

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Committee of the Whole Meeting Final Agenda

Wednesday, December 8, 2021

Council Board Room 4:00 PM



**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY
AUTHORITY/CORONA HOUSING AUTHORITY MEETING**

**Wes Speake, Mayor
Tony Daddario, Vice Mayor
Jacque Casillas, Council Member
Tom Richins, Council Member
Jim Steiner, Council Member**

PLEDGE OF ALLEGIANCE**CONVENE OPEN SESSION****COMMUNICATIONS FROM THE PUBLIC****AGENDA ITEMS****1. REPORT - [Wild Pig Depredation](#)**

That the Committee of the Whole provide feedback and direction on Wild Pig Depredation.

2. REPORT - [Regional Housing Trust Update from Western Regional Council of Governments.](#)

That the Committee of the Whole provide feedback and direction on the Regional Housing update.

3. REPORT - [Authorized Exceptions to "Or Equal" Contracting Requirement.](#)

That the Committee of the Whole confirm the continued use and delegation to staff for maintenance of the Exclusive Standard Specification List.

4. REPORT - [Update: Vegan Depot Event at City Park.](#)

That the Committee of the Whole provide direction to extend the permits and consecutive use of the City Park to the Vegan Depot event through the end of the 2022 calendar year.

ADJOURNMENT

Agendas for all regular City meetings are posted at least 72 hours prior to the meeting in the entryway at City Hall. Written communications from the public for agendas must be submitted to the City Clerk's Office prior to the respective 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.



How to Co-Exist with Wild Pigs in Corona



Corona Police Department

December 8, 2021

Ask

That Council provide direction on a preferred course of action to deal with wild pig depredation within city limits.

Background: Wild Pig Facts

- Wild pigs exist in 56 out of 58 counties in CA
- Wild pigs have been known to live in and around Corona for over 70+ years
- Reside in various habitats, including woodland, chaparral, meadow, and grasslands
- Omnivores, consume both plants and animal matter
- Use snouts to root up ground for food
- Active during day and night

Jurisdictions Involved

- Purple – Riverside County Flood District (RCFD)
- Blue Line – Army Corps of Engineers (ACOE)
- Red Hash – City of Corona



600ft

-117.605 33.913 Degrees

San Bernardino County, Maxar

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POWERED BY

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Response to Date

- The California Department of Fish and Wildlife (CDFW) is responsible for managing wildlife throughout the state, including wild pigs.
- As complaints of wild pig depredation are received these are reported to CDFW for investigation and response.
- The City of Corona provides community education to better inform and advise residents on dealing with wild pigs.

Options

1. Education, Advice & Information

Continue to educate residents, provide advice on how to prevent depredation, and provide information on private sector companies to homeowners.

2. Multi-agency Response Working Group

Form a multi agency response working group between the City, County Flood Control, and Army Core Of Engineers to collaborate on mitigation efforts and share costs.

3. City Contract with Private Sector Contractors

Enter contracts with private sector contractors to trap and kill wild pigs in the area on a regular basis.

4. Allow for Sport Hunting

Revise CMC to allow for sport hunting of wild pigs within city limits.

5. Allow for immediate take by property owners.

Revise CMC to allow for easier taking (killing) of pigs by property owners when the need arises.

