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City of Corona  
City Council Minutes

Wednesday, March 5, 2025, 6:30 p.m.  
Closed Session- Council Board Room

Council Present: Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, Wes Speake

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**1. CONVENE CLOSED SESSION**

Closed Session Convened at 5:08 p.m. for the purposes listed below. Present were Mayor Steiner, Vice Mayor Casillas, Council Member Daddario, Council Member Richins, and Council Member Speake. Closed Session adjourned at 5:55 p.m.

**1.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Agency Negotiator: Jacob Ellis, City Manager  
Property: APN 117-143-018, 482 Corona Mall  
Negotiating Parties: Mowbray and Mavis Hagan  
Under Negotiation: Price & Terms of Payment

**1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Property: 103-020-075, Southwest corner of the intersection of Paseo Grande and Foothill Parkway  
Agency Negotiator: Jacob Ellis, City Manager  
Negotiating Party: Gary Craig  
Under Negotiation: Price and Terms of Payment

**1.3 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

Pursuant to Government Code Section 54956.9(d)(1)  
Name of Case: City of Corona v. Native American Heritage Commission  
Riverside Superior Court Case No. CVRI2400445

**1.4 CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**

Pursuant to Government Code Section 54956.9(d)(2)  
Significant Exposure to Litigation: (Citywide Pavement Rehabilitation Project)

**2. INVOCATION**

None.

3. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Steiner.

4. **CONVENE OPEN SESSION**

Mayor Steiner called the meeting to order at 6:33 p.m.

5. **PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

5.1 **RECOGNITION: CITY OF CORONA EMPLOYEE**

Angela Nieto, Executive Assistant, accepted the Recognition.

5.2 **COMMENDATION: LIFESAVING PATRONS/EMPLOYEES**

Kena Gunter, Jay Chancellor, Luis Ponciano, Program Coordinator, accepted the Commendation.

5.3 **PROCLAMATION: AMERICAN RED CROSS MONTH**

Louise Borda accepted the Proclamation.

6. **MEETING MINUTES**

6.1 **MINUTES - CITY COUNCIL MEETING FEBRUARY 19, 2025**

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 City Council Meeting of February 19, 2025.

These Minutes were approved.

**Moved by:** Jacque Casillas

**Seconded by:** Wes Speake

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

7. **CONSENT CALENDAR**

The Consent Calendar was approved.

**Moved by:** Tom Richins

**Seconded by:** Jacque Casillas

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

7.1 **CITY COUNCIL ADOPTION OF ORDINANCE NO. 3410, SECOND READING OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA**

THIS ORDINANCE WAS ADOPTED.

**7.2 EXTENSION OF TIME AND ADDED CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP 32386, LOCATED AT THE END OF SOUTH MAIN STREET IN THE AREA SOUTH OF FLETCHER DRIVE (APPLICANT: RCFC INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY)**

Mayor Speake recused himself due to his conflict of interest in this property.

THIS ITEM WAS APPROVED.

That the City Council approve a two-year extension of time for Tentative Tract Map 32386, expiring on January 14, 2027, based on existing and the added conditions of approval.

**7.3 ADMINISTRATIVE SERVICES AGREEMENT FOR THE COUNTY SERVICE AREA 152 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PROGRAM**

THIS ITEM WAS APPROVED.

That City Council authorizes the City Manager, or his designee, to execute the Administrative Services Agreement for the County Service Area 152 NPDES Program between the City and the County.

**7.4 RELEASE OF MASS GRADING SECURITY POSTED BY ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP FOR TRACT MAP 36294 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 (APPLICANT: ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP)**

THIS ITEM WAS APPROVED.

That the City Council release the mass grading and erosion control securities associated with Tract Map 36294. (Bond No. PB02497500365 and DEP16-0073)

**7.5 RELEASE OF RETAINING WALL SECURITY POSTED BY ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP FOR TRACT MAP 37644 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15 (APPLICANT: ARANTINE HILLS HOLDINGS LP, A DELAWARE LIMITED PARTNERSHI**

THIS ITEM WAS APPROVED.

That the City Council release the retaining wall security associated with Tract Map 37644. (Bond No. PB02497501062)

**7.6 PROFESSIONAL SERVICES AGREEMENT WITH ALBERT A. WEBB ASSOCIATES, INC. FOR DESIGN AND ENGINEERING SERVICES FOR MULTIPLE MOTOR CONTROL CENTERS EQUIPMENT REPLACEMENT AND UPGRADE PROJECT**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Award Request for Proposals 24-082AT to Albert A. Webb Associates, Inc. for design, bid support, engineering support during construction, and

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closeout services for the Motor Control Center replacement and upgrade projects.

