



AGENDA
CITY OF NORCO
PLANNING COMMISSION



CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
ADJOURNED REGULAR MEETING
OCTOBER 29, 2014

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Chair Leonard

1. **APPEAL NOTICE:** In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
2. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
3. **APPROVAL OF MINUTES:**
 - ❖ Minutes of Regular Meeting of August 13, 2014
 - ❖ Minutes of Regular Meeting of September 10, 2014**Recommended Action: Approval** (Deputy City Clerk)
4. **PUBLIC HEARINGS:**
 - A. **Conditional Use Permit 2014-26 (Nunez):** A request for approval to allow six additional dogs at 3211/3209 Corona Avenue Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)

- B. **Conditional Use Permit 2014-23 (Inglis):** A request for approval to allow a detached accessory building consisting of an 1,800 square-foot storage building at 1791 Western Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
 - C. **General Plan Amendment 2014-01a (City):** Update and Amendment to the Conservation Element – a proposed amendment to the Safety Element of the City of Norco General Plan. **Recommended Action: Approval** (Planning Director)
 - D. **Conditional Use Permit 2011-28, Amendment No. 1 (McGreevey):** A request for approval to allow a 527 square-foot patio cover addition to an existing detached accessory building at 3067 Pacer Drive located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval** (Senior Planner)
5. CONTINUED PUBLIC HEARING:
- A. **Conditional Use Permit 2014-20 (Coots):** A request for approval to allow a detached accessory building consisting of a 1,680 square-foot garage/storage building at 2363 Hialeah Circle located within the A-1-20 (Agricultural Low Density) Zone. **Continued from September 10, 2014; Recommended Action: Approval** (Senior Planner)
 - B. **Conditional Use Permit 2014-14 (Gougeon/Andresen):** A request for approval to allow an accessory building consisting of a 3,000 square-foot Recreational Vehicle (RV), personal vehicles and tool storage building at 1320 Hillkirk Avenue located within the A-1-20 Zone. **Continued from August 13, 2014; Recommended Action: Approval at 2,000 square-foot, but consider at 3,000 square-foot** (Senior Planner)
6. BUSINESS ITEMS:
- A. **Site Plan 2013-26, Modification 1 (Di Benedetto):** A Request for approval to allow an increase in the maximum height, from 14 feet to 16 feet, for an approved accessory building consisting of recreational vehicle garage located at 199 Wild Horse Lane located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (Senior Planner)
 - B. **Street Section Standard (City):** Review the recommendation of the Streets, Trails, and Utilities Commission to the City Council regarding wrap-around horse trails around cul-de-sacs. **Recommended Action: Approval** (Planning Director)

7. DISCUSSION ITEM:

- A. A request for direction on the removal of an existing accessory building located at 3231 Cutting Horse Road within the Norco Ridge Ranch Specific Plan (NRRSP) **Verbal Report** (Planning Director)

8. CITY COUNCIL MINUTES: Receive and File

- City Council Regular Meeting of August 20, 2014
- City Council Regular Meeting of September 17, 2014
- City Council Regular Meeting of October 1, 2014

9. PLANNING COMMISSION:

- A. Oral Reports from Various Committees
- B. Request for Items on Future Agenda (within the purview of the Commission)

10. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

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MINUTES
CITY OF NORCO
PLANNING COMMISSION



CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
AUGUST 13, 2014

CALL TO ORDER: **7:01 PM**

ROLL CALL: **Chair Hedges, Vice Chair Leonard, Commission Members Hoffman, Jaffarian, and Rigler**

STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Commission Member Hoffman**

ELECTION OF NEW CHAIR AND VICE CHAIR:

M/S Hedges/Hoffman to elect Vice Chair Leonard as Chair for the Planning Commission

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler Motion Passed

M/S Jaffarian/Leonard to elect Member Hoffman as Vice Chair for the Planning Commission

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler Motion Passed

1. **APPEAL NOTICE: Read by Planning Director King**

2. **PUBLIC COMMENTS: NONE**

3. **APPROVAL OF MINUTES:**

❖ **Minutes of Regular Meeting on July 9, 2014**

Recommended Action: Approval (Deputy City Clerk)

M/S Hedges/Hoffman to approve the minutes of regular meeting of July 9, 2014 as written

AYES: Leonard, Hoffman, Hedges, Rigler Motion Passed

ABSTAIN: Jaffarian

4. **PUBLIC HEARINGS:**

A. **Conditional Use Permit 2014-18 (Fielding):** A request for approval to allow a detached accessory structure consisting of a 1,200 square-foot garage/storage building at 1550 Longhorn Way located within the Norco Hills Specific Plan. **Recommended Action: Approval (Senior Planner)**

Planning Director King presented the staff report on file in the Planning Department. He stated that upon the Architectural Review Board's review, it was recommended that the accessory building be in the same color as the home. Staff recommends approval.

Chair Leonard OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Barry Fielding, applicant: Mr. Fielding stated that he plans on painting the accessory building in the same color as the house and that the storage is for personal items. In response to Member Jaffarian, Mr. Fielding confirmed that access is strictly off of Longhorn Avenue.

Chair Leonard CLOSED the public hearing, bringing the discussion back to the Commission.

Under discussion: Member Jaffarian requested that a condition be added stating that there be no access from Norco Hills Road without prior approval by the Planning Commission, and if needed, by the Streets, Trails and Utilities Commission.

M/S Jaffarian/Hedges to adopt Resolution 2014-41, to approve Conditional Use Permit 2014-18, to allow a detached accessory building consisting of a 1,200 square-foot garage/storage building at 1550 Longhorn Way, adding a condition noting "no access from Norco Hills Road unless approved by Planning Commission, and if necessary, the Streets, Trails, and Utility Commission.

AYES: Leonard, Hoffman, Hedges, Jaffarian, Rigler Motion Passed

- B. Conditional Use Permit 2014-16 (Flores):** A request for approval to allow four additional animal units at 3260 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Continue to September 10, 2014** (Senior Planner)

Senior Planner Robles stated that staff needs additional time to review and work with the applicant on his request, therefore this public hearing item is being continued to the meeting of September 10, 2014.

5. CONTINUED PUBLIC HEARING:

- A. Conditional Use Permit 2014-14 (Gougeon/Andresen):** A request for approval to allow an accessory building consisting of a 4,000 square-foot Recreational Vehicle (RV), personal vehicles and tool storage building at 1320 Hillkirk Avenue located within the A-1-20 Zone. **Continued from July 9, 2014; Recommended Action: Denial** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. She stated that minimal input/direction was given at the previous Commission meeting. She reiterated that the Architectural Review Board had expressed concerns with the size. Senior Planner Robles stated that all requirements are met, and although advised about the concern over the requested size, the applicant chose to move forward at the 4,000 square-foot size. Staff is also concerned with the size.

Chair Leonard OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Jon Steffen: Mr. Steffen stated that he is a neighbor to the north of the property in question, and that he has no concerns with the size of the building.

Doug Andresen, applicant: Mr. Andresen reviewed the plan with the Commission, pointed out what is being planned and how the accessory building will sit on the property. He stated that the building will not be visible from any angle; all the requirements have been met and noted that he shouldn't be penalized for having a small house in comparison. He asked for further direction from the Commission. In response to the Commission, Mr. Andresen stated that Hillkirk Avenue is a private street with only four homes on the cul-de-sac, and his property butts against a commercial lot. He explained why such a sized building is needed, storage of personal items such as an RV, car collection, and eventually become a partial barn.

Member Rigler stated that he had visited the lot and although it seems to be a low level lot, he is still concerned with the size requested. He noted his concern on the potential uses in the future.

In response to Vice Chair Hoffman, Bethany Gougeon, also an applicant, stated that she has plans on getting horses soon and that there would be an arena built. She noted that they had moved to Norco for a large lot to accommodate all their hobbies, cars and horses.

Chair Leonard CLOSED the public hearing, bringing the discussion back to the Commission.

Member Hedges stated that although the building size requested is a concern, she cannot deny it as all requirements are met.

Member Rigler asked if a title can be added to the property to stop future use of the building for manufacturing or similar use.

Vice Chair Hoffman stated that the location is ideal for this size building but has concerns for future uses.

Member Jaffarian agreed that due to the lot size the height is not concerning but the width is; he recommended to continue to a date specific, and directed the applicants to reduce the building by half, keeping in mind that animal keeping is primary in Norco.

Chair Leonard stated that although concerned with the size, he cannot deny the request as all requirements are met.

MS Jaffarian/Hoffman to continue this public hearing to date specific, October regular meeting, allowing the applicants to redesign the plan based on the Commission's input.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler Motion Passed

Mr. Andresen asked if he could appeal to City Council, based on tonight's comments. Director King explained that since a decision has yet to be made by the Commission, an appeal to the Council is not yet an option.

- B. Conditional Use Permit 2014-06 (Duncan):** A request for approval to allow an accessory building consisting of a 1,050 square-foot barn at 1456 Foxtrotter Road located in the Norco Ridge Ranch Specific Plan (NRRSP). **Continued from July 9, 2014; Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Department. Architectural Review Board has reviewed, noting concerns with a metal building that is not compatible with existing structures. Staff recommends that the floor remains dirt, unless gets prior approval for cement floor from Planning Commission. All requirements with conditions are met.

Vice Chair Hoffman questioned the 4-foot bridle path to the primary animal keeping area (PAKA), in response, Director King stated there are no standard set by the City and staff determined it would be appropriate. Member Hoffman suggested that there be a minimum 10-foot path.

Member Rigler noted his concerns as follows, grading of property continues to PAKA, barn may take up more of the graded land, driveway to the side of the street, seems access to PAKA is blocked.

In response to Chair Hedges, Senior Planner Robles stated that the PAKA is a flat area, as noted on the site plan.

Chair Leonard stated his concern that the plans do not look like a barn, more like a garage, and does not seem conducive to animal keeping.

Chair Leonard OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Chair Leonard CLOSED the public hearing, bringing the discussion back to the Commission.

Member Jaffarian suggested that the building should be about 400 square feet, and located away from the PAKA as much as possible. He added that the current plan show too big of a structure.

Vice Chair Hoffman agreed that the building is too big.

Member Hedges stated that per her observation the plan does not look like it's a barn, adding that even though a condition would be added to keep dirt floor, people pour concrete anyway.

M/S Jaffarian/Hedge to deny Conditional Use Permit 2014-06 (Resolution 2014-39) to allow an accessory building consisting of a 1,050 square-foot barn at 1456 Foxtrotter Road, noting that the applicant need to address access

NOES: Hedges, Leonard, Hoffman, Jaffarian, Rigler Motion Passed

6. BUSINESS ITEMS:

- A. **Site Plan 2014-19 (Lavelle)**: A request for approval to allow an accessory building consisting of a 288 square-foot barn at 2507 Lookout Point located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

Planning director King presented the staff report on file in the Planning Department. He stated that all requirements are met. Staff recommends approval.

M/S Jaffarian/Hedges to adopt Resolution 2014-42, to approve Site Plan 2014-19, to allow an accessory building consisting of a 288 square-foot barn at 2507 Lookout Point.

AYES: Hedges, Leonard, Hoffman, Jaffarian, Rigler Motion Passed

7. CITY COUNCIL MINUTES: **Received and Filed**

- City Council Regular Meeting of June 18, 2014
- City Council Special Meeting of July 2, 2014
- City Council Regular Meeting of July 16, 2014

8. PLANNING COMMISSION:

A. Oral Reports from Various Committees

Chair Hedges provided an overview of the recent meeting of the Ad-Hoc Committee for Infrastructure.

B. Request for Items on Future Agenda (within the purview of the Commission)

Member Jaffarian asked staff to prepare a staff report on a means of posting a notice for illegal buildings, granny flats, when it has been denied.

Member Hedges asked staff to follow up with the empty lot at corner of Sixth Street and Valley View Avenue regarding excessive tumbleweeds.

Vice Chair Hoffman asked for a report to address 40% coverage of PAKAs.

9. ADJOURNMENT: Chair Leonard adjourned the meeting at **8:09 PM**

Respectfully submitted,

Steve King, Secretary
Planning Commission

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**MINUTES
CITY OF NORCO
PLANNING COMMISSION**



**CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
SEPTEMBER 10, 2014**

CALL TO ORDER: 7:02 PM

ROLL CALL: Chair Leonard, Vice Chair Hoffman, Commission Members Hedges and Rigler; Commission Member Jaffarian - absent

STAFF PRESENT: Planning Director King, Senior Planner Robles and Deputy City Clerk Germain

PLEDGE OF ALLEGIANCE: Commission Member Rigler

1. APPEAL NOTICE: Read by Planning Director King

2. PUBLIC COMMENTS:

Lisa Campbell: Ms. Campbell addressed the Commission on a matter heard at the previous Commission meeting, August 13, 2014, regarding a 4,000 square-foot accessory building. She noted concern on the potential of a law suit due to the Planning Commission denial.

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting on August 13, 2014

Recommended Action: Continue to the meeting of October 29, 2014

(Deputy City Clerk)

Deputy City Clerk Germain explained that the draft minutes were not completed for review at the time of agenda preparation; it will be provided at the next regular meeting.

4. PUBLIC HEARINGS:

A. Conditional Use Permit 2014-20 (Coots): A request for approval to allow an accessory building consisting of a 1,680 square-foot garage/storage building at 2363 Hialeah Circle located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that the project meets all requirements as presented. The Architectural Review Committee (ARC) had noted a concern of the large porch attached to the building; adding that its proposed use is for boat storage. Staff recommends approval.

Member Hedges stated her concern regarding the animal keeping area, noting that the area doesn't seem large enough.

Chair Leonard OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Jason Coots: Mr. Coots explained that the area for animal keeping includes the grass yard area. He answered further questions from the Commission regarding the building location and distance from the fence.

Chair Leonard CLOSED the public hearing, bringing the discussion back to the Commission.

Member Hedges reiterated her concern with the limited space for animal keeping, adding that the proportion does not seem realistic.

Vice Chair Hoffman concurred with Member Hedges, stating concern with the layout of the animal keeping area.

Member Riggler stated that the building and animal keeping area would be best accommodated if the building is moved.

Director King suggested that the Commission either deny the project without prejudice which will allow the applicant to revise the plan and return for approval or continue it with direction to the applicant.

M/S Hedges/Hoffman to continue the project to the next regular meeting to allow the applicant time to work with staff on revisions based on Commission comments.

AYES: Leonard, Hoffman, Hedges, Rigler Motion Passed

ABSENT: Jaffarian

- B. Conditional Use Permit 2014-22 (Malinowski):** A request for approval to allow an accessory building consisting of a 1,575 square-foot workshop/storage building at 5521 Roundup Road located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. As proposed the plan meets all requirements; staff recommends approval. ARC reviewed with only one concern, require that the structure matches the home in color.

Chair Leonard OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Brent Malinowski: Mr. Malinowski stated that his property is completely flat, and that he can move the location of the building to accommodate a larger animal keeping area. In response to Vice Chair Hoffman, he stated that the garage door opening is standard at 16 feet.

Chair Leonard CLOSED the public hearing, bringing the discussion back to the Commission.

In response to the Commission, Senior Planner Robles confirmed that per Norco Municipal Code an animal keeping area is required to be rectangular in size.

Member Riggler remarked that the plan shows the best usage of the lot.

M/S Hedges/Riggler to adopt Resolution 2014-45, to approve Conditional Use Permit 2014-22, to allow a detached accessory building consisting of a 1,575 square-foot workshop and storage building at 5521 Roundup Rd.

AYES: Leonard, Hoffman, Hedges, Rigler

Motion Passed

ABSENT: Jaffarian

C. Conditional Use Permit 2014-21 (Patel): A request for approval to allow an Alcohol and Beverage Control (ABC) Type 70 License, which allows the sale or furnishing of beer, wine, and distilled spirits for consumption on the premises, for the Fairfield Inn located 3441 Hamner Avenue located within the C-G (Commercial General) Zone. **Recommended Action: Approval (Senior Planner)**

Senior Planner Robles presented the staff report on file in the Planning Department. She noted that alcohol is allowed for this type of business, with a CUP. She stated that the City approves the land use only; the Department of Alcohol Beverage Control (ABC) approves the liquor license. Staff recommends approval.

In response to Vice Chair Hoffman, Director King confirmed that beer and wine sale was permitted through the initial approval of the Fairfield Inn, stating that this approval will allow service of distilled alcohol.

Senior Planner Robles stated that the Sheriff's Department had no concerns with this request.

Chair Leonard OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wanting to speak, Chair Leonard CLOSED the public hearing, bringing the discussion back to the Commission.

M/S Hedges/Riggler to adopt Resolution 2014-47, to approve Conditional Use Permit 2014-47, to allow the sale of beer, wine, and distilled spirits for consumption on the premises (alcohol and beverage control [ABC Type 70 License]) for the Fairfield Inn located at 3441 Hamner Avenue.

AYES: Leonard, Hoffman, Hedges, Rigler

Motion Passed

ABSENT: Jaffarian

5. CONTINUED PUBLIC HEARING:

- A. **Conditional Use Permit 2014-16 (Flores):** A request for approval to allow four additional animal units at 3260 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action: Continue off calendar** (Senior Planner)

Senior Planner Robles stated that due to code compliance issues concerning this project it is being continued off calendar, and will be re-advertised once it is ready to move forward.

6. BUSINESS ITEMS:

- A. **Site Plan 2014-15 (HC&D Architects):** A request for approval of a site plan and architectural plan for the construction of a 17,470 square-foot equine medical center at the northeast corner of Sixth Street and Temescal Avenue in the Commercial (C-4) zone. **Recommended Action: Approval** (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. He explained that there are no parking requirements for an equine hospital within the Municipal Codes, but using the parking code requirement for a regular hospital, the location has more than adequate spaces. The project meets all requirements of the Municipal Code; any changes on use will require a modification to the approved site plan. Staff recommends approval.

In response to Vice Chair Hoffman, Director King stated that the traffic flow on Sixth Street has been reviewed by the Engineer, noting no concerns. Director King also shared that parking issues were discussed at the Project Review Board, and all concerns were satisfied. Vice Chair Hoffman suggested that the parking lot be marked as a non-shared parking lot, in response, Director King stated that a block wall and fence will be placed between the properties.

Chair Leonard invited the appearance of those wishing to speak.

Chris Sleigholm, Representative: Mr. Sleigholm answered questions from the Commission concerning parking, fenced turn-out area and the driveway, adding that parking will be posted.

Chair Leonard brought discussions back to the Commission.

Member Hedges made the following suggestions **as** conditions of approval, use of stamped asphalt pavers at driveway, require berms at property edge to avoid sprinkler run off into horse trails, screen job site during construction, and adjust work hours on Saturdays, from 10:00a.m. to 4:00 p.m.

Member Riggler commented on this being a great addition to Horsetown USA. The remaining Members concurred.

M/S Hedges/Hoffman to adopt Resolution 2014-46, to approve Site Plan 2014-15, to allow for the development of a 17,470 square-foot equine medical center on 1.65 acres located on the northwest corner of Sixth Street and Temescal Avenue; adding the following conditions: use of stamped asphalt pavers at driveway, require berms at property edge to avoid sprinkler run off into horse trails, screen job site during construction, and adjust work hours on Saturdays to 10:00a.m. to 4:00 p.m.

AYES: Leonard, Hoffman, Hedges, Rigler **Motion Passed**
ABSENT: Jaffarian

7. DISCUSSIONS:

A. Review of Grading Procedures (Planning Director)

Planning Director King presented the staff report on file in the Planning Department. The review of grading procedures is by direction of the City Council, asking for recommendations. Director King discussed the current code which is based on the California Building Code, which was incorporated into the Norco Municipal Code (NMC) in January 2014. He noted discussions with Public Works and Engineering Departments brought up a concern that a grading permit is not required until a building permit is applied for.

Discussions ensued.

Concerns noted by the Commission included extensive grading on residential lots, grading occurring on weekends when staff is not available to investigate, the potential of changing the topography (natural water flow) of the property and flooding that may include dirt and mud. It was agreed that some type of permit must be required regardless of extent of grading.

Director King confirmed that some policies have been revised by staff, adding that additional revisions are needed before further major grading occurs.

B. Discussion on the accessory building process and approvals (verbal report)
(Planning Director)

Planning Director King presented the current process for accessory building approvals. He provided the accessory building review policy for the Commission Members' evaluation, and asked that they provide staff input at a future meeting.

8. CITY COUNCIL MINUTES: **Received and Filed**

➤ City Council Regular Meeting of August 6, 2014

8. PLANNING COMMISSION: **NONE**

A. Oral Reports from Various Committees

Commission Member Hedges gave an update on the Ad-Hoc Committee discussions, noting that they have reviewed the trails, streets, parks and buildings, with discussions continuing on the upkeep of the horse trails.

B. Request for Items on Future Agenda (within the purview of the Commission)

M/S Hoffman/Hedges to change the October regular meeting from the second Wednesday to the last Wednesday of the month, October 29, 2014, due to the absence of two, possibly three, of the Commission Members.

AYES: Leonard, Hoffman, Hedges, Rigler

Motion Passed

ABSENT: Jaffarian

9. **ADJOURNMENT:** Chair Leonard adjourned the meeting at **8:37 PM**

Respectfully submitted,

Steve King
Secretary
Planning Commission

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**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 29, 2014

SUBJECT: Conditional Use Permit 2014-26 (Nunez): A request for approval to allow six additional dogs at 3211/3209 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Adopt Resolution 2014-48, approving Conditional Use Permit 2014-26 to allow six additional dogs on the property.

SUMMARY: Conditional Use Permit (CUP) 2014-26 is a request for approval to allow six additional dogs at 3211/3209 Corona Avenue located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). A maximum of four dogs are allowed on a residential property. The applicant is seeking approval of six additional dogs which would allow a total of ten dogs on the property.

PROPERTY DESCRIPTION: The project site is a flag shaped property consisting of about 3.54 acres/154,202 square feet, having a frontage on the east side of Corona Avenue of about 111 feet and a maximum depth of about 630 feet (ref. Exhibit "B" – APN Map).

The property is developed with two single family residences. The main residence is 3211 Corona Avenue and is located near the front of the property. The second residence is 3209 Corona Avenue and is located at the rear of the property. The applicant lives at 3209 Corona Avenue. The rear part of the property consists of the applicant's residence, a detached garage, dog kennels, a horse stall and a riding ring. The applicant, who lives at 3209 Corona Avenue currently, has four dogs which is the legal amount allowed. The applicant's dogs are housed either inside the home or inside the dog kennels (ref. Exhibit "C" – Existing Site Plan and Exhibit "D" – Aerial and Site Photos).

PROJECT DESCRIPTION: By right, the Norco Municipal Code (NMC) allows four dogs. With this application, the applicant is requesting approval to allow six additional dogs, for a total of ten. It is the intent of the applicant to have a dog kennel to temporarily watch dogs for friends and neighbors. The dogs would be housed either inside the residence or in the existing dog kennels.

There is no code case on the property but, the applicant contacted Animal Control for regulations on dogs. It was then that the applicant was informed that a conditional use permit is required to allow more than four dogs. As such, the applicant has submitted this application.

ANALYSIS: With a CUP request for additional dogs, the Animal Control Division is contacted to perform a site inspection and provide staff and the Planning Commission with a recommendation. Animal Control has inspected the site and has determined that the site can

RESOLUTION NO. 2014-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW SIX ADDITIONAL DOGS FOR A MAXIMUM OF TEN DOGS ON THE PROPERTY LOCATED AT 3211/3209 CORONA AVENUE WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2014-26)

WHEREAS, an application for a conditional use permit has been submitted to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code, by ANTHONY and LINDA NUNEZ for property located at 3211/3209 Corona Avenue (APN 127-140-011).

WHEREAS, notice of public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on October 29, 2014, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A. The requested conditional use permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Agricultural Residential and the existing zoning designation of A-1-20 is consistent with the General Plan. The nature of the proposed land use (an increase in animal units allowed) is conditionally permitted in the district and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and will therefore not have any significant effects.

- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining land uses are developed A-1-20 uses. The proposed use, when operated in compliance with the conditions of approval, will be compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full facilitation of the proposed use in a manner not detrimental to the particular area as the proposed property is 3.54 acres and large enough to accommodate the additional dogs.
- D. Additional traffic will not be generated by the proposed use of the property and so will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 5 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled this October 29, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, dated September 29, 2014 and incorporated herein by reference and on file with the Planning Division.
2. The recorded owner of the property and the applicant shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provision of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The subject use shall be conducted in accordance with the approved plans and stipulations, on file in the Norco Planning Division.

5. Areas where animals are maintained shall be maintained by the applicant in a clean and sanitary condition. The City shall have the right upon request, to enter the property at any time for inspection.
6. Animal waste must be removed from the property completely.
7. The Animal Control Division shall be permitted to inspect the property on an annual basis or as determined necessary, to ensure that the property is maintained in a clean and orderly fashion.
8. Dogs on-site shall be limited to a total of ten at any time.
9. This Conditional Use Permit is nontransferable. Should the applicant move this Conditional Use Permit shall be null and void.
10. The applicant shall obtain a City of Norco Business License should this service become a for profit business.
11. The applicant shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date, and then every year by December 31st thereafter. The property owner shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.
12. An annual inspection by Animal Control is required. The applicant shall contact Animal Control one year from the date of this approval for an inspection and every year after.
13. Per Animal Control's requirements all dogs visiting and residing at the subject property shall be licensed and current with all necessary vaccines. Furthermore, all dogs are required to have fresh food, water and shelter.