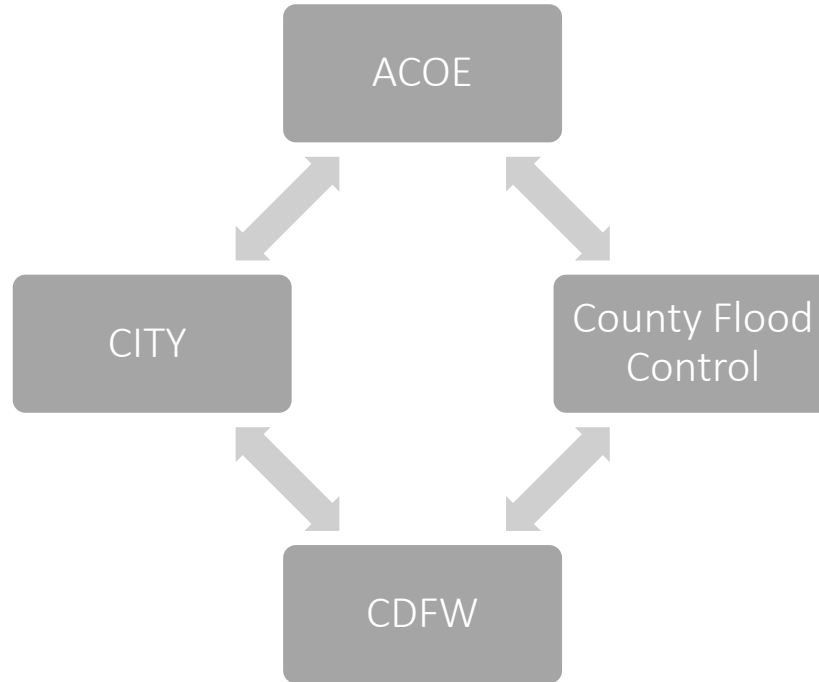
1. Education, Advice & Information

Continue to educate residents via social media, website, etc. to provide advice on Do's and Don't's; pig proofing and deterrence; and information on private sector companies to homeowners.

- Secure property/area free from debris, especially fruit/veggie gardens.
- Remain calm and move away slowly, giving the animal plenty of room.
- Never approach or attempt to feed the animal.
- Keep a safe distance away and do not attempt to corner or provoke the animal.
- Keep your dog leashed and ensure the dog is under the control of a responsible adult.



2. Multi-Agency Working Group



3. City Contract with Private Sector

Enter contracts with private sector contractors to trap and kill wild pigs in the area on a regular basis.

- CDFW may issue a depredation permit when property is damaged or destroyed (or immediately threatened)
 - City assumes/shares financial cost and liability
 - City applies for permit and written permission from each land/property owner must be obtained
 - Minimal City Owned property in area of interest
 - Animal Treatment Concern
- Cost: \$4,500 - \$7,500 per 10-day trapping period

4. Allow Sport Hunting

- **Sport hunting** involves killing of a specific animal species;
 - Hunters must obtain a valid hunting license and pig tags issued by CDFW.
 - Must receive permission from property owner.
- Goes against local ordinance related to discharge of firearms.
 - [9.48.010 Discharging](#) – Prohibition
 - [9.48.020 Discharging](#) – Permit requirement
 - [CA Penal Code §16000](#) – Control of Deadly Weapons

5. Allow Immediate Take

- An **immediate take** can take place when the landowner, agent, or employee “encounters” immediate damage or destruction (or threat of) land or property – the wild pig may be taken immediately.
- Emergency action for community members.
- Criminal/Civil Risk to Community Member?
 - Illegal to discharge a firearm in City Limits
- **Costs**
 - Investigation
 - Removal of carcass (\$200)

Pros and Cons...

Option 1		Option 2		Option 3		Option 4		Option 5	
Education, Advice & Information		Multi-agency Response		Contract with Private Sector		Allow Sport Hunting		Allow "immediate Take" by property owners	
Pros	Cons	Pros	Cons	Pros	Cons	Pros	Cons	Pros	Cons
<p>Its worked well enough for the past 40 + years...</p> <p>Low Cost</p> <p>Responsibility continues to remain with CDFW</p> <p>Conservation of wild animals</p> <p>City will continue to partnership with CDFW for reporting</p>	<p>Less aggressive approach</p>	<p>Partnership approach</p> <p>Promotes shared responsibility</p> <p>Common goals</p> <p>Reduced cost</p> <p>Long term cooperation</p> <p>Draws on more resources than just city or private sector</p> <p>Strong Partnership already exists and common goal</p>	<p>Working with multiple agencies can be slow Time</p>	<p>Increased quality of life in impacted communities</p> <p>Contract with company to humanely trap and dispose of wild pigs</p> <p>Proactive approach</p> <p>More Timely</p>	<p>Highest cost</p> <p>City bears all costs</p> <p>City takes on sole responsibility</p> <p>Must Obtain Per mission of property owners (no city property in area)</p> <p>City now owns problem rather than CDFW</p> <p>Staff Time to manage new responsibility and contracts</p>	<p>No direct costs</p> <p>Meat could be harvested</p> <p>Eager supply of hunters ready</p>	<p>Prohibited by CMC today</p> <p>Potential public safety hazards</p> <p>Difficult to regulate</p> <p>Likey instances of hunting without permits or permission</p>	<p>No or low costs</p> <p>Meat could be harvested</p>	<p>Prohibited by CMC today</p> <p>Potential public safety hazards</p> <p>Difficult to regulate</p>