- b. Approve Professional Services Agreement with Albert A. Webb Associates, Inc. of Riverside, CA, in the amount of \$454,984 for design, bid support, engineering support during construction, and closeout services for the Motor Control Center replacement and upgrade projects.
- c. Authorize the creation of a new Operating and Maintenance Project titled Sierra Del Oro Treatment Plant MCC 1 and 2 Design.
- d. Authorize an appropriation in the amount of \$100,000 from the Water Utility Fund 570 to the newly created Sierra Del Oro Treatment Plant MCC 1 and 2 Design Operating and Maintenance Project.
- e. Authorize an appropriation in the amount of \$100,000 from the Water Utility Fund 570 to the Border Potable Booster MCC Design Operating and Maintenance Project No. 78250.
- f. Authorize the City Manager, or his designee, to execute a Professional Services Agreement with Albert A. Webb Associates, Inc. in the amount of \$454,984 including any non-substantive extensions, change orders, purchase orders, and amendments up to \$45,498 or 10% of the total contract amount.

That the Corona Utility Authority review, ratify, and to the extent necessary, direct the City Council to take the above actions.

**7.7 APPROVE THE FUNDING AGREEMENT WITH THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND CREATE A NEW CAPITAL IMPROVEMENT PROJECT FOR THE DESIGN AND CONSTRUCTION OF THE CORONA STORM DRAIN CATCH BASIN RETROFIT PROGRAM**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Approve the Funding Agreement with the Riverside County Flood Control and Water Conservation District for the construction, operation, and maintenance of Corona Storm Drain Catch Basin Retrofit.
- b. Authorize the City Manager, or his designee, to execute the Funding Agreement with the Riverside County Flood Control and Water Conservation District to memorialize the mutual understandings by and

between the District and City of Corona with respect to construction, ownership, operation, and maintenance of Corona Storm Drain Catch Basin Retrofit and the payment of construction contribution.

- c. Authorize an estimated revenue increase in the amount of \$1,000,000 in the Public Works Grants/Agreement Fund 243 for the Citywide Storm Drain Catch Basin Filters Capital Improvement Project No. ST-2023-06.

**7.8 CONSTRUCTION CONTRACT WITH R C FOSTER CORPORATION IN THE AMOUNT OF \$785,000 FOR THE WELL 14 REHABILITATION AND EQUIPPING PROJECT NO. UT-2013-03; NOTICE INVITING BIDS 25-036SB**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Adopt the Plans and Specifications for the Well 14 Rehabilitation and Equipping Project No. UT-2013-03, Notice Inviting Bids 25-036SB.
- b. Award Notice Inviting Bids 25-036SB, to R C Foster Corporation, the lowest responsive, responsible bidder, for the total bid amount of \$785,000, and waive any and all minor irregularities in the bidding document as submitted by said bidder.
- c. Approve the Construction Contract with R C Foster Corporation for the Well 14 Rehabilitation and Equipping Project, Project No. UT-2013-03 in the amount of \$785,000.
- d. Authorize the City Manager, or his designee, to execute the Construction Contract with R C Foster Corporation, in the amount of \$785,000, including any non-substantive extensions, change orders, purchase orders, and amendments up to 10% of total contract cost or \$78,500 as authorized in Section 3.08.050(H) of the Corona Municipal Code.

That the Corona Utility Authority review, ratify, and to the extent necessary, direct the City Council to take the above actions.

**8. COMMUNICATIONS FROM THE PUBLIC**

Maddy Paxton, resident, addressed the Council to provide an overview on local government.

**9. PUBLIC HEARINGS**

None.

**10. ADMINISTRATIVE REPORTS**

None.

**11. LEGISLATIVE MATTERS**

**11.1 ORDINANCE AMENDING SECTION 5.02.035 OF CHAPTER 5.02 OF THE CORONA MUNICIPAL CODE TO EXCLUDE HOME OCCUPATIONS FROM THE REQUIREMENT FOR A FIRE INSPECTION PRIOR TO ISSUANCE OF A BUSINESS LICENSE**

Vice Mayor Casillas had inquiries and Dean Derleth, City Attorney, provided clarification.

**Moved by:** Tom Richins

**Seconded by:** Jacque Casillas

That the City Council introduce, by title only, and waive full reading of consideration of Ordinance No. 3412, the first reading of an ordinance amending Section 5.02.035 of Chapter 5.02 of the Corona Municipal Code to exclude home occupations from the requirement for a fire inspection prior to issuance of a business license.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**Motion APPROVED (5 to 0)**

**12. REPORTS FROM BOARDS AND COMMISSIONS**

**12.1 Library Board of Trustees**

None.

