

City of Corona

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

City Council Meeting Final Agenda

Wednesday, March 20, 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 20, 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/82360023245>

CONVENE CLOSED SESSION

CITY COUNCIL

1. **CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(D)(1)
NAME OF CASE: LUCILA LIMON-MENDOZA, ET AL. V. CITY OF CORONA, ET AL.
CASE NUMBER: US CENTRAL DISTRICT COURT CASE NO. 5:23-CV-00134 JGB-SP
2. **CLOSED SESSION - CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**
PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(2)
SIGNIFICANT EXPOSURE TO LITIGATION (CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT)
3. **CLOSED SESSION - CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
PURSUANT TO GOVERNMENT CODE SECTION 54956.8
PROPERTY LOCATION: 152 E SIXTH STREET, CORONA
NEGOTIATING PARTY: DALIA GADELMAWLA, ASST SUPT OF BUSINESS (CORONA NORCO UNIFIED SCHOOL DISTRICT)
AGENCY NEGOTIATOR: JACOB ELLIS, CITY MANAGER
UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

INVOCATION - GRACE BAPTIST CHURCH

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

4. RECOGNITION: CITIZEN'S ACADEMY WINTER 2024 COHORT GRADUATES
5. RECOGNITION: MARY HELEN YBARRA

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 MARCH 6, 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 MARCH 6, 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. **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 TO RECEIVE AND FILE THE MONTHLY INVESTMENT PORTFOLIO REPORT FOR THE MONTH OF JANUARY 2024
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 TO RECEIVE AND FILE THE MONTHLY FISCAL REPORT FOR THE MONTH OF JANUARY 2024
10. **LEGISLATIVE MATTER - SECOND READING** - CITY COUNCIL ADOPTION OF AN ORDINANCE NO. 3390, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA 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
11. **LEGISLATIVE MATTER - SECOND READING** - CITY COUNCIL ADOPTION OF ORDINANCE NO. 3388, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE MOUNTAIN GATE SPECIFIC PLAN (SP-89-01) TO CHANGE THE LAND USE DESIGNATION FOR 5.15 ACRES LOCATED AT 430 WEST FOOTHILL PARKWAY FROM COMMERCIAL (C) TO SENIOR CITIZEN RESIDENTIAL (SCR) AND TO ESTABLISH CORRESPONDING DEVELOPMENT STANDARDS FOR THE SENIOR CITIZEN RESIDENTIAL DESIGNATION (SPA2023-0004)

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12. **LEGISLATIVE MATTER - SECOND READING - CITY COUNCIL ADOPTION OF ORDINANCE NO. 3389, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE SOUTH CORONA COMMUNITY FACILITIES PLAN LAND USE DESIGNATION FROM COMMERCIAL (C) TO SENIOR CITIZEN RESIDENTIAL (SCR) FOR 5.15 ACRES LOCATED AT 430 WEST FOOTHILL PARKWAY WITHIN VILLAGE 4 OF THE SOUTH CORONA COMMUNITY FACILITIES PLAN (CFPA2023-0001)**
13. **AGREEMENT - APPROVAL OF TERMS AND CONDITIONS FOR CONSTRUCTION, OPERATIONS, AND MAINTENANCE OF THE NORTHERLY PIPELINE AND THE WESTERN RIVERSIDE COUNTY REGIONAL WASTEWATER AUTHORITY RECYCLED WATER PUMP STATION**

That the City Council:

- a. Approve the Terms and Conditions for the Construction, Operations, and Maintenance of the Northerly Pipeline between the City of Corona, City of Norco, Jurupa Community Services District, Home Gardens Sanitary District, Western Municipal Water District, and the Western Riverside County Regional Wastewater Authority.
- b. Approve the Terms and Conditions for the Construction, Operations, and Maintenance of the WRCRWA Recycled Water Pump Station and On-Site Reservoir between the City of Corona, City of Norco, Jurupa Community Services District, Home Gardens Sanitary District, Western Municipal Water District, and the Western Riverside County Regional Wastewater Authority.
- c. Authorize the City Manager, or his designee, to execute the Construction, Operations, and Maintenance Agreement of the Northerly Pipeline between the City of Corona, City of Norco, Jurupa Community Services District, Home Gardens Sanitary District, Western Municipal Water District, and the Western Riverside County Regional Wastewater Authority with terms and conditions that are substantially the same as those approved by the City Council and is otherwise consistent with the City Council's direction.
- d. Authorize the City Manager, or his designee, to execute the Construction, Operations, and Maintenance Agreement for the Recycled Water Pump Station and On-Site Reservoir between the City of Corona, City of Norco, Jurupa Community Services District, Home Gardens Sanitary District, Western Municipal Water District, and the Western Riverside County Regional Wastewater Authority with terms and conditions that are substantially the same as those approved by the City Council and is otherwise consistent with the City Council's direction.
- e. Authorize an appropriation in the amount of \$300,000 to the WRCRWA Booster Pump Station Capital Improvement Project No. UT-2023-04 from the Reclaimed Water Utility Fund 567.