Recommendations

Option 1		Option 2		Option 3		Option 4		Option 5	
Education, Advice & Information		Multi-agency Response		Contract with Private Sector		Allow Sport Hunting		Allow "immediate Take" by property owners	
Pros	Cons	Pros	Cons	Pros	Cons	Pros	Cons	Pros	Cons
<p>Its worked well enough for the past 40 + years...</p> <p>Low Cost</p> <p>Responsibility continues to remain with CDFW</p> <p>Animal Conservation</p> <p>City will continue to partnership with CDFW for reporting</p>	<p>Less aggressive approach</p>	<p>Partnership approach</p> <p>Promotes shared responsibility</p> <p>Common goals</p> <p>Reduced cost</p> <p>Long term cooperation</p> <p>Draws on more resources than just city or private sector</p>	<p>Working with multiple agencies can be slow Time</p>	<p>City has more control of outcome</p> <p>More Timely</p> <p>Staff Time to manage new responsibility and contracts</p>	<p>Highest cost</p> <p>City bears all costs</p> <p>City takes on sole responsibility</p> <p>Must Obtain Per mission of property owners (no city property in area)</p> <p>City now owns problem rather than CDFW</p>	<p>No direct costs</p> <p>Meat could be harvested</p> <p>Eager supply of hunters ready</p>	<p>Prohibited by CMC today</p> <p>Potential public safety hazards</p> <p>Difficult to regulate</p> <p>Likely instances of hunting without permits or permission</p>	<p>No or low costs</p> <p>Meat could be harvested</p>	<p>Prohibited by CMC today</p> <p>Potential public safety hazards</p> <p>Difficult to regulate</p>

QUESTIONS?



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www.CoronaCA.gov/Animals





www.CoronaCA.gov



Regional Housing Trust Update

Chris Gray
WRCOG

Deputy Executive Director
cgray@wrcog.us

Housing Trust Background

- Raise funds dedicated to housing production, preservation, homeless housing services, and other housing related activities
- Funded by state and federal grants, bonds, private donations, and local jurisdictions
- Private – public partnership that benefits from revenue captured from the private sector
- Flexible source of gap financing

Why a Housing Trust?

- Funding void due to loss of redevelopment funds
- Competition for tax credits and subsidies
- High cost of building
- Housing supply has not kept pace with population growth
- Increasing popular tool utilized by jurisdictions across California and the United States

What are other areas in Southern California doing?



1. Anaheim Housing Trust Fund
2. Long Beach Housing Trust Fund
3. Los Angeles Affordable Housing Trust Fund
4. Los Angeles Affordable Impact Trust Fund
5. Los Angeles: Skid Row Affordable Housing Trust
6. Los Angeles County Affordable Housing Trust Fund
7. Orange County Housing Trust
8. Orange County Housing Finance Trust
9. Oxnard Affordable Rental Housing Trust Fund
10. Pasadena Housing Trust Fund
11. San Gabriel Valley Regional Housing Trust
12. San Diego Housing Trust Fund
13. San Luis Obispo County Housing Trust Fund
14. Santa Barbara County Housing Trust
15. Santa Monica Citywide Housing Trust Fund
16. Ventura County Housing Trust Fund
17. West Hollywood Affordable Housing Trust Fund

Outreach

- Conducted outreach in two phases
- Outside stakeholders
- WRCOG Committee structure briefings
- One-on-one meetings with City Managers and agency staff
- ✓ Generally positive support for a Regional Housing Trust