**12.2 Planning & Housing Commission**

12.2.a CONDITIONAL USE PERMIT 2024-0010 TO ALLOW THE ESTABLISHMENT OF A NEW LIQUOR STORE WITHIN AN EXISTING COMMERCIAL SUITE LOCATED AT 511 NORTH MAIN STREET IN THE COMMERCIAL RETAIL DISTRICT OF THE NORTH MAIN STREET SPECIFIC PLAN (APPLICANT: WASEF HOUCH)

The Council agreed to take no action.

That the City Council:

- a. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2024-0010, based on the findings contained in the staff report and conditions of approval.

OR

- b. Set the item for review at a subsequent meeting.

**12.3 Parks & Recreation Commission**

None.

**12.4 Regional Meetings**

12.4.a UPDATE FROM MAYOR JIM STEINER ON THE RIVERSIDE TRANSIT AGENCY (RTA) BOARD MEETING OF FEBRUARY 27, 2025

Mayor Steiner provided an update.

- 12.4.b UPDATE FROM VICE MAYOR JACQUE CASILLAS ON THE BEDFORD COLDWATER GROUNDWATER SUSTAINABILITY AUTHORITY (BCGSA) MEETING OF FEBRUARY 20, 2025

Vice Mayor Casillas provided an update.

- 12.4.c UPDATE FROM VICE MAYOR JACQUE CASILLAS ON THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS (WRCOG) MEETING OF MARCH 3, 2025

Vice Mayor Casillas provided an update.

- 12.4.d UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION (RCTC) WESTERN PROGRAMS MEETING OF FEBRUARY 24, 2025

Council Member Speake provided an update.

- 12.4.e UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE SANTA ANA WATERSHED PROJECT AUTHORITY (SAWPA) ONE WATER/ONE WATERSHED STEERING COMMITTEE MEETING OF FEBRUARY 27, 2025

Council Member Speake provided an update.

**13. CITY ATTORNEY'S REPORTS AND COMMENTS**

None.

**14. CITY MANAGER'S REPORTS AND COMMENTS**

None.

**15. CITY COUNCIL MEMBERS' REPORTS AND COMMENTS**

Council Member Daddario provided a brief overview of the Corona Auto-X 2025 hosted by the Corona Fire Department.

Council Member Speake provided a brief overview of the previous HOA meeting and the El Sobrante landfill fires.

Council Member Richins provided a brief overview of The Church of Jesus Christ of Latter Day Saints award ceremony.

**15.1 APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES**

THIS ITEM WAS TAKEN OUT OF ORDER.

AFTER 5.3.

Council Member Speake appointed Leslie Liddell to the Library Board of Trustees.

Ms. Liddell thanked the Council for this opportunity.

**Moved by:** Wes Speake

**Seconded by:** Tom Richins

That the City Council approve the appointment to the Library Board of Trustees.

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Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**Motion APPROVED (5 to 0)**

**16. FUTURE AGENDA ITEMS**

**16.1 (NEW) WRCRWA REPRESENTATIVE CHANGE (W. SPEAKE) - TBD**

The consensus of the Council was to bring back to a future meeting.

**16.2 POLICY FOR THE USE OF THE CITY'S LOGO FOR LOCAL YOUTH SPORTS LEAGUES (T. DADDARIO) MARCH 19, 2025**

**16.3 DOWNTOWN REVITALIZATION UPDATE (STAFF) MARCH 19, 2025**

**16.4 AUTOMATIC GATES AT PARKS (STAFF) MARCH/APRIL**

**16.5 ECONOMIC DEVELOPMENT STRATEGIC PLAN UPDATE (STAFF) APRIL 2, 2025**

**16.6 MCKINLEY GRADE SEPARATION UPDATE (STAFF) APRIL**

**16.7 HISTORIC CIVIC CENTER (HCC) OPERATIONS PLAN (STAFF) APRIL/MAY**

**16.8 SKYLINE MASTER PLAN (STAFF) APRIL/MAY**

**16.9 INCLUSIONARY HOUSING ORDINANCE (W. SPEAKE) – TBD**

**16.10 UPDATE TO THE HISTORIC RESOURCES INVENTORY (W. SPEAKE) TBD**

**16.11 REALIGNMENT OF THE INTERSECTION OF MAGNOLIA/EL SOBRANTE (W. SPEAKE) TBD**

**16.12 FUTURE CIP FOR DEDICATED RIGHT TURN LANE FOR WB BEDFORD TOCAJALCO (W. SPEAKE) TBD**

**16.13 CORPORATE AND COMMUNITY GIVING POLICY (STAFF) TBD**

**17. ADJOURNMENT**

The next scheduled meeting of the Council is on March 19, 2025. Mayor Steiner adjourned the meeting at 7:51 p.m.