#

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 29, 2014.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 29, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission

/cmm/adr

LOCATION MAP



Not to Scale

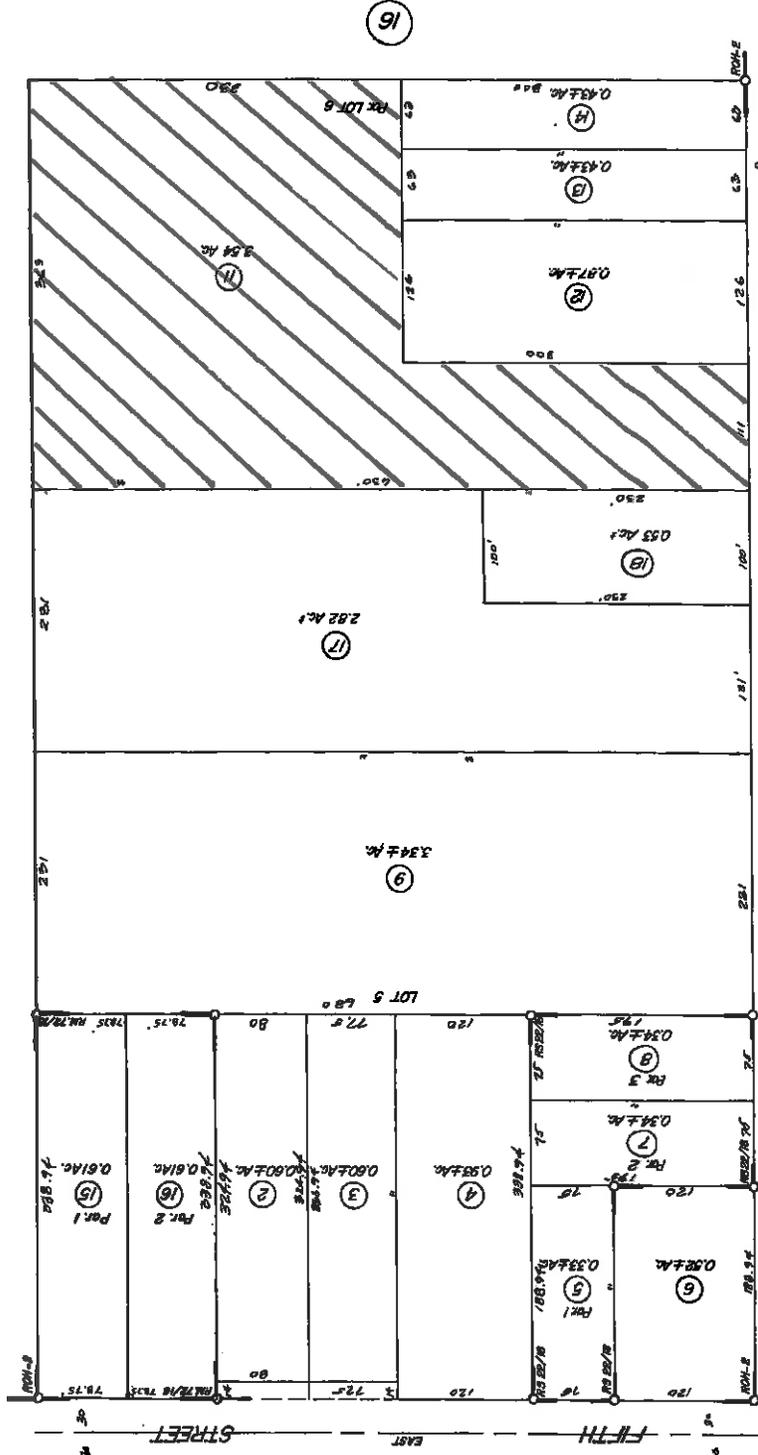


PROJECT: Conditional Use Permit 2014-26
APPLICANT: Anthony and Linda Nunez
LOCATION: 3211/3209 Corona Avenue

Exhibit "A"

ASSESSOR'S PARCEL MAP

T.3S R.6W



DATE	VALD	NO.	NEW	AC
11/78	1	18-18		
8/78	10	17, 18		

12 MB. 9/10 Riverside Orange Heights Tract No. 2
 Resub Blks. 29, 30 and Lots 1-4 Blk. 18
 DC 99/12

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 29, 2014

SUBJECT: Conditional Use Permit 2014-23 (Inglis): A request for approval to allow a detached accessory building consisting of a 1,800 square-foot storage building at 1791 Western Avenue located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-49 approving Conditional Use Permit 2014-23.

Conditional Use Permit 2014-23 is a request for approval to allow an accessory building consisting of a 1,800 square-foot storage building at 1791 Western Avenue located within the A-1-20 Zone (ref. Exhibit "A" – Location Map)

The property consists of about .62 acres/27,060 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "D" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, floor plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, Floor Plan and Building Elevations). The storage building is proposed to be wood framed construction with a stucco exterior and will match the existing house in color.

The following is required of accessory buildings in the A-1-20 Zone:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 20 feet as measured to the peak of the roof.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 27,060 square feet and the entire property has a grade of 4% or less. The lot/pad coverage for the property is approximately 17%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of 6 animal units would be allowed which would require an open area of at least 3,456 square-feet. There is an open area of well over 3,456 square-feet at the rear of the property behind the proposed structure.**

RESOLUTION NO. 2014-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,800 SQUARE-FOOT STORAGE BUILDING AT 1791 WESTERN AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2014-23)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by RANDY INGLIS for property located at 1791 Western Avenue (APN 126-141-007); and

WHEREAS, notice of a public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on October 29, 2014 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 29, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Floor Plan and Building Elevation dated August 21, 2014 and incorporated herein by reference and on file with the Planning Division. Development shall occur **as shown** unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory building consisting of a storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

Resolution No. 2014-49
Page 4
October 29, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 29, 2014.

Bob Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

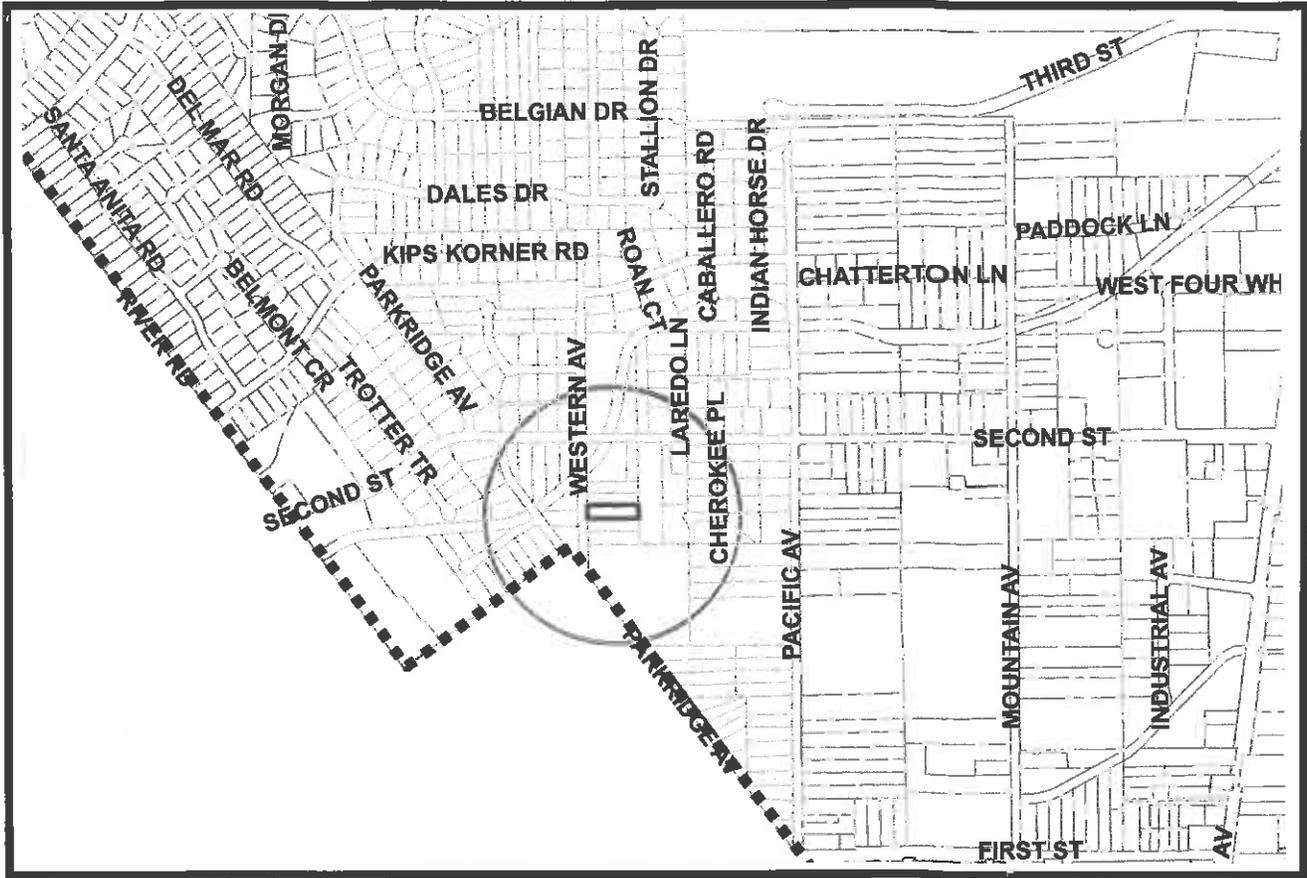
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 29, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2014-23
APPLICANT: Randy Inglis
LOCATION: 1791 Western Avenue

Exhibit "A"

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: October 29, 2014

SUBJECT: General Plan Amendment 2014-01a Update and Amendment to the Conservation Element (City of Norco) - A proposed amendment to the Safety Element of the City of Norco General Plan.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-51 recommending that the City Council approve General Plan Amendment 2014-01a.

SUMMARY: The Conservation Element is one of seven elements required by state law to be included in a jurisdiction's General Plan. State Law also requires periodic updates to the General Plan (at least five of the required seven elements every ten years). The Conservation Element has not been updated since 2001.

BACKGROUND/ANALYSIS: The purposed of the Conservation Element is to protect the City's natural resources and needed public resources including water and electrical power for future generations. The Conservation Element combined with the Housing, Circulation, Land Use, Safety, Noise, and Open Space Elements is the General Plan for the City. As with the other elements of the General Plan, the Conservation Element works in conjunction with the Land Use Element to direct development so that it does not unduly threaten the destruction, waste, and neglect of the City's natural resources.

Though not required, the State General Plan Guidelines recommend that a Conservation Element address the following:

1. Water resources.
2. Soil and mineral resources.
3. Loss of farmland.
4. Wildlife resources.

In addition, the Conservation Element for the City of Norco includes issues such as electricity sources, waste management, and climate change.

The document is prepared in the same format as the other elements of the General Plan:

Introduction

This section explains the intent and purpose of the Conservation Element.

Conservation Element Goals and Policies

This section addresses the goals that the City hopes to achieve with the implementation tools contained in the document.

Conservation Plan Implementation

This section explains the primary implementation measures the City has, or should have to achieve the goals listed in the Conservation Element.

Glossary of Terms

The attached draft update to the Conservation Element includes new text, data, and information which are shown in red. The primary changes from the document adopted in 2001 are updates to the water consumption numbers and projected water demands to the City's buildout condition; a new section and goals addressing climate change; and other updates to reflect current conditions with new goals for the City going forward.

A copy showing what was eliminated along with the new additions is available on request but has not been included with the staff report. Also, exhibit maps for soil, mineral, and wildlife resources were not included as they have not changed from the original document. They also can be provided upon request.

The updated Master Water Plan Exhibit will be provided at the meeting.

Attachments:

Planning Commission Resolution 2014-51
Draft Conservation Element Update Document

RESOLUTION 2014-51

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING TO THE CITY COUNCIL THAT GENERAL PLAN AMENDMENT 2014-01a TO UPDATE THE CONSERVATION ELEMENT BE APPROVED

WHEREAS, the City of Norco initiated a general plan amendment to amend and update the Conservation Element of the City of Norco General Plan; and

WHEREAS, said application has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on October 29, 2014 on or about 7 p.m. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, the Planning Commission did hold said public hearing and did receive both oral and written testimony pertaining to said project; and

WHEREAS, the City of Norco has been determined to be the Lead Agency for environmental reporting purposes and has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Category 5.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A. California State Law requires each city to adopt a general plan for the physical development of the city which bears relation to its planning and which is comprehensive to cover the broad range of issues as they pertain to long range development in the community.
- B. The Conservation Element is a required element of the General Plan and covers issues for the conservation and management of the City's natural resources in order to prevent their destruction, waste, and neglect.
- C. To maintain a General Plan's usefulness the state mandates that General Plans be updated periodically. To ensure that it is achieved that state requires that at least five elements of the required seven are updated every ten years. The Conservation Element was last updated in 2001.

- D. The Conservation Element is consistent with the other adopted elements of the General Plan.
- E. Small plot agriculture is a historical land use and the General Plan Amendment to update the Conservation Element is necessary for the City to maintain its unique lifestyle.
- F. The City of Norco has been determined to be the Lead Agency for environmental reporting purposes pursuant to state and local environmental guidelines, and has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in regular session assembled October 29, 2014 recommends to the City Council that General Plan Amendment 2014-01a be approved.

Resolution 2014-51
Page 3
October 29, 2014

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on October 29, 2014.

Robert Leonard, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 29, 2014, by the following roll call vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

Steve King, Secretary
Planning Commission

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1.0 INTRODUCTION TO THE CONSERVATION ELEMENT

The City of Norco was incorporated to preserve a small plot agricultural/animal keeping/equestrian lifestyle. Primary to this goal is the maintenance of residential lots that will accommodate and encourage animal keeping and agriculture at a family scale, a concept that dates back to early colonial times. The Land Use Element establishes the primary goal of the community, which is the maintenance of that kind of lifestyle. All other elements of the General Plan must be consistent. The Conservation Element works in conjunction with the Land Use Element in providing the life quality standards that will sustain the community, and support the preservation of small plot agriculture/animal keeping/equestrian lifestyle as a viable overall land use. In an urban setting, the City of Norco provides a unique opportunity to maintain this lifestyle that is not readily available elsewhere in the region.

1.1 PURPOSE OF THE CONSERVATION ELEMENT

The purpose of the Conservation Element is to provide direction to the City regarding the preservation, development, and utilization of natural resources. The State has mandated that the General Plan provide for the conservation of natural resources for the use and enjoyment of future generations. Natural resources discussed in this element include water, energy, soils, minerals, and wildlife. For issues regarding land resources and use, see the Land Use Element.

1.2 SCOPE AND FORMAT OF ELEMENT

The element is composed of four sections. The first section includes a description of the Element's purpose and background for inclusion in the General Plan. The second section contains the City's goals and policy statements for the conservation of its resources including water, energy, soil, and wildlife. The third section is the Conservation Plan defining what the City needs to achieve with respect to its resources. The fourth section of the Conservation Element contains the implementation measures to accomplish the stated goals and policies.

2.0 CONSERVATION ELEMENT GOALS AND POLICIES

2.1 CONSERVATION ISSUES AND PROBLEMS

2.1.1 ADEQUATE AND POTABLE WATER SUPPLY: The City's average annual water production requirement is projected to increase from 6,000 acre-feet in 2014 to approximately 9,000 acre-feet when the City will be nearing build-out conditions. The Temescal Basin is the City's primary source for water because of quality and the comparatively low cost of extraction. The City's safe yield from that basin has been estimated to be 5,000 acre-feet necessitating the need to continue to find additional sources of water.



2.1.2 ENERGY SUPPLY: Since the City does not produce any of its own electrical power, the City is subject to market conditions that it has only minimal influence on. If there is a protracted downturn in power availability, or some other factor produces prolonged increases in the cost of energy, the City becomes vulnerable to maintaining its lifestyle. In addition, this places the City's potential to attract new development and jobs at a disadvantage to cities that supply their own electricity (i.e. Riverside) and may be able to weather market conditions better.

2.1.3 WILDLIFE PROTECTION: The City recognizes that the protection of wildlife resources and open space is an integral part of maintaining the City's small plot agriculture/animal keeping/equestrian lifestyle and rural image.

Inherent to this is the protection of the primary vegetative/habitat communities that support the species endemic to the Norco area. The hillside areas as are one of the primary undisturbed habitat areas and a large amount of acreage has been preserved in open space to achieve that objective.

The Santa Ana River, is also already primarily preserved in open space, but the status of its native habitat is in a state of flux as officials work to supplant arundo with native habitat species. Arundo is a non-native plant that invaded many of the river and stream beds in the ecoregion systematically supplanting native vegetation. Continued removal of the arundo will ensure that the Santa Ana River can once again be a sustainable habitat area for native species.

2.1.4 WASTE MANAGEMENT: Because of the small plot agricultural, animal-keeping, and equestrian nature of the community there is the issue of manure management that is unique to Norco from the other cities in the western Riverside County area. The current practice of having the manure transported to drying beds outside of the City is a short-term solution.

A long-term solution needs to be developed for the City to maintain its animal-keeping lifestyle. The development of a manure-to-energy plant either for the City by itself or as part of a regional plant that can serve the needs of rural areas in Riverside County and surrounding counties is a long-term solution that needs to be pursued diligently.

2.2 WATER RESOURCES QUALITY GOAL-CONTINUOUSLY MAINTAIN AN ADEQUATE WATER SUPPLY THAT EXCEEDS MINIMUM STATE AND FEDERAL WATER QUALITY REQUIREMENTS

2.2.1 WATER SUPPLY POLICY: The City will continue to seek ways to increase the available water resources through the preservation of existing resources, and the development of new ones.



Policy 2.2.1a. Continue to promote water conservation through the use of xeriscape designs in new development. Additionally, public spaces shall incorporate xeriscape landscaping where feasible.

Policy 2.2.1b. **Continue to** provide information to the public on ways to conserve water and reduce consumption. Water conservation measures shall be specific to the type of user (i.e. residential, animal-keeping, and commercial).

Policy 2.2.1c. The City, **along with other member agencies of the Western Riverside County Regional Wastewater Authority,** should monitor the demand for reclaimed water, and then file Petitions of Change with the Regional Water Quality Control Board on an as-needed basis to reduce the amount of reclaimed water that is discharged into the Santa Ana River from the Archibald Treatment Facility. That water could then be available for transmission into the City's reclaimed water infrastructure system already in place to deliver water for park irrigation and other future facilities. **New projects (both public and private) should include as part of each project the installation of infrastructure for reclaimed water where the installation for future use is feasible.**

Policy 2.2.1d. Insure that there are adequate increases in water production and distribution capabilities to meet future growth demands.

2.2.2 POTABLE WATER QUALITY POLICY: Continue to monitor water quality and use the different available resources for water supply to insure that the City has an uninterrupted supply of potable and aesthetic water.

Policy 2.2.2a. Develop and maintain inter-agency agreements and infrastructure improvements to have back-up water supply sources from adjoining water districts during times of emergencies and system maintenance requirements.

2.2.3 REGIONAL WATER QUALITY POLICY: Continue regional cooperative agreements and actions for the protection of regional water resources.

Policy 2.2.3a. Protect water resources from pollutants through enforcement of the **the Clean Water Act with the issuance of National Pollutant Discharge Elimination System (NPDES) permits for new development, as applicable, including Storm Water Pollution Protection Plans (SWPPP) during construction, and Water Quality Management Plans (WQMP) post construction.**

Policy 2.2.3b. **Ensure through continuing public information campaigns that all residents with large animals are aware that manure spreading as a means of disposal is strictly prohibited to prevent contamination to ground water supplies, and that only temporary storage is allowed until collection by a City-approved waste hauler. In conjunction with Goal 2.6 (Development of Energy Resources) the City should seek financing opportunities for the development of a manure to**



energy processing facility now that the feasibility of such an operation for this area has been demonstrated.

Policy 2.2.3c. The City, in cooperation with the Riverside County Department of Environmental Health, should vigorously enforce regulations regarding the dumping of commercial and industrial hazardous wastes to prevent contamination to groundwater supplies.

Policy 2.2.3d. Continue partnering with the Regional Water Quality Control Board and neighboring water agencies for regional solutions to long range water quality issues.

Policy 2.2.3e. Continue monitoring water quality and implement measures as needed to maintain the aesthetic quality of the water as well as the potability.

2.3 WATER RESOURCES SUPPLY GOAL- PRESERVE RESOURCES BY REDUCING THE DEMAND FOR WATER IN CITY FACILITIES, AND IN PRIVATE DOMESTIC USE.

2.3.1 PUBLIC WATER CONSERVATION POLICY: The City should reduce demand for water in City facilities including parks, landscaped areas, and public buildings.

Policy 2.3.1a. Implement as feasible computer monitoring and soil sensors to control landscape watering.

Policy 2.3.1b. Watering of public landscaped areas should occur during early morning and/or late evening hours to minimize water loss from evaporation.

Policy 2.3.1c. Water storage facilities should be constructed as feasible for the purpose of storing run-off water to recharge groundwater supplies.

2.3.2 PRIVATE DOMESTIC WATER CONSERVATION POLICY:

Policy 2.3.2a. Require the installation of flow restriction fixtures in all new development.

Policy 2.3.2b. Promote public awareness programs of methods to preserve water resources including making available lists of feasible planting materials that are drought tolerant and/or low water users.

Policy 2.3.2c. Establish an emergency conservation plan to include public agencies, businesses, and residences for times when water supplies are particularly low so as to maintain water supplies to maintain animal keeping.



Policy 2.3.2d. Encourage the installation of the latest technology available for animal keeping watering systems that can reduce the overall amount of water being used.

2.4 WATER RESOURCES, PUBLIC AWARENESS GOAL- MAINTAIN PUBLIC AWARENESS OF WATER QUALITY ISSUES AND INDIVIDUAL RESPONSIBILITIES AS RESIDENTS

2.4.1 WATER CONTAMINATION POLICY

Policy 2.4.1a. Continue public awareness programs of water quality management requirements and best management practices pertaining to animal-keeping to reduce run-off contaminants to the Santa Ana River.

2.5 USE OF ENERGY RESOURCES GOAL-ENCOURAGE THE EFFICIENT USE OF ENERGY RESOURCES.

2.5.1 RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL POLICY.

Policy 2.5.1a. Encourage new construction and project design that uses, or takes advantage of renewable energy resources, including but not limited to solar energy design.

Policy 2.5.1b. Provide updated energy information documents for builders as needed to reflect the most recent Title 24 energy efficiency requirements and standards and other applicable new laws, requirements, and feasible building standards as may be available.

Policy 2.5.1c. Update requirements and policies as necessary to reflect the most cost effective advances in energy production and conservation.

2.5.2 CITY POLICY.

Policy 2.5.2a. Use the most energy efficient designs for City facilities and equipment as feasible to achieve energy conservation.

Policy 2.5.2b. Conduct periodic energy audits as needed to analyze efficiency of heating, cooling, lighting, and water delivery in City facilities; the operation efficiency of city vehicles; and the modes of transportation being used by City employees to determine if savings can be made with reasonable adjustments.

Policy 2.5.2c. † Work towards greater energy efficiency by minimizing dependence on energy from non-renewable resources, replacing it with energy from renewable resources.



Policy 2.5.2d. Support the development of non-polluting renewable energy resources through public education, and incentive programs where such incentives are feasible.

Policy 2.5.2f. Support alternative modes of transportation as feasible including the equestrian trail system, public transportation, bicycles, etc. to reduce the demand on non-renewable energy resources.

Policy 2.5.2g. Continue to investigate opportunities and options for the ultimate development of a manure waste-to-energy processing plant.

Policy 2.5.2i. Continuously review new and emerging technologies for the conservation and generation of electricity, and shall update policies as feasible and applicable.

2.6 DEVELOPMENT OF ENERGY RESOURCES GOAL- SEEK OPPORTUNITIES TO DEVELOP AND PROMOTE RENEWABLE ENERGY RESOURCES.

Policy 2.6.1a. Now that the feasibility of a manure-to-energy processing facility has been demonstrated for this area, seek funding opportunities for the development of such a facility.

Policy 2.6.1b. Research and promote where feasible the production of energy with other alternative renewable resources.

Policy 2.6.1c. Monitor opportunities for government grants to participate in innovative renewable energy resource programs that can benefit residences and businesses.

2.7 SOIL RESOURCES GOAL- ENCOURAGE OWNERS AND DEVELOPERS TO IMPLEMENT POLICIES AND IMPROVEMENTS TO REDUCE SOIL EROSION.

2.7.1 VACANT PROPERTY POLICY

Policy 2.7.1a. Encourage property owners of vacant land to provide windbreaks in the form of trees and shrubs to minimize wind erosion where blowing dust is a constant and continual problem.

Policy 2.7.1b. Existing vegetative cover that does not present a fire hazard should be maintained to reduce wind and storm run-off erosion. Where the maintenance of existing vegetation presents a fire hazard encourage wildflower seeding, or other ground cover, that can help preserve topsoil.

Policy 2.7.1c. Encourage the construction of strategically-placed on-site drainage swales for storm water retention that can help replenish groundwater resources



and reduce the amount of run-off leaving a site that has the potential to carry away topsoil.

