

City of Corona

400 S. Vicentia Ave.
Corona, CA 92882



Minutes - Final

Wednesday, February 1, 2017

5:30 PM

Board Room/Council Chambers

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***

HELD IN BOARD ROOM

5:30 P.M. CONVENE CLOSED SESSION

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

[16-373](#)

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: Dominguez General Engineering, Inc. v. City

Case No.: Riverside Superior Court Case No. RIC1609722

**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: Darrell Talbert, City Manager

Negotiating Party: Lab Holding, LLC

Under Negotiation: Price and Terms of Payment

**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 & APN's 117-143-026, 117-151-012, 117-151-013,
117-151-014, 117-143-035 & 117-143-034

Agency Negotiator: Darrell Talbert, City Manager

Negotiating Party: Lab Holding, LLC

Under Negotiation: Price and Terms of Payment

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

Name of Agency Negotiator: Darrell Talbert, City Manager

Name of Employee Organization: Corona General Employees

Association**CONFERENCE WITH LABOR NEGOTIATORS pursuant to
Government Code Section 54957.6****Name of Agency Negotiator: Darrell Talbert, City Manager****Name of Employee Organization: Corona Supervisors Association**CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
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Name of Agency Negotiator: Darrell Talbert, City Manager
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HELD IN COUNCIL CHAMBERS

INVOCATION - Pastor Gary Taber, Corona Seventh-Day Adventist Church

PLEDGE OF ALLEGIANCE - Boy Scout Den 6 Pack #542

6:30 P.M. CONVENE OPEN SESSION

Mayor Haley called the meeting to order at 6:35 p.m.

1. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

[16-363](#)

Water Resources Supervisor Melinda Weinrich presented the winners of the 2016 Water is Life poster contest: Lesly Esquivel, Leslie Esmeralda Santos, Mitchell Gervais, and Yerin Kim.

Danielle Perez-Granado-Cox, Librarian, was recognized for pitching an idea of an integrated recreation library program specifically for teenagers resulting in a \$50,000 grant from the California State Library for the City to run the program.

The newly appointed President of Norco College, Dr. Bryan Reece, introduced himself to the Council.

This item, noted on the Agenda under Vice Mayor Spiegel's reports and comments regarding Regional Boards and Commissions, was taken out of order and heard at this time. Dave Thomas, Riverside County Transportation Commission (RCTC) project manager, provided a report.

Don Fuller addressed the Council regarding the SR-91 Freeway project, regarding freeway nicknames, suggesting the 15 and 91 interchange be known as the blender. He also noted the ride was rough on the 91 near the 71.

Mike Rossi addressed the Council regarding the 91 freeway construction.

Ben Louk addressed the Council regarding the SR-91 freeway construction, stating he would donate 1,000 mature trees to the 91 project if they want them.

2. MEETING MINUTES

A motion was made by Fox, seconded by Haley, to approve the Minutes. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

[16-339](#)

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 January 18, 2017.

This Minutes was approved.

3. CONSENT CALENDAR

Approval of the Consent Agenda

A motion was made by Scott, seconded by Spiegel, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

LEGISLATIVE MATTERS – SECOND READINGS

[16-340](#)

City Council adoption of Ordinance No. 3256, second reading of an ordinance of the City of Corona, California, adding a new section to Chapter 8.30 (False Alarms) of Title 8 (Health and Safety) of the Corona Municipal Code to establish criteria and guidelines for safety personnel for right of entry into structures in the event of medical or fire alarm activation.

This Ordinance was adopted.

AGREEMENTS

[16-347](#)

CONSIDERATION OF A SUPPLEMENTAL AGREEMENT TO PIPELINE LICENSE AGREEMENT NO. BF-73706, AND A LICENSE AGREEMENT FOR FIBER OPTIC LINE NO. 16-56413 WITH THE BURLINGTON NORTHERN AND SANTA FE (BNSF) RAILWAY COMPANY

This Agreement was approved.

[16-365](#)

APPROVAL OF FIREWALL AND SECURITY ENHANCEMENTS WITH AMS.NET

Chief Information Officer Chris McMasters provided a report on this item at the request of Council Member Scott.

A motion was made by Scott, seconded by Haley, to approve the Agreement. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

APPROPRIATIONS

[16-348](#)

APPROPRIATION OF FUNDS FROM THE RECLAIMED WATER FUND BALANCE TO THE OPERATING BUDGET FOR PREPARATION OF THE CITY OF CORONA RECLAIMED WATER MASTER PLAN

The appropriation was approved.

