

City of Corona

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

City Council Meeting Final Agenda

Wednesday, March 6, 2024

Closed Session Council Board Room 5:30 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**

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

The City Council meeting of March 6, 2024, will be conducted in person. Members may attend in person or remotely. To participate remotely, please use the following link:

<https://coronaca-gov.zoom.us/j/82367891618>

CONVENE CLOSED SESSION

1. **CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
PURSUANT TO GOVERNMENT CODE SECTION 54956.8
PROPERTY: 601 S MAIN STREET
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
NEGOTIATING PARTY: DAVID SAUNDERS
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT
2. **CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
PURSUANT TO GOVERNMENT CODE SECTION 54956.8
PROPERTY: 131 CORONA MALL & PORTION OF APN 117-191-019 (PARKING LOT FOR 675 S. MAIN STREET CORONA)
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
NEGOTIATING PARTY: SHAHEEN SADEGHI
UNDER NEGOTIATION: PRICE & TERMS OF PAYMENT

CITY COUNCIL

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. RECOGNITION: LATITUDE 36 FOODS
4. RECOGNITION: CORONA PARKS FOUNDATION, CORONA FIRE SAFETY FOUNDATION, AND FLWR CO
5. PRESENTATION: RIVERSIDE COUNTY TRANSPORTATION COMMISSION - TRAFFIC RELIEF PLAN

MEETING MINUTES

6. **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 STUDY SESSION MEETING OF FEBRUARY 21, 2024](#)
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 CITY COUNCIL MEETING OF FEBRUARY 21, 2024](#)

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. **AGREEMENT** - [AUTHORIZE THE RATIFICATION OF A MAINTENANCE/GENERAL SERVICES AGREEMENT FOR EMERGENCY RESPONSE TO HAZARDOUS WASTE MATERIALS CLEANUP AND REMOVAL SERVICES](#)

That the City Council:

- a. Authorize the ratification of a Maintenance/General Services Agreement with Environmental Logistics, Bloomington, CA, in the amount of \$137,684 for performing the emergency hazardous waste materials cleanup and removal services at 1802 Pomona Road pursuant to Corona Municipal Code Section [3.08.140\(A\)](#).
- b. Authorize the City Manager, or his designee, to execute the Maintenance/General Services Agreement with Environmental Logistics in the amount of \$137,684.
- c. Authorize the City Manager, or his designee, to issue a purchase order to Environmental Logistics in the amount of \$137,684.
- d. Authorize an appropriation in the amount of \$137,684 from the General Fund 110 to the Public Works Department's operating budget.

9. **AGREEMENT** - [MAINTENANCE AND GENERAL SERVICES AGREEMENT WITH SECURITY DEFENSE, INC. FOR CITYWIDE SECURITY GUARD SERVICES IN THE AMOUNT OF \\$200,000 PER FISCAL YEAR, REQUEST FOR PROPOSALS 24-037SB.](#)

That the City Council:

- a. Award RFP 24-037SB to Security Defense, Inc. for Citywide security guard

services.

- b. Approve the Maintenance General Services Agreement with Security Defense, Inc. for an initial term of March 6, 2024, through June 30, 2026, in the amount of \$200,000 per fiscal year with two optional two-year extensions through June 30, 2030.
- c. Authorize the City Manager, or his designee, to execute the Maintenance General Services Agreement with Security Defense, Inc. in the amount of \$200,000 per fiscal year, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized in Corona Municipal Code Section 3.08.060(J), which is equivalent to 10% or \$20,000.