2.7.2 DEVELOPMENT PROPERTY POLICY

Policy 2.7.2a. Require all new development to be in compliance with its respective National Pollutant Discharge Elimination System (NPDES) Permit and corresponding Water Quality Management Plan as applicable, and to not create a situation that would cause a violation of the City of Norco NPDES Permit.

Policy 2.7.2b. On property that has been graded for construction but is not scheduled for immediate construction, require wildflower seeding or other appropriate and aesthetic groundcover to maintain soil resources.

Policy 2.7c. Require approved development plans prior to the issuance of grading permits on commercial, industrial, and multi-unit residential sites. Require the submittal of a first draft of plan check plans for a building permit application prior to the issuance of a grading permit for a single-family home or an accessory building to a single-family home.

2.8 WILDLIFE RESOURCES GOAL- CONSERVE AND PROTECT NATURAL PLANT AND ANIMAL COMMUNITIES, AS WELL AS CRITICAL HABITATS FOR ENDANGERED SPECIES.

- 2.8.1 **LOCALIZED WILDLIFE PROTECTION POLICY:** For project sites with isolated wildlife features not subject to protection by the MSHCP (Section 2.8.4) including ponds, tree groves, vegetated groves, vegetated drainage swales, etc., conserve and protect such areas as much as feasibly possible in open space areas as part of an overall landscaping plan.
- 2.8.2 **BIOLOGICAL ASSESSMENT POLICY:** As part of the development review process for all development proposals, the City should require habitat and biological assessments in areas expected to contain significant or important plant and wildlife communities identifying species types and locations.
- 2.8.3 **WILDLIFE IMPACT MITIGATION POLICY:** The City should require development that has been found to have a potential adverse impact on sensitive species habitat to mitigate the potential impacts of proposed habitat changes.
- 2.8.4 **REGIONAL HABITAT PROTECTION POLICY:** Maintain membership and active participation in the Multi-Species Habitat Conservation Plan (MSHCP) of the Riverside Conservation Authority.

Policy 2.8.4a. Implement the requirements of the MSHCP for public and private development projects including the collection of mitigation fees.



Policy 2.8.4b. Comply with the “Other Plan Requirements” of the MSHCP including requirements for: Riparian/Riverine and Fairy Shrimp Habitat; Narrow Endemic Plants; Criteria Area Survey Species; and Urban/Wildlife Interface Guidelines.

Policy 2.8.4c. Employ Best Management Practices of the MSHCP in project siting and design for both public and private development projects.

Policy 2.8.4d. For projects within a Criteria Cell, transmit project information to the Riverside Conservation Authority for a Joint Project Review.

- 2.8.5 PUBLIC LANDS POLICY: Support programs to consolidate public lands as well as programs to acquire private open space as a means of preserving **existing viable habitats areas not already protected through the MSHCP (2.8.4**

Policy 2.8.5a. Seek future opportunities for joint use/maintenance, or ownership of Lake Norconian to provide protection to habitat that has established itself there.

Policy 2.8.5b. Maintain as open space the open habitat areas dedicated with the development of Norco Ridge Ranch and Norco Hills Specific Plans.

Policy 2.8.5c. Implement the Preservation and Development (PAD) zone with the first goal of preserving from development those areas with significant biological or geographical features or those open areas that help establish the identity of the community and preserve open habitat areas.

- 2.8.6 NATURAL VEGETATION POLICY: Review all new development so as to remove only the minimal amount of natural vegetation as possible, and require revegetation of graded areas with native plant species consistent with public safety requirements.

- 2.8.7 WILDLIFE MIGRATORY CORRIDOR POLICY: Protect and enhance known wildlife migratory corridors and help create new corridors whenever possible.

- 2.8.8 SANTA ANA RIVER POLICY: Continue to cooperate in the removal and eradication of the Arundo plant community in the Santa Ana River area, **along with efforts to** reestablish native vegetation **again.**

- 2.9 **CLIMATE ACTION PLAN/SUSTAINABLE COMMUNITY GOAL-DEVELOP AND MAINTAIN NORCO AND ITS SMALL-PLOT AGRICULTURAL, ANIMAL KEEPING, AND EQUESTRIAN, LIFESTYLE AS A COMMUNITY THAT IS ECONOMICALLY, SOCIALLY, AND ENVIRONMENTALLY SUSTAINABLE.**

- 2.9.1 **WRCOG SUBREGIONAL CLIMATE ACTION PLAN: As one of the 12 cities that are part of the Western Riverside County Council of Governments (WRCOG) Climate Action Plan (CAP), be an active participant in the Subregional CAP**



emissions reduction target measures and action steps, to achieve compliance with the California Global Warming Solutions Act of 2006 (AB 32). Consider adoption of the WRCOG CAP as the City's CAP.

- 2.9.2 2012-2035 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY: Implement the applicable local strategies as feasible from the RTP/SCS 2012-2035.
- 2.9.3 ALTERNATIVE TRANSPORTATION POLICY: Increase opportunities and accessibility for trail riding, cycling, and walking. These can include more hitching posts and bike storage facilities at commercial sites, and more interior-block pedestrian paths that are in addition to street-side sidewalks and connect commercial, office, and public building sites in a more functional pedestrian circulation system (see related policies in the Circulation Element).
- 2.9.4 MASS TRANSPORTATION POLICY: Work directly with the Riverside Transit Agency to maintain adequate bus service including adequate frequency of buses, coverage of high traffic routes and points in the City, and adequate options for those with limited mobility.
- 2.9.5 TRANSPORTATION DEMAND MANAGEMENT POLICY: Encourage, and as appropriate require, car share or ride sharing programs with new developments anticipated to have one or more large employers. Encourage multiple-site transportation demand management programs (see related policies in the Circulation Element).
- 2.9.6 TRANSPORTATION NEIGHBORHOOD ELECTRIC VEHICAL POLICY: Implement facility development to accommodate regional NEV routes.
- 2.9.7 TRANSPORTATION SIGNAL COORDINATION POLICY: Incorporate technology to synchronize traffic signals along the City's primary travel routes.
- 2.9.8 ALTERNATIVE FUEL POLICY: Continually work to identify and remove as feasible any City barriers to the expanded use of low-carbon vehicles including the establishment of new energy/fuel stations within existing and new development projects, and the use of state and federal funds for the construction of other new stations as funds may become available.
- 2.9.9 LAND USE GREEN SPACE POLICY: Expand the community tree canopy and reduce the urban heat island effect by developing tree preservation and tree establishment programs. Programs could include the protection of signature trees or vegetative stands with project development and other programs to plant and maintain new trees community-wide, both public and private (see related policies in the Land Use Element).



- 2.9.10 **LAND USE AGRICULTURAL POLICY:** Encourage local production of food consistent with the City's small plot agricultural lifestyle and zoning. Establish a local farmers market to help in the distribution of goods that are produced here.
- 2.9.11 **LAND USE PARKING MANAGEMENT POLICY:** Encourage shared parking and pedestrian access between adjacent similar land uses to encourage walking while at the same time discouraging short vehicle trips between close destinations.
- 2.9.12 **LAND USE MIXED USE DEVELOPMENT POLICY:** Encourage a mix of land uses around high-density projects to encourage walking for convenience items as opposed to vehicle trips.
- 2.9.13 **ENERGY ACTION PLAN POLICY:** Adopt a Local Energy Action Plan for community-wide energy efficiency.
- 2.9.14 **PUBLIC UTILITY EFFICIENCY POLICY:** Replace traffic and street lights with high efficiency bulbs.
- 2.9.15 **BUILDING UTILITY EFFICIENCY POLICY:** In addition to compliance with the California Green Building Code requirements, encourage innovation in residential and non-residential design to further minimize ultimate consumption of energy and water resources including the development of green roofs.
- 2.9.16 **BUILDING RESOURCE CONSERVATION POLICY:** Adopt and revise regulations as needed to promote graywater and stormwater collection and storage systems for on-site use. Adopt and revise regulations as needed to promote the development of solar energy systems. Increase energy efficiency and the use of renewable energy resources in public buildings.
- 2.9.17 **CONSTRUCTION WASTE REDUCTION POLICY:** Incorporate standards in addition to the California Green Building Code that maximize the recycling of construction materials and construction debris to save landfill capacity.
- 2.9.18 **WASTE SOURCE REDUCTION POLICY:** Encourage on-site composting and recycling of food scrap and paper waste materials for diversion from landfills.
- 2.9.19 **YARD WASTE REDUCTION POLICY:** Expand green-waste collection bins community-wide for diversion from landfills that will help avoid methane production and provide the materials for composting and mulching.



3.0 THE CONSERVATION PLAN

3.1 WATER MASTER PLAN

The Water Resource Master Plan of the Conservation Element contains information regarding the conservation, utilization, and development of water resources and is based on the projections of the Water Facilities Master Plan, August 2001. The first Master Water Plan was created in 1975. A new one replaced it in 1985. A Water Supply Study was prepared in 1996 and is the basis for the last Water Master Plan created in 2001. Current and future water sources; and overall supply, quantity, and quality are discussed.

The City of Norco provides its own water through a division of the Public Works Department.

3.1.1 EXISTING SETTING

The Water Division encompasses a service area of approximately 9,808 acres, of which approximately 56% are zoned residential and small plot agriculture/animal keeping/equestrian residential land uses. Of the remaining land area, 6% is zoned commercial, 3% industrial, 9% mixed-use commercial and preservation, and 26% is zoned for other uses (i.e. open space, streets, and freeway). In 2014 the City provides service to 27,160 people through 7,500 domestic water service connections.

3.1.2 REGIONAL SETTING

In California water resources are controlled by regional water quality control boards (RWQCB) that are appointed by the State. A RWQCB is charged with the responsibilities of protecting waters from pollution, and protecting rights to that water. The RWQCB controls the discharge of pollutants to groundwater resources and controls where and how agencies can dig wells. The City of Norco is located in the Basin Plan for the Santa Ana Region which encompasses the drainage area of the Santa Ana River. The drainage area is about 2,000 square miles beginning at the headwaters of the river in the San Bernardino Mountains running down to the river's outlet at the coast. The RWQCB-8 controls both surface waters and groundwater basins.

Groundwater basins are underground bodies of water suspended in layers of sand/gravel that are confined by impermeable geologic structures such as upthrusts of subterranean bedrock and mountain ranges. Groundwater basin boundaries correspond roughly to river basin boundaries though they do not necessarily have to be coterminous. Groundwater basins work much the same way as a series of dams do along a river. Within the larger ground water basin, there are smaller sub-basins created by natural subterranean barriers. The groundwater descends through these subterranean "steps" as it descends towards the ocean. The basins are separate bodies of



EXHIBIT 3.1
WATER MASTER PLAN



water but each are interrelated to one another through overflow and sharing within the same overall basin water supply.

Overdraft and pollution in one sub-basin can affect water quality in downstream sub-basins. One of the primary purposes of the RWQCB-SAR is to first prevent the pollution from entering the groundwater flow and then to prevent the flow and expansion of pollutants that already exist. There are two of these sub-basins that serve the Norco area. The Temescal Basin is the area south of the river and west of Norco hills. The Chino basin includes the area from the Santa Ana River north. The Santa Ana River as the southern boundary of the Chino basin is an adjudicated boundary as opposed to a physical barrier between two sub-basins.

3.1.3 EXISTING FACILITIES

The existing system (Exhibit 3.1, Water Master Plan) consists of six groundwater wells (four active in the Temescal groundwater basin and two currently inactive in the Chino groundwater basin), that have a combined capacity of 5,000 gallons per minute (GPM). The City also has back-up connections to the Jurupa Community Services District (JCSD) and to the City of Corona with capacity for 620 gpm and 4,000 gpm respectively.

The City imports water from the Metropolitan Water District of Southern California (MWDSC) that is purchased through the Western Municipal Water District (WMWD) and supplied from the MWDSC Henry J. Mills Treatment Facility in Corona. In addition the City is a member agency of the Chino Desalter Authority with an annual obligation to purchase 1,000 acre feet of treated groundwater water from that facility; and has entered into a purchase agreement with WMWD for 4,400 acre feet of treated groundwater annually from the Arlington Desalter.

The water from both desalter facilities is treated through reverse osmosis to make it potable. The treated water from these two facilities accounts for roughly 68% of the City's annual water demand in 2014.

The City has seven potable water reservoirs with a capacity of 12.0 MG. The City operates two blending stations that blend high nitrate water from the Temescal basin with imported water and treated water from the Arlington Deslater. As various areas of the City develop and system improvements are made, the Master Water Plan should be re-analyzed to insure that facilities are being constructed as required to meet the City's water demand.

The specific capacity for wells decreases over time. Well site 11 has decreased approximately 5% since 2000. Well site 12 has decreased approximately 10% since 2000. Well site 13 has increased 10% because of rehabilitation in 2004. Well site 14 has decreased approximately 10% since 1995. The specific capacity of a well degenerates over time as fine waterborne material gets lodged in the aquifer zone near the well's gravel pack. Wells can be rehabilitated to improve specific capacity, but not totally restored.



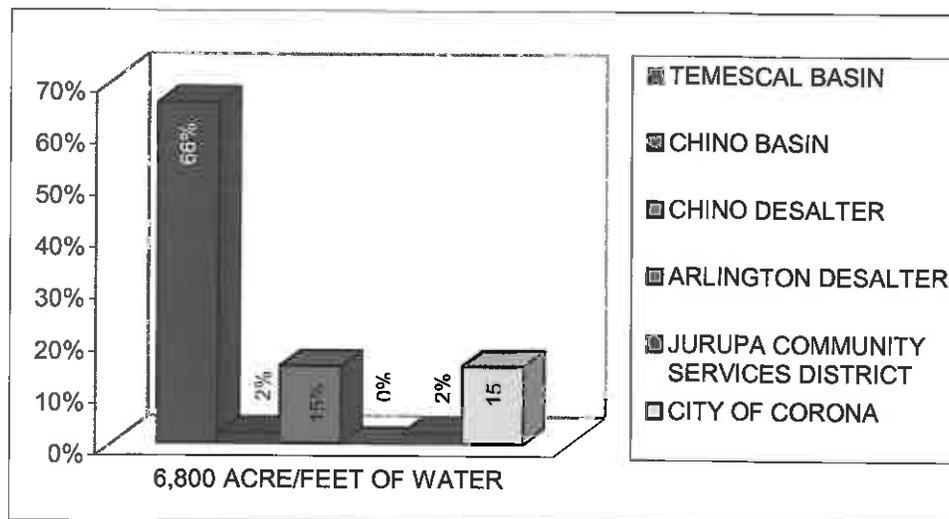
Well sites can ultimately be abandoned because the level of ground water has receded to a point where the cost of digging deeper is prohibitive compared to finding other resources; and/or when the level of contaminants has grown to a point that it becomes too costly to treat the water as compared to obtaining new resources. Overdraft of the ground water basin (see "Definitions", Safe Yield-Overdraft) combined with uncontrolled pollution discharge affects the ground water basin and the life of the wells that pump therefrom.

3.1.4 WATER RESOURCES

There are several potential sources for the City's water supply that have been investigated and evaluated:

- Temescal groundwater basin
- Chino groundwater basin
- Jurupa Community Services District connection
- City of Corona connection
- WMWD connection for imported water
- WMWD connection to Arlington desalter
- WMWD connection to Chino west desalter
- WMWD connection to Chino east desalter
- City of Riverside connection

EXHIBIT 3.2
WATER RESOURCES - 2001



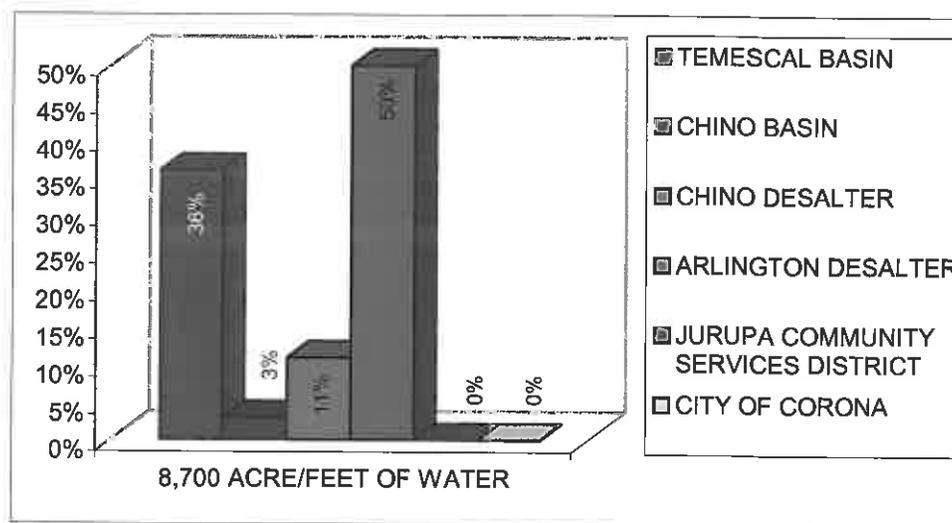
The feasibility of any water resource is a combination of the availability and the cost of extraction and/or treatment. The least expensive source for the City is the Temescal basin; however, the City's portion of the basin's safe yield is not enough water to meet all of the City's needs for the future.



In 2001 the City of Norco's main source of water was wells in the Temescal groundwater basin representing about sixty-six percent (66%) of the water supply (Exhibit 3.2, Water Resources - 2001). Water taken from the Western Municipal Water District Chino Desalter is used to mix with the well water taken from the Temescal and Chino basins. Additionally, the City has backup connections to JCSD and the City of Corona to insure that maximum levels of salt containment are not exceeded for the City's potable water supply.

In 2015 the City is expected to use 8,700 acre feet of water, 30% of which will come from the Temescal Basin. It is anticipated that the biggest source of water will be the Arlington desalter going forward rather than the Temescal basin. The City phased out any need to have to buy water from the City of Corona and/or JCSD except in emergency situations through a mutual-aid agreement. (Exhibit 3.3, Water Resources – 2005)

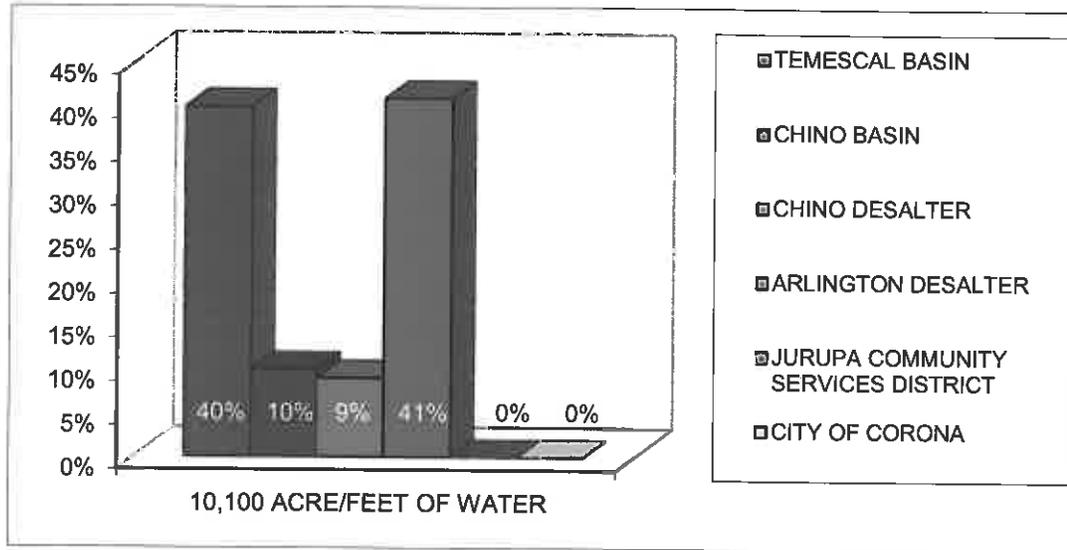
**EXHIBIT 3.3
WATER RESOURCES - 2005**



When buildout of the City occurs, it is estimated that the City will use 10,100 acre feet of water. Forty percent (40%) of the water will come from the Temescal ground water basin and forty-one percent (41%) from the Arlington desalter. Nine percent (9%) will come from the Chino desalter and ten percent (10%) from the Chino ground water basin. (Exhibit 3.4, Project Water Resources – Buildout, 2010).



**EXHIBIT 3.4
PROJECTED WATER RESOURCES – BUILDOUT**



3.1.5 EXISTING WATER QUALITY

Well water for potable water supplies in this region is generally well below maximum containment levels for salts, and is safe to drink. The City has connections with the City of Corona and JCSD for peak periods when the City may not have adequate capacity to meet daily demand, and also meet fire and emergency demands. When the City approaches peak demands the City must draw water from wells that exceed maximum containment levels for nitrates. Back-up water supplies from either Corona or JCSD are used to mix with well water to bring salt containment below maximum levels.

Salts, such as nitrates, are minute particles suspended in water that once they reach certain levels are considered a contaminant to the water supply. All of the wells produce water with moderate levels of nitrates that vary within a range. There are rare situations where water from certain wells can exceed maximum state containment levels for nitrates. The level of nitrates in the water supplies in this area occurs because of previous contamination from extensive dairy farming. Polluted runoff from increased urbanization also increases potential contamination to groundwater supplies.

Groundwater quality is an important concern to the City. The City will continue to rely on groundwater resources in the future. The city continually tests wells for contamination and overall water quality to ensure that the best possible drinking water for the community is available. The quality of water in Norco currently meets or exceeds all state and federal water quality standards (Table 3.1, Water Quality Report).



In 1987, tests were done on four wells owned by the California Rehabilitation Center located southeasterly of Bluff Street. The shallower wells showed high concentrations of manganese with moderate concentrations of nitrates and total dissolved solids (TDS), while the lower well showed high concentrations of flouride. Since 1988, the nitrate levels have steadily increased. The latest test of the City's wells showed similar results. All of the five operating wells showed moderately high concentrations of nitrates and TDS. The two lower wells also had concentrations of flouride. While the Chino basin wells have a higher potential for nitrate concentration, the City has other water sources to mix in so that the ultimate water supply exceeds all state and federal requirements.

3.1.6 UTILIZATION OF WATER RESOURCES

The residential and small plot agricultural land uses in the City represent the highest demand for water. It is estimated that the trend will continue with residential/small plot agriculture having the highest utilization demands for water in the future. The City needs to have storage requirements to cover day to day delivery demands and also to cover emergency requirements. Emergency storage is required to maintain service in the event of regional power outages or massive concurrent pumping plant failures.

**TABLE 3.1
WATER QUALITY**

(parts per million unless otherwise noted)

PRIMARY HEALTH RELATED STANDARDS	STATE MCL*	STATE PHG*	NORCO STATISTICS	
			AVERAGE	RANGE
Microbiological	5%	0	<1%	<1%
Total Trihalomethanes	.1	NA	.031	.002 - .074
Tetrachloroethane	.005	0	ND	ND - .001
Trichloroethylene	.005	0	.001	ND - .033
Nitrate	45	45	11.3	ND - 59.9
Flouride	2	1	1.6	1.29 - 4.03
Arsenic	.05	NS	.0067	ND - .038
Aluminum	1	NS	0	ND - .008
Barium	1	2	.03	ND - .114
Gross Alpha (pico curies/liter)	15	NS	1.17	ND - 4.51
Uranium (pico curies/liter)	20	NS	1.0	ND - 5.1
Lead	.015	NS	< .015	<.015-.0456
Copper	1.3	NS	< 1.3	ND - .679
Chloride	500	NS	134.5	39 - 227
Sulfate	500	NS	69.3	17 - 148
Total Dissolved Solids (TDS)	1,000	NS	511.3	331 - 663

There are time-of-use storage amounts that are necessary to maintain service during peak power periods when pumping plants are shut down in compliance



with TOU operating schedules. Time-of-use is a process where pumping and filling of reservoirs are done at times when energy costs are lower. This requires additional storage requirements.

In addition, the City needs to have adequate storage requirements for fire protection. In the 857 pressure zone, the storage requirement is 4,000 gpm for four hours. In the 1021 pressure zone, the requirement is 3,500 gpm for four hours (Exhibit 3.5, Water Pressure Zones). The recommended storage requirement for the 857 pressure zone is 7.7 million gallons for current conditions and 10.1 million gallons for ultimate development. The requirements in the 1,021 north and 1150 pressure zones are 1.6 million gallons and 1.8 million gallons respectively. When the area of the 1021 south pressure zone is developed, the recommended storage requirement is 1.8 million gallons per day.

Currently the City has a storage capacity of 9 million gallons per day in six storage reservoirs and a recommended storage requirement of 9.3 million gallons per day. For ultimate development, the recommended storage requirement will be 13.7 million gallons per day (not including any time-of-use storage requirements). Ultimately there may be a reservoir constructed on the Wyle Laboratories property, the size of which is not known.

3.1.7 CONSERVATION OF WATER RESOURCES

The City has enacted codes such as the Water Conservation Section of the Norco Municipal Code, to encourage conservation of this vital resource. The City will continue to update the Code as needed to help meet the goal of conserving water. Additionally, the City provides public service pamphlets to the community on how to protect and preserve water, including information on how to prevent water contamination and pollution. The City will continue on an annual basis to inform and educate the community on water issues in efforts to conserve and protect the water for existing needs and future generations.

