



# 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**

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Wednesday, March 6, 2019

4:30 PM

Closed Session Council Board Room  
Open Session Council Chambers

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#### 4:30 P.M. CONVENE CLOSED SESSION

#### CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CORONA/CORONA HOUSING AUTHORITY

[19-0209](#)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to  
Government Code Section 54956.8

Property Location: Corona Mall South: 683 S. Main St., 675 S.  
Main St., 138 E. Sixth St., 114 E. Sixth St. & 106 E. Sixth St. (APNS  
117-191-022, 117-191-021, 117-191-004, 117-191-002, 117-191-001)

Agency Negotiator: Michele Nissen, Acting City Manager

Negotiating Party: Lab Holding, LLC

Under Negotiation: Price and Terms of Payment

[19-0210](#)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to  
Government Code Section 54956.8

Property Location: Corona Mall North: 422 Corona Mall, 442  
Corona Mall, 508 S. Main St., 514 S. Main St., 518 S. Main St., 591  
Corona Mall, 579 Corona Mall, 577 Corona Mall, 525 Corona Mall,  
505 Corona Mall, 415 Corona Mall, 405 Corona Mall, 480 Corona Mall,  
599 Corona Mall & APNs 117-143-030, 117-143-026, 117-151-012,  
117-151-013, 117-151-014, 117-143-035 & 117-143-034

Agency Negotiator: Michele Nissen, Acting City Manager

Negotiating Party: Lab Holding, LLC

Under Negotiation: Price and Terms of Payment

#### CITY COUNCIL

[19-0213](#)

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)

Name of Case: Corona General Employees Association v. City of Corona  
Case Number: Public Employment Relations Board Case No. LA-CE 1271-M

[19-0214](#)

## CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Name of Case: Corona Supervisors Association v. City of Corona  
Case Number: Public Employment Relations Board Case No. LA-CE 1245-M

[19-0215](#)

## CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code Section 54957.6

Name of Agency Negotiator: Kerry Eden, Assistant City Manager/Administrative Services Director  
Unrepresented Employee Group: Management/Confidential Group Employees

[19-0216](#)

## CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code Section 54957.6

Name of Agency Negotiator: Dean Derleth, City Attorney  
Unrepresented Employee Group: Executive Group Employees

[19-0207](#)

## CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8

Property Location: 2630 & 2650 Tuscany Street (APNs 279-231-037, 279-231-038, 279-231-045, & 279-231-046)  
Agency Negotiator: Nelson Nelson, Public Works Director  
Negotiating Party: Castle & Cooke Corona Crossings I & II  
Under Negotiation: Price and Terms of Payment

[19-0208](#)

## PUBLIC EMPLOYEE APPOINTMENT pursuant to Government Code Section 54957

Title: Interim City Manager and City Manager

## **INVOCATION - Wayne Sant, The Church of Jesus Christ of Latter-day Saints**

## **PLEDGE OF ALLEGIANCE**

## **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****2. MEETING MINUTES**

- A. [19-0193](#) 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 February 20, 2019.

Attachments: [Draft Minutes 02202019](#)

**3. 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. [19-0170](#) City Council consideration of the City of Corona - Historic Civic Center Lease Agreement with the Stephan Center located at 815 W Sixth Street, Suite 130, Corona.

Recommended action: That the City Council:

1. Approve the City of Corona Historic Civic Center Lease Agreement with The Stephan Center.
2. Authorize the City Manager, or his designee, to execute the lease.
3. Authorize the City Manager, or his designee, to negotiate the price and terms of payment for storage space, and to execute amendments to the lease agreement in furtherance of this action.
4. Approve an estimated revenue increase of \$1,504.00 in the Historic Civic Center Fund 232 for Fiscal Year 2018-19.

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

- B. [19-0182](#) City Council consideration of the First Amendment to an Agreement and Deed Restriction between the City of Corona and Fullerton Magnolia Senior Apartments, L.P. dated May 5, 1998, for the operation of a senior citizen apartment complex located at 1910 Fullerton Avenue.

Recommended action: That the City Council approve the First Amendment to an Agreement and Deed Restriction between the City of Corona and Fullerton Magnolia Senior Apartments, L.P.

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

- C. [19-0183](#) City Council consideration of Notice Inviting Bids (NIB) 19-012HC for the Landscape Maintenance District (LMD) 84-2 Zone 7 and 10 Landscape Renovation Project; and appropriate \$36,000 from LMD 84-2 Zone 7 fund balance reserves.

**Recommended action:** That the City Council:

1. Authorize the appropriation of \$36,000 from the existing reserves within Zone 7 (Fund 458) of Landscape Maintenance District ("LMD") No. 84-2, for the completion of the LMD 84-2 Zone 7 Landscape Renovation Project, Capital Improvement Project ("CIP") No. 70460.
2. Award Notice Inviting Bids ("NIB") 19-012HC to the lowest responsive, responsible bidder, Marina Landscape, Inc. of Orange, CA, in the amount of \$238,716, and waive any and all minor irregularities in the bidding document as submitted by said bidder.
3. Authorize the City Manager or his designees to execute the contract with Marina Landscape, Inc. in the amount of \$238,716 and approve necessary change order or amendments up to the amount provided by Corona Municipal Code Section 3.08.050 (h).
4. Authorize the Purchasing Agent to issue a purchase order to Marina Landscape, Inc. of Orange, CA, in the amount of \$238,716 in accordance with duly authorized and executed agreements.

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

- D. [19-0185](#) City Council consideration of Grading and Improvement Agreements and Security Substitution for Lots 15 and 36-45, Tract Map 37030 - The New Home Company Southern California LLC, a California Limited Liability Company.