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

14. BID & PURCHASE - AWARD OF MAINTENANCE AND GENERAL SERVICES AGREEMENT WITH NEXTDAY DELIVERY SERVICE, INC. FOR CITYWIDE MAIL MANAGEMENT SERVICES IN THE AMOUNT OF \$130,000 PER FISCAL YEAR, REQUEST FOR PROPOSALS (RFP) 24-035AH

That the City Council:

- a. Award RFP 24-035AH to Nextday Delivery Service, Inc. for citywide mail management services, including postage costs.
- b. Approve the Maintenance General Services Agreement with Nextday Delivery Service, Inc. for an initial term of March 20, 2024, through June 30, 2026, in the amount of \$130,000 per fiscal year, with two additional two-year extensions through June 30, 2030, and waive all minor irregularities in the proposal.
- c. Authorize the City Manager, or his designee, to execute the Maintenance General Services Agreement with Nextday Delivery Services, Inc. in the amount of \$130,000 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 \$13,000.

15. BID & PURCHASE - CONSTRUCTION CONTRACT WITH INTERIOR DEMOLITION, INC. IN THE AMOUNT OF \$351,880 FOR THE CITY PARK POOL AND BUILDING DEMOLITION PROJECT NO. FC-2023-08; NOTICE INVITING BIDS 24-049AS

That the City Council:

- a. Approve the Construction Contract with Interior Demolition, Inc. for the City Park Pool and Building Demolition Project, No. FC-2023-08, in the amount of \$351,880.
- b. Adopt the Plans and Specifications for the City Park Pool and Building Demolition Project, No. FC-2023-08, Notice Inviting Bids 24-049AS.
- c. Award Notice Inviting Bids 24-049AS to Interior Demolition, Inc. as the lowest responsive, responsible bidder, for the total bid amount of \$351,880, and waive all minor irregularities in the bidding document as submitted by the said bidder.
- d. Authorize the City Manager, or his designee, to execute the Construction Contract with Interior Demolition, Inc. in the amount of \$351,880, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized by Corona Municipal Code Section [3.08.050\(H\)](#)

which is equivalent to 10% or \$35,188.

- e. Authorize the City Manager, or his designee, to issue a purchase order to Interior Demolition, Inc. in the amount of \$351,880.

16. BID & PURCHASE - MAINTENANCE/GENERAL SERVICES AGREEMENT WITH CALGON CARBON CORPORATION FOR THE GRANULAR ACTIVATED CARBON TREATMENT PLANT MEDIA REPLACEMENT PROJECT

That the City Council:

- a. Approve the Maintenance/General Services Agreement with Calgon Carbon Corporation for the granular activated carbon media purchase and regeneration, for a term of two years with two optional two-year extensions in the amount of \$350,000 per year with an end date of June 30, 2029.
- b. Authorize the City Manager, or his designee, to execute the Maintenance/General Services Agreement with Calgon Carbon Corporation in the amount of \$350,000 per fiscal year, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized by Corona Municipal Code [Section 3.08.060\(J\)](#), which is equivalent to 10% or \$35,000.
- c. Authorize an appropriation in the amount of \$350,000 from the Water Utility Fund 570 to the Granular Activated Carbon Treatment Plant Media Replacement Capital Improvement Project No. UT-2023-16.
- d. Make a determination under Corona Municipal Code [Section 3.08.140\(B\)](#) that competitive bidding is not required for this purchase based upon the reasons provided in this report.

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

17. BID & PURCHASE - CHANGE ORDER WITH GE DIGITAL FOR SCADA SOFTWARE LICENSES

That the City Council authorize the City Manager, or his designee, to execute a change order to the purchase order with GE Digital, in the amount of \$20,000 for an annual purchase amount of \$120,000 per year for Fiscal Years 2024-2029 including non-substantive extensions, purchase orders, change orders and amendments up to 10% or \$12,000, as authorized in Corona Municipal Code [Section 3.08.080\(I\)](#).

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

18. BID & PURCHASE - FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH GHD, INC. FOR WATER TREATMENT SYSTEMS DESIGN

That the City Council:

- a. Approve the First Amendment to the Professional Services Agreement with GHD, Inc. for Water Treatment Systems Design to increase the compensation by \$310,000 and extend the contract term through June 30, 2026.
- b. Authorize the City Manager, or his designee, to execute the First Amendment with GHD, Inc., in the amount of \$560,000, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized by Corona Municipal Code [Section 3.08.070\(I\)](#), which is equivalent to 10% or \$56,000.

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

- 19. RELEASE OF SECURITY - [REDUCE THE AMOUNT OF THE STREET AND ALLEY IMPROVEMENT SECURITIES POSTED FOR TRACT MAP 37644, LOTS 42 THROUGH 45, LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 \(APPLICANT: TRI POINTE HOMES HOLDINGS, INC.\)](#)**

That the City Council authorize the Mayor to reduce by fifty percent the securities for the street and alley improvements for Tri Pointe Homes Holdings, Inc. for Lots 42 through 45 of Tract Map 37644. (Bond No. PB03010408366, PB03010408367, and PB03010408368)

- 20. REPORT - [2023 ANNUAL PROGRESS REPORT FOR THE GENERAL PLAN AND HOUSING ELEMENT, FOR SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, INCLUDING A REPORT ON LOW-MODERATE-INCOME HOUSING ASSET ACTIVITY](#)**

That the City Council receive the General Plan and Housing Element Annual Progress Report to be submitted to the California Department of Housing and Community Development and Governor's Office of Planning and Research, for the 2023 calendar year.