Also, the City has adopted requirements via the Planning, Engineering, and Building and Safety Divisions to conserve water. Such programs include xeriscape landscaping, the use of reclaim water, the use of low flow plumbing fixtures, and other conservation programs to protect and preserve the City's water resources.

3.1.8 DEVELOPMENT OF NEW WATER RESOURCES

To meet existing requirements, the City has constructed two new wells since 2001 and has purchased 4,400 acre feet of additional water from the Arlington Desalter. The City will continue to maintain and improve its current infrastructure in order to provide water for existing and future use.

3.1.9 OTHER WATER RESOURCES

There are two water bodies in the City which are not utilized for consumption and are categorized as "other resources", **Lake Norconian** (man made) and the



Santa Ana River. They both are surface waters and are used primarily for aesthetic and recreational purposes. Lake Norconian is located at the Naval Warfare Assessment Center (NWAC) which is primarily off-limits to the public, and the Santa Ana River runs along the northern boundary of the City.

Lake Norconian is a manmade lake that was created for recreational purposes with the Norconian Hotel back in the 1920's. When the hotel closed, the property was ultimately split between the NWAC and the State. The State converted the hotel building into a drug rehabilitation incarceration center (building now closed) and since that time, the lake has had little public use. Some fishing still occurs with a local fishing license obtained at the NWAC facilities office. Fish species consist of bass and catfish left over from previous years of stocking. The NWAC promotes a policy of catch and release since they do not re-stock the lake anymore. The City is now responsible for maintaining the lake level and wells that were owned and maintained by NWAC have been transferred to the City.

Over the years the lake has become an important riparian habitat for birds. Each year the Audobon Society counts that number of species and individual birds that are found at the lake on a particular day, generally sometime in December. Some of the species that have been found are land birds and others are migratory. The limitation of the observation to one day per year makes it difficult to determine how critical the lake is to either of these types of species. Until 2000, the count consisted of a total number only, without any breakdown as to what type of species made up the total. There has not been any consistent effort to monitor specific species from year to year.

The **Santa Ana River** forms the northern boundary of the City and is a naturally occurring element in the landscape, though it has been changed greatly through human intervention. The river itself in a natural condition has a high flow season in early spring and a low flow season in late fall. In a natural state, the river could at times be dry toward the end of summer during times of drought. The river now has flow in it year-round from treatment plant effluent that is continuously put into the river channel. The river itself is not used for potable water supplies but serves an important function in the re-generation of ground water aquifers, especially in Orange County. The function of the river for recreational purposes is limited to the aesthetic values for riverside trails (equestrian, pedestrian, and bicycle) and parks. Swimming is not permitted in the river because of the treatment plant effluent.

As a riparian habitat, the river supports numerous species including plants, animals, fish, and fowl both for habitat and foraging. While the river does not directly supply potable water, as a resource to wildlife it needs to be preserved and enhanced wherever possible. These issues and opportunities are discussed in more detail in Section 3.5, Wildlife Resources



3.2 ENERGY RESOURCES

The Energy Resource Plan of the Conservation Element provides information regarding the conservation, utilization, and development of energy resources. Also, current and future resources are discussed.

The City of Norco is serviced by Southern California Edison (SCE). SCE is a regional power broker that provides much of the electricity for residents in Southern California that do not live in municipalities or districts that provide their own electricity.

3.2.1 CONSERVATION OF ENERGY RESOURCES

Energy is a basic and essential resource to maintain the livability of Norco as an animal keeping/equestrian community. The generation of energy requires ongoing depletion of non-renewable resources, the costly extraction and transport of these resources, and the cost of transmission facilities. Currently, Norco's electrical energy is primarily from nonrenewable resources as provided by the power generating companies. The concept of non-renewable resources combined with the overall cost of delivering electrical power, means that conservation of energy is an important piece in the energy puzzle for the sustainability of Norco's lifestyle.

The City recognizes the importance of energy conservation and has taken proactive measures to reduce its energy consumption. Some of the steps City government has taken to conserve electrical power include:

Public Buildings:

- 1.) Thermostats set at 68 degrees in the winter and 75 degrees in the summer.
- 2.) Occupancy sensors installed in non-office rooms.
- 3.) Overhead lighting reduced.
- 4.) Tinted building windows with full southern exposure.
- 5.) Reduced hours and days of ball field lighting.

The City recognizes that the cost and supply of energy resources can become a serious concern for Norco businesses and residents as a result of business decisions that the City has no control over. In order to address this concern, the Planning Commission has expressed interest in establishing a "Blue Ribbon Committee" to explore alternate means for energy conservation and local production. The City may also want to consider the designation of an energy coordinator that could oversee all energy conservation issues as they pertain to the different city departments.

Because of its unique equestrian lifestyle, Norco offers opportunities to conserve energy by encouraging alternative modes of transportation. Although the City is only 14 square miles, there are over 80 miles of designated equestrian trails providing equestrian access to all parts of the City. The City should continue



encouraging businesses to provide hitching posts and watering facilities adjacent to trails. All new residential developments are required to include an equestrian trail on at least one side of the street. Trails on both sides should be required where appropriate. In addition the City should continue actively encouraging the completion of the Coast to Crest Trail along the Santa Ana River. This will be a multi-purpose trail accommodating equestrians, bicyclists and hikers that could provide intra-city transport exclusive of automobiles.

3.2.2 UTILIZATION OF ENERGY RESOURCES, DIRECT AND INDIRECT

Ample and reasonably priced energy is crucial to everyday living, and a thriving community. Energy allows residents to work, play, produce, and meet day to day essential living needs. Energy is used in both a direct and indirect manner.

Examples of direct uses of energy are transportation, lighting, heating or cooling structures, and for the operation of machinery and appliances. Direct energy use is easy to identify, affect, and promote energy conservation.

Indirect energy use is more difficult to identify as it is the energy embodied in the production of materials or goods. For example, the construction of a new school embodies all of the energy that went into the process of making the school, i.e., transportation of the materials to the site; the energy required to produce the lumber, glass, nails, and all other materials; and the energy consumed on the construction site. Conservation of indirect energy resources is more difficult due to the large geographic area and multiple levels of participation involved. It requires the cooperation and coordination between government and businesses.

3.2.3 SOURCE AND SUPPLY OF ENERGY RESOURCES

Energy is regulated via the California Public Utilities Commission, the California Energy Commission, and the Federal Energy Regulatory Commission, the three of which play an important role in the source and supply of energy we receive. In the past a single utility company based on a geographic area, was responsible for all stages of energy production and delivery: **generation** (producing electricity by transforming other forms of energy), **transmission** (transporting that electricity from generation point to the Electric Service Provider or ESP) and **distribution** (from the provider to the customer).

Most of Norco's electrical consumption is imported and derived from nonrenewable resources. Nonrenewable resources are finite, necessitating the need to continuously find and extract new scarce resources. Fossil fuels provide much of the resource for power generation as can be seen in Table 3.2 (Electricity Sources for California). The production of energy is done regionally and controlled by state regulations. The immediate options that citizens of Norco have to reduce dependence on imported electricity are to conserve first, and then take advantage of technology that allows for on-site generation for individual consumption (e.g. solar, wind, etc.). The City for its part needs to continue to push for the conversion of manure to energy, whether it ultimately is a City facility or the City is part of a regional facility.



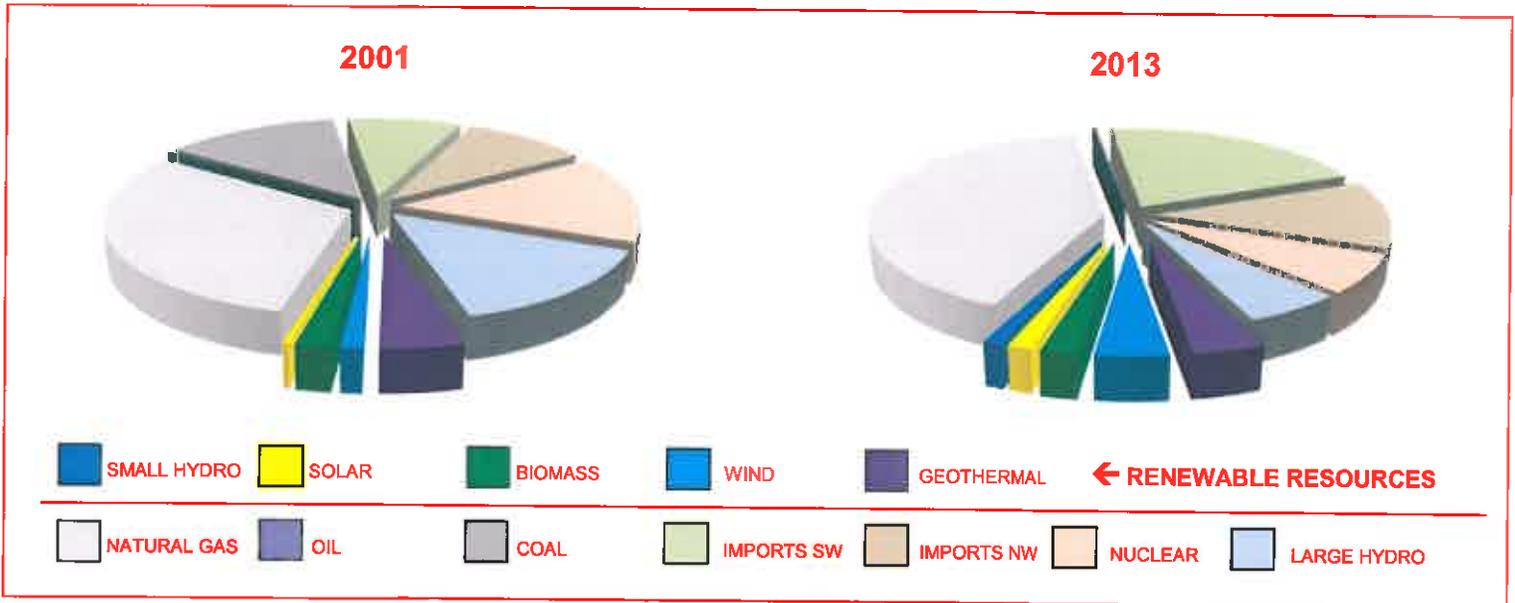
The **state** is looking at renewable energy development to help alleviate energy shortages, provide clean air, **reduce greenhouse gases**, lower rates, and stimulate technological advances. A blue-ribbon committee could keep abreast of available programs that could assist Norco in its efforts to improve its own energy program.

TABLE 3.2
ELECTRICITY SOURCES FOR CALIFORNIA 2013

Resource Type	Gigawatt-Hours	Percentage
Large Hydro	20,754	10.39
Nuclear	17,860	8.94
Coal	1,018	.51
Oil	38	.02
Natural Gas	120,863	60.5
Renewables	39,236	19.64
Small Hydro		1.67
Geothermal	12,485	6.25
Biomass	6,423	3.21
Wind	12,694	6.35
Solar	4291	2.15
Imports - Northwest	35,036	11.83
Imports - Southwest	61,759	20.82
TOTAL	296,628	100.00

Source: California Energy Commission (2011)

EXHIBIT 3.5
CALIFORNIA ELECTRICITY SOURCES



3.2.4 DEVELOPMENT OF ENERGY RESOURCES, RENEWABLE -v- NON-RENEWABLE

Norco can both decrease its dependence on outside energy sources and decrease the consumption of nonrenewable resources by developing renewable energy resources within the city. The City of Norco is located in climate ten (10), which has medium to warm weather. The location, climate, and lifestyle of Norco lends itself well to the potential development and use of renewable energy such as solar, biomass, and wind resources.

3.2.5 POTENTIAL NEW ENERGY SOURCES

There are emerging technologies that could provide alternate sources for electricity that are not widely used in Norco. One potential source could come from the use of windmill technology. The California Energy Commission has mapped the areas of the state that are considered good wind resource areas. These areas are so designated because of the high number of days per year when wind levels are high enough to move the machines and provide a fairly continual resource. The City of Norco does not lie within such an area since winds here are only seasonal. The best opportunity for Norco to take advantage of this resource would be on an individual user basis as a supplemental energy supply.

Solar energy is another resource, and is one that has broader applications than windmill technology. Commercial development of processed solar energy is restricted because of the large amounts of open areas that are currently required for photovoltaic module array fields. Photovoltaic technology, however, has applications that make it usable for individual customers to augment their own energy supply. Also, the State has programs that encourage the use of solar technology to make it more cost affective to individual customers.

In addition to wind and solar generated energy, other new technologies that may be applicable to individual users include the use of small turbine engines that are powered by natural gas, or the use of fuel cell technology. Both of these are relatively new and may be too expensive for wide-spread application at this point.

The City needs to continually review new and emerging technologies with regards to the generation and conservation of energy resources. With current technologies the viability of any alternative energy resource is directly related to the commodity price of fossil fuels. When fuel costs are high, the use of alternative fuel sources becomes more attractive. Conversely when fuel costs are relatively low, there is little interest in making investments into alternative fuel equipment without government subsidy.

An alternative energy source that the City needs to continue investigating until funding and/or technology make it feasible is the conversion of manure into energy resources.



3.3 SOIL AND MINERAL RESOURCES

Pursuant to Government Code Section 65302 (d) a city's Conservation Element should include discussion of the conservation, development, and utilization of soil and mineral resources. Specifically, cities should discuss each, as they are relevant to their jurisdiction.

3.3.1 SOIL RESOURCES

Soil resources become important in areas of high agricultural production, or areas that have the potential for agricultural production. Classification of soils are important in determining irrigation, planting, and farming of various crops; and also for determining appropriate areas for wildlife habitat, and land use planning. However, the main function of soil data is for agricultural purposes. Due to the fact that Norco is primarily built out, and is not a community based on large agri-businesses, general soils data is provided, but no general plan goals or policies have been included for the conservation of soils as they relate to the maintenance and development of large-scale agriculture. Goals and policies as they pertain to the control of soil erosion have been included.

The State Department of Conservation through the Farmland Mapping and Monitoring Program (FMMP) publishes an "Important Farmland Map" for each county that categorizes farmland for its significance, or potential significance, to the State's agricultural industry. The FMMP is not a regulatory program but is used by the state and counties to monitor the loss of farmland acreage. There are four categories, in descending importance, into which farmland is categorized. The four categories are Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance.

The City of Norco has two small areas that are designated on the Riverside County Important Farmland Map. The first is designated as "Locally Important" and is located on the northeast side of River Road at Bluff Street. The second which is designated Unique Farmland is located in the City's Sphere of Influence northerly of Arlington Avenue on the east side of Pedley Substation Road (Exhibit 3.6, Soil Classifications).

Locally Important Farmland is determined by the County Board of Supervisors based on input from a local advisory committee and maps are updated after every two year field study. The property at Bluff Street and River Road was historically used for dairy farming which was the reason for the "Locally Important" designation. The dairy farm has ceased operation so it is unlikely that the property will maintain that designation in future field studies because of surrounding development. However, the zoning of the property will still allow small-plot agriculture consistent with the Land Use Element and consistent with Goals of the Conservation Element for a more sustainable community in the future.



Unique Farmland is farmland of lesser quality soils that is used for the production of the state's leading agricultural crops. To have this designation the land must have been cropped some time during the two update cycles prior to the mapping date which for Riverside County is 2010. The property has historically and is currently being used for a nursery operation.

In addition the U.S. Department of Agriculture (USDA) is mapping the entire nation showing the suitability of soils for the purpose of agricultural production. The mapping for the Norco area was completed in 1917 but the current status is "Update Needed." The USDA has identified over 40 different soil types within the City of Norco alone. A listing of all the different soil types is not included here but can be found in the documents from the USDA's office (Soil Survey of Western Riverside Area, California, Nov. 1971). The USDA's report also groups the different soil types according to similar qualities and characteristics. Exhibit 3.2 shows how the soils in Norco are grouped and how suitable they are for agricultural purposes.

3.3.2 CONSERVATION OF SOIL RESOURCES

As future development of Norco occurs, soils will be exposed during grading operations. During this time, soils may become susceptible to water and wind erosion. The extent that erosion would occur depends on the particular soil, the extent of area being exposed, the slope, the time of year grading operations occur and erosion control methods that are used.

Historically the most immediate threat to community safety was the threat of erosion along the Santa Ana River bluff areas. The main cause of the erosion was due to scouring on the undersides of the bluffs when the Santa Ana River became engorged with winter storm run-off. The first phase of a bluff stabilization program has been implemented by the U.S. Army Corp of Engineers that resolved the problem where the threat was greatest.

Erosion escalates downstream soil deposition behind Prado Dam reducing the effectiveness of that facility. The Orange County Water District is in the initial stages of developing a Prado Basin Sediment Management Plan that will remove sediments deposited behind the dam to re-entrain them into the river channel below the dam to allow restoration of habitats and beaches downstream.

3.3.3 MINERAL RESOURCES

The California Department of Conservation also has a classification system for soils based on the suitability of the soils for mining and extraction of resources (Exhibit 3.7, Mineral Resource Zones). The objective of classification and designation processes is to ensure, through local jurisdictions, that mineral deposits of statewide or of regional significance are available when needed.

Rapid urban expansion in areas with mineral resources can cause these areas to be committed to irreversible land uses prior to the resources being extracted,



thereby precluding any future extraction when marketability of the resources is more favorable.

The Department of Conservation has established a hierarchy of mineral resource zones as follows:

- MRZ-1 Areas where geologic information indicates no significant mineral deposits are present.
- MRZ-2 Areas that contain identified mineral resources.
- MRZ-2a Areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present.
- MRZ-2b Areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present.
- MRZ-3 Areas of undetermined resource significance.
- MRZ-3a Areas containing known mineral deposits that may qualify as mineral resources.
- MRZ-3b Areas containing inferred mineral deposits that may qualify as mineral resources.
- MRZ-4 Areas where geologic information does not rule either the presence or absence of mineral resources (no known mineral resources).

The City of Norco only has two mineral resource zoning designations within the city limits and most of it is in the MRZ-3a Zone. The zoning designations are from surveys done for State Report 165 "Mineral Land Classification of the Temescal Valley Area" that also covered the Norco area. As indicated above, the MRZ-3a Zone is an area that has known deposits that may qualify as a "mineral resource". The resource in this case is crushed rock for construction-related purposes and is primarily associated with Norco Hills and the hills and slopes around Lake Norconian, including Beacon Hill.

With residential development already approved for many of the hillsides, most of the area in question will not be available for any type of future extraction. The hillside areas not designated for residential development are more valuable to the City as an open space resource than as a potential mineral resource. In terms of importance to the state, it is the City's opinion that there are more suitable areas (i.e. Temescal Canyon) where there is more construction material available en masse, and where it is more accessible and marketable for long-term extraction. Like the classifications for agriculture suitability, the classifications for mineral resources serve as an information source to local jurisdictions to help in determining long-range land use decisions. The State does not require or recommend any implementation measures.

The only other resource zone within City limits is an MRZ-2b Zone located at the very edge of the City near the intersection of Hamner Avenue and Parkridge Street. This is just the edge of a much larger zone that extends into the City of Corona along the Temescal Wash. The primary resource in this zone is "sand and gravel", again for construction purposes. The small portion that is within the City of Norco has some development already over it, and the remaining portion



does not constitute enough feasible land area to warrant any type of preservation for future mineral extraction. Based on the above assessment information, no goals or policies are included that encourage or preserve opportunities for mineral extraction. This is consistent with the City's adopted Land use Plan.



Exhibit 3.6

Soil Classifications



Exhibit 3.7
Mineral Resource Zones



3.4 WILDLIFE RESOURCES

The General Plan is premised on the recognition that plant and wildlife resources are important natural resources that should be conserved and protected. Plant and wildlife resources are important to preserve species diversity, the vitality of the particular ecosystems in which they live, and the maintenance of the ecological balance in the City and regional natural areas. The wildlife resources goals and policies support other goals and policies of the General Plan, such as preventing degradation of the natural environment, preserving prime plant and wildlife habitat, and protecting rare and endangered species. Exhibit 3.8 illustrates the City's most important wildlife and open area resources.

3.4.1 EXISTING SETTING FOR RESOURCES

The City is a mixture of small plot agriculture, commercial and industrial development, along with several natural areas containing biological habitats. The primary habitats exist among the hillside areas along the east City boundary and in the Santa Ana River forming the northern boundary of the community. Other biological habitats are isolated and would consist of Lake Norconian, and small separate riparian areas within the hillsides. Biological information for the community has been obtained primarily from environmental assessments that have been prepared for the community.

3.4.2 SPECIAL STATUS SPECIES (rare, threatened, or endangered)

Plant and wildlife resources within the City include native vegetation such as the inland sage scrub and riparian areas, as well as rare, threatened or endangered plant and animal species. The Federal Government lists the Stephen's Kangaroo Rat (*Dipodomys stephensi*) as an Endangered Species. Originally the Stephen's Kangaroo Rat was not felt to have habitat within the City; however, the species was discovered with a biological assessment required by the City with recent development that has occurred and been proposed in the eastern hillside area of the community.

Tables 3.3 through 3.7 list sensitive species that may exist within the community. Preservation of these species depends on the preservation of natural habitats, including any viable inland sage scrub, wetlands and riparian areas. Both the size of individual habitat areas and the connectivity between these areas can directly affect the ability of these habitats to support viable populations of sensitive species. In order to mitigate the impacts caused by new development in the City and throughout the County, the City is cooperating with the Western Riverside Council of Governments in the development of a Multiple Species Habitat Conservation Program (MSHCP).



Exhibit 3.8
Wildlife Resources



The MSHCP is a coordinated planning effort involving western county cities and Riverside County to preserve and promote the viability and recovery of western Riverside County ecosystems and habitats. The program is intended to protect existing sensitive species and to further the goal of reducing the need to list additional species in the future. Critical to the preservation of Norco's unique lifestyle is a balance between the needs for species and habitat conservation and the needs for continuing recreational opportunities including equestrian, bicycling, and hiking.

3.4.3 HILLSIDE HABITAT RESOURCES

The City has approved low-density residential development for much of the hillside areas, however, approximately 425 acres of open space will also be dedicated to the City for permanent open space.

There have been biological surveys within the hillside areas of the community that together have covered an extensive botanical and wildlife inventory. The hillside areas are comprised of low rolling hills and a large central valley. The soils are comprised of a mixture of decomposed granite and large boulders. The surrounding area is characterized primarily by flat open space to the north and northwest, rolling hills to the south, and two larger hills: one to the west along the central portion of the site and one located to the southeast. The hillside area includes several dry drainage ravines created by erosion that lead to the Hidden Valley Golf Course and off-site. The different plant communities are as follows:

Plant Communities

The hillside areas are comprised of a combination of plant communities depending on topography and historical use of the land, including Riversidean sage scrub, non-native grassland, riparian vegetation in dry season drainage ravines, and bare disturbed ground.

Wildlife surveys in the hillside areas have focused on the Stephen's kangaroo rat, California gnatcatcher and the several wetland areas. Habitat for the quino checkerspot butterfly and the least Bell's vireo has not been found there even though wildlife has been observed in all parts of the hillsides, with the greatest activity in lowland areas. Wildlife is less common on the higher slopes. The following wildlife has been observed in the hillside areas:

Birds

Birds are the conspicuous wildlife observed and include species such as house finch, California quail, mourning dove, European starling, crow and red-tailed hawk.



