



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Minutes - Draft

Infrastructure Committee

MAYOR JASON SCOTT
COUNCIL MEMBER WES SPEAKE

ADVISORY MEMBER
PLANNING & HOUSING COMMISSIONER

Wednesday, April 3, 2019

8:00 AM

Council Board Room

1. Call To Order

The meeting was called to order by Mayor Jason Scott at 8:01 a.m. with Vice Mayor Jim Steiner as the alternate for Council Member Wes Speake. In addition to the Committee Members, the following individuals were in attendance:

Michele Nissen, Acting City Manager
Kerry Eden, Asst. City Mgr. /Admin Svcs. Dir.
Nelson Nelson, Public Works Dir.
Joanne Coletta, Com. Dev. Dir.
Tom Koper, Asst. Public Works Dir.
Naomi Ramirez, Management Svcs. Asst.

Others Present:

Karen Alexander, Planning & Housing Commission
Brince Lou, Best Investments
Jacob Rodriguez, United States Forest Service Ranger

2. Public Comments

None.

3. Agenda Items

- A. [19-0325](#) General discussion on the potential use and change of zone from Agriculture to a commercial land use on RCTC surplus property (approximately 20 acres) located on the south side of Cajalco Road and west of Interstate 15.
(Community Development)
Action: Information & Discussion

Ms. Joanne Coletta, Community Development Director, provided a general overview of the Riverside County Transportation Commission (RCTC) surplus property located near Cajalco Road and Interstate 15 and RCTC's

intent to sell the property. Ms. Coletta indicated RCTC issued a notice of intent to sell the property and the current proponent interested in purchasing the property is proposing future office buildings, while inquiring if City officials would support a change of zone on the property. Discussion occurred between staff and the Committee regarding the limited access to the site which is granted by a 24-foot wide access easement across private property that is owned by others. The access easement is designed to support service vehicles that would provide maintenance on the site in the current agricultural (vacant) condition but cannot support an intensified land use such as commercial use. Ms. Coletta explained that additional access points would need to be granted by the adjacent property owner and the reality that both properties need to be designed together. It was explained that due to the mass grading associated with the Arantine Hills project, the RCTC site is located at a much lower elevation than the adjacent property which further complicates the access to the site. Also, staff is unaware of any communication between the potential purchaser of the RCTC surplus property and the adjacent property owner regarding future access points. Mr. Brince Luo, Best Investment, indicated he has not communicated with the adjacent property owner but will contact the owner if changing the zone on the property is supported.

The Committee stated that changing the zoning of the property at this time is premature because the development of the site is partially dependent on the development plans of the adjacent parcel and both owners of the property need to collaborate on how the access will be achieved. The two parcels need to be planned together. At this time there is not enough information to support changing the zoning of the property.

B. [19-0328](#)

Discussion regarding 2019 Major and Local Pavement Rehabilitation.
(Public Works)

Action: Information & Discussion

Mr. Nelson Nelson, Public Works Director, advised the Committee of the upcoming 2019 Streets Pavement Rehabilitation Project that is expected to be constructed this summer. Senior Engineer and Project Manager, Barry Ghaemi, distributed hard copies of a PowerPoint Presentation to the Committee and interested parties. Mr. Nelson explained that the project will utilize several types of pavement treatment depending on the best option for a particular street section. Streets in good condition will require only a Type II Slurry Seal while those that are more deteriorated will require some localized removal and repair; an Asphalt Rubber Aggregate Membrane (ARAM) or be micro-milled with a thin asphalt-concrete overlay. He explained on each process as the Committee reviewed the information provided in the handouts.

A map of the streets to be rehabilitated was included in the handout and

the step-by-step process for notifying the residents and businesses was discussed. Mr. Nelson noted that additional efforts are made to coordinate with schools and local businesses when the work may affect their entrances or access. He also stated that it was necessary to delay the work anticipated for one neighborhood from this year's project and reschedule that area with next year's pavement rehabilitation project so sufficient funds could be allocated to repairing numerous potholes that developed after this winter's rain storms. A separate contract will be advertised and awarded to repair the potholes before next storm season.

Mr. Nelson then referred to the last exhibit depicting the roads that are proposed for next year's pavement rehabilitation project. He emphasized that there is one relatively small area that will require approximately \$1.5 million to \$2 million because of the very poor condition of the existing roadway. This is why the Public Works Department strives to rehabilitate pavements before they deteriorate too far. It is much more cost effective to keep good roads in good condition than spending all of the funding fixing roads in poor condition.

The Committee did not have any suggestions or modifications to the proposed work. Mr. Joe Morgan, Resident, suggested that the contractor inform residents adjacent to the proposed work if they will be performing any curb cuts, sidewalk or ramp improvements as residents may wish to hire the contractor to perform similar work near their home. Mr. Nelson stated that some residents do pay the contractor to construct similar work on their property since the contractor is working in the area, but it depends on the contractor's ability to complete such work in conjunction with the contract.

C. [19-0327](#)

The creation of public access to the Main Street Trail head in the Cleveland National Forest and its impact on TTMs 32703, 34760, and 32386 extension requests. (Discussion Only)
(Public Works)
Action: Information & Discussion

Mr. Nelson Nelson, Public Works Director, and Mr. Tom Koper, Assistant Public Works Director, presented the item for discussion to the committee. The Committee was provided an exhibit showing several existing trails in the Cleveland National Forest from the areas of Main Street and Lords Canyon.

Mr. Koper explained a concept depicted in one of the exhibits that would provide access to these trails in the National Forest including the Main Street trailhead as represented in the trail inventory report. He further

discussed the exhibits showing preliminary alignments of potential access points that would cross several private properties.

Mr. Jacob Rodriguez, United States Forest Service Ranger, stated that the existing trails shown on the exhibits are not really authorized trails by the forest service. As such, the Forest Service would be hesitant to support the concept of providing dedicated access to these non-authorized trails. However, the Forest Service does not have an issue with the public hiking in the forest but desires them to stay on designated trails as the official trails. The Forest Service committed to continue working with the City and the community to provide access to the forest and the potentially develop additional authorized trails in the future.

Several residents spoke in opposition of providing dedicated access to the National Forest which would result in increased parking in their neighborhoods and the potential for the hikers to create fire dangers in the area. There were also residents who spoke in support of the access to the National Forest for all residents.

In order to provide public access to the Cleveland National Forest across private properties, the developers of TTMs 32703, 34760 and 32386 agreed to add conditions to their maps requiring them to dedicate access easements to the forest. As part of the development in the future, the City will work with the developers, forest service and the community to determine the best way to provide the required access while minimizing the impacts to the new developments and the local community. The Committee voiced their support of this approach.

4. Adjournment

The meeting was adjourned at 9:35 a.m.