**Recommended action:** That the City Council:

1. Authorize the Mayor to execute Grading and Improvement Agreements between the City and The New Home Company Southern California LLC, a California Limited Liability Company.
2. Authorize the Mayor to accept the replacement securities for

grading and public improvements from the new developer of Lots 15, and 36-45 of Tract Map 37030, The New Home Company Southern California LLC.

3. Release the existing securities to the developer of Tract Map 37030, Arantine Hills Holdings, LP.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

- E. [19-0186](#) City Council consideration of an Improvement Agreement for 2615 Tuscany Street (Tesla - Supercharger) - Tesla Inc., a California Corporation.

**Recommended action:** That the City Council authorize the Mayor to execute an Improvement Agreement between the City and Tesla Inc., a California Corporation.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

- F. [19-0187](#) City Council consideration of Notice Inviting Bids (NIB) 19-013HC for the Landscape Maintenance District (LMD) 84-2 Zone 14 Landscape Renovation Project.

**Recommended action:** That the City Council:

1. Award Notice Inviting Bids ("NIB") 19-013HC to the lowest responsive, responsible bidder, STL Landscape, Inc. of Los Angeles, CA, in the amount of \$297,000, and waive any and all minor irregularities in the bidding document as submitted by said bidder.
2. Authorize the City Manager or his designees to execute the contract with STL Landscape, Inc. in the amount of \$297,000 and approve necessary change orders or amendments up to the amount provided by Corona Municipal Code Section 3.08.050 (h).
3. Authorize the Purchasing Agent to issue a purchase order to STL Landscape, Inc. in the amount of \$297,000 in accordance with duly authorized and executed agreements.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

- G. [19-0152](#) City Council consideration of Resolution No. 2019-005, regarding County Service Area 152 and setting the Benefit Assessment Unit Rate for Fiscal Year 2019-20 for the City of Corona to fund the City's National Pollutant Discharge Elimination System (NPDES) Permit Program.

**Recommended action:** That the City Council adopt Resolution No. 2019-005, regarding County Service Area 152 and setting the Benefit Assessment Unit Rate for Fiscal Year 2019-20 for the City of Corona to fund the City's National Pollutant Discharge Elimination System (NPDES) Permit Program.

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

#### 4. 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.*

A. Non-Profit Organizations

B. General Public Comments

#### 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.*

#### 6. LEGISLATIVE MATTERS

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

- A. [19-0184](#) City Council consideration of Ordinance No. 3292, first reading of an Ordinance of the City of Corona, California amending Ordinance Numbers 3113, 3146, 3168, 3203, and 3273 to update the prima facie speed limits on certain street segments in the City of Corona.

**Recommended action:** That the City Council introduce by title only and waive full reading for consideration of Ordinance No. 3292, first reading of an Ordinance of the City of Corona, California amending Ordinance Numbers 3113, 3146, 3168, 3203, and 3273 to update the prima facie speed limits on certain street segments in the City of Corona.

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

#### 7. REPORTS FROM CITY COMMISSIONS, COMMITTEES, AND BOARDS

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

- A. [19-0180](#) City Council consideration of CUP2018-0009, a Conditional Use Permit application to establish an 80-foot high wireless telecommunications

facility designed as a monopine (located at 809 E. Parkridge Avenue) in the MSI (Medium Service Industry) designation of the Birtcher Business Center Specific Plan (SP82-2), and the Negative Declaration regarding potential environmental impact of the project. (Applicant: Frank Ortega with Coastal Business Group)

**Recommended action:** That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2018-0009, based on the findings contained in the staff report and conditions of approval.

- OR -

2. Set the item for review at a subsequent meeting.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

**B. [19-0181](#)**

City Council consideration of CUP2017-0106, a Conditional Use Permit application to establish a 75-foot high wireless telecommunications facility designed as a mono-eucalyptus tree at the city's Lester Water Treatment Facility located at 2970 Rimpau Avenue in the A (Agricultural) Zone. (Applicant: JD Fox with Wireless Development Resources, LLC, PO Box 8823, Newport Beach, CA 92660).

**Recommended action:** That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2017-0106, based on the findings contained in the staff report and conditions of approval.

- OR-

2. Set the item for review at a subsequent meeting.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

## **8. CITY COUNCIL MEMBER ORAL/WRITTEN REPORTS AND COMMENTS REGARDING COMMITTEES**

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

**A. [19-0195](#)**

City Council consideration to receive minutes of the February 20, 2019 meeting of the 2019 Homelessness Resources Committee report by Jim Steiner and Yolanda Carrillo.

Attachments:      [02202019 - 2019 Homelessness Recouces Committee meeting - Summary Minutes](#)

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

- A.     [19-0196](#)            Update from Council Member Yolanda Carrillo on the Riverside County Habitat Conservation Agency (RCHCA) Meeting of February 21, 2019.
- B.     [19-0199](#)            Update from Council Member Jacque Casillas on the Western Riverside County Regional Conservation Authority (RCA) Meeting of March 4, 2019.
- C.     [19-0200](#)            Update from Council Member Jacque Casillas on the Bedford Coldwater Groundwater Sustainability Authority Commission Meeting of February 21, 2019.

## **10. ADMINISTRATIVE REPORTS**

## **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

- 1.     [19-0201](#)            Appointment to the Planning and Housing Commission

Attachments:      [Staff Report](#)

D. Vice Mayor Jim Steiner

E. Mayor Jason Scott

## **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, March 20, 2019 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*