Assembly Bill (AB) 687

- Introduced by Assembly member Kelly Seyarto, AB 687 authorizes the creation of a Western Riverside County Housing Finance Trust, a joint powers authority (JPA)
- The purpose of the Bill is to assist the homeless population and persons/families of extremely low, very low, and low income within the County of Riverside
- This Bill simply allows the creation of a Housing Trust and does not require the establishment of one, or what entity would administer it
- Passed the Legislature and signed by the Governor

Outstanding Questions

- AB 687 allows formation of a Housing Trust but does not require it
- AB 687 also does not mandate how a Housing trust would be operated
- Two outstanding questions
 - Who would participate in a Housing Trust?
 - Who would manage/oversee a Housing Trust?

Next Steps

- WRCOG has funding from a State Grant to work on establishing a Housing Trust but no funding for initial operations
- WRCOG is currently working on an update to the Strategic Plan to identify key agency priorities for the next 3-5 years
- Housing Trust work has been on pause while the WRCOG Strategic Plan is updated
- Plans to restart work on Housing Trust in 2022 Spring

Questions?

Chris Gray

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Authorized Exceptions to “Or Equal” Contracting Requirement



Tom Moody, Utilities Director
Dean Derleth, City Attorney/
LRM Director

Committee of the Whole
December 8, 2021

Ask

That Council confirm the continued use and delegation to staff for maintenance of the Exclusive Standard Specification List.

Introduction

What Are We Talking About Today?

- ❖ **Public Construction Rule**

Cannot require specific brands to be used, unless an exception applies

- ❖ **Most common exception**

To match other products already in use

- ❖ **City Practice**

In 2013, Council authorized staff to maintain exclusive list

- ❖ **Goal for Today**

Bring Council up to speed that: 1) this exists, and 2) confirm continued use

“Or Equal” Contracting Requirement

Public Contract Code § 3400

- ✓ Cannot require a designated material, product, thing, or service by specific brand or trade name unless an “equal” is allowed (e.g. must specify “Jones Fixture or equal”)
- ✓ Must allow time for bidder to prove-up “or equal” product
- ✓ Purpose = encourage the development of things that function as well at less \$



“Or Equal” Requirement *Exceptions*



There Are 4 Exceptions:

- ✓ Match other products in use on a particular public improvement either completed or in the course of completion
- ✓ Test
- ✓ Only 1 source
- ✓ Emergencies

City's Use of “Match” Exception – Exclusive Standard Specifications

Reso 2013-057: Designated Exclusive Standard Specifications for

- Potable Water
- Water Reclamation
- Reclaimed Water Facilities



Delegated Authority



PCC 3400



PCC 3400 allows staff to utilize exceptions



Reso 2013-057



Delegates authority to the DWP General Manager (now Utilities Director) to review the adopted Exclusive Standard Specifications from time-to-time, and to amend the list if the findings required by applicable law are made.



List maintained in a form approved by the City Attorney

City of Corvallis forms including:

- NOTICE DESIGNATING (POTABLE WATER, WATER RECLAMATION AND RECLAIMED WATER FACILITIES)
- EXHIBIT A* PCC 3400 EXCLUSIVE STANDARD SPECIFICATIONS FOR POTABLE WATER, WATER RECLAMATION AND RECLAIMED WATER FACILITIES
- NOTICE DESIGNATING (POTABLE WATER, WATER RECLAMATION AND RECLAIMED WATER FACILITIES)

Other City Exclusive Lists

- ❖ **Reso 2014-001 (FD – Plymovent Station Exhaust)**
 - ✓ Number of Items = 4
- ❖ **Reso 2016-009 (Parks – Musco Lighting)**
 - ✓ Number of Items = 1
- ❖ **Reso 2018-049 (PD – Action Target Range Equipment)**
 - ✓ Number of Items = 5
- ❖ **Reso 2018-113 (Library – Bibliotheca Material Handling Equipment)**
 - ✓ Number of Items = 3

None
Updated by
Staff Since
Council
Adoption

What's on the Exclusive Standard Specification List?