**TABLE 3.3
SPECIAL STATUS SPECIES-BIRDS**

SPECIES (common name)	STATUS <small>Explanations at bottom</small>	TYPE OF HABITAT PRESENT & SPECIES OCCURANCE (<i>Italics</i>) <small>Explanations at bottom</small>	
		SANTA ANA RIVER/BLUFFS	NORCO HILLS
least Bell's vireo	FE, SE	breeding (<i>NP</i>)	no habitat (<i>NP</i>)
southwestern willow flycatcher	FE, SE	breeding (<i>NP</i>)	no habitat (<i>NP</i>)
southern bald eagle	former FT	marginal (<i>NP</i>)	no habitat (<i>NP</i>)
Peregrine falcon	former FE	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
coastal California gnatcatcher	FT	no habitat (<i>NP</i>)	breeding (<i>NP</i>)
golden eagle	no status	no habitat (<i>NP</i>)	foraging (<i>NP</i>)
western burrowing owl	SSC	no habitat (<i>E?</i>)	foraging (<i>NP</i>)
western yellow-billed cuckoo	SE	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
Swainson's hawk	SE	foraging (<i>NP</i>)	no habitat (<i>NP</i>)
double-crested cormorant	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
western least bittern	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
white-faced ibis	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
osprey	SSC	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
sharp-shinned hawk	SSC	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
Cooper's hawk	SSC	breeding (<i>OP</i>)	no habitat (<i>NP</i>)
ferruginous hawk	SSC	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
merlin	SSC	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
prairie falcon	SSC	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
long-billed curlew	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
long-eared owl	SSC	breeding (<i>PP</i>)	no habitat (<i>NP</i>)
loggerhead shrike	SSC	breeding (<i>P</i>)	no habitat (<i>NP</i>)
California horned lark	SSC	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
cactus wren	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
yellow warbler	SSC	breeding (<i>P</i>)	no habitat (<i>NP</i>)
yellow-breasted chat	SSC	breeding (<i>P</i>)	no habitat (<i>NP</i>)
So. Calif. rufous-crowned sparrow	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
tricolored blackbird	SSC	foraging (<i>OP</i>)	no habitat (<i>NP</i>)
white-tailed kite	FP	breeding (<i>P</i>)	no habitat (<i>NP</i>)
TERMS AND ABBREVIATIONS USED IN THE TABLE			
STATUS	FE- Fed. Endangered; FT-Fed. Threatened; SE-State Endangered; SSC-California Species of Special Concern; FP-California Fully Protected		
TYPES OF HABITATS	Breeding – habitat suitable for breeding of a certain species; Foraging – habitat suitable for foraging of a certain species; No habitat – no habitat that is suitable for the species.		
SPECIES OCCURANCE	P-Present in the area; OP-Occasionally Present; PP-Potentially Present but not Documented; NP-Not Present; E-Extirpated from the Area		



**TABLE 3.4
SPECIAL STATUS SPECIES-MAMMALS**

SPECIES (common name)	STATUS <small>Explanations at bottom</small>	TYPE OF HABITAT PRESENT & SPECIES OCCURANCE (<i>Italics</i>) <small>Explanations at bottom</small>	
		SANTA ANA RIVER/BLUFFS	NORCO HILLS
California mastiff bat	SSC	foraging (<i>PP</i>)	foraging (<i>PP</i>)
pallid bat	SSC	foraging (<i>PP</i>)	no habitat (<i>NP</i>)
pale big-eared bat	SSC	foraging (<i>PP</i>)	no habitat (<i>NP</i>)
San Diego black-tailed jackrabbit	SSC	breeding (<i>P</i>)	no habitat (<i>NP</i>)
nw. San Diego pocket mouse	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
southern grasshopper mouse	SSC	breeding? (<i>PP</i>)	no habitat (<i>NP</i>)
San Diego desert woodrat	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
Stephen's kangaroo rat	FE	no habitat (<i>NP</i>)	breeding (<i>P</i>)
TERMS AND ABBREVIATIONS USED IN THE TABLE			
STATUS	FE- Fed. Endangered; FT-Fed. Threatened; SE-State Endangered; SSC-California Species of Special Concern; FP-California Fully Protected		
TYPES OF HABITAT	Breeding – habitat suitable for breeding of a certain species; Foraging – habitat suitable for foraging of certain species; No habitat – no habitat that is suitable for the species.		
SPECIES OCCURANCE	<i>P</i> -Present in the area; <i>OP</i> -Occasionally Present; <i>PP</i> -Potentially Present but not Documented; <i>NP</i> -Not Present; <i>E</i> -Extirpated from the Area		

**TABLE 3.5
SPECIAL STATUS SPECIES-REPTILES**

SPECIES (common name)	STATUS <small>Explanations at bottom</small>	TYPE OF HABITAT PRESENT & SPECIES OCCURANCE (<i>Italics</i>) <small>Explanations at bottom</small>	
		SANTA ANA RIVER/BLUFFS	NORCO HILLS
southwestern pond turtle	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
San Diego horned lizard	SSC	marginal (<i>PP</i>)	breeding (<i>PP</i>)
orange-throated whiptail	SSC	no habitat (<i>NP</i>)	breeding (<i>PP</i>)
silvery legless lizard	SSC	breeding (<i>PP</i>)	no habitat (<i>NP</i>)
coast patch-nosed snake	SSC	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
Two-striped garter snake	SSC	marginal (<i>PP</i>)	no habitat (<i>NP</i>)
northern red diamond rattlesnake	SSC	no habitat (<i>NP</i>)	breeding (<i>P</i>)
TERMS AND ABBREVIATIONS USED IN THE TABLE			
STATUS	FE- Fed. Endangered; FT-Fed. Threatened; SE-State Endangered; SSC-California Species of Special Concern; FP-California Fully Protected		
TYPES OF HABITAT	Breeding – habitat suitable for breeding of a certain species; Foraging – habitat suitable for foraging of certain species; No habitat – no habitat that is suitable for the species.		
SPECIES OCCURANCE	<i>P</i> -Present in the area; <i>OP</i> -Occasionally Present; <i>PP</i> -Potentially Present but not Documented; <i>NP</i> -Not Present; <i>E</i> -Extirpated from the Area		



**TABLE 3.6
SPECIAL STATUS SPECIES-FISH AND AMPHIBIANS**

SPECIES (common name)	STATUS Explanations at bottom	TYPE OF HABITAT PRESENT & SPECIES OCCURANCE (<i>Italics</i>) Explanations at bottom	
		SANTA ANA RIVER/BLUFFS	NORCO HILLS
arroyo southwestern toad	FE	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
California red-legged frog	FT	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
Santa Ana sucker	FT	nursery (<i>NP</i>)	no habitat (<i>NP</i>)
arroyo chub	SSC	spawning (<i>P</i>)	no habitat (<i>NP</i>)
western spadefoot toad	SSC	breeding (<i>E?</i>)	no habitat (<i>NP</i>)
Santa Ana River woollystar	FE	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
TERMS AND ABBREVIATIONS USED IN THE TABLE			
STATUS	FE- Fed. Endangered; FT-Fed. Threatened; SE-State Endangered; SSC-California Species of Special Concern; FP-California Fully Protected		
TYPES OF HABITAT	Breeding – habitat suitable for breeding of a certain species; Foraging – habitat suitable for foraging of certain species; No habitat – no habitat that is suitable for the species.		
SPECIES OCCURANCE	<i>P</i> -Present in the area; <i>OP</i> -Occasionally Present; <i>PP</i> -Potentially Present but not Documented; <i>NP</i> -Not Present; <i>E</i> -Extirpated from the Area		

**TABLE 3.7
SPECIAL STATUS SPECIES-PLANTS**

SPECIES (common name)	STATUS Explanations at bottom	TYPE OF HABITAT PRESENT & SPECIES OCCURANCE (<i>Italics</i>) Explanations at bottom	
		SANTA ANA RIVER/BLUFFS	NORCO HILLS
many-stemmed dudleya	1b	no habitat (<i>NP</i>)	potential (<i>NP</i>)
Munz's onion	FE	no habitat (<i>NP</i>)	potential (<i>NP</i>)
Plummer's mariposa lily	no status	no habitat (<i>NP</i>)	potential (<i>NP</i>)
intermediate mariposa lily	no status	no habitat (<i>NP</i>)	potential (<i>NP</i>)
Payson's jewel-flower	no status	no habitat (<i>NP</i>)	potential (<i>NP</i>)
Parry's spineflower	no status	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
Palmer's grapplinghook	no status	no habitat (<i>NP</i>)	potential (<i>NP</i>)
Braunton's milk-vetch	FE	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
long-spined spineflower	no status	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
Coulter's goldfields	no status	no habitat (<i>NP</i>)	no habitat (<i>NP</i>)
TERMS AND ABBREVIATIONS USED IN THE TABLE			
STATUS	FE- Fed. Endangered; FT-Fed. Threatened; SE-State Endangered; SSC-California Species of Special Concern; FP-Calif. Fully Protected; 1b-Calif. Nat. Pl. Soc. Endangered		
TYPES OF HABITAT	Breeding – habitat suitable for breeding of a certain species; Foraging – habitat suitable for foraging of certain species; No habitat – no habitat that is suitable for the species.		
SPECIES OCCURANCE	<i>P</i> -Present in the area; <i>OP</i> -Occasionally Present; <i>PP</i> -Potentially Present but not Documented; <i>NP</i> -Not Present; <i>E</i> -Extirpated from the Area		



Mammals

Mammal species that have been observed include coyote, black-tailed jackrabbit, pocket gopher, Pacific kangaroo rat, Stephen's Kangaroo rat, and California ground squirrel.

Reptiles

Reptiles found include the side-blotched lizard, western fence lizard, granite spiny lizard, coachwhip snake, western whiptail, western diamondback rattlesnake, and red-diamondback rattlesnake.

Amphibians

The only amphibian observed in the hillside area is the pacific tree frog.

Fish

No hillside riparian areas are large enough to support any fish species.

No sensitive plants, birds, reptiles have been found or observed in the hillside areas, although potential habitat for several sensitive species is present. The only mammal found within the hillside areas is the Stephen's kangaroo rat; a federal endangered species and a state threatened species. A large amount of Riversidean sage scrub is present on the hillside areas, which normally would support a variety of sensitive species. However, the quality of the Riversidean sage scrub is poor, or is either dying or already dead.

Several drainages are present in the hillside areas and fall under the regulatory authority of the U.S. Army Corps of Engineers. These drainages are considered "Waters of the U.S." and are located in several small canyons where seasonal drainage occurs during the wet season. Within these drainages there is a small amount of wetlands. Some riparian habitat occurs within these areas, which is under the authority of the California Department of Fish and Game (Exhibit 3. , Wildlife Resources).

3.4.4 LAKE NORCONIAN HABITAT AREA

As indicated in the Water Resources section of the element, Lake Norconian is a man-made lake that was developed for recreational purposes with the Norconian Hotel in the 1920's. The lake is located on property owned by the Federal Government developed and used by the Naval Surface Warfare Center (NSWC).

The lake has become an important riparian habitat for birds and has historically been a depository for stocked fish. Fish species consist of bass and catfish that are a result of prior years of stocking. The NSWC, as indicated, promotes a policy of catch and release, as re-stocking of the lake does not occur any longer.

As Lake Norconian is a restricted access area on Federal property, a full assessment of the habitat resources has not been made. Each year the Audubon Society counts the number and species that are found at the lake. This



usually occurs in the winter months, when migratory and land birds use the lake. The limitation of the observation and counting to a single day makes it difficult to determine whether the lake is a significant habitat for any specific species of bird.

3.4.5 SANTA ANA RIVER HABITAT AREA

The Santa Ana River, in natural condition, is heavily vegetated with a willow-cottonwood riparian habitat. Much of the river is dominated, or becoming dominated by arundo, an invasive non-native giant reed that recovers quickly from disturbance. As such it can overtake native riparian willow and cottonwood habitat areas that do not recover as quickly. While there are remaining dense stands of riparian willows and cottonwoods, many areas that were also once considered densely populated by these species are now completely populated by arundo. The river is fed by the year-round flow from a watershed that extends to the San Gabriel and San Bernardino Mountains.

Because the arundo plant re-seeds and regenerates even after having been removed from an area, it is necessary that the plant be eliminated completely from the entire length of the river. If any healthy arundo plants exist upstream from a cleared area, the seeds will travel down and re-establish new plants before any of the native plants have a chance to get re-established. A consortium of agencies along the length of the Santa Ana River have started a "Team Arundo" that is run through the Santa Ana Watershed Project Authority (SAWPA) for the purpose of doing a systematic eradication starting at the highest headwaters where the plant is found. In addition, both Riverside and San Bernardino Counties and the Nature Conservancy continue localized eradication that has successfully eliminated many acres of arundo within headwater and tributary streams.

The Santa Ana River is habitat for a diverse base of plant and wildlife. Several of these plants and wildlife are listed as sensitive, and portions of the river are categorized as "critical habitat" for the least Bell's vireo. Listed below is a brief summary of the diverse plant and wildlife found (or with the potential to be found) in the portion of the Santa Ana River adjoining the City.

Plant Communities:

The floodplain of the Santa Ana River is dominated by lush cottonwood-willow riparian vegetation interspersed with small to very extensive areas of invasive Arundo scrub. The Santa Ana River along the Norco reach is characterized by the following eight plant communities: cottonwood-willow riparian forest, cottonwood-willow riparian forest with significant Arundo scrub, Arundo scrub, sand bar and sandy wash, marsh, arrow weed scrub, ornamental and ruderal vegetation, and open water. The Arundo is an invasive species that is increasingly displacing native riparian vegetation in the Santa Ana floodplain. Large expanses of the floodplain along the Norco reach are occupied by Arundo scrub.



The federal government has noted the potential occurrence of two sensitive plant species in the Prado Basin. These are the Santa Ana River woollystar (federally listed as endangered), and the many-stemmed dudleya (listed as sensitive). However, neither of these specimens has been found in the area. The following is a listing of the wildlife observed along the Norco stretch of the Santa Ana River including the Prado Basin:

Birds

A total of 208 species of birds have been recorded within the Prado Basin, including six species federally- or state-listed as endangered or threatened, and four others regarded as sensitive. Of particular interest is the least Bell's vireo. This portion of the Santa Ana River lies within the boundaries of "critical habitat" for the least Bell's vireo as defined by the federal Endangered Species Act of 1973.

Mammals

Four species of mammals, regarded as sensitive, are present in the Prado Basin and could be found in the Santa Ana River adjacent to the City. The species are the San Diego black-tailed jackrabbit, the San Diego desert wood rat, Los Angeles little pocket mouse, and the grasshopper mouse.

Amphibians

Seven amphibians have been confirmed by the federal government as being present in the Prado Basin, and would likely be found to have habitat in the Norco portion of the Santa Ana River. All of these amphibians have been listed as sensitive. No amphibians have been found in any of the recent studies for the Norco stretch of the Santa Ana River, however, the Pacific tree frog and the non-native bullfrog are common along the river and should occur somewhere along the Norco stretch of the river.

Reptiles

Several species of reptiles have been documented in the Prado Basin. Important species would include the southwestern pond turtle (a candidate for federal listing); the coastal western whiptail and the San Diego horned lizard (both regarded as sensitive species).

Fish

Eleven species of fish have been documented in the Prado Basin, eight of which have been introduced. There are three native fish, the Santa Ana sucker, speckled dace, and arroyo chub (all listed as sensitive), known to be present in the Santa Ana River north and south of the Norco reach. As a result there is the potential for all fish to be in the Norco reach of the Santa Ana River.



3.5 CLIMATE ACTION PLAN/SUSTAINABLE COMMUNITY PLAN

The Climate Action Plan provides the guidelines for the City of Norco and its citizens to work with other jurisdictions in the state and all citizens of California to reduce greenhouse gas emissions by the year 2020. The accumulation of greenhouse gases in the atmosphere is seen by many to be a precursor to climate change with the potential for significant environmental impact in the next decades. Human technological advances over the last decades have led to this steady increase in greenhouse gases with the potential for future long-term impact.

The Climate Action Plan is the local response to a potential global threat that combined with the Climate Action Plans from throughout the state should produce measurable reductions in the level of greenhouse gases statewide and keep California in the forefront of environmental innovation. The primary purpose is to reduce the environmental footprint of a community by: using local resources more effectively; reduce the demand for resources from outside the region, reduce the reliance on energy from non-renewable resources, reduce the amount of waste not being recycled, and increase local production of food and other resources as feasible. In the Conservation Element, the goals of the Climate Action Plan are combined with goals of a Sustainable Community Strategy which has the same overriding goal of reducing greenhouse gas emissions, but with the focus on coordinated transportation and land use planning.

3.5.1 JURISDICTIONAL SETTINGS FOR ACTIONS

The reduction of greenhouse gases will be achieved through a combination of measures to be accomplished by all levels of government. Federal and state programs will mostly be accomplished through emission reduction regulations of industries. These will be achieved independent of local action measures. Some state and federal programs will require local implementation such as the California Green Building Code and Urban Water Management Plans. Regional plans will be developed and monitored by regional agencies that operate below state levels but above local levels.

The Southern California Association of Governments (SCAG), of which Norco is a member agency, adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS) in 2012. It addresses regional transportation goals and improvements to reduce greenhouse gases. For its part the City is recommended to implement the local measures from that Plan so that the region as a whole meets the reduction deadlines.

The Western Riverside Council of Governments (WRCOG) is a sub-regional government organization that represents the interests of cities in western Riverside County to regional agencies including SCAG which is the federally designated Metropolitan Planning Organization for this area. WRCOG has developed the Climate Action Plan for western Riverside County cities which the



City can adopt on its own at a future date. The goals and policies in Section 2.9 of the Conservation Element are the goals that would be included in a Climate Action Plan and are similar to those contained in the WRCOG CAP.

3.5.2 LEGISLATIVE MANDATES

Assembly Bill (AB) 32 also known as the Global Warming Solutions Act of 2006 was signed into law by the Governor in September 2006. AB 32 establishes a comprehensive statewide program to reduce greenhouse gas emissions from all sources throughout the state. The California Air Resources Board (CARB) was charged with developing the Climate Change Scoping Plan to reduce greenhouse gas emissions to 1990 levels by the year 2020 representing a 15% reduction from the levels that would exist under a “business as usual” scenario (Exhibit 3.10).

The target reduction in greenhouse gas levels to achieve by 2020 is 427 million metric tons statewide. The Scoping Plan recognized that local governments were best equipped to address the issues and implement policy changes to achieve reductions. While there is no specific mandate that a City have a Climate Action Plan, lawsuits filed against agencies for not adequately addressing climate change in their General Plans and environmental review processes are increasing.

In 2008 the Governor signed Senate Bill (SB) 375 otherwise known as the Sustainable Communities and Climate Protection Act of 2008. SB 375 specifically targets a reduction of greenhouse gases from motorized vehicles since they account for roughly 30% of total greenhouse gas emissions. SB 375 was introduced as a measure to meet the reduction target deadlines established with AB 32. CARB was directed to set regional emissions reduction targets region by region and then oversee the preparation of a RTP/SCS by each of the 18 MPO's in the state. Local development of the SCS would mean local implementation measures best suited for that region to meet its reduction targets from vehicles. The SCS integrates transportation, land use, and housing policies to reduce overall vehicle miles being traveled.

3.5.3 ANTICIPATED CLIMATE IMPACTS

The anticipated effects of climate change would vary region to region but overall global effects are anticipated to be higher maximum temperatures with more hot days, higher minimum temperatures with fewer cold days, and precipitation events with greater intensity. Secondary effects especially in California are anticipated to be longer and more severe droughts, more forest fires, loss of snow pack, rising sea levels, and more flooding at lower elevations.

3.5.4 GREENHOUSE GAS EMISSIONS INVENTORY

Atmospheric gases trap infrared radiation that is reflecting off the earth's surface to keep the blanket of air around the planet at temperatures that can sustain life. The process is known as the greenhouse effect. The increase in level of certain



types of these greenhouse gases from human activity is thought to be a factor causing more radiation to be trapped thereby increasing the surface temperature.

The biggest contributing atmospheric gas is carbon dioxide (CO₂) created primarily from burning fossil fuels which represents about 84% of greenhouse gas emissions in the U.S. The burning of fossil fuels also produces methane (CH₄) and nitrous oxide (N₂O) which, combined with CO₂ represent about 98% of the human-caused increase of greenhouse gases. The other greenhouse gases that are increasing due to human activity are hydroflourocarbons (HFCs), perflourocarbons (PFCs), and sulfur hexaflouride (SF₆).

**TABLE 3.8
HUMAN ACTIVITY AND GREENHOUSE GASES**

HUMAN ACTIVITY	GREENHOUSE GASES PRODUCED
Fossil fuel combustion	CO ₂ , N ₂ O, CH ₄
Agriculture	N ₂ O, CH ₄
Composting and landfill gases	CH ₄
Refrigeration/cooling	HFCs
Manufacturing (various products)	PFCs, SF ₆ , CO ₂

These are the six greenhouse gases targeted for regulation and reduction under AB 32.

The Subregional CAP prepared by WRCOG establishes the baseline greenhouse gas inventories for each participating jurisdiction based on community and government operations for that jurisdiction. The emissions inventory was developed using the Local Government Operations Protocol and the U.S. Community Protocol for Accounting and Reporting of GHG Emissions.

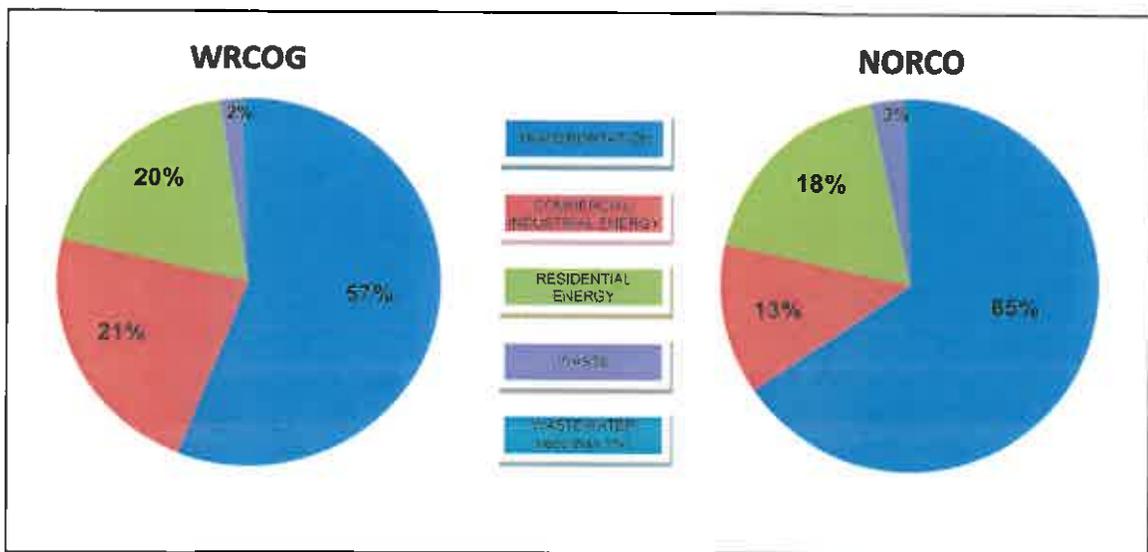
2010 is the baseline year for the WRCOG CAP. The 12 participating cities, including Norco, emitted approximately 5,834,400 metric tons of greenhouse gas emissions in that year from the following sources: transportation 57%, commercial/industrial energy 21%, residential energy 20%, waste 2%, and wastewater less than 1%. The emissions per category resulted from motor vehicles, consumption of electricity and natural gas, waste generated, water consumed, and wastewater treated.

For the City of Norco, the emissions breakdown per category is: transportation 65%, residential energy 18%, commercial/industrial energy 13%, waste 3%, and



wastewater less than 1%. The primary differences from the rest of the WRCOG region can be attributed to the greater need of Norco residents to have to travel farther for services and goods that are more readily available in higher density areas and the higher amount of trash per capita because of the number of residences that require manure removal. It is appropriate that reduction measures for Norco reflect the greater amount of greenhouse gas emissions from these two categories over other jurisdictions in the WRCOG region.

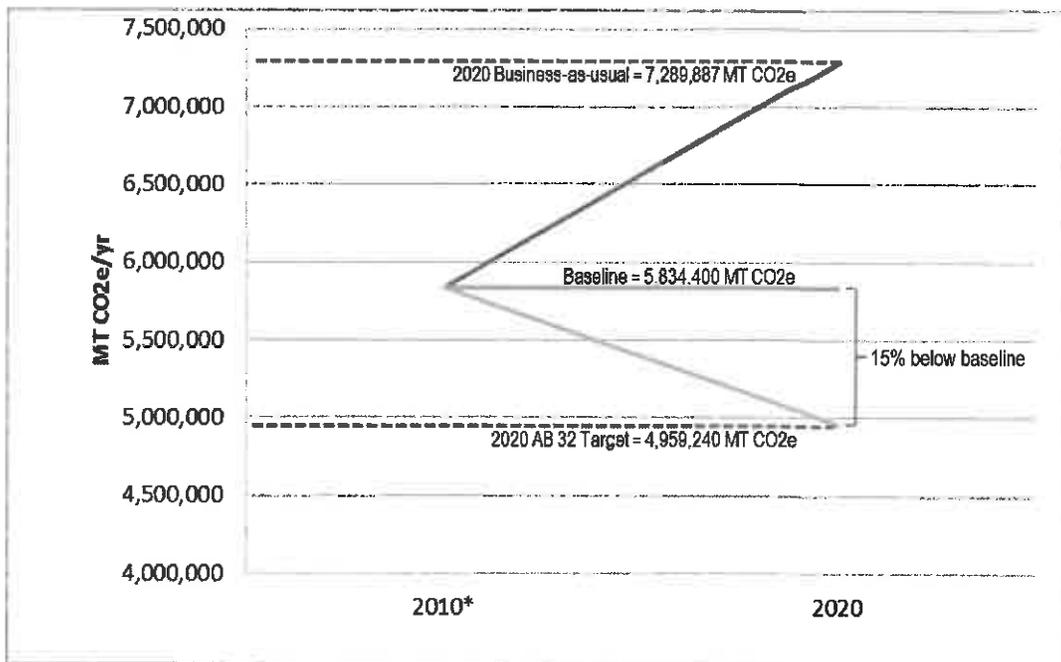
**EXHIBIT 3.9
COMPONENTS OF GREENHOUSE GAS EMISSIONS**



By 2020 the amount of emissions from the WRCOG region will be 7,289,887 metric tons under a business-as-usual scenario. To be compliant with AB 32 the amount of emissions will need to be reduced to 4,959,240 metric tons for the 12 participating cities.



EXHIBIT 3.10
WRCOG EMISSIONS REDUCTION TARGET PLAN 2020



4.0 IMPLEMENTATION MEASURES

4.1 RECLAIMED WATER PROGRAM

The City is in the process of providing backbone infrastructure to bring reclaimed water from the Archibald Treatment Plant for use in public landscaped areas. As funding permits, infrastructure lines will be extended providing for the opportunity to use reclaimed water to irrigate public landscaping in additional areas of the City.

4.2 XERISCAPE LANDSCAPING

The City Municipal Code encourages the use of xeriscape landscaping on all new development to reduce the overall amount of water that is ultimately directed toward the watering of landscaping.

