



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Minutes - Final

Infrastructure Committee

MAYOR JASON SCOTT
COUNCIL MEMBER WES SPEAKE

ADVISORY MEMBER
PLANNING & HOUSING COMMISSIONER

Wednesday, January 9, 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. In addition to the Committee Members, the following individuals were in attendance:

Darrell Talbert, City Manager	Dean Derleth, City Attorney
Michele Nissen, Asst. City Magr.	Kerry Eden, Asst. City Mgr. /Admin Svcs.
Nelson Nelson, Public Works Dir.	Joanne Coletta, Com. Dev. Dir.
Terri Manuel, Planning Manager	Sandra Yang, Senior Planner
Dennis Ralls, Program Mgr.	
Kimberly Davidson, Economic Development Manager	
Ryan Cortez, Economic Development Coordinator	
Naomi Ramirez, Management Svcs. Asst.	

Others Present:

Peter Blied, Plancom Inc.	Chris Barnett, Renegade Towers
Michael Shay, Resident	Michael Miller, Renegade Towers
Violet Shay, Resident	Sumanth Wadhwani, Resident
Don Long, Resident	Ann Long, Resident
Joe Sloan, Resident	Rose Jimenez, Resident
Joe Morgan, Resident	Jennifer Millett, Resident
Jamie Murdoch, ADS Signs	
Eugene Montanez, Allegra Marketing	

2. Public Comments

Mr. Joe Morgan, Resident, requested that the committee revisit video recording/ broadcasting the committee meetings. This would allow residents to have more access to the items presented and discussed.

3. Agenda Items

- A. [19-0011](#) Discussion of Cajalco Interchange Project - patronizing local businesses.
(Public Works Department)
Action: Information & Discussion

Mr. Nelson Nelson, Public Works Director, introduced the item for consideration to committee and provided background on the incentive program for the Cajalco area. There is no formal program currently in place however, they make an effort to shop locally and partner with the surrounding business to utilize their services.

Mr. Nelson provided the example of the 91-freeway expansion project and the formal incentive program they had with the building contractor, Riverside County Transportation Commission (RCTC), surrounding businesses and employees to shop locally. The program allowed for employees to submit receipts and enter a pool for an opportunity to win raffles, gift cards, etc.

Council Member Wes Speake provided the committee background on item request. He would like to have a formal incentive program done for this area. The goal would be to keep business going during construction.

- B. [19-0012](#) Discussion of Alcoa Dike traffic control.
(Public Works Department)
Action: Information & Discussion

Mr. Nelson Nelson, Public Works Director, provided the committee with an update of the Alcoa Aluminum Plant Dike Project. Mr. Nelson gave an overview on proposed road closures during construction and provided the committee with dates/ times and locations of the road closures. What you can expect is for clearing and grubbing and the sound wall construction should have minimal impact on traffic and the public.

Mr. Dennis Ralls, Public Works Program Manager, provided the committee with details on the traffic study conducted for the project. Mr. Ralls commented that the traffic study did not show that a road closure would highly impact driving times or cause extreme delays.

Council Member Wes Speake inquired about a traffic study to be done to show the impact of traffic if a stop sign were to be introduced instead of a flagger. He also inquired about having options to modify permit if traffic becomes a bigger issue. Staff responded to inquires noting that a flagger would be more effective then a stop sign as it will allow for traffic to flow more frequently and at any point, they can modify the permit to help flow of traffic.

Mr. Tony Didario, Resident, would like for committee and staff to consider

starting construction at 8am to prevent traffic congestion. Mr. Didario inquired about who would be responsible for the gate on Rincon Street that is used to close off the street due to rain and flooding.

Mr. Nelson responded to resident's concerns, regarding changing construction start time this will cause the crews to end later in the day or delay project completion. He also noted that they do not believe the impact of the proposed changes will cause major traffic congestion. If there are any problems down the line, staff can make changes. Mr. Nelson noted that currently the City is responsible for opening and closing the gate on Rincon Street; however once construction starts, they will delegate the duties to construction team. He noted that they would need to follow strict regulations and requirements from city staff as well as the United States Army Corps of Engineers (USACE). Residents can call the Public Works Department or USACE to report any questions or concerns.

Mr. Nelson provided the committee with the project notification flyer that will be going out to residents within one thousand feet of the project location. Council Member Speake requested that staff explore informing residents that are outside the one thousand feet and surrounding neighborhoods that will be affected by the project.