10. BID & PURCHASE - [CONSTRUCTION CONTRACT WITH SANCON TECHNOLOGIES, INC. FOR THE STAGECOACH AND SMITH & RINCON LIFT STATION COATING PROJECT](#)

That the City Council:

- a. Award Notice Inviting Bids No. 24-030AT to Sancon Technologies, Inc., the lowest responsive, responsible bidder, for the total bid amount of \$142,400 and waive all minor irregularities in the bidding documents as submitted by said bidder for the Stagecoach and Smith & Rincon Lift Station coating project.
- b. Authorize an appropriation in the amount of \$21,910 from the Sewer Utility Fund 572 to the Lift Station Wet Well Rehabilitation Operating and Maintenance Project No. 77650.
- c. Authorize the City Manager, or his designee, to execute the Short Form Construction Contract with Sancon Technologies, Inc., in the amount of \$142,400 including any purchase orders, non-substantive extensions, change orders, and amendments up to 10% of the contract amount or \$14,240.

That the Corona Utility Authority review, ratify, and to the extent necessary, direct the City Council to take the above actions.

11. BID & PURCHASE - [CHANGE ORDER WITH THATCHER COMPANY FOR PURCHASE OF ALUMINUM SULFATE FOR POTABLE WATER TREATMENT](#)

That the City Council:

- a. Authorize the City Manager, or his designee, to execute a change order to the purchase order with Thatcher Company of Nevada, Inc., in the amount of \$56,700 for an annual purchase amount of \$148,000 per year for Fiscal Years 2024 - 2026 including non-substantive extensions, purchase orders, change orders and amendments up to 10% or \$14,800, as authorized in Corona Municipal Code [Section 3.08.080\(I\)](#).

- b. Authorize an appropriation in the amount of \$56,700 from the Water Utility Fund 570 to the Utilities Department operating budget.

That the Corona Utility Authority review, ratify, and to the extent necessary, direct that the City Council take the above actions.

12. REPORT - ADDITION OF TWO (2) PART-TIME LAW CLERKS TO THE LEGAL & RISK MANAGEMENT DEPARTMENT EFFECTIVE FISCAL YEAR 2024

That the City Council

- a. Authorize two (2) additional Law Clerks to the Legal & Risk Management Department part-time position list effective this fiscal year.
- b. Authorize a budgetary transfer in the amount of \$5,253 from General Government to the Legal & Risk Management Department's operating budget within the General Fund 110 for the remainder of Fiscal Year 2024.

13. RESOLUTION - RESOLUTION TO PROVIDE WORKERS' COMPENSATION COVERAGE FOR CERTAIN EMPLOYEE VOLUNTARY ACTIVITIES

That the City Council adopt Resolution No. 2024-008, establishing and approving a list of authorized employee voluntary activities that the City is voluntarily deeming to be industrial for the sole purpose of providing workers' compensation coverage to City employees while performing such voluntary activities.

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.

14. PUBLIC HEARING - GENERAL PLAN AMENDMENT 2023-0002 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF 5.15 ACRES LOCATED AT 430 W. FOOTHILL PARKWAY FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (15-36 DWELLING UNITS PER ACRE, AND UP TO 75 DU/AC FOR SENIOR UNITS) (APN: 114-070-020, 114-070-021 AND 114-070-022) (APPLICANT: O & I DEVELOPMENT)

That the City Council:

- a. Approve GPA2023-0002 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. 2024-007 approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and GPA2023-0002 as part of Cycle 1 of the General Plan Amendments for 2024, an amendment to the General Plan Land Use Map to change 5.15 acres from General Commercial (GC) to High Density Residential (HDR) located at 430 West Foothill Parkway.

15. PUBLIC HEARING - SPECIFIC PLAN AMENDMENT 2023-0004 TO THE MOUNTAIN GATE SPECIFIC PLAN (SP89-01) TO CHANGE THE LAND USE OF 5.15 ACRES LOCATED AT 430 W. FOOTHILL PARKWAY FROM COMMERCIAL TO SENIOR CITIZEN RESIDENTIAL AND ESTABLISH COMMENSURATE DEVELOPMENT STANDARDS FOR THE SENIOR CITIZEN RESIDENTIAL DESIGNATION (APN: 114-070-020, 114-070-021 AND 114-070-022) (APPLICANT: O & I DEVELOPMENT)

That the City Council:

- a. Approve SPA2023-0004, as recommended by the Planning and Housing Commission.
- b. Introduce, by title only, and waive full reding of consideration of Ordinance No. 3388, first reading of an ordinance approving an amendment to the Mountain Gate Specific Plan (SP89-01) to change the land use designation for 5.15 acres from Commercial to Senior Citizen Residential and to establish corresponding development standards for the Senior Citizen Residential designation (SPA2023-0004).