4.3 WATER QUALITY REPORTS

The City Public Works Department publishes annual reports concerning the quality of the City's water supply and identifies any trends in the local supply that need to be corrected before overall quality is impacted.

4.4 WATER QUALITY MANAGEMENT

For all new development and grading over one-half acre the is required to have an approved water quality management plan that will outline the best



management practices to be implemented with project development to prevent contaminated run-off from entering the city's storm drain system.

4.5 PUBLIC WATER INFORMATION PROGRAMS

The City provides public information describing methods of water conservation and the protection of the City's and the region's water quality.

4.6 MANURE TO ENERGY CONVERSION

The City commissioned a feasibility study by Chevron Energy Solutions that was completed in December of 2011. The study concluded that a manure-to-energy conversion plant could be feasible in or near Norco. The feasibility study site was the Western Riverside County Regional Wastewater Authority Archibald Treatment and Reclamation Plant located at 14634 River Road in the City of Eastvale, but other sites were identified as alternatives also.

A Draft Environmental Impact Report (DEIR) was prepared based on the feasibility concept and which was a requirement of the grant money that was used to fund the feasibility study. Because there were no project specifics the DEIR was not certified. A "Leads on Manure to Energy Issues Committee" has been set up to investigate ways to go forward with the plant concept as potential funding sources or assistance may become available to construct a project.

4.7 MULTI-SPECIES HABITAT PROTECTION PROGRAM

The Western Riverside Council of Governments along with the cities of western Riverside County and the County of Riverside adopted the Western Riverside (WR) County Multi-Species Habitat Conservation Plan which is now managed by the WR Regional Conservation Authority (RCA). Upon Plan adoption the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) (formerly the Department of Fish and Game) issued "take" permits to the County and the 14 member cities including Norco, in accordance with the Endangered Species Act and the California Natural Community Conservation Planning Act respectively. The take permits allow the planning for, and the management of, endangered species and conservation land use to be done at the local level as opposed to state and federal levels. The RCA monitors compliance with the Plan for the County, the 14 cities, and other member agencies on behalf of USFWS and CDFW.

4.8 OPEN SPACE CONSERVATION

In addition to the MSHCP, the City has established permanent open space areas to protect significant wildlife elements of the community.

4.9 CLIMATE ACTION PLAN/SUSTAINABLE COMMUNITY STRATEGY

The primary goals of a climate action plan along with those of a strategic community strategy have been incorporated into this Element of the General Plan. The Western Riverside Council of Governments will be adopting the Climate Action Plan for the western county cities and that plan will then be



available for adoption by the City of Norco if it so chooses. The City is already part of the 2012-2015 Sustainable Communities Strategy (SCS) adopted by the Southern California Association of Governments from which there are measures for local implementation that mirror the goals contained in this Element. The focus of the SCS is regional transportation-related reduction measures.

5.0 GLOSSARY OF TERMS

AB 32	Assembly Bill 32, otherwise known as the California Global Warming Solutions Act of 2006, requires California to reduce its greenhouse gas emissions to 1990 levels by the year 2020. The Western Riverside County Organization of Governments (WRCOG) is preparing the Climate Action Plan (CAP) for western Riverside County cities. Goals and policies included in the Conservation Element are similar in scope and nature to those contained in the WRCOG CAP.
Acre Feet:	Unit used to calculate water volume capacity. One Acre Foot is the equivalent of one acre covered with one foot of water, and is equal to 325,829 gallons of water.
Aquifer:	A subterranean water-bearing geologic formation generally covering a large region.
Basin (groundwater):	Subterranean water bodies within a larger aquifer region defined and separated by geologic substructures such as uplifted bedrock, or as may be defined by adjudicated boundaries.
Basin (watershed):	All of the area defined by geology that drains to a particular outlet to the ocean (in this case the Santa Ana River drainage).
Biomass:	Landfill gas, agricultural wastes, and other waste fuels that are used to generate electricity. This includes the by-products of small plot agriculture, animal keeping, and landscaping that can be used in conversion processes to generate electricity.
Conservation:	The management of natural resources to prevent destruction, waste, and neglect.



Critical Habitat	The minimum amount of suitable breeding and foraging habitat occupied or potentially occupied by Threatened or Endangered Species that is deemed necessary to maintain present populations and to recover populations of the species to the point at which the species is no longer Threatened or Endangered.
Desalter:	A plant where reverse osmosis is used to make groundwater potable, a process that removes or reduces excessive amounts of minerals from the water.
Direct Energy Use	Activities that directly involve the expenditures of energy resources (i.e. lighting, transportation, power equipment, etc.).
Endangered Species	Any species that is in danger of extinction throughout all or a significant portion of its range.
Groundwater:	(See basin- groundwater)
Geothermal	The generation of electricity from stores of superheated subterranean water.
Greenhouse Effect:	The atmospheric phenomenon where gases trap infrared radiation that is reflecting off the earth's surface to keep the blanket of air around the planet at temperatures that can sustain life.
Greenhouse Gases:	The certain gases in the atmosphere that absorb and emit radiation which is the cause of the greenhouse effect. The primary greenhouse gases are water vapor, carbon dioxide, methane, nitrous oxide, and ozone.
Indirect Energy Use	The use of products for which energy resources are expended in the production process.
MCL	Maximum contaminant level
PHG	Public health goal.
Photovoltaic	Units to convert sunlight into electrical power.



Reclaimed Water:

The by-product from sewage treatment (or water treatment) that is available for non-potable re-use.

SB 375

The Sustainable Communities and Climate Protection Act of 2008 supports the state's climate action goals to reduce greenhouse gases (AB 32) through coordinated transportation and land use planning. Under SB 375 the state's metropolitan planning organizations were to prepare sustainable communities strategies. The Southern California Association of Governments (SCAG) adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy in April 2012.

Species of Special Concern

An informal designation used by the State for declining wildlife species that are not officially listed as Endangered, Threatened, or Rare. There is no legal protection for these species, although they are recognized as being sensitive.

Threatened Species

Any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.



**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 29, 2014

SUBJECT: Conditional Use Permit 2011-28, Modification No. 1 (McGreevey):
A request for approval to allow a 528 square-foot patio cover addition to an existing detached accessory building at 3067 Pacer Drive located within the A-1-20 (Agricultural Low Density) Zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-50 approving Conditional Use Permit 2011-28, Modification No.1

Conditional Use Permit 2011-28, Modification No.1 is a request for approval to allow a 528 square-foot patio cover addition to an existing detached accessory building at 3067 Pacer Drive located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property consists of about .46 acres/20,038 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

Conditional Use Permit 2011-28 was originally approved to allow a 1,456 square-foot storage and shop building on the subject property (ref. Exhibit "C" – Approved Site Plan). This modification is being requested to allow a patio cover addition to the existing building. The patio cover has already been installed, and there is a code compliance case on the property requiring that permits be obtained. Approval of this modification is the first step towards compliance, since its required before building permits are issued.

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The patio cover is not over 864 square feet, but is being attached to a building that has an existing conditional use permit that allowed an accessory building over 864 square feet.

The site plan and building elevation for the proposed building are attached (ref. Exhibit "D" – Site Plan and Building Elevations). The patio cover is wood framed and matches the existing structure in color (please refer to the site photos in Exhibit "E" for a picture of the patio).

The following is required of accessory buildings in the A-1-20 zone:

- A minimum of five feet from property lines and pools, and 10 feet from any other structure is required for accessory buildings. **The proposed building meets these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 11 feet 4 inches.**

- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the “flat” part of the lot (4% grade or less). **The subject property is approximately 20,038 square feet with a pad of about 16,068 square feet. The lot/pad coverage for the property is approximately 38%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of five animal units would be allowed which would require an open area of at least 2,880 square feet. There is an open area of at least 2,880 square feet in between the existing house and the proposed structure.**

This proposed open animal area is generally in the same area that was approved with Conditional Use Permit 2011-28, but has been moved up closer to the house to allow room for the new patio cover. Furthermore, the proposed open animal area consists of more concrete than what was there when Conditional Use Permit 2011-28 was first approved (ref. Exhibit “E” – Current Aerial and Site Photos and Exhibit “F” – Original Aerial and Site Photos). However, a permit is not required to install concrete.

As proposed, the project meets the minimum requirements for an addition to an accessory building that is over 864 square feet. Staff is recommending that the Planning Commission adopt Resolution 2014-50 approving Conditional Use Permit 2011-28, Modification No.1.

/adr

Attachments: Resolution 2014-50
 Exhibit “A” – Location Map
 Exhibit “B” – Assessor’s Parcel Map
 Exhibit “C” – Approved Site Plan and Building Elevations
 Exhibit “D” – Site Plan and Building Elevations
 Exhibit “E” – Current Aerial and Site Photos
 Exhibit “F” – Original Aerial and Site Photos

RESOLUTION NO. 2014-50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT 2011-28 TO ALLOW A 528 SQUARE-FOOT PATIO COVER ADDITION TO AN EXISTING DETACHED ACCESSORY BUILDING AT 3067 PACER DRIVE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2011-28, MODIFICATION NO. 1)

WHEREAS, an application to the City of Norco, California has been submitted to modify Conditional Use Permit 2011-28 under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by JACK AND CINDY MCGREEVEY for property located at 3067 Pacer Drive (APN 129-373-002); and

WHEREAS, notice of a public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on October 29, 2014 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The requested Conditional Use Permit modification will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 29, 2014 that the aforesaid application Conditional Use Permit 2011-28, Modification No.1 is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "D" – Site Plan and Building Elevations dated August 19, 2014 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees for the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for a patio cover attached to an existing storage and shop building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

##

Resolution No. 2014-50
Page 4
October 29, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 29, 2014.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

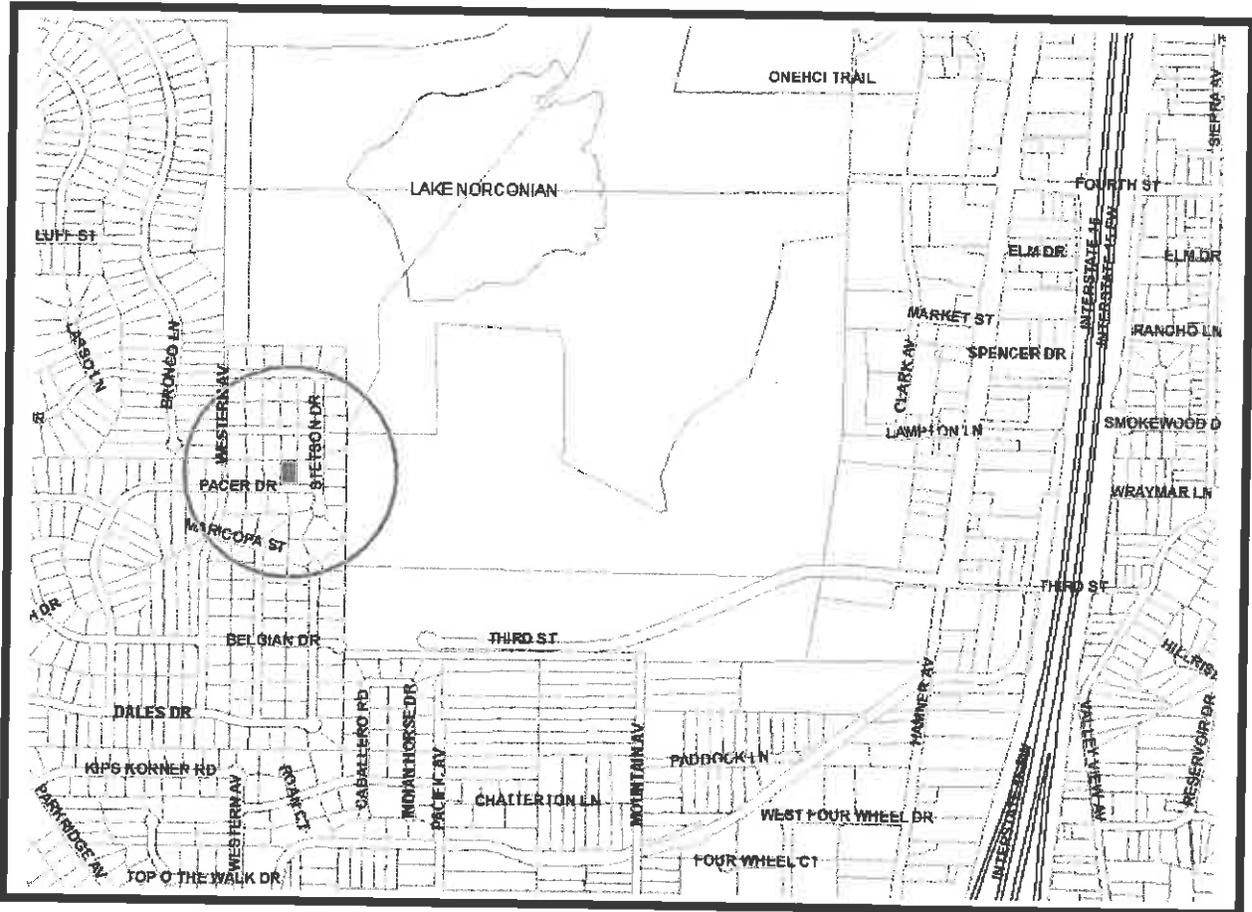
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 29, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Conditional Use Permit 2011-28, Modification No.1
APPLICANT: Jack and Cindy McGreevy
LOCATION: 3067 Pacer Drive

Exhibit "A"

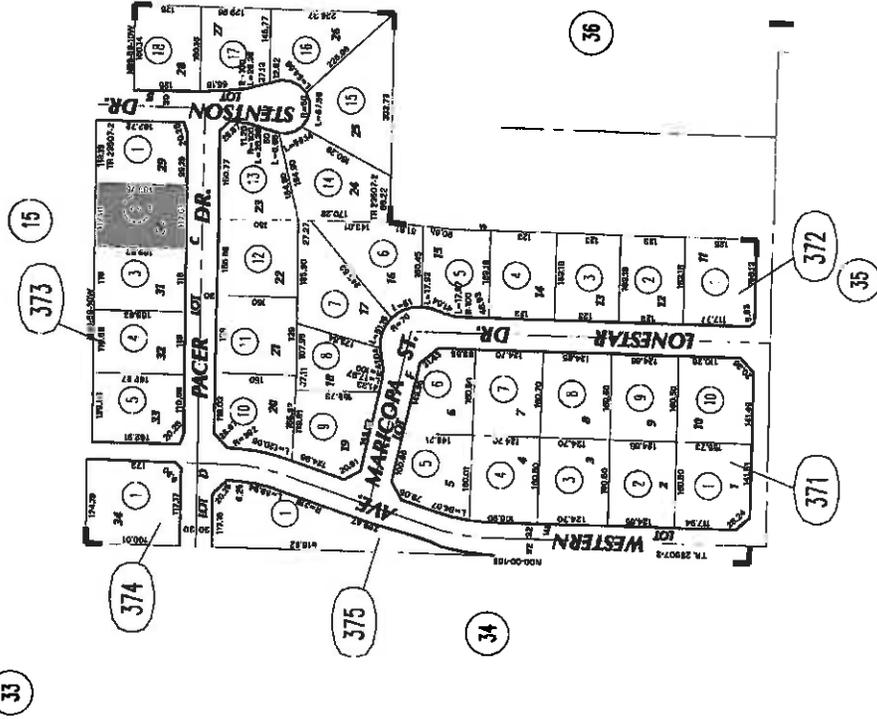
ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 11 12 13 14 T. 3S., R. 7W
CITY OF NORCO

I.R.A. 015-907

129-37
728-15



1" = 200'
ANGLE = 0

ASSESSOR'S MAP BK129 PG. 37
diverside County, Calif.

MB 256/16-18 TRACT NO. 23507-2

Mar 2001

Exhibit "B"

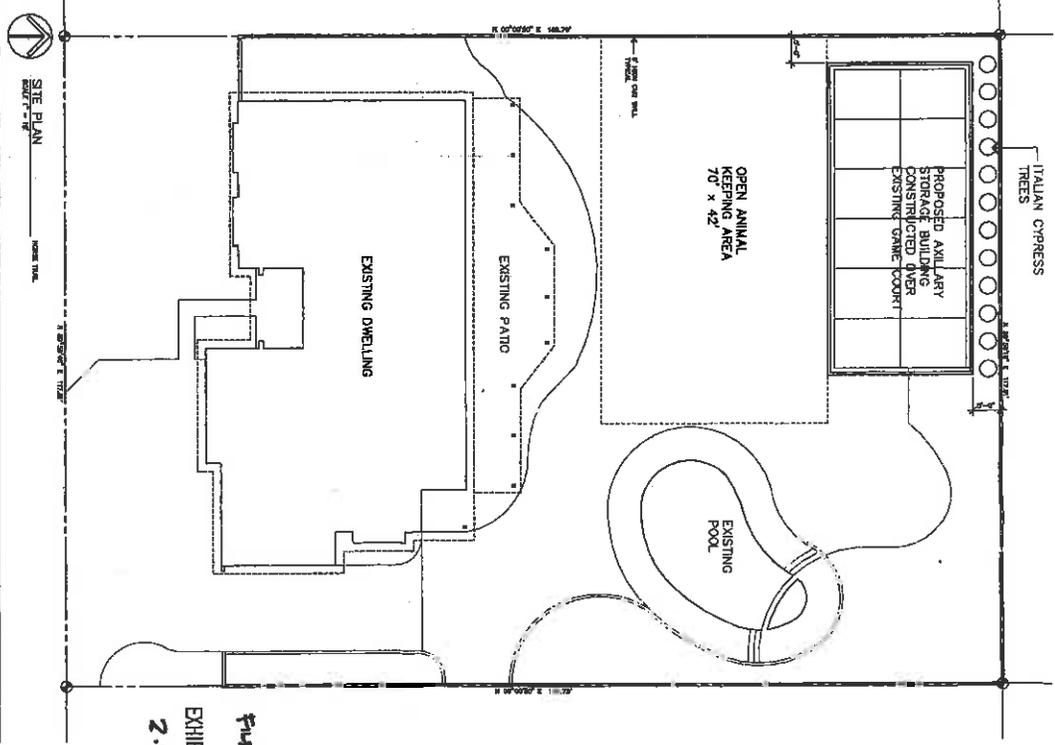
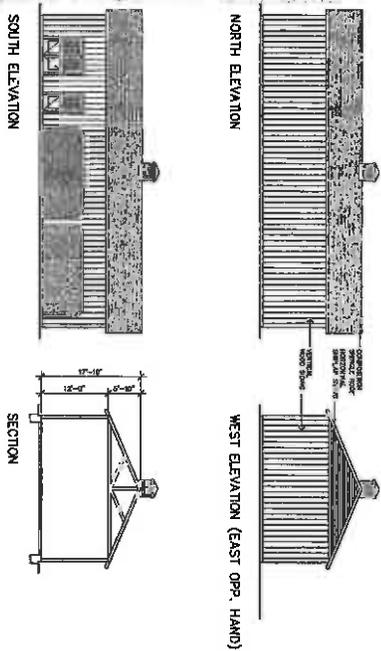
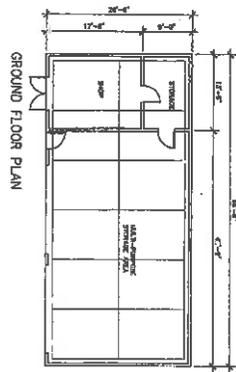
SITE AND BUILDING SUMMARY

SITE DATA

OWNER: JACK AND CINDY MCGREEVEY
 PROJECT: PROPOSED AXILLARY STORAGE BUILDING FOR JACK AND CINDY MCGREEVEY
 TOTAL BUILDING FOOTPRINT (EXISTING + PROPOSED): 10,000 SQ. FT.
 EXISTING AXILLARY STORAGE BUILDING: 70' X 42'
 PROPOSED AXILLARY STORAGE BUILDING: 10,000 SQ. FT.
 TOTAL AXILLARY STORAGE BUILDING: 170' X 42'

BUILDING DATA

FOUNDATION: CONCRETE
 WALLS: CMU
 ROOF: GABLE
 FLOORING: CONCRETE
 FINISHES: PLASTER
 MECHANICAL: MECHANICAL
 ELECTRICAL: ELECTRICAL
 PLUMBING: PLUMBING
 PAINT: PAINT



FILE COPY
 EXHIBIT C
 2-21-12

ONEWEST
 777 4444
 501 5888
 777 4444
 501 5888



PROPOSED AXILLARY STORAGE BUILDING FOR Jack and Cindy McGreevey
 3007 Pacer Drive
 Morro, California 92880

NO.	DATE	REVISIONS
1		
2		
3		

As of the date of this drawing, the designer has not been notified of any changes to the project. The designer is not responsible for any errors or omissions in this drawing. The designer is not responsible for any errors or omissions in this drawing. The designer is not responsible for any errors or omissions in this drawing.

EXHIBIT "C"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 29, 2014

SUBJECT: **Continued Item from September 10, 2014:** Conditional Use Permit 2014-20 (Coots): A request for approval to allow a detached accessory building consisting of a 1,680 square-foot garage and storage building at 2363 Hialeah Circle located within the A-1-20 (Agricultural Low Density) zone.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-44, approving Conditional Use Permit 2014-20.

SUMMARY/BACKGROUND: Conditional Use Permit 2014-20 was first reviewed by the Planning Commission on September 10, 2014. An open animal area must be shown on a site plan as a requirement in the review of a proposed accessory building. The Commission had concerns that the proposed location of the required open animal area for this project was not conducive to animal keeping. As such, the project was continued to the meeting of October 29, 2014, with direction that the applicant relocate the open animal area on the property.

ANALYSIS: Conditional Use Permit 2014-20 is a request for approval to allow an accessory building consisting of a 1,680 square-foot garage and storage building at 2363 Hialeah Circle located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property consists of about .51 acres/22,166 square feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo). The existing residence is at the front of the lot, there is a grass lawn (open area) behind the house in the middle of the lot, and the remainder of the lot towards the rear consists of open area (just a dirt field) with an accessory structure that will be removed.

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and picture/building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, and Exhibit "D" – Picture/Building Elevations). The building consists of 1,200 square feet of enclosed storage space and 480 square feet of porch overhang for a total of 1,680 square feet. The building is proposed at the rear of the property and is a typical metal structure that will be used to store a recreational vehicle, boat and personal items.

The color picture noted as the elevation is not the actual structure but a very close representation of the type of building, the only difference between the two structures is that the porch overhang will have a lean and a wall that reaches the ground. The structure will also be gray in color to match the existing house. (*Note: there is currently an accessory structure located next to where the proposed building will be, but it will be removed prior to the issuance of any building permits*).

RESOLUTION NO. 2014-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 1,680 SQUARE-FOOT GARAGE AND STORAGE BUILDING AT 2363 HIALEAH CIRCLE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2014-20)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by JASON and LISA COOTS for property located at 2363 Hialeah Circle (APN 121-281-010); and

WHEREAS, notice of a public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on September 10, 2014 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, said public hearing was closed but discussion on the application was continued to the meeting of October 29, 2014; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 29, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan dated October 6, 2014 and Exhibit "D" – Picture/Building Elevations dated August 11, 2014 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.
6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.

7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory garage and storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. The maximum height of the building shall be 16 feet as measured to the peak of the roof.
13. Removal of existing accessory structure at the rear of the property shall be required before building permits are issued for the subject building. The applicant shall first obtain a demolition permit from the building division if determined by the building division that one is required.