GRANT

[16-377](#)

MEMORANDUM OF UNDERSTANDING BETWEEN THE CALIFORNIA DEPARTMENT OF JUSTICE (CA DOJ) CALIFORNIA JUSTICE INFORMATION SERVICES DIVISION (CJIS) AND THE CORONA POLICE DEPARTMENT (PD) SEX OFFENDER REGISTRATION AND NOTIFICATION ACT (SORNA) 2016 GRANT PILOT PROJECT AGREEMENT #16-0002E, GRANT #2016-DS-BX-0002

The Grant was approved.

NOTICE OF COMPLETION

[16-346](#)

NOTICE OF COMPLETION FOR CONSTRUCTION OF THE HARRISON STREET TRUCK SEWER RELOCATION PROJECT, NO. 2015-11

The Notice of Completion was approved.

RELEASE OF SECURITY

[16-345](#)

ACCEPTANCE OF IMPROVEMENTS AND RELEASE OF SECURITIES FOR PARCEL MAP 36587 - CARNEGIE MEDICAL PLAZA, A CALIFORNIA LIMITED LIABILITY COMPANY

The Release of Security was approved.

4. PUBLIC HEARINGS - 6:30 P.M.[16-352](#)

CZ16-003: APPLICATION TO CHANGE THE ZONE ON 2.29 ACRES FROM R-1A (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 40,000 SQUARE FEET) TO R-1-20 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT AREA 20,000 SQUARE FEET) LOCATED ON THE SOUTH SIDE OF GOLDEN HARVEST DRIVE AND EAST OF LESTER AVENUE, AND CONSIDERATION OF THE NEGATIVE DECLARATION REGARDING POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT. (APPLICANT: DENNIS AND KAREN ARMSTRONG)

Joanne Coletta, Community Development Director, provided a report on this item.

Tom Koper, Assistant Public Works Director, provided a history of Golden Harvest Drive.

Council Member Spiegel asked if the previous rains caused erosion, Mr. Koper stated he did not observe any erosion.

Dennis Armstrong, applicant, addressed the Council regarding the proposed application.

Council Member Scott asked for clarification of the improvements required for each lot on Lester and Golden Harvest. Mr. Koper provided clarification on which property owner was responsible for the improvements.

Vice Mayor Spiegel asked how to ensure this won't happen again, and City Manager Darrell Talbert stated the implementation of new technology will assist in all departments viewing the same projects.

Mayor Haley opened the Public Hearing. City Clerk/Community Information Manager Lisa Mobley stated three emails had been received regarding this item and copies had been provided at the dais.

Don Fuller addressed the Council regarding cul-de-sacs, asking if the turning radius of the fire trucks is measured with cars parked along the street.

Joe Morgan addressed the Council to state there should have been a public discussion about any changes to the South Corona Specific Plan, including the right of way on Golden Harvest.

David Saunders addressed the Council representing several people who

reside near the proposed application to discuss their concerns.

Sam Akbarpour addressed the Council in opposition of this item.

Bill Brooks addressed the Council in support of this item.

Stephanie Nelson addressed the Council, stating the applicant needs to be conditioned to build sidewalks and streetlights.

Todd Nelson addressed the Council to state a rural road is not appropriate in the neighborhood.

Jim Dunbar addressed the Council to discuss the issues in the area including the creek, the road, and storm drains.

Ben Louk addressed the Council in opposition of this item, stating there was favoritism as many conditions were waived.

Gary Sander addressed the Council in opposition of this item.

Mayor Haley closed the Public Hearing.

Vice Mayor Spiegel addressed the comments made, and asked for clarification that the improvements noted such as guardrails and sidewalks are going to be made as part of this approval.

Ms. Coletta stated they do not conditon a change of zone, therefore those improvements won't be completed as part of this application. The applicant owns two lots so when they come forward for the second lot the improvements will be part of that approval as the desire of the Council is being noted for the record.

Council Member Scott discussed his personal research into this issue, expressing his support of the application.

Council Member Fox expressed his support of this application.

Mayor Haley discussed his research into this item and stated he makes a decision based on the opinions of the speakers who presented. He discussed the recommendation of the Planning Commission, that this is legal and within the property owner's rights. He expressed his support of the item.

A motion was made by Fox, seconded by Scott, to introduce by title only and waive full reading of Ordinance 3248. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

[16-353](#)

FINAL ENVIRONMENTAL IMPACT REPORT FOR SKYLINE HEIGHTS LOCATED GENERALLY SOUTH OF FOOTHILL PARKWAY, EAST OF PASEO GRANDE AND WEST OF TRUDY WAY (APPLICANT: RICHLAND DEVELOPERS)

Joanne Coletta, Community Development Director, provided a report on items 16-353, 16-354, 16-355, 16-356, and 16-357 as they are all related.