16. PUBLIC HEARING - PRECISE PLAN 2023-0006 TO REVIEW THE SITE PLAN, ARCHITECTURE, LANDSCAPING AND OTHER PHYSICAL FEATURES ASSOCIATED WITH THE DEVELOPMENT OF A 107-UNIT ASSISTED SENIOR LIVING FACILITY ON 5.15 ACRES, LOCATED AT 430 W. FOOTHILL PARKWAY IN THE PROPOSED SENIOR CITIZEN RESIDENTIAL LAND USE DESIGNATION OF THE MOUNTAIN GATE SPECIFIC PLAN (APN: 114-070-020, 114-070-021 AND 114-070-022) (APPLICANT: O & I DEVELOPMENT) NOT AN ADVERTISED PUBLIC HEARING

That the City Council affirm the Planning and Housing Commission's action granting PP2023-0006, based on the findings contained in the staff report and conditions of approval.

17. PUBLIC HEARING - COMMUNITY FACILITIES PLAN AMENDMENT 2023-0001 TO THE SOUTH CORONA COMMUNITY FACILITIES PLAN TO CHANGE THE LAND USE DESIGNATION OF 5.15 ACRES FROM COMMERCIAL TO SENIOR CITIZEN RESIDENTIAL FOR PROPERTY LOCATED AT 430 W. FOOTHILL PARKWAY (APN: 114-070-020, 114-070-021 AND 114-070-022) (APPLICANT: O & I DEVELOPMENT)

That the City Council:

- a. Approve CFPA2023-0001, as recommended by the Planning and Housing Commission.
- b. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3389, first reading of an ordinance to amend the South Corona Community Facilities Plan Land Use Designation from Commercial to Senior Citizen Residential for 5.15 acres located at 430 West Foothill Parkway within Village 4 of the South Corona Community Facilities Plan. (CFPA2023-0001)

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.

18. ADMINISTRATIVE REPORT - [PROPOSED RIVERSIDE COUNTY TRANSPORTATION COMMISSION TRAFFIC RELIEF PLAN UPDATE](#)

That the City Council provide direction, if any, on the proposed Riverside County Transportation Commission Traffic Relief Plan.

LEGISLATIVE MATTERS

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

19. LEGISLATIVE MATTER - [ORDINANCE AMENDING ORDINANCE NUMBERS 3245, 3255, 3273, 3292, AND 3305 TO UPDATE THE PRIMA FACIE SPEED LIMITS ON CERTAIN STREET SEGMENTS IN THE CITY OF CORONA](#)

That the City Council introduce, by title only, and waive full reading of Ordinance No. 3390, an ordinance of the City of Corona, California amending Ordinance Numbers 3245, 3255, 3273, 3292, and 3305 to update the prima facie speed limits on certain street segments in the City of Corona.