60 Items

EXHIBIT "A"
PCC 3400 EXCLUSIVE STANDARD SPECIFICATIONS
FOR POTABLE WATER, WASTE WATER, AND RECLAIMED WATER FACILITIES

EQUIPMENT/PRODUCTS
Access Hatch
Electric Motor Actuators – multi-turn open/close
Electric Motor Actuators – modulating
Tank Vertical Mechanical Mixer
Inline Static Mixer
Submersible Mixer
Vertical Turbine Pumps
Durametallic PSD Mechanical Seals
Self-Priming Centrifugal Pumps
Centrifugal Blowers
Submersible Sewage Pumps - KRT Series (model based on pump size)
CD Series Dri-Prime Solids handling and sewage pumps
Chemical Flow Meter
Chemical Metering Pumps – peristaltic type
Chemical Metering Pumps – diaphragm (Imboy Series H)
Chemical Metering Pumps – diaphragm (hypo-chlorite use (Imboy Series A))
Chemical Storage Tank – High density tank with integrally molded flange, number varies based on volume required
Diesel Fuel Tank
Acoustical Generator Enclosures
Fuel Tank Ultrasonic Level Transmitter
Level Indicator/Transmitter
Granular Media Filter System
PVC and CPVC Pipe and Fittings
Injection Quill
Reduced Port Plug Valve
Combination Air Release Valve
Brass, Bronze, and Stainless Steel Ball Valve
Diaphragm Actuated Flow Control Valve
Mud Valve
Hose Reel
Automatic Transfer Switch
Pump Termination Panel
Emergency Generator

EXHIBIT "A"
SOLE SOURCE SPECIFICATIONS
FOR POTABLE WATER, WATER RECLAMATION
AND RECLAIMED WATER FACILITIES

Equipment/Products

EQUIPMENT/PRODUCTS

MANUFACTURER

Access Hatch

Electric Motor Actuators – multi-turn open/close

Electric Motor Actuators – modulating

Tank Vertical Mechanical Mixer

Inline Static Mixer

Submersible Mixer

Vertical Turbine Pumps

Durametallic PSD Mechanical Seals

Self-Priming Centrifugal Pumps

Centrifugal Blowers

Submersible Sewage Pumps - KRT Series (model based on pump size)

CD Series Dri-Prime Solids handling and sewage pumps

Chemical Flow Meter

Chemical Metering Pumps – peristaltic type

Chemical Metering Pumps – diaphragm (Imboy Series H)

Chemical Metering Pumps – diaphragm (hypo-chlorite use (Imboy Series A))

Chemical Storage Tank – High density tank with integrally molded flange, number varies based on volume required

