



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

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**

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

Wednesday, December 19, 2018

4:30 PM

Closed Session Council Board Room
Open Session Council Chambers

4:30 P.M. CONVENE CLOSED SESSION

CITY COUNCIL

- A. [18-2339](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8
Property Location: 815 W. Sixth Street, Suite 130
Agency Negotiator: Darrell Talbert, City Manager
Negotiating Party: The Stephan Center
Under Negotiation: Price and Terms of Payment
- B. [18-2373](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Name of Case: J.L., a minor, through his guardian ad litem Lisa Alvarez v. City of Corona
Case Number: Riverside County Superior Court Case No. RIC1608999
(consolidated with case nos. RIC1610389 & RIC161001)
- C. [18-2374](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Name of Case: Elizabeth Hall v. City of Corona
Case Number: Riverside County Superior Court Case No. RIC1716779

INVOCATION

PLEDGE OF ALLEGIANCE - Girl Scout Troop# 2023

6:30 P.M. CONVENE OPEN SESSION

Individuals wishing to address the City Council are requested to complete a Speakers 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 "Oral Communications" section of the agenda is called. Please observe a three minute limit for communications and please note that the Oral 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 address for the record.

1. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

- A. [18-2372](#) Presentation: Temescal Canyon Road Widening and Drainage Project.
- B. [18-2367](#) Presentation: Economic Development Update

2. ORAL COMMUNICATIONS FROM THE PUBLIC

Persons wishing to address the City Council are requested to state their name and address 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.

3. MEETING MINUTES

- A. [18-2368](#) 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 December 6, 2018.

Attachments: [DraftMinutes 12062018](#)

- B. [18-2369](#) 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 December 10, 2018.

Attachments: [Draft Minutes 12112018](#)

- C. [18-2370](#) 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 December 10, 2018.

Attachments: [DraftMinutes 12102018](#)

4. 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.

- A. [18-2341](#) 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 October 2018.
- Attachments:** [Monthly Fiscal Report October 2018](#)
- B. [18-2346](#) City Council adoption of Ordinance No. 3290, second reading of an Ordinance amending Chapter 16.21 to include a process for Western Riverside Council of Governments calculation and collection of fees under the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program.
- Attachments:** [Ordinance No. 3290](#)
- C. [18-2337](#) City Council adoption of Ordinance No. 3291, second reading of an ordinance of the City of Corona, California, amending various sections of Title 17 (Zoning) of the Corona Municipal Code relating to maximum lot coverage limitations on smaller legal lots located within zoning districts that are zoned for larger lots and clarifying the parking requirements for accessory dwelling units in residential zones. (ZTA2018-0001)
- Attachments:** [Ordinance No. 3291.DOCX](#)
- D. [18-2345](#) City Council consideration to authorize the Mayor to execute a Grading Agreement for Parcel Map 37412, 1075 East Third Street - Third Street Annex LLC, a California Limited Liability Company.
- Recommended action:** That the City Council authorize the Mayor to execute a Grading Agreement between the City and Third St Annex LLC, a California Limited Liability Company.
- Attachments:** [Staff Report](#)
[Staff Report with Attachments](#)
- E. [18-2290](#) City Council consideration to approve a Short Form Construction Contract with, and authorize a Purchase Order for, Action Target in the amount of \$246,933.86, to approve a Professional Service Agreement with, and authorize a Purchase Order for, FAAC Incorporated in the amount of \$82,245.58, to make a determination that competitive bidding is not required and to appropriate \$67,105 from the Supplemental Law Enforcement Services Account Fund.
- Recommended action:** That the City Council:
1. Make a determination under Corona Municipal Code (CMC) Section 3.08.130(B) that a competitive market does not exist and that no competitive advantage will be gained by the public bidding process since Action Target, Inc. of Provo, Utah is the

exclusive certified dealer for the sale, service and installation of certain products and equipment to be installed as part of the Corona Police Department Firearms Range Upgrade Project.