C. [19-0015](#)

Update and discussion on a 76-foot high telecommunications facility designed to resemble a eucalyptus tree (mono-eucalyptus) located on 0.69 acres on Skyline Drive, south of Chase Drive and north of Foothill Parkway (APN 112-320-010) in the R-1A (single family residential) zone (previously discussed at the Infrastructure Committee on November 1, 2017).
(Community Development Department)
Action: Information & Discussion

Ms. Joanne Coletta, Community Development Director, provided the committee background on a 76-foot high wireless telecommunications facility proposal by Renegade Towers that was initially proposed to the City approximately one year ago and discussed at a previous Infrastructure Committee meeting on November 1, 2017. The tower, which is designed as a mono-eucalyptus, is being proposed on a vacant, residential property located on the west side of Skyline Drive between Chase Drive and Foothill Parkway. Since its initial proposal, Renegade Towers has conducted outreach meetings with the community. Many of the residents continue to oppose the location of the tower because of its proximity to the surrounding single-family homes. Staff also did not support the location. Renegade Towers is currently processing a conditional use permit application for the proposal which is ready to move forward to a public hearing soon. Therefore, the proposal is being brought back before the committee for information purposes only.

Mr. Peter Blied of Plancom presented a power point that detailed the cell coverage across the general area around Foothill Parkway and Skyline Drive. He explained that several wireless carriers have “dead zones” along Skyline Drive. His proposal entails building a tower what would allow for multiple carriers to collocate to provide the needed coverage in the area. Alternate sites in the area were analyzed, including the Quality Growers nursery located southwest of the project site across Foothill Parkway. He stated that initially the property owner was not responsive to their inquiries, but may now be interested; however, the site has access issues due to steep slopes that would preclude the site from being a viable location for the telecommunications facility. He also discussed other alternate sites in the area that were analyzed for viability but were not pursued due to various reasons. The power point also included information on small cell facilities which Mr. Blied explained would not be a viable solution for the rural area as small cells are generally designed to serve densely developed areas. Furthermore, it would require 13 to 14 small cell facilities for each carrier to match the same coverage that would be provided by a single facility as proposed by Renegade Towers. He discussed the effects of telecommunications facilities on property values by referring to a study conducted in 2012 that examined several telecommunications facilities within four cities. The study showed that the telecommunications facilities in the cities studied did not have a negative impact to the property values of the nearby homes. Mr. Blied also showed the Committee photo simulation exhibits of the proposed mono-eucalyptus on the project site.

Council Member Speake asked if higher elevation is better in general, and if having facilities spread out between three to four sites would provide the same coverage as a single facility. Mr. Blied replied that higher elevation would allow for a shorter tower, but due to high demand in the area they would need a higher tower to maximize the benefits.

Mayor Scott asked if the basin owned by the Riverside County Flood Control (RCFC) located north of the project site was considered as an alternate site. Mr. Blied replied that the topography of the area drops in elevation going north and therefore, placing a tower in the basin would need to be taller to make up for the drop in elevation.

Several residents who live near the project site attended the meeting to offer their comments and concerns related to the project. The objections raised by those in attendance included the following concerns: aesthetics and impacts to the views from the residential properties; health concerns from long-term exposure and for those who have implants that should have limited exposure to radiation; and impacts to property values. The residents recognize the FCC’s regulations and limitations on health effects

and that it cannot be used as a reason to deny a project but urged the committee to listen to their concerns and for the project proponent to find an alternate location for the telecommunications facility.

Council Member Speake noted that a property south of Foothill Parkway next to the nursery is currently in escrow and encouraged the project proponent to reach out to the property owner and explore the site for viability. Mayor Scott asked staff to reach out to RCFC to find out if the agency would be interested in having a telecommunications facility at the basin site and for the project proponent to provide staff with information on all alternative sites that were explored and reasons that each one had to be dismissed as viable.

- D. [19-0019](#) Discussion on the city's sign ordinance, specifically the number of tenants allowed on pylon signs (previously discussed at the Infrastructure Committee on June 6, 2018).
(Community Development Department)
Action: Information & Discussion

Ms. Joanne Coletta, Community Development Director, presented to the Committee a request by the owner of an existing commercial center located on the northwest corner of Rimpau Avenue and Magnolia Avenue seeking additional signage space on an existing pylon sign located on the center's Magnolia Avenue frontage. The sign is currently restricted to advertising a maximum of three tenants with a maximum sign area of 200 square feet per the site's C-3 zone. Such a change would require an amendment to city's sign ordinance in the Corona Municipal Code.

Ms. Jamie Murdoch of ADS Signs stated that commercial tenants in general are asking for more signage opportunities and presented some conceptual sign exhibits to the committee to show different options for redesigning the center's existing pylon sign. One of the options included enhancing the sign with a more uniform look (i.e. same copy and color for all tenant names) but would allow for more signage.

Mr. Eugene Montanez of Allegra Marketing Print Mail informed the committee that the center's owner's desire is to be able to have the sign advertise up to four tenants, but if there is flexibility for more than four tenants, then the owner would be willing to have the entire sign be redesigned to be more uniform. He would like to avoid having to process a variance for such a request.

Council Member Speake inquired if there would be restrictions on copy and logos. Ms. Coletta responded that the City is required by law to be content neutral when it comes to regulating signs, and therefore, the City does not have the right to control sign content including logos.

