



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Agenda - Final-revised

### 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, September 4, 2019

6:30 PM

Open Session Council Chambers

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\*\*Revised Agenda on September 3, 2019 at 9:50 a.m.\*\*  
Item 1C File No. 19-0793 has been added to the agenda.

### INVOCATION

### 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

- A. [19-0777](#) Proclamation: Prostate Cancer Awareness Month.
- B. [19-0790](#) Proclamation: 2020 Census.
- C. [19-0793](#) Recognition: Nelson Nelson Retirement.
- D. [19-0771](#) Presentation: Economic Development update on Corona 2020 Program, Corona Chamber of Commerce.

### 2. MEETING MINUTES

- A. [19-0770](#) 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 August 21, 2019.

**Attachments:** [Draft Minutes 08212019](#)

### 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. [19-0698](#) City Council consideration of a purchase and sale agreement with Corona Industrial Park, LLC for the sale of 76,066 square feet of excess right-of-way and down slope property along Lincoln Avenue; and authorization of a general fund revenue increase of \$95,100.

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

1. Approve and authorize the City Manager to execute a Purchase and Sale Agreement with Corona Industrial Park, LLC and take all related actions for the sale of property for the appraised value of \$95,100 and the acceptance of an access easement over the property located 1138 West Rincon Avenue.
2. Authorize a General Fund estimate revenue increase of \$95,100.
3. Authorize the Assistant City Manager/Administrative Services Director to approve additional budgetary adjustments as needed for the disposition of the property.

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

- B. [19-0699](#) City Council consideration of a Purchase and Sale Agreement with Corona Industrial Park, LLC for the purchase of 4,360 square feet of improved property along Rincon Street; and an appropriation of \$277,389 from the Electric Utility Fund (578).

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

1. Approve and authorize the City Manager to execute a Purchase and Sale Agreement with Corona Industrial Park, LLC and take all related actions for the acquisition of a portion of Assessor Parcel Number 119-210-026 for the final purchase price of \$277,389
2. Authorize an appropriation of \$277,389 into the Department of Water and Power's Operating budget from the available working

capital in the Electric Utility Fund (578).

3. Authorize the Assistant City Manager/Administrative Services Director to approve additional budgetary adjustments as needed for the acquisition of the property.

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

- C.**     [19-0760](#)     City Council consideration of Improvement Agreements and Security Substitution for Lots 28, 29, 33, and 34 and Lot P, Tract Map 37030 - Woodside 05S, LP, a California Limited Partnership.

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

1. Authorize the Mayor to execute Improvement Agreements between the City and Woodside 05S, LP, a California Limited Partnership.
2. Authorize the Mayor to accept the replacement securities for public improvements from the new developer of Lots 28, 29, 33, and 34 and Lot P of Tract Map 37030, Woodside 05S, LP.
3. Release the existing securities for Lots 28, 29, 33, and 34 to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500657 FP and LM).
4. Release seventy-percent of the Faithful Performance and Labor and Material Securities for street and parkway landscape improvements for Powell Way, Lot P to the master developer of Tract Map 37030, Arantine Hills Holdings, LP (PB02497500648 FP and LM, PB02497500661 FP and LM).

**Attachments:**

[Staff Report](#)

[Staff Report with Attachments](#)

- D.**     [19-0761](#)     City Council consideration of accepting the Zone 5 Emergency Booster Station public improvements associated with Tract Map 36541-1 and release the appropriate Improvement Securities - Ryland Homes of California, Inc., a Delaware Corporation.

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

1. Accept the Zone 5 Emergency Booster Station Public Improvements associated with Tract Map 36541-1.
2. Retain twenty-five percent of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair or replacement of any improvements that fail to

meet City Standards at the end of the one-year period (30009183-FP).

3. Retain the Labor and Material Security for six months beyond the acceptance of the improvements, and automatically release the security, unless any claims are filed (30009183-LM).

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

- E.      [19-0767](#)      City Council consideration to authorize the City Manager to sign the Interlocal Agreement concerning the distribution of the U.S. Department of Justice 2019 Local Edward Byrne Memorial Justice Assistance Grant.