2. Approve and authorize the Chief of Police to execute a Short Form Construction Contract with Action Target in the amount of \$246,933.86 as an exception to bidding pursuant to CMC Section 3.08.130(B).
3. Authorize the Purchasing Agent to issue a purchase order to Action Target, Inc. in the amount of \$246,933.86.
4. Make a determination under Corona Municipal Code (CMC) Section 3.08.130(B) that a competitive market does not exist and that no competitive advantage will be gained by the public bidding process since FAAC Incorporated of Ann Arbor, Michigan is the exclusive certified dealer for the manufacture, distribution and support of certain products and equipment to be installed as part of the Corona Police Department Firearms Range Upgrade Project.
5. Approve and authorize the Chief of Police to execute the Professional Services Agreement with FAAC Incorporated in the amount of \$82,245.58.
6. Authorize the Purchasing Agent to issue a purchase order to FAAC Incorporated in the amount of \$82,245.58.
7. Authorize the City Manager and/or the Chief of Police, or their designees, to negotiate and execute any extensions and/or amendments which are either non-substantive and are otherwise consistent with or in furtherance of the City Council's actions hereunder.
8. Authorize an appropriation of \$67,105 from the Supplemental Law Enforcement Services Account Fund for the project.

Attachments:

[Staff Report](#)

[Staff Report with Attachments](#)

F. [18-2338](#)

City Council and Corona Utility Authority consideration of insurance claim resolution for insurance proceeds in the amount of \$957,591.78 from the City's property insurance carrier, Lexington Insurance Company, for reimbursement of damages to the Sierra Del Oro Water Treatment Plant and Communication Site during the Canyon Wildfire event that occurred on September 25, 2017 and September 26, 2017; and approval of a Fiscal Year 2018-19 General Fund revenue increase of \$153,133.

Recommended action: That the City Council and the Corona Utility Authority:

1. City Council approve insurance claim resolution for insurance

proceeds in the amount of \$957,591.78 from Lexington Insurance Company for damages caused by the Sierra Del Oro Water Treatment Plant and Communication Site building, landscaping and equipment during the Canyon Wildfire event that occurred on September 25, 2017 through September 26, 2017.

2. City Council approve Fiscal Year 2018-19 General Fund revenue increase of \$153,133 to reflect the insurance proceeds, adjusted by funds advanced and received in Fiscal Year 2017-18, totaling \$804,458.78.
3. City Council authorize the City Attorney/Legal & Risk Management Director to execute a Sworn Statement in Proof of Loss to fully and finally settle this claim.
4. Corona Utility Authority review, ratify and authorize the above actions.

Attachments: [Staff Report](#)

- G.** [18-2347](#) City Council adoption of Resolution No. 2018-130, approving and adopting an amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.

Recommended action: That the City Council adopt Resolution No. 2018-130, approving and adopting an amended Conflict of Interest Code pursuant to the Political Reform Act of 1974.

Attachments: [Staff Report](#)
[Staff Report with Attachments](#)

- H.** [18-2363](#) City Council consideration of Resolution No. 2018-129 in support of reauthorization of and full funding for the Land and Water Conservation Fund.

Recommended action: That the City Council adopt Resolution No. 2018-129 in support of reauthorization of and full funding for the Land and Water Conservation Fund.

Attachments: [Staff Report.pdf](#)
[Staff Report and Attachment.pdf](#)

- I.** [18-2365](#) City Council consideration of Resolution No. 2018-005 (ROPS) and Resolution No. 2018-006 (SA Admin) approving a Recognized Obligation Payment Schedule and Successor Agency Administrative Budget for July 2019 through June 2020

Recommended action: That the Successor Agency to the Redevelopment Agency of the City of Corona:

1. Adopt Resolution No. 2018-005, approving and adopting a Recognized Obligation Payment Schedule for the period of July 2019 through June 2020 pursuant to Health and Safety Code

section 34177(o)(1).

2. Adopt Resolution No. 2018-006, approving and adopting a Successor Agency Administrative Budget for the period of July 2019 through June 2020 pursuant to Health and Safety Code section 34177(j).

Attachments: [Staff Report](#)

[Staff Report with attachments](#)

- J. [18-2371](#) City Council consideration of Resolution No. 2018-131 authorizing the annual destruction of certain obsolete Police Department records.