Diesel Fuel Tank

Acoustical Generator Enclosures

Fuel Tank Ultrasonic Level Transmitter

Level Indicator/Transmitter

Granular Media Filter System

PVC and CPVC Pipe and Fittings

Injection Quill

Reduced Port Plug Valve

Combination Air Release Valve

Brass, Bronze, and Stainless Steel Ball Valve

Diaphragm Actuated Flow Control Valve

Mud Valve

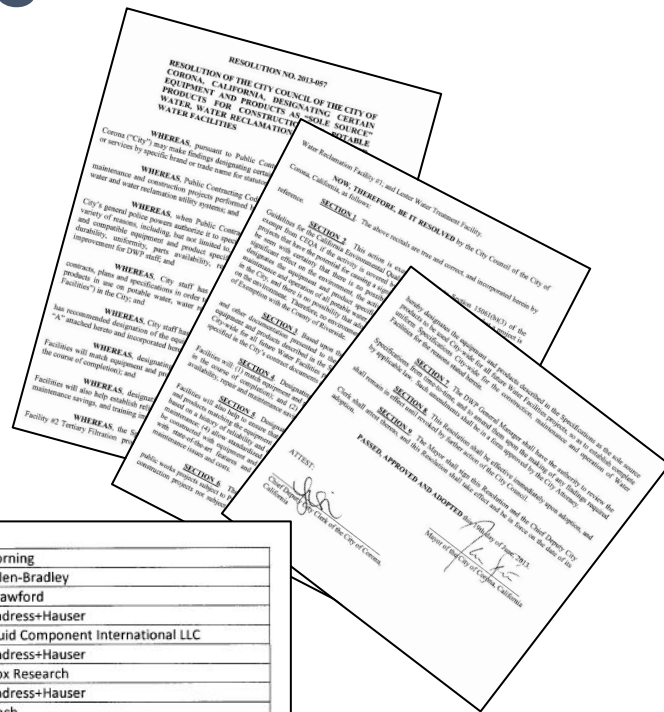
Hose Reel

Automatic Transfer Switch

Pump Termination Panel

Emergency Generator

Tactical Fiber Optic Cable 006H8U-31131-24 / single mode	Corning
Motor Control Center	Allen-Bradley
Swagelok Stainless Steel Tubing Compression Style Connections	Crawford
Magnetic Flow Meter	Endress+Hauser
Air Flowmeter	Fluid Component International LLC
Liquid Level Transmitter	Endress+Hauser
Opti-Float Float Switches	Cox Research
Differential Pressure Transmitters	Endress+Hauser
Turbidimeter	Hach
Control Wiring Terminals	Allen-Bradley
DIN Rail Mounted Circuit Breakers	Allen-Bradley
Remote Terminal Unit (RTU)	Tesco
Programmable Logic Controller (PLC)	Allen Bradley



Pros & Cons

Of Using Exclusive Standard Specifications Lists

Pros

- ✓ Supports uniform, compatible equipment and product use.
- ✓ Helps ensure reliability and durability when repairing equipment.
- ✓ Lower carrying costs for warehouse (fewer parts need to be stocked)
- ✓ Improved parts availability
- ✓ Reduced downtime
- ✓ Streamlined training
- ✓ Improved expertise on products
- ✓ Exclusive pricing available

Cons

- ✓ Fewer suppliers to choose from

Direction Sought...

That Council confirm the continued use and delegation to staff for maintenance of the Exclusive Standard Specification List.

QUESTIONS?



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Update: Vegan Depot Event at City Park



Jason Lass

December 8, 2021

The Ask

- That the Committee of the Whole provide direction on whether to proceed with recurrent use of City Park for the Vegan Depot event on a bi-monthly basis.



Vegan Depot in Corona

- Bi-monthly (every other week)
- Saturday, 9:00 am to 2:00 pm
- 40-50 vendors per event
- Roughly 1,500 in attendance



Background

- Started in 2020 as a “certified farmers market” during the pandemic as an allowable experience.
- Council approved recurrent use of City Park 10/20 and 4/21.
- Operator dropped the “certified farmer’s market” post pandemic.
- Operator has since expanded to markets into other communities including Los Angeles, Riverside, San Diego, and Redlands.



Vegan Depot Farmer's Market



THE VEGANS ARE COMING

California's Biggest Vegan Farmer's Market Set to PopUp in the Arts District

With a background in Mortgages and Real Estate, owner Christina Bohannon never imagined she would open a restaurant, let alone California's largest pure vegan farmer's market.

After caring for her ailing father with a whole food plant based diet, Christina found that everyone and everything is positively influenced by the compassion tied to a plant based lifestyle.

Vegan Queen of the Inland Empire
In 2018, Christina opened **Organic Junkie** in Corona, the first and only vegan restaurant in the area.

Best known for its vegan ceviche and blue hempseed horchata, **Organic Junkie** was recently ranked number nine by Yelp for vegan eateries in North America.

In 2020, Christina created **The Vegan Depot**, now SoCal's largest 100% vegan farmer's market which helps over 75 small vegan business owners and provides strictly vegan options.

Vegan Depot Farmer's Market just celebrated it's one year anniversary

and continues to grow. It has become a mini vegan central park, located at the Historic Corona City Park.

From Homeless to Vegan in 2 Seconds Flat

VDFM as has been instrumental in giving Christina's community a reason to return to the park. For years it was not considered a safe place due to non-sheltered residents and drug use.

