a full road closure of Auburndale Street for approximately three weeks. The closure would help speed up construction and increase efficiency for the project. Mr. Ralls noted that the applicant will be covering costs of notice mailers to surrounding residents.

Ms. Michele Nissen, Assistant City Manager, noted that the first set of notifications included surrounding neighborhoods and asked that they also be included in any notification campaign.

The Committee was in favor of proposed changes with set conditions.

- C.** [19-0558](#) Presentation: Biosolids
(Department of Water & Power/ Maintenance Services)
Action: Informational

Mr. Tom Moody, Department of Water and Power General Manager, presented the Committee with brief overview of the water reclamation process in Corona and provided background on the biosolids process. He presented the Committee with some options for future growth. Mr. Moody presented a potential blending facility and the potential for public/ private partnerships with a quality fertilizer manufacturer. The City of Corona is planning for the future by looking into long term sustainable solutions and new markets.

Mr. Joe Morgan, Resident, inquired about the benefits of this project. How will the costs outweigh the cons. He noted that public involvement needs to be included to make the decision on which direction the City wants to go.

Mr. Moody noted that this project is still in the early stages and brought to the committee for informational purposes only. Before moving forward, the item will be presented to the Planning Commission and then to the City Council in a future Study Session.

4. Adjournment

The meeting was adjourned at 9:11 a.m.