##

Resolution No. 2014-44
Page 4
October 29, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 29, 2014.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

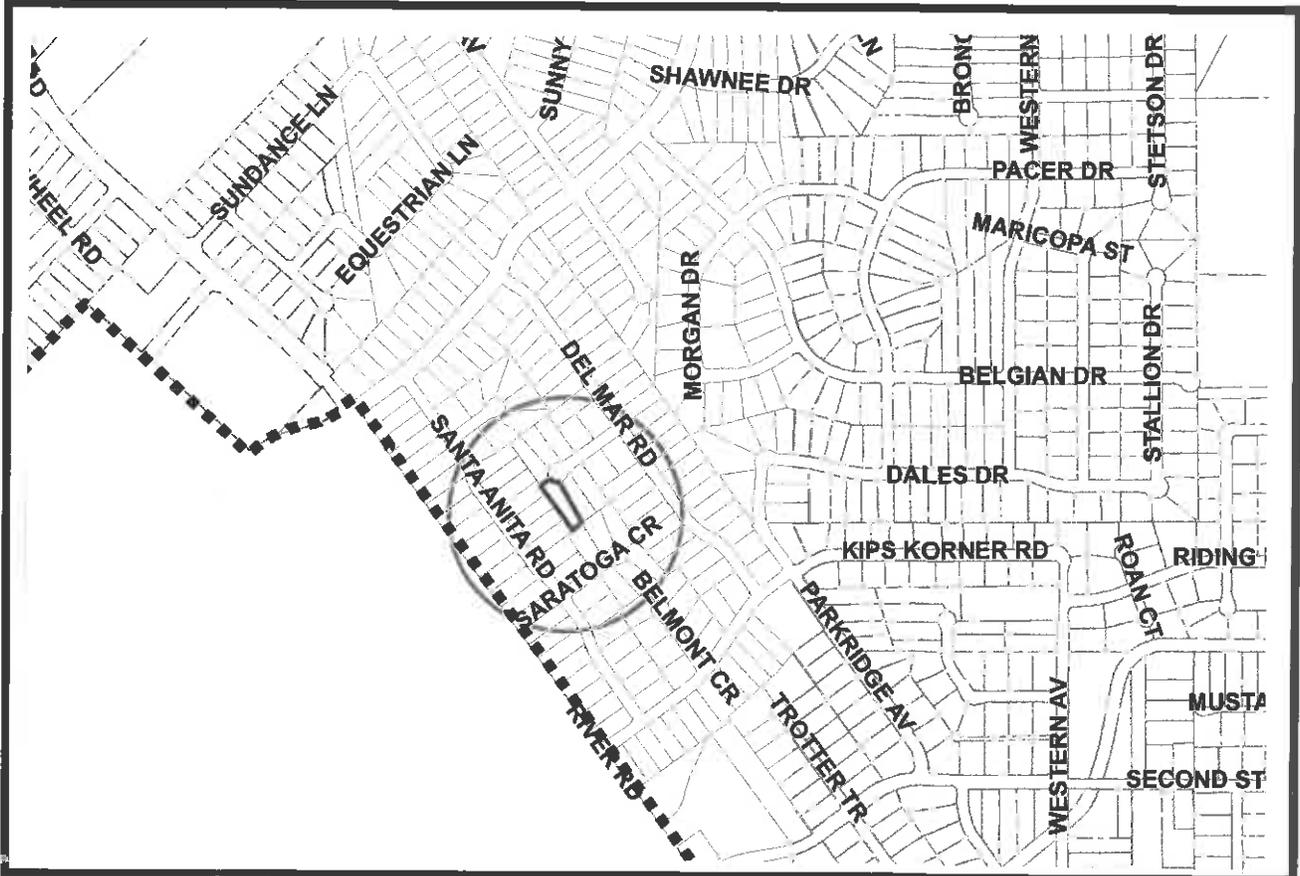
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 29, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/cmm

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2014-20
APPLICANT: Jason and Lisa Coots
LOCATION: 2363 Hialeah Circle

Exhibit "A"

ASSESSOR'S PARCEL MAP

POR. CITY OF NORCO

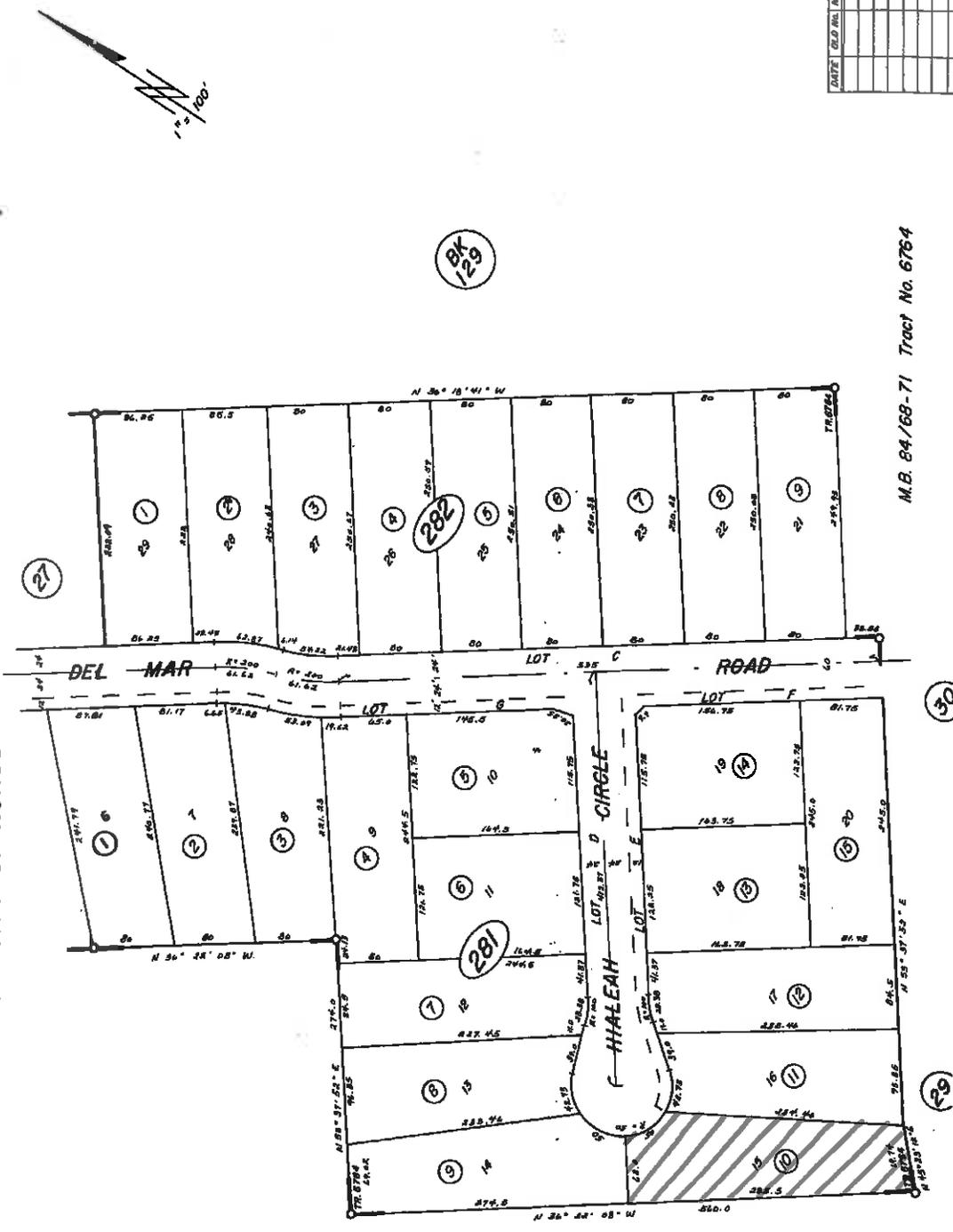
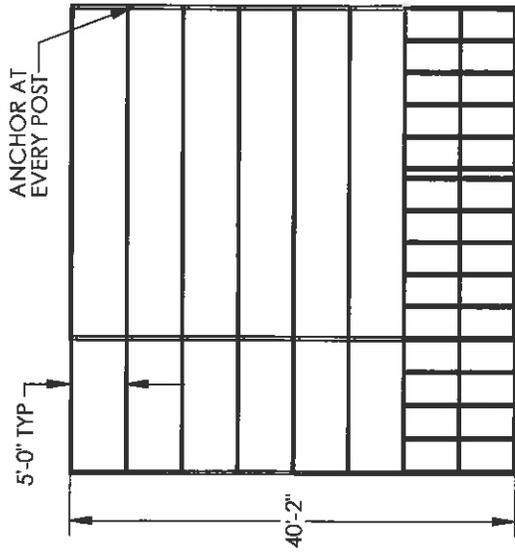


Exhibit "B"

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.



MATERIALS: MAIN BUILDING

SIDE POSTS, RAFTERS, PEAKS:
2" X 4" 14GA, 50 KSI STEEL, ASTM A500-A
HEIGHT EXTENSIONS: 2" X 4" 12GA,
50 KSI STEEL, ASTM A500-A
END WALL COMPONENTS:
2" X 3" 15 GA 1018 STEEL, 60 KSI, ASTM A500-B
TRUSS BRACE COLLAR TIE:
2" X 2" 15GA, 50 KSI STEEL, ASTM A500-A
TRUSS BRACE WEB MEMBERS:
1" X 1" 16GA, 50 KSI STEEL, ASTM A500-A

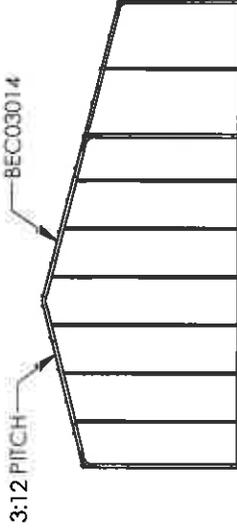
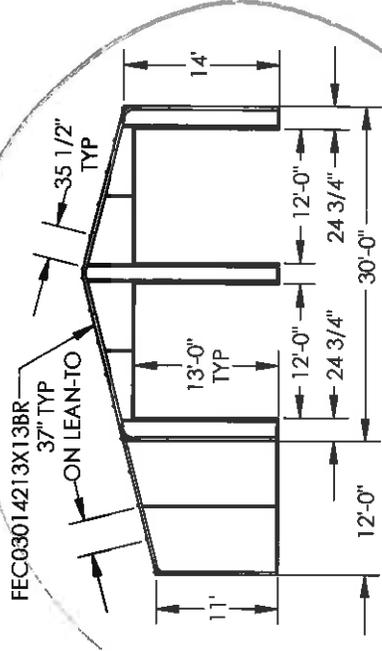
MATERIALS: LEAN-TO

SIDE POSTS, RAFTER, PEAKS:
2" X 3" X 15GA 1018 STEEL, 60 KSI, ASTM A500-B
BASE RAILS, HEIGHT EXTENSIONS:
2" X 3" X 15GA 1018 STEEL, 60 KSI, ASTM A500-B
END WALL COMPONENTS:
2" X 2" X 15GA, 1010 STEEL, 50KSI, ASTM A500-A
BASE PLATES:
3/16" HOT ROLLED STEEL

MAIN BUILDING AND LEAN-TO
HAT CHANNEL: 18GA, 50 KSI STEEL, ASTM A500-A

BRACKETS:
COLLAR TIE, END WALL VERTICAL:
14GA, 50 KSI STEEL, ASTM A500-A
BK-10, 700-BK10, BK-20, BK-40, BK-61, BK-65:
12GA, 50 KSI STEEL, ASTM A500-A

SHEET METAL: 29 GA, 80 KSI STEEL
ALLOWABLE WIND PRESSURE LOAD ON 5' CENTERS: 24 PSF
ALLOWABLE GRAVITY LOAD ON 3' CENTERS: 50 PSF
CAN BE INCREASED BY 1/3 FOR WIND LOADING.
PANELS ARE CLASS (A) FIRE RATED



NOTE TO BUILDING DEPARTMENT OFFICIAL:
THESE DRAWINGS AND/OR CALCULATIONS ARE VALID
ONLY FOR STRUCTURES MANUFACTURED BY VERSATUBE
BUILDING SYSTEMS. VERIFICATION IS RECOMMENDED
PRIOR TO BUILDING APPROVAL.



PROJECT: VERSATUBE CONTRACTOR SERIES FRONTIER BUILDING
TITLE: 30'X40'-2"-14' 2X4 FRONTIER, 12'WX40'-2" 2X3 CONTINUOUS
SLOPE LEAN-TO, I2112X13 DOORS, WEB TRUSS, I11WD, BRP'S
DWG NO: FBC-330401-4052GD-R-LT P2

DRAWN BY: E. BARTGES

DATE: 8/1/14

EXHIBIT "D"

1 of 2 8/11/14

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 29, 2014 (Continued from August 13, 2014)

SUBJECT: **Continued Item:** Conditional Use Permit 2014-14 (Gougeon/Andresen): A request for approval to allow an accessory building consisting of a 3,000 square-foot Recreational Vehicle (RV), personal vehicles and tool storage building at 1320 Hillkirk Avenue located within the A-1-20 zone

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution 2014-40, approving Conditional Use Permit 2014-14 to allow a 2,000 square-foot building, but that approval of a 3,000 square-foot building also be considered at the request of the applicant.

SUMMARY/BACKGROUND: This item was reviewed by the Planning Commission on August 13, 2014. The applicant had proposed a 4,000 square-foot RV garage and storage building, but the Planning Commission determined that the building was too large. The applicant requested direction on a size that could be considered and was provided with 2,000 square feet. The project was continued to the meeting of October 29, 2014, with direction that the building be reduced to 2,000 square-feet.

The applicant has reduced the size of the building, but is requesting that a 3,000 square-foot building be considered for approval.

PROJECT DESCRIPTION/ANALYSIS: Conditional Use Permit 2014-14 is a request for approval to allow an accessory building consisting of a 3,000 square-foot storage building for RV, personal vehicles and tools at 1320 Hillkirk Avenue located within the A-1-20 Zone (ref. Exhibit "A" – Location Map). The property consists of about 1.03 acres/44,867 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photo).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, floor plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, Floor Plan and Building Elevations). The proposed structure is a metal building and intended for private storage of an RV, personal vehicles and tools. Per the applicant, the structure is not intended for commercial use.

The following is required of accessory buildings in the A-1-20 zone:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**

RESOLUTION NO. 2014-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED ACCESSORY BUILDING CONSISTING OF A 2,000 SQUARE-FOOT RECREATIONAL VEHICLE (RV), PERSONAL VEHICLE AND TOOL STORAGE BUILDING AT 1320 HILLKIRK AVENUE LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2014-14)

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by STEVEN GOUGEON AND BETHANIE ANDRESEN for property located at 1320 Hillkirk (APN 122-080-041); and

WHEREAS, notice of a public hearing on said petition, which was originally proposed with a building of 4,000 square feet, has been given in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on July 9, 2014 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was not heard by the Planning Commission for the City of Norco but continued to the meeting of August 13, 2014; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the Planning Commission continued said application to the Meeting of October 29, 2014, with direction that the applicant reduce the size of the building; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

- C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.
- D. The traffic generated by the proposed use will not impose an undue burden.
- E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled October 29, 2014 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Floor Plan and Building Elevations dated October 16, 2014 **to be amended to reflect a 2,000 square-foot building**, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of,

modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory building consisting of an RV, personal vehicles and tools storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

Resolution No. 2014-40
Page 4
October 29, 2014

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on October 29, 2014.

Robert Leonard, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

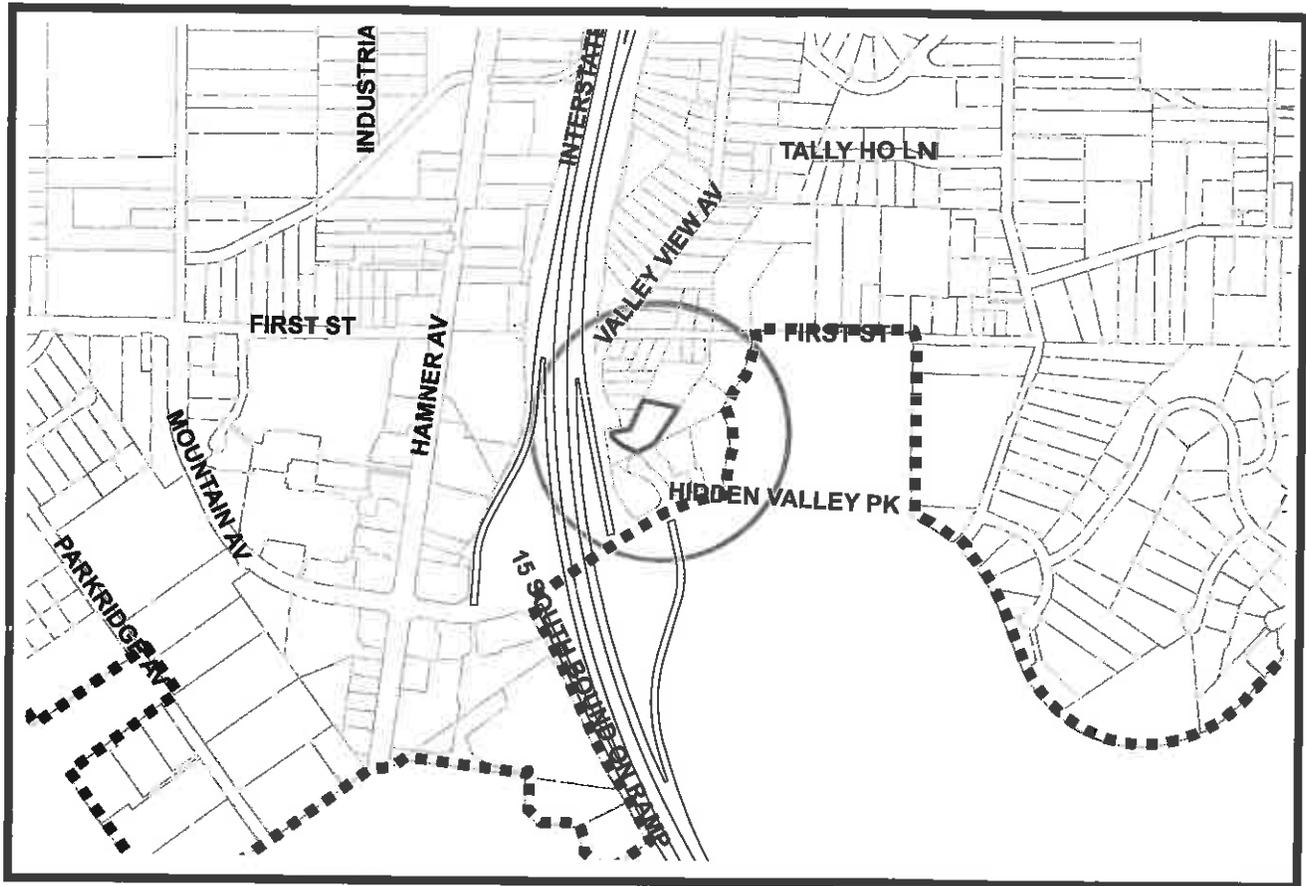
I HEREBY CERTIFY that the foregoing Resolution was adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on October 29, 2014 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2014-14
APPLICANT: Steven Gougeon and Bethanie Andresen
LOCATION: 1320 Hillkirk Avenue

Exhibit "A"

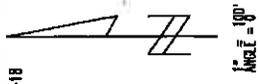
ASSESSOR'S PARCEL MAP

POR., PROTRACTED SEC. 24 T. 3S., R. 7W
 POR., PSEC 19 T. 3S., R. 6W
 CITY OF NORCO, CALIFORNIA

T.R.A. 015-007

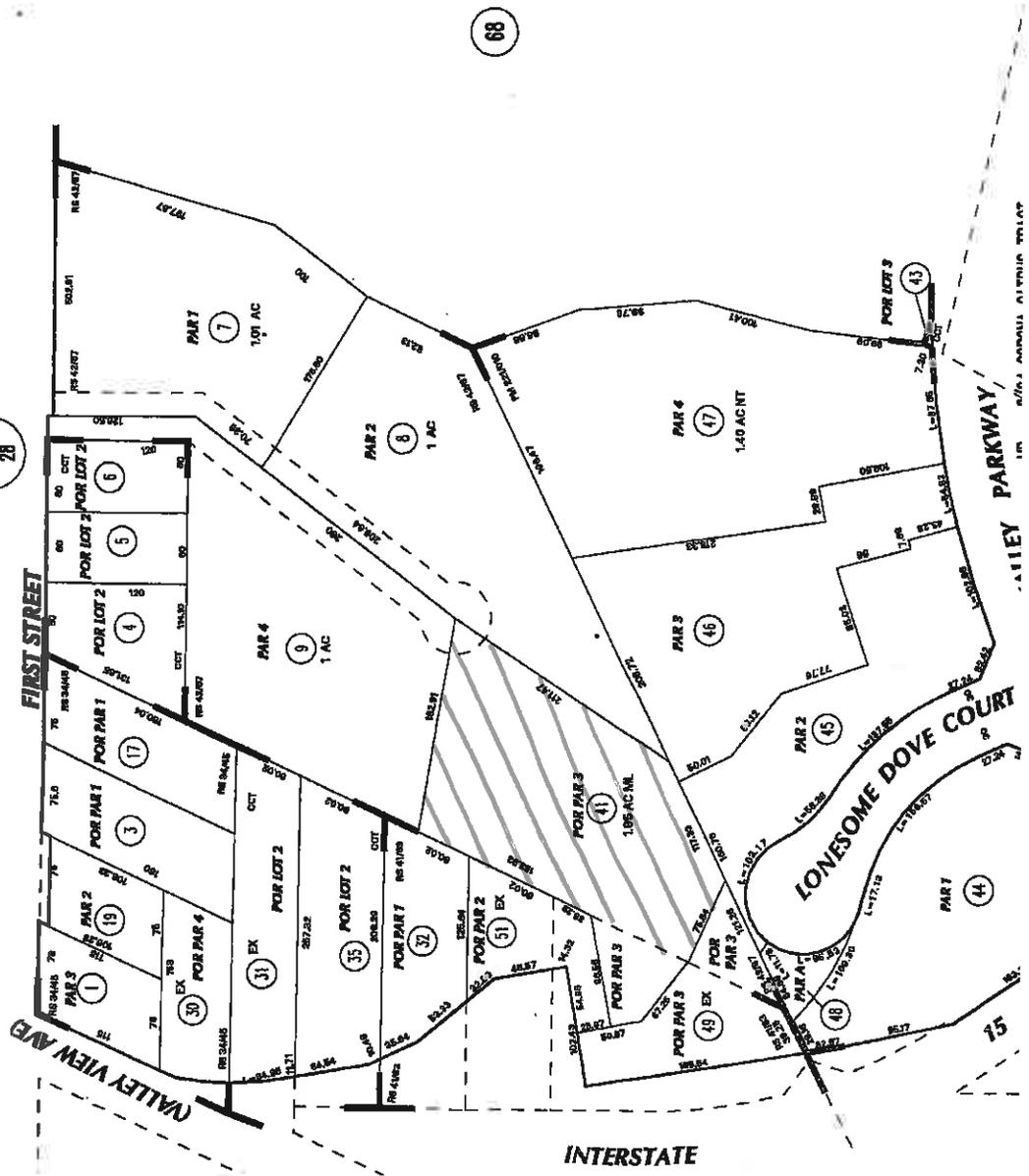
122-08
 9-18

125
 30



125
 28

125
 27



68

DATE	OLD NUMBER	LOT #
1/15/81	15	1
2/15/81	2	2
3/15/81	16	16
4/15/81	17	17
5/15/81	18	18
6/15/81	19	19
7/15/81	20	20
8/15/81	21	21
9/15/81	22	22
10/15/81	23	23
11/15/81	24	24
12/15/81	25	25
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7/15/82	32	32
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6/15/83	43	43
7/15/83	44	44
8/15/83	45	45
9/15/83	46	46
10/15/83	47	47
11/15/83	48	48
12/15/83	49	49
1/15/84	50	50
2/15/84	51	51

Exhibit "B"

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: October 29, 2014

SUBJECT: Site Plan 2013-26, Modification No. 1 (Di Benedetto): A request for approval to allow an increase in the maximum height, from 14 feet to 16 feet, for an approved accessory building consisting of a Recreational Vehicle (RV) garage at 199 Wild Horse Lane located within the Norco Ridge Ranch Specific Plan (NRRSP).

RECOMMENDATION: Staff recommends that the Planning Commission approve Site Plan 2013-26, Modification No. 1, to allow the increase in the maximum height from 14 feet to 16 feet.

BACKGROUND: Site Plan 2013-26 was approval to allow an accessory building consisting of a 480 square-foot RV garage 199 Wild Horse Lane located within the NRRSP (ref. Exhibit "A" – Location Map). The property consists of .47 acres/20,556 square-feet and is developed with a single family residence (ref. Exhibit "B" – APN Map and Exhibit "E" – Aerial and Site Photos). The subject property includes a Primary Animal Keeping Area (PAKA) of 2,403 square feet.

The RV garage was approved at the rear of the property, consisted of wood framed construction with painted wood siding "barn red" in color, and with a maximum height of 14 feet (ref. Exhibit "C" – Approved Site Plan, Floor Plan and Building Elevations).

The approved structure met the required setbacks (minimum of 5 feet from side and rear property lines and 10 feet from any other structure), the maximum height (14 foot maximum height for buildings 864 square feet or less), and the maximum lot coverage (not more than 40% of the total flat pad area, which was at about 25%).

The accessory building ordinance for properties in the NRRSP does not require an open animal area, since all properties in the NRRSP include a PAKA.

PROJECT DESCRIPTION: This project is a request to modify Site Plan 2013-26 to allow an increase in the approved building height from 14 feet to 16 feet (ref. Exhibit "D" – Proposed Building Elevations).

The subject structure was approved and was intended to be set over an existing slab. The existing slab has a grade difference, being higher in the back (on the north end). Because of the grade difference, the building will start at about 14 feet high but will need to get taller to a maximum of 16 feet (as measured from finished grade), as it extends out to the front (south

October 29, 2014

end) of the slab. The proposed building height will also facilitate a 13-foot tall door to accommodate an RV which is about 12 feet tall and with an air conditioner unit on the top.

ANALYSIS: The maximum height of any accessory structure 864 square feet or less is 14 feet, or as approved by the Planning Commission. The building was approved with a maximum height of 14 feet from finished grade, and anything taller would have to be approved by the Planning Commission.

The proposed height if approved does not change the approved architecture, size or use of the structure, nor does not it change the existing conditions of approval. Furthermore, the approved building will still meet the requirements for an accessory building that is 864 square feet or less.

Staff is recommending approval of Site Plan 2013-26, Modification No.1.