With help of the city and Vegan Depot the park is transformed every Saturday from 10am-2pm into a community hangout with yoga, sound baths, music, activities and amazing vegan vendors.

The Vegans Are Coming to DTLA

On July 15th, Vegan Depot will host a weekly pop up in the Art District of Downtown Los Angeles. The event will take place every Thursday until August 12th switching to Sundays on August 15th.

Organic Junkie will be vending it's Lavender Lemonade and Rose Infused pitaya pineapple margaritas and beer exclusively from Party Beer Co.

Vegan Depot DTLA Art District - 411 S. Hewitt St., Los Angeles, CA 90013 / Every Thursday starting 7/15-8/12. Every Sunday starting 8/15 4pm-10pm.
[@veganedpot_dtl](#)



Sign up to receive **DTLA Weekly's** popular **Get2DTLA Newsletter** for local events, ticket giveaways, **DTLA Trivia** and more!

The Organic Junkie Pop Up promises family fun but is also geared more towards adult night life with hours of 4pm-10pm.

Bringing in some local heavy hitters: **Cena Vegan**, **Vegan Hooligans**, and **Good Vibes Society** along with some of **Corona Vegan Depot** vendors, **Love Amaro Pizzeria**, **Centric Eats**, **Nova Boba Eco Now** and **VeggieTize** who's been with the vegan squad since the first market in Corona.



City Park



Permit Costs (est.)

- Special Event permit (one-time) \$300
- Bi-monthly permits (per event) \$735

AREA	RES. HOURLY FEE	TOTAL
Picnic Area 3	\$13 x 5 hrs.	\$65
Picnic Area 4	\$13 x 5 hrs.	\$65
Picnic Area 5	\$13 x 5 hrs.	\$65
Parking Lot	\$30 hr. x 9 hrs.	\$270
Sports Field	\$30 hr. x 9 hrs.	\$270

Note: Fees based on City-Wide Fee Schedule for Resident Business group. Area of use has been consolidated from whole park to the specific area of use to allow other park users access. Fees are not subsidized by the City. Fees recovered are to offset administrative costs of our City's park rental program.

Applicant Costs (Non-City):

- Special Event Insurance
- County Health Permits
- Equipment Rentals



Cleanup of City Park

- City Park is now being cleaned on a weekly basis. This is not tied to special events, field, or picnic use.
- Conducted by Community Services Parks team in partnership with PD Hope Team and City Net.
- Cleanup frequency mitigates misuse of park area.
- Cost per cleanup approximately \$3,000 per week.

<u>SERVICE AREA</u>	<u>AVG. COST</u>
PD Hope Team Staff Time (2 staff)	\$500
Parks Staff Time (4 staff)	\$2,175
Supplies and Repairs (various – ex. paint)	\$325

Note: Cleanup will occur regardless of whether events or use are scheduled within the park, consistent with the City's level of care for the entire park system. Therefore, no cost savings will result if Vegan Depot events were to cease.



Impact of Cleanup

- Challenges still evident but to lesser degree.
- Noticeable deterrence of encampment, vandalism, dumping, overt code violation, etc.
- Frequency of cleanup requires less staff and hours if regularly maintained.
- Increased opportunities for support service referral for unsheltered population.

40% Decreased Cost

2020 Cleanup	\$20,000 month
2021 Cleanup	\$12,000 month



Considerations for Recurrent Use

Pros:

- Activates City Park for community gathering, positive programming, and encourages other use groups,
- Opportunity for local and unique vendors to establish and increase customer base,
- Regional attraction that supports tourism,
- Promotes health and wellness.

Cons:

- Repeat consecutive use could conflict with other future park use including sports and special events once activated,
- Precedent established for commercial use of a public space on a recurrent basis inconsistent with other park areas throughout the City.



Committee of the Whole Direction

That the Committee of the Whole provide direction to staff on whether to proceed with recurrent use of City Park for the Vegan Depot event.

Options:

- Accept the request.
- Reject recurrent use.



QUESTIONS



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