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

- 21. RESOLUTION - [RESOLUTION ACKNOWLEDGING THE SUBMISSION AND PUBLIC RELEASE OF CORONA POLICE DEPARTMENT 2023 ANNUAL MILITARY EQUIPMENT REPORT AND RENEWING ORDINANCE NO. 3347](#)**

That the City Council approve the attached resolution acknowledging the submission and public release of the Corona Police Department 2023 Annual Military Equipment Report (Policy 709 and AB 481) and renewing Ordinance No. 3347 which adopted Policy 709.

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 - [ZONE TEXT AMENDMENT 2024-0001 TO TITLE 17 OF THE CORONA MUNICIPAL CODE TO ADD CHAPTER 17.67 FOR LOW BARRIER NAVIGATION CENTER, AND AMENDMENTS TO CHAPTER 17.87 TO UPDATE REGULATIONS APPLIED TO DENSITY BONUS AGREEMENTS, AND TO CHAPTERS 17.91 AND 17.100 TO UPDATE OUTDATED LANGUAGE AND CRITERIA FOR PRECISE PLAN AND ARCHITECTURAL REVIEW APPLICATIONS \(APPLICANT: CITY OF CORONA\)](#)

That the City Council:

- a. Approve ZTA2024-0001, as recommended by the Planning and Housing Commission.
- b. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3391, first reading of an ordinance amending [Chapter 17.87](#) (Density Bonus Agreements and Development Agreements), [Section 17.91.070](#) (Findings for Approval) of [Chapter 17.91](#) (Precise Plans) and [Chapter 17.100](#) (Architectural Review Board) of [Title 17](#) of the Corona Municipal Code and adding [Chapter 17.67](#) (Low Barrier Navigation Center) to the Corona Municipal Code (ZTA2024-0001).

23. PUBLIC HEARING - [ZONE TEXT AMENDMENT 2024-0002 TO TITLE 17 OF THE CORONA MUNICIPAL CODE TO AMEND THE SIGN ORDINANCE IN CHAPTER 17.74 TO PROHIBIT TEMPORARY SIGNS IN THE PUBLIC RIGHTS-OF-WAY \(APPLICANT: CITY OF CORONA\)](#)

That the City Council:

- a. Approve ZTA2024-0002, as recommended by the Planning and Housing Commission.
- b. Introduce, by title only, and waive full reading of consideration of Ordinance No. 3392, first reading of an ordinance amending [Section 17.74.070](#) (Prohibited Signs) of Chapter 17.74 (Signs) of Title 17 (Zoning) and [Section 5.44.100](#) of the Corona Municipal Code to prohibit temporary signs in the public right-of-way

(ZTA2024-0002).

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.

LEGISLATIVE MATTERS

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

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

24. **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 affirm 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.

C) Parks & Recreation Commission

D) Regional Meetings

25. **REGIONAL MEETING REPORT** - [UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION \(RCTC\) MEETING OF MARCH 13, 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. Spring Council Workshop March 28, 2024
2. Pavement Management Plan (Staff) March 28, 2024
3. Special Events Expansion (Staff) March 28, 2024
4. Purchasing Update (Staff) March 28, 2024
5. Enterprise Lease Agreement (Staff) March 28, 2024
6. Real Time PD Information Center (Staff) March 28, 2024
7. Heritage Room Hours of Operation (Staff) March 28, 2024
8. Financial Health Metrics (Staff) March 28, 2024
9. American Rescue Plan Act (Staff) March 28, 2024
10. FY 25 Revenue Projections (Staff) March 28, 2024
11. Expenditures & General Fund Forecast (Staff) March 28, 2024
12. FY25 Capital Improvement Program (Staff) March 28, 2024
13. Service Level Changes (Staff) March 28, 2024
14. Measure X Investment Plan (Staff) March 28, 2024
15. Urban Forest Management (Staff) March 28, 2024
16. City Park Operations Plan (Staff) April 17, 2024
17. City Park Final Design (Staff) April 17, 2024
18. Utility Assistance Program (Staff) April 17, 2024
19. Economic Development Update (Staff) April 17, 2024
20. Inclusionary Housing Ordinance for Multi family Housing (W. Speake) TBD
21. Large Native Tree Ordinance/Placing Trees on Historic Tree List (W. Speake) TBD
22. Butterfield Overland Stage Route Signage (W. Speake) TBD
23. Skyline Resolution (J. Steiner) TBD
24. Letter to State & Local Leaders RE: State Preemption of Local Control (T. Richins) 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, April 3, 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