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

1. Authorize the City Manager to sign and enter into an Interlocal Agreement Concerning the Distribution of the 2019 Justice Assistance Grant Award.
2. Authorize the City Manager, City Attorney, and/or the Chief of Police to execute any required grant documents that are in compliance with the City Council's actions here under.

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

- F.      [19-0764](#)      City Council consideration of an extension of time for Tentative Tract Map 35576R, located on the south side of Masters Drive and east of Nelson Street - Corona Masters, LLC.

**Recommended action:** That the City Council approve a two-year extension for Tentative Tract Map 35576R.

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

- G.      [19-0762](#)      City Council consideration of releasing the Grading and Improvement Securities associated with 1209 West Sixth Street - Nolasco T. Sta Ana and Gloria P. Sta Ana, Trustees of the Nolasco and Gloria Sta Ana Living Trust 1996.

**Recommended action:** That the City Council release the Grading and Public Improvement Securities associated with 1209 West Sixth Street in full (4415422 FP and LM, 4415423 FP and PWGR2017-0119 - cash deposit).

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

- H. [19-0763](#) City Council consideration of releasing the Grading and Improvement Securities associated with 3180 Garretson Avenue - Mohammed Altaf Hussain and Mohammad Imtiaz Hussain.
- Recommended action:** That the City Council release the Grading and Public Improvement Securities associated with 3180 Garretson Avenue in full (E062069 FP and LM, E062071 FP and DEP16-0129 - cash deposit).
- Attachments:** [Staff Report](#)  
[Staff Report with Attachments](#)
- I. [19-0753](#) City Council to receive and file Personnel Report.
- Recommended action:** That the City Council receive and file the Personnel Report for employee updates and recruitment transactions.
- Attachments:** [Staff Report](#)
- J. [19-0765](#) City Council consideration of Resolution No. 2019-078 attesting to the veracity of the data contained in the 2018 Power Source Disclosure Program Annual Report and associated Power Content Label for year ending December 31, 2018.
- Recommended action:** That the City Council adopt Resolution No. 2019-078 attesting to the veracity of the data contained in the 2018 Power Source Disclosure Program Annual Report and associated Power Content Label for years ending December 31, 2018.
- 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.*

- A. [19-0776](#) Public Hearing for City Council consideration of Resolution No. 2019-079 Revising the Citywide Master Fee Recovery Schedule and

## Recovery Percentages.

- Recommended action:**
1. That the City Council adopt Resolution No. 2019-079 revising the Citywide Master Fee Recovery Schedule and Recovery Percentages and repealing Resolution No. 2017-097 and No. 2018-084.
  2. That the City Council Authorize the Assistant City Manager/Administrative Services Director to approve additional budgetary adjustments for the building fees and fee amendments, if needed.

**Attachments:** [Staff Report](#)  
[Staff Report with Attachments](#)  
[Resolution 2019-079 Fee Update-REVISED \(REDLINE\)](#)  
[Resolution 2019-079 Fee Update-REVISED \(CLEAN\)](#)

## 6. LEGISLATIVE MATTERS

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

- A. [19-0768](#) City Council consideration of Ordinance No. 3299, first reading of an Ordinance of the City of Corona, California amending Chapter 6.12 of the Corona Municipal Code regarding animal defecation on public property.

**Recommended action:** That the City Council introduce by title only and waive full reading for consideration of Ordinance No. 3299, first reading of an ordinance amending Chapter 6.12 of the Corona Municipal Code (CMC) regarding animal defecation on public property.

**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. [19-0739](#) City Council consideration of CUP2019-0001, a Conditional Use Permit application to construct a 2,243-square-foot restaurant with drive-through services on a vacant 0.39-acre pad within an existing commercial center (located on the south side of Green River Road, east of Dominguez Ranch Road at 4300 Green River Road) in the NCD (Neighborhood Commercial District) designation of the Sierra Del Oro Specific Plan (SP85-02). (Applicant: Milton Economy)

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

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2019-0001, 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. [19-0785](#) City Council consideration to receive minutes of the August 21, 2019 meeting of the 2019 Homelessness Resources Committee report by Jim Steiner and Yolanda Carrillo.

**Attachments:**

[08212019 Homelessness Resources Committee Summary Minutes - DRAFT](#)

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

### **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
- 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, September 18, 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*