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

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

A) Library Board of Trustees

B) Planning & Housing Commission

20. PLANNING & HOUSING COMMISSION REPORT - [PRECISE PLAN 2023-0008 TO REVIEW THE SITE PLAN, ARCHITECTURE, FENCING AND LANDSCAPING FOR 19 SINGLE FAMILY DWELLING UNITS PROPOSED ON 4.73 ACRES LOCATED ON THE NORTHWEST CORNER OF TAYLOR AVENUE AND CITRON STREET IN THE R-1-8.4 ZONE \(SINGLE FAMILY RESIDENTIAL, 8,400 SQUARE FEET MINIMUM LOT SIZE\) \(APPLICANT: BRYAN BERGERON, FOREMOST PACIFIC GROUP\)](#)

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting Precise Plan 2023-0008, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

- 21. PLANNING & HOUSING COMMISSION REPORT - [PRECISE PLAN 2022-0003 TO REVIEW THE SITE PLAN, ARCHITECTURE, LANDSCAPING AND OTHER PHYSICAL FEATURES ASSOCIATED WITH THE DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS TOTALING 334,520 SQUARE FEET, LOCATED AT 1375 MAGNOLIA AVENUE IN THE BUSINESS PARK LAND USE DESIGNATION OF THE CORONA MAGNOLIA SPECIFIC PLAN \(APPLICANT: JEREMY MAPE, B9 MAGNOLIA OWNERS, LLC.\)](#)**

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting PP2022-0003, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

C) Parks & Recreation Commission**D) Regional Meetings**

- 22. REGIONAL MEETING REPORT - [UPDATE FROM COUNCIL MEMBER JACQUE CASILLAS ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS \(WRCOG\) MEETING OF MARCH 4, 2024](#)**
- 23. REGIONAL MEETING REPORT - [UPDATE FROM COUNCIL MEMBER TONY DADDARIO ON THE WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY \(RCA\) MEETING OF MARCH 4, 2024](#)**
- 24. REGIONAL MEETING REPORT - [UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION \(RCTC\) WESTERN PROJECTS AND PROGRAMS MEETING OF FEBRUARY 26, 2024](#)**
- 25. REGIONAL MEETING REPORT - [UPDATE FROM VICE MAYOR JIM STEINER ON THE RIVERSIDE TRANSIT AGENCY \(RTA\) BOARD MEETING OF FEBRUARY 22, 2024](#)**

CITY ATTORNEY'S REPORTS AND COMMENTS

CITY MANAGER'S REPORTS AND COMMENTS

CITY COUNCIL MEMBER REPORTS AND COMMENTS

FUTURE AGENDA ITEMS

This portion of the agenda is for items requested by the Mayor, Council Members or Staff 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. Historic Resources Ordinance Revisions (W. Speake) March 20, 2024
2. Temporary Signs in the Right Of Way (Staff) March 20th
3. Spring Council Workshop March 28, 2024
4. Pavement Management Plan (Staff) March 28, 2024
5. Special Events Expansion (Staff) March 28, 2024
6. Purchasing Update (Staff) March 28, 2024
7. Enterprise Lease Agreement (Staff) March 28, 2024
8. Real Time PD Information Center (Staff) March 28, 2024
9. Heritage Room Hours of Operation (Staff) March 28, 2024
10. Financial Health Metrics (Staff) March 28, 2024
11. American Rescue Plan Act (Staff) March 28, 2024
12. Funding Update (Staff) March 28, 2024
13. FY 25 Revenue Projections (Staff) March 28, 2024
14. Expenditures & General Fund Forecast (Staff) March 28, 2024
15. FY25 Capital Improvement Program (Staff) March 28, 2024
16. Service Level Changes (Staff) March 28, 2024
17. Measure X Investment Plan (Staff) March 28, 2024
18. Urban Forest Management (Staff) March 28, 2024
19. Inclusionary Housing Ordinance for Multi family Housing (W. Speake) TBD
20. Large Native Tree Ordinance/Placing Trees on Historic Tree List (W. Speake) TBD
21. Butterfield Overland Stage Route Signage (W. Speake) TBD
22. Skyline Resolution (J. Steiner) 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, March 20, 2024 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.

This meeting is being conducted in person as well as via teleconference. For members of the public wishing to submit written comments, please email comments to the City Clerk at CityClerk@CoronaCA.gov prior to the City Council meeting and your comments will be made part of the official record of proceedings.

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) 736-2266. 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