Mike Byer from Richland Communities, applicant, addressed the Council regarding the project, detailing the contributions to and compromises made with the community.

Vice Mayor Spiegel agreed the applicant has gone above and beyond to engage with local residents and recreational groups to compromise and contribute to the community.

Margaret Beltran addressed the Council, stating she contracted Valley Fever which is caused by bacteria in the dirt which is turned up from construction. She asked if the dirt in this area was tested for the bacteria that causes Valley Fever through the Environmental Impact Report.

Joe Morgan addressed the Council to state the compromises made by the developer were not brought up by staff, but by residents. He stated a formal trails commission is necessary to ensure quality of life for the residents.

David Wright addressed the Council in support of the compromises made by the developer and the City, stating the experience was positive.

A motion was made by Scott, seconded by Fox, to adopt Resolution No. 2017-004. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

[16-355](#)

GPA13-003: Application for a General Plan Amendment to change 343.93 acres from Rural Residential I (0.2-0.5 dwelling units/acre) to Low Density Residential (3-6 dwelling units/acre) and 50.77 acres to Open Space located generally south of Foothill Parkway, east of Paseo Grande and west of Trudy Way. (Richland Developers)

Mayor Haley opened the Public Hearing. Ms. Mobley confirmed no correspondence had been received regarding this item. Mayor Haley asked if there was anyone present who wished to speak on this item, and seeing none, closed the Public Hearing.

A motion was made by Scott, seconded by Spiegel, to adopt Resolution No. 2017-006. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

[16-356](#)

CZ13-002: APPLICATION TO PRE-ZONE 43.09 ACRES TO OPEN SPACE, 70.83 ACRES TO AGRICULTURE, 7.68 ACRES TO FLOOD PLAIN 1, 2.07 ACRES TO R-1A (SINGLE FAMILY RESIDENTIAL, ONE ACRE MINIMUM LOT SIZE), 0.17 ACRES TO R-1-14.4 (SINGLE FAMILY RESIDENTIAL, 14,400 MINIMUM LOT SIZE) AND 270.9 ACRES TO R-1-7.2 (SINGLE FAMILY RESIDENTIAL, 7,200 SQUARE FOOT MINIMUM LOT SIZE) LOCATED GENERALLY SOUTH OF FOOTHILL PARKWAY, EAST OF PASEO GRANDE AND WEST OF TRUDY WAY. (APPLICANT: RICHLAND DEVELOPERS)

Mayor Haley opened the Public Hearing. Ms. Mobley confirmed no correspondence had been received regarding this item. Mayor Haley asked if there was anyone present who wished to speak on this item, and seeing none, closed the Public Hearing.

A motion was made by Fox, seconded by Spiegel, to introduce by title only and waive full reading of Ordinance 3257. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

[16-354](#)

ANNEXATION 117: Annexation of 394.8 acres from the City of Corona's Southwest Sphere of Influence in the unincorporated area of Riverside County into the City of Corona generally located southwest of Foothill Parkway and east of Paseo Grande and west of Trudy Way. (APPLICANT: RICHLAND DEVELOPERS)

Mayor Haley opened the Public Hearing. He asked if there was anyone who wished to speak on the item, and seeing none, closed the public hearing.

A motion was made by Scott, seconded by Fox, to adopt Resolution 2017-005. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

[16-357](#)

TTM 36544: Application to subdivide approximately 271 acres into 292 single family residential lots and lettered lots for open space and landscaping in the proposed R-1-7.2 zone located generally south of Foothill Parkway, east of Paseo Grande and west of Trudy Way. (Applicant: richland developers)

A motion was made by Fox, seconded by Haley, to approve TTM 36544. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Joe Morgan addressed the Council to state the noticing for closures for the SR-91 freeway project has not improved. He discussed the proposed lease for the Corona La Linda mobile home park residents.

Margaret Beltran addressed the Council regarding the long-term lease presented by Corona La Linda mobile home management, and asked the Council for assistance.

Joe Rudolph addressed the Council regarding the new Corona La Linda lease that was presented, stating the yearly increase is a minimum of 5% if a 25 year lease is signed which is not reasonable.

Margarita Rudolph addressed the Council to request rent stabilization for mobile homes in the City of Corona.

Richard Pinel of Sierra Management Corporation addressed the Council to discuss the long-term leases that were presented to the residents of Corona La Linda mobile home park.

Lydia Heusner addressed the Council to state the long-term lease presented to the residents of Corona La Linda was not fair and asked for the Council to help the residents.

Marizol Castro addressed the Council to state Sierra Management Corporation offered \$500 for residents to sign a long-term lease. She requested rent stabilization for mobile home parks in the City of Corona.

Keith Myers addressed the Council on behalf of Kenneth Sieffert who is requesting rent stabilization for mobile home parks.