Recommended action: That the City Council adopt Resolution No. 2018-131 authorizing the annual destruction of certain obsolete Police Department records.

Attachments: [Staff Report](#)

[Staff Report with Attachments](#)

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

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.

- A. [18-2332](#) Public Hearing for City Council consideration of Resolution No. 2018-128 for GPA2018-0001, amending the General Plan designation on approximately 31 acres from Agriculture to LDR (Low Density Residential, 3-6 du/ac) on 8.2 acres, MDR (Medium Density Residential, 6-15 du/ac) on 9.2 acres and OS (Open Space) on 11.1 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 70.2 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 81.6 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.8 acres for the project (located west of Interstate 15, south of Eagle Glen Parkway) in the Arantine Hills Specific Plan. (Applicant: John Sherwood of Arantine Hills Holdings, LP)

Recommended action: That the City Council:

1. Approve GPA2018-0001 as recommended by the Planning and Housing Commission, based on the analysis and findings contained in the staff report.
2. Adopt Resolution No. 2018-128, adopting Addendum No. 1 to the Environmental Impact Report and the Supplemental Environmental Report for Arantine Hills Specific Plan

Amendment No. 2 (SCH# 2006091093) and approving an amendment to the City's general plan to change the land use designation on 31 acres of land associated with the extension of the southern boundary of the Arantine Hills Specific Plan (SP09-001) from Agriculture to Low Density Residential (3-6 dwelling units/acre) on 8.2 acres, to Medium Density Residential (6-15 dwelling units/acre) on 9.2 acres, and to open space on 11.1 acres, plus 2.6 acres of street right-of-way, and to amend the configuration and acreage within the boundary of the Arantine Hills Specific Plan to increase Open Space from 56.8 to 77.4 acres, increase Parks from 8.7 acres to 9.9 acres, reduce Low Density Residential (3-5 dwelling units/acre) from 75.6 to 70.2 acres, increase Medium Density residential (6-15 dwelling units/acre) from 74.3 to 81.6 acres, and increase High Density Residential (15-36 dwelling units/acre) from 34.3 to 39.8 acres for the master planned community located west of Interstate 15, south of Eagle Glen Parkway as part of Cycle 2 of General Plan Amendments for calendar year 2018 (GPA2018-0001)

Attachments:

[Staff Report.pdf](#)

[Staff Report with Attachments.pdf](#)

B. [18-2334](#)

Public Hearing for City Council consideration of Ordinance No. 3285, first reading of an ordinance for DA15-001, a first amendment to the Arantine Hills Development Agreement to add 31.2 acres of real property located southeast of and immediately adjacent to the existing Arantine Hills development situated west of Interstate 15 and south of Cajalco Road (and Eagle Glen Parkway), in Corona, California and to thereby extend the development rights and obligations of the Arantine Hills Development Agreement to such additional real property.
(Applicant: John Sherwood of Arantine Hills Holdings)

Recommended action: That the City Council:

1. Approve the first amendment to Arantine Hills Development Agreement prepared for DA15-001, as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3285, first reading of an ordinance approving the First Amendment to the Arantine Hills Development Agreement with Arantine Hills Holding, L.P., to add 31.2 acres of real property located southeast of and immediately adjacent to the existing Arantine Hills development situated west of Interstate 15 and south of Cajalco Road, in Corona, California and to thereby extend the development rights and obligations of the Arantine Hills Development Agreement to such additional real property,

pursuant to California Government Code Section 65864 ET
SEQ. (DA15-001 - FIRST AMENDMENT)

Attachments: [Staff Report.pdf](#)
[Staff Report with Attachments.pdf](#)

- C. [18-2335](#) Public Hearing for City Council consideration of Ordinance No. 3286, first reading of an Ordinance, for SPA2018-0001 amending the Arantine Hills Specific Plan (SP09-001) (located west of Interstate 15, south of Eagle Glen Parkway) to incorporate additional land to the specific plan boundary, amend the acreage, land use designation and allocation of residential units among the planning areas within the specific plan area, and establish applicable development standards. (Applicant: John Sherwood of Arantine Hills Holdings, LP)

Recommended action: That the City Council:

1. Approve SPA2018-0001, as recommended by the Planning and Housing Commission.
2. Introduce by title only and waive full reading for consideration of Ordinance No. 3286, first reading of an ordinance approving amendment No. 2 to the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway to incorporate additional land to the specific plan boundary, amend the acreage, land use designation and allocation of residential units among the planning areas within the specific plan area, and establish applicable development standards. (SPA2018-0001)

Attachments: [Staff Report.pdf](#)
[Staff Report with Attachments.pdf](#)

- D. [18-2336](#) City Council consideration of PM 37036 an application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of the Arantine Hills Specific Plan (SP09-001), (located west of Interstate 15, south of Eagle Glen Parkway). (Applicant: John Sherwood of Arantine Hills Holdings, LP)

Recommended action: That the City Council approve PM 37036 subject to the findings and conditions as recommended by the Planning and Housing Commission.

Attachments: [Staff Report.pdf](#)
[Staff Report with Attachments.pdf](#)

6. LEGISLATIVE MATTERS

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

7. REPORTS FROM CITY COMMISSIONS, COMMITTEES, AND BOARDS

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

8. CITY COUNCIL WRITTEN COMMITTEE REPORTS

Reports from the City Council Committees are presented in this portion of the agenda.

9. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS AND COMMENTS REGARDING REGIONAL BOARDS AND COMMISSIONS

10. ADMINISTRATIVE REPORTS

- A. [18-2366](#) City Council consideration to receive and file the auditor's reports related to the Fiscal Year 2017-18 Annual Financial Audits, Auditor's Communication, Comprehensive Annual Financial Report, Development Impact Fees Annual Report, and the Annual Report on Voter Approved Debt for fiscal year ended June 30, 2018

Recommended action: That the City Council:

1. Receive and file the Auditor's Report on Agreed-Upon Procedures Applied to Appropriations Limit Worksheets for the fiscal year ended June 30, 2018.
2. Receive and file the Auditor's Report on Agreed-Upon Procedures Applied to the Investment Portfolio Report for the month ended June 30, 2018.
3. Receive and file the Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements dated December 4, 2018.
4. Receive and file the Auditor's Report on Compliance with Applicable Requirement and on Internal Control over Compliance for the Housing Successor dated December 4, 2018.
5. Receive and file the transmittal of the Trip Reduction Fund Audit Report for fiscal year ended June 30, 2018.
6. Receive and file the Auditor's Report on Agreed-Upon Procedures Applied to the Federal Transit Administration's National Transit Database Uniform System of Accounts for the fiscal year ended June 30, 2018.
7. Receive and file the Auditor's Communication letter to the City Council from the City's audit firm, Lance, Soll & Lunghard, LLP, dated December 4, 2018.
8. Receive and file the transmittal of the Comprehensive Annual Financial Report of the City of Corona for fiscal year ended June 30, 2018.
9. Receive and file the transmittal of the Development Impact Fees Annual Report for fiscal year ended June 30, 2018.
10. Receive and file the transmittal of the Annual Report on Voter Approved Debt for fiscal year ended June 30, 2018.

Attachments: [Staff Report](#)
 [Staff Report with attachments](#)

11. CITY ATTORNEY'S REPORTS

12. CITY MANAGER'S REPORTS

13. CITY COUNCIL MEMBER REPORTS

14. CITY ATTORNEY'S COMMENTS

15. CITY MANAGER'S COMMENTS

16. CITY COUNCIL MEMBER COMMENTS

A. Council Member Yolanda Carrillo

B. Council Member Jacque Casillas

C. Council Member Wes Speake

D. Vice Mayor Jim Steiner

E. Mayor Jason Scott

[18-2343](#) City Council consideration of the 2019 appointments to City Council Committees.

[18-2344](#) City Council consideration of the 2019 appointments to Regional Boards and Committees.

17. 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, January 2, 2018, 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 and the Corona Public Library. 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 and the Corona Public Library.

Written communications from the public for the agenda must be received by the Management Services Department 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