Veronica Padilla addressed the Council requesting rent stabilization for mobile home parks within the City of Corona.

Peter Herzog addressed the Council regarding the proposed long-term lease, stating it was a 5% maximum which is what the residents had been asking for.

Dean Stamp addressed the Council to read directly from the lease to clarify any confusion.

6. LEGISLATIVE MATTERS

[16-380](#)

City Council consideration of first reading of Ordinance No. 3258 amending Chapter 8.20 of the Corona Municipal Code regarding fees to be paid by solid waste haulers serving state agencies.

A motion was made by Scott, seconded by Haley, that Ordinance 3258 be introduced on first reading. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

7. REPORTS FROM CITY COMMISSIONS, COMMITTEES, AND BOARDS

None

8. CITY COUNCIL WRITTEN COMMITTEE REPORTS

[16-341](#)

City Council Consideration to receive summary minutes of the January 4, 2017 meeting of the Finance, Legislation & Economic Development Committee

Report by Dick Haley, Eugene Montanez (Alternate)

This matter was received and filed

[16-343](#)

City Council consideration to receive summary minutes of the January 11, 2017 meeting of the Public Services Committee

Report by Karen Spiegel, Randy Fox

This matter was received and filed

[16-362](#)

City Council consideration to receive summary minutes of the January 17, 2017 meeting of the Infrastructure Committee

Report by: Report by Eugene Montanez, Dick Haley (Alternate)

This matter was received and filed

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

[16-344](#)

Vice Mayor Karen Spiegel (Transportation NOW January 19, County of Riverside Commission for Women January 26, RCTC January 26-27, 2017)

Received Comments

10. ADMINISTRATIVE REPORTS

None

11. CITY ATTORNEY'S REPORTS AND COMMENTS

No reportable actions.

Mr. Derleth noted an appropriation was approved as part of the recommended action on item 16-380.

12. CITY MANAGER'S REPORTS AND COMMENTS

None

13. CITY COUNCIL MEMBER REPORTS AND COMMENTS

A. Council Member Randy Fox

Council Member Randy Fox suggested additional names for the 91/15 interchange including the Morgan Blender, Council Crush, Talbert Turnpike, and Full Nelson. He expressed his appreciation to Rich Pinel for presenting a long-term lease to the residents of the Corona La Linda Mobile Home Park. Council Member Fox noted he was absent from the prior meeting due to his attendance at the Presidential Inauguration. He noted his attendance at the recent Inland Empire Economic Summit and the message given was home values in the Inland Empire are increasing in this area faster than in Orange County.

B. Council Member Eugene Montanez

Council Member Montanez was absent.

C. Council Member Jason Scott

[16-375](#)

Council Member Jason Scott introduced his selection of Mr. Joe Almasy to the Parks and Recreation Commission. Mr. Almasy addressed the Council to express his appreciation for being appointed.

A motion was made by Scott, seconded by Spiegel, to approved this appointment. The motion carried by the following vote:

Aye: 4 - Haley, Scott, Spiegel, and Fox

D. Vice Mayor Karen Spiegel

Vice Mayor Spiegel announced the following upcoming community events: Adopt a Pal with Paws at the animal shelter on February 4, Peppermint Ridge fundraising event February 4 at Eagle Glen, Open Mic Night at the Coron Public Library on February 10, YMCA Fire and Ice Chili Cook-off February 25, Art, Brew and Bread Foresics fundraiser at the Circle City Center on March 5, and the Trauma Intervention Program (TIP) is currently looking for volunteers. Vice Mayor Spiegel provided an update on the Sunshine landfill, noting the issue has been settled. She noted there is a housing shortage as supply is not meeting demand, and the Fair Housing Council of Riverside County will be holding their 2017 conference at the

Riverside Convention Center on April 27th if anyone would like to attend to receive further information on this topic. She announced she will be participating in Riverside's Long Night of Arts and Innovation along with Economic Development Manager Kimberly Davidson on October 8. Vice Mayor Spiegel requested an Ad-Hoc committee to review the ethics code that has not been updated in over five years.

E. Mayor Dick Haley

Mayor Haley asked Assistant City Manager/Administrative Service Manager Kerry Eden and City Manager Darrell Talbert to share about recent awards presented to the Finance and Economic Development departments. He discussed the Mayor's Message Behind the Scenes series that he has begun to film. He asked Chief Duffy to discuss the recent rescues of cardiac arrests throughout the City.

14. ADJOURNMENT

At 11:12 p.m., Mayor Haley adjourned in memory of retired Firefighter Randy Brunet to 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, **February 15, 2017** 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.

Lisa Mobley, City Clerk