/adr

Attachments

Exhibit "A" – Location Map

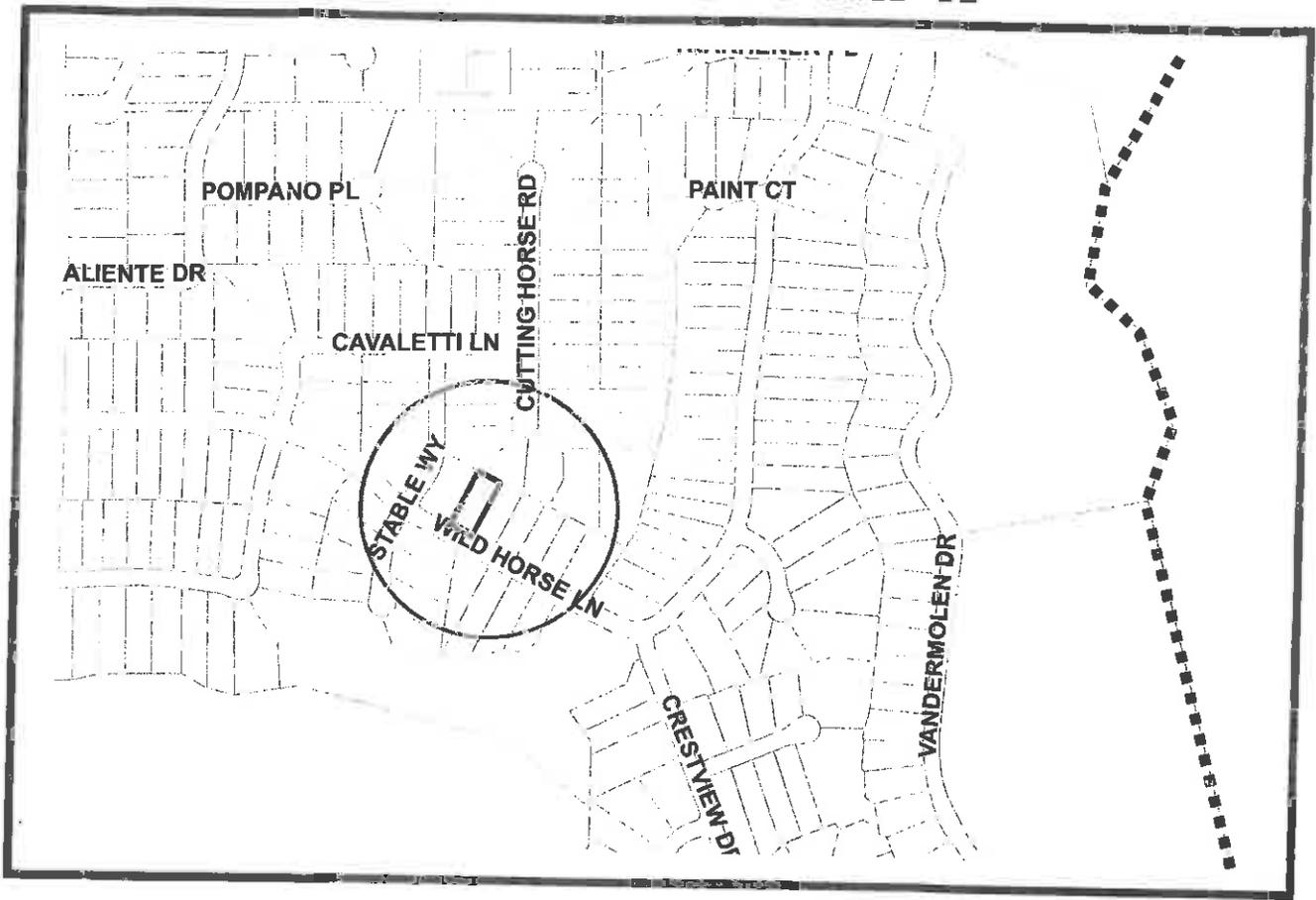
Exhibit "B" – Assessor's Parcel Map

Exhibit "C" – Approved Site Plan, Floor Plan and Building Elevations

Exhibit "D" – Proposed Building Elevations

Exhibit "E" – Aerial and Site Photos

LOCATION MAP



Not to Scale



PROJECT: Site Plan 2013-26
APPLICANT: Joe Di Benedetto
LOCATION: 199 Wild Horse Lane

Exhibit "A"

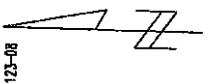
ASSESSOR'S PARCEL MAP

FOR INFORMATION PURPOSES ONLY. NO LIABILITY FOR THE DATA SHOWN. ASSESSOR'S PARCEL SPLIT OR BUILDING SITE ORDINANCES.

SEC. 8 T. 3S. R. 6W
CITY OF MORCO

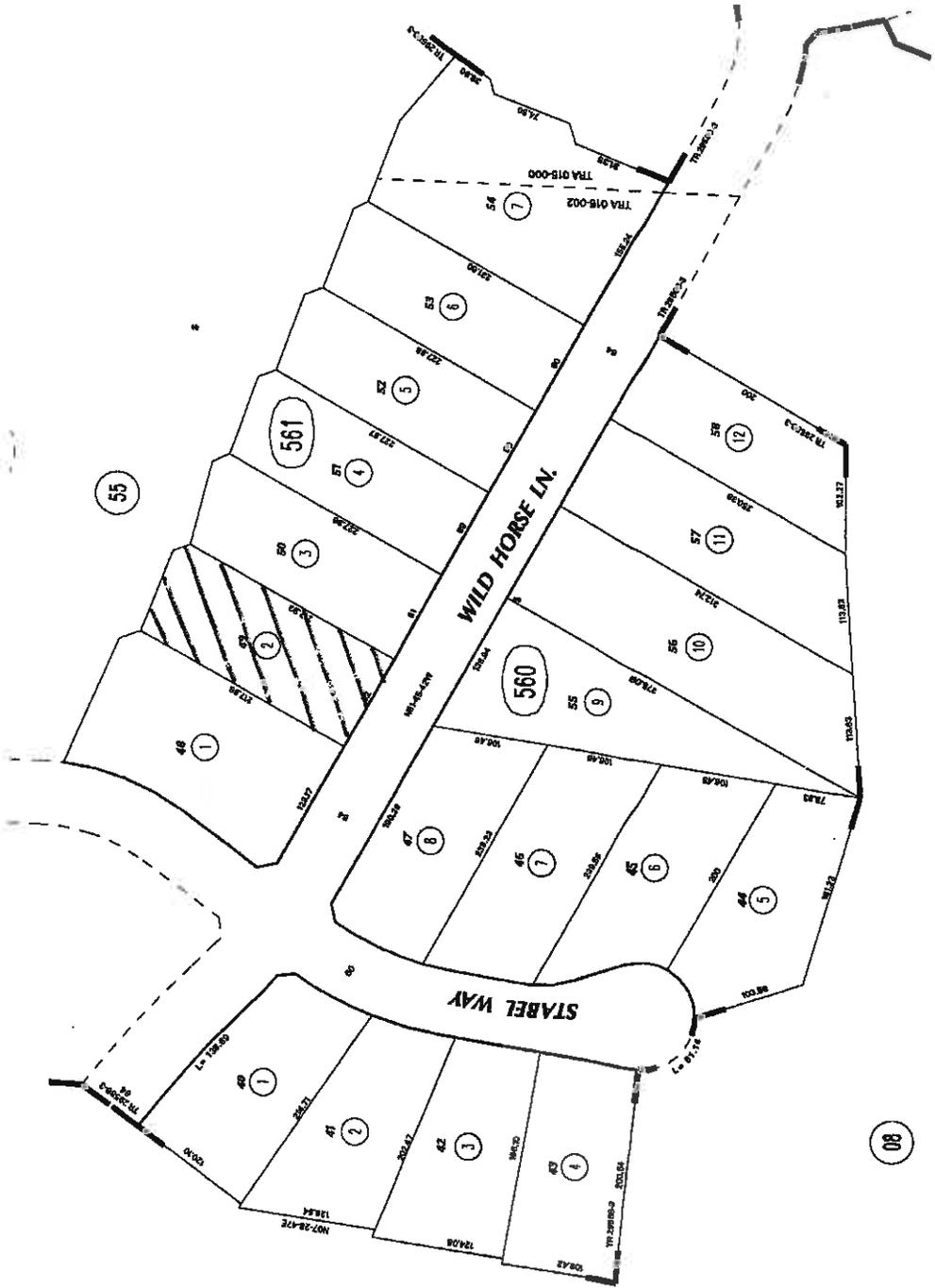
T.R.A. 015-000
015-002

123-56
123-08



1" = 100'
ANGLE = 0

139
72

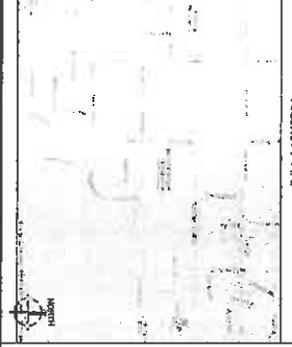


08

RV GARAGE

199 WILD HORSE LANE
NORCO, CA 92860

VICINITY MAP



OWNER:
DINO BRIGONTO
1150 W. B. ST.
NORCO, CA 92860

DESIGNER:
RAY LOPEZ
7439 KINGLEY WAY
RIVERSIDE, CA 92504
PHONE: 951-377-0840

CODES

- 2010 CALIFORNIA BUILDING CODE (BASED ON 2008 INTERNATIONAL CODE)
- 2010 CALIFORNIA ELECTRICAL CODE (BASED ON 2008 NATIONAL ELECTRICAL CODE)
- 2010 CALIFORNIA MECHANICAL CODE (BASED ON 2008 NATIONAL MECHANICAL CODE)
- 2010 CALIFORNIA PLUMBING CODE (BASED ON 2008 INTERNATIONAL PLUMBING CODE)
- 2010 CALIFORNIA FIRE CODE
- 2010 CALIFORNIA ENERGY CODE

SCOPE OF WORK

- CONSTRUCT 480 SF RV GARAGE WITH 2-3/4" x 2-3/4" BARN STYLE SHEDDOOR.
- INSTALL 2-3/4" x 2-3/4" BARN STYLE SHEDDOOR.

LEGAL DESCRIPTION

CITY: NORCO
COUNTY: RIVERSIDE
STATE: CALIFORNIA
APN: 123-567-012
YEAR BUILT: 2008
LEGAL DESCRIPTION:
SUBMISSION NAME: TR 29598-3
LOT/PARCEL: 49
TRACT NUMBER: 123888

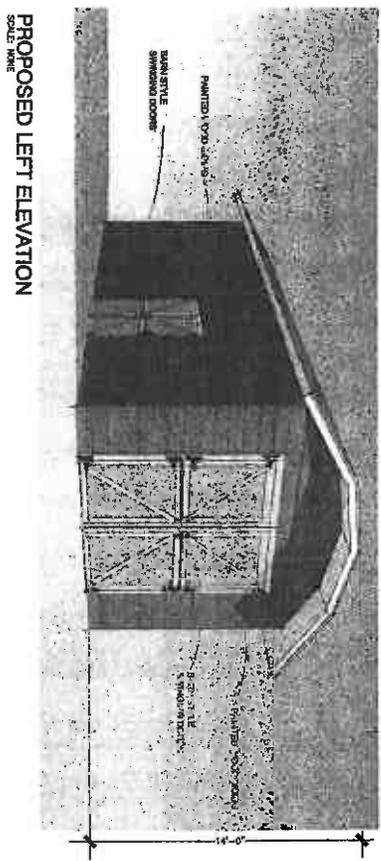
BUILDING SUMMARY

EXISTING LIVING: 3239 SF
EXISTING GARAGE: 904 SF
PROPOSED RV GARAGE: 480 SF

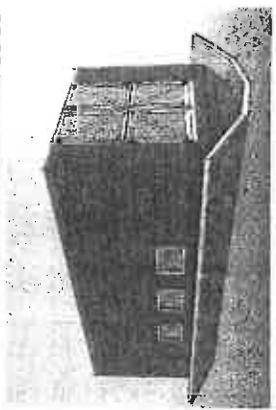
DRAWING INDEX

SP-1	TITLE SHEET
	SITE PLAN
	FLOOR PLAN
	COLOR ELEVATIONS

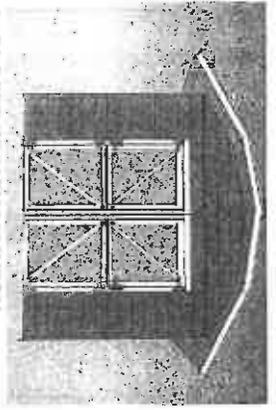
BUILDING ANALYSIS	
CONSTRUCTION TYPE	V-N
OCCUPANCY	U3
NUMBER OF STORIES	1
SPRINKLERS REQUIRED	



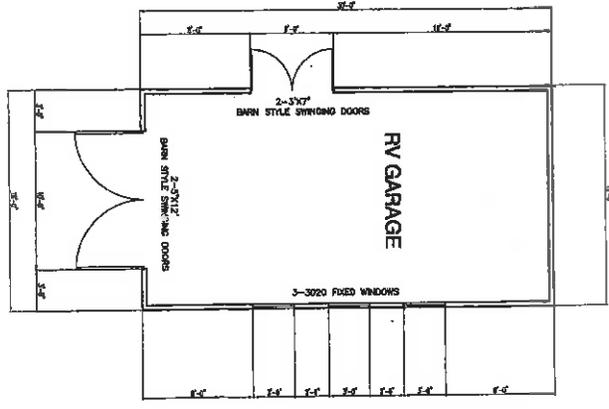
PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



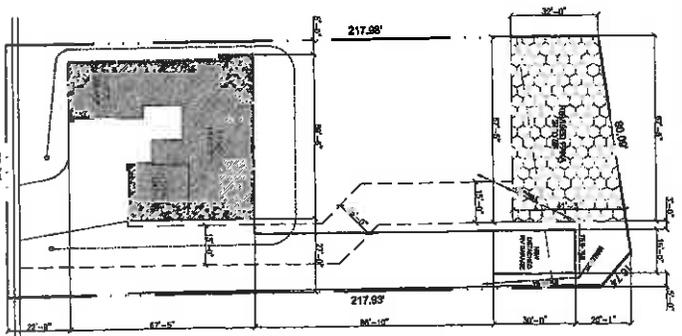
PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



199 WILD HORSE LANE
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

LOPEZ DESIGN GROUP
RIVERSIDE, CA. 92504
OFF. 951-377-0840



RV GARAGE
199 WILD HORSE LANE
NORCO, CA 92860

EXHIBIT C

FILE COPY
EXHIBIT C
11/16/13
PROJECT: 199 WILD HORSE LANE
SHEET NO.: SP-1
DATE PRINTED: 09-15-2013

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division
Engineering Division

PREPARED BY: Steve King, Planning Director
Lori Askew, Public Works Director

DATE: October 29, 2014

SUBJECT: General Plan Amendment 2014-01a Update and Amendment to the Conservation Element (City of Norco) - A proposed amendment to the Safety Element of the City of Norco General Plan.

RECOMMENDATION: Concur with the recommendation of the Streets, Trails, and Utilities Commission to the City Council regarding a new street standard for a pedestrian/equestrian trail around both sides of a cul-de-sac.

SUMMARY: The City Council requested input on the revision of the City street section standard to include a pedestrian/equestrian trail on both sides of the cul-de-sac street. At its meeting on October 6, 2014 the Streets, Trails, and Utilities Commission made a recommendation to the City Council for two new cul-de-sac street sections to add to the existing street section standards with the trail only on one side.

BACKGROUND/ANALYSIS: At the October 7, 2013 Streets Trails and Utilities Commission meeting, staff presented a 6 lot subdivision on Valley View Avenue which was served via a 60 foot wide cul-de-sac, per City Standard. Staff made recommendation for the trail to be located on one side of the street, that being the off side of the street (north side) from the residences. Discussion from the commission resulted in the trail being recommended on the same side of the street as the residences (south side). The proposed subdivision then proceeded to the Planning Commission on February 12, 2014. The Planning Commission recommended approval of the subdivision with several modifications including trail on both sides of the cul-de-sac and the creation of an LMD to fund the maintenance required for the trail.

On April 16, 2014, the tentative tract map (TTM) was presented to council for approval with the recommendations that planning commission made but indication of staff's non-support to the addition of trail to both sides of the street. Staff also was not in support of

the creating an LMD for only 6 homes. After lengthy discussion on the TTM, council referred the map back to planning commission for further modifications.

The applicant has since withdrawn the map. However, as a result of this map and discussion on the pedestrian-equestrian trail, the City Council has requested that a street standard be created that shows the trail on both sides of the street. The Engineering Division created different scenarios for review by the Streets, Trails, and Utilities Commission.

After its review the Commission recommended that the current street section standards for a cul-de-sac be kept and that two new standards be included:

- 1) Full twelve-foot trail and six-foot parkway around the entire cul-de-sac for a public right-of-way width of 72 feet.
- 2) Full twelve-foot trail and three-foot parkway around the entire cul-de-sac for a public right-of-way width of 66 feet.

Both of the recommended new sections would add to the public right-of-way. The Commission was opposed to any new trail sections that used easements to achieve the trail and parkway on both sides of the cul-de-sac. The City Council also asked that the Planning Commission review the costs associated with the additional trail improvements. For the map that was considered on Valley View Avenue the cost of maintenance was determined to be \$.75 per square foot of trail per month to cover the cost of maintenance of the trail material, landscaping, and trail fence; and also for periodic graffiti removal if needed. The costs for replacing trail fencing was determined to be \$8.00 per linear foot assuming that all of the fencing would have to be replaced over a 30-year period.

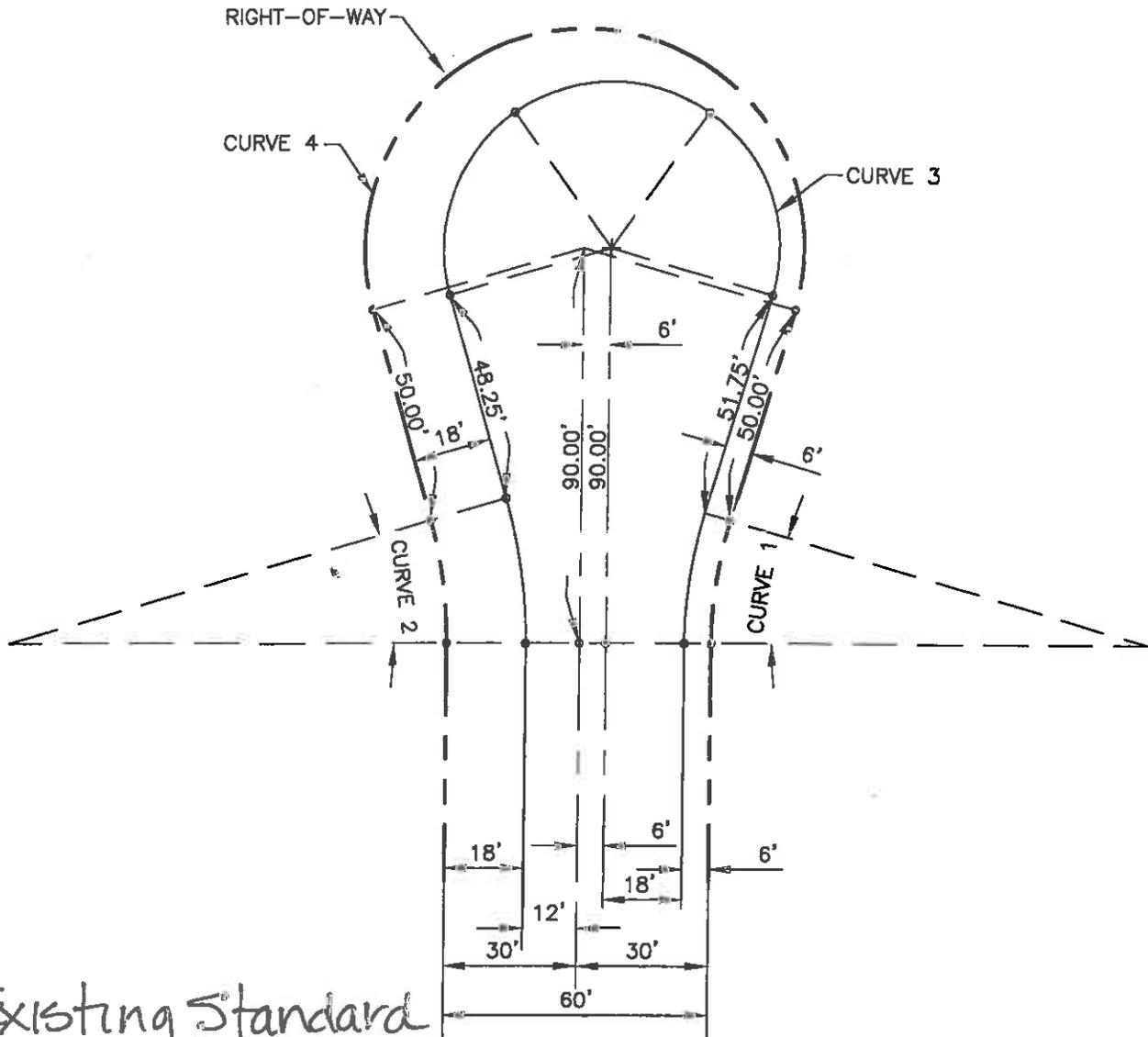
Again, the recommendation is to add these two new sections to the City Standards rather than replace any of the existing standards where the trail is only on one side.

Attachments:

Exhibit "A" – Existing Street Section Standards (cul-de-sac)

Exhibit "B" – Proposed New Street Section Standards to be Included

CITY of NORCO STANDARD DRAWING



CURVE 3			
△	CURB		
	R	L	T
212'31'13"	38'	140.95'	130.27'

CURVE 4			
△	PROPERTY		
	R	L	T
212'31'13"	50'	185.46'	171.43'

CURVE 1						
△	CURB			PROPERTY		
	R	L	T	R	L	T
16'15'37"	106'	30.08'	15.14'	100'	28.38'	14.29'

CURVE 2						
△	CURB			PROPERTY		
	R	L	T	R	L	T
16'15'37"	118'	33.49'	16.86'	100'	28.38'	14.29'

REVISION	NO:	BY:	DATE:	NO:	BY:	DATE:

Drawn By: LJA

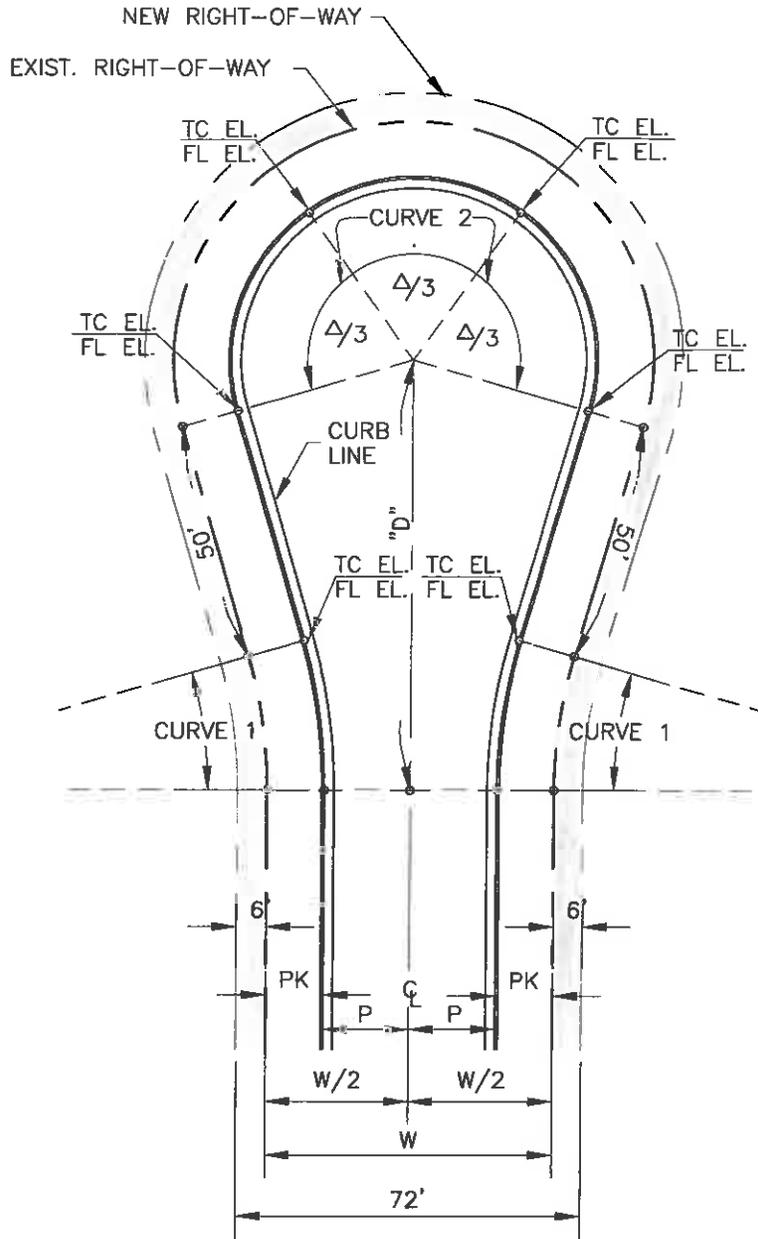
Date: 3/19/04

APPROVED: *Joseph Schenk* 24039
CITY ENGINEER RCE

CUL-DE-SAC (SYMMETRICAL)

Std. Dwg. No.
140C
Sheet 1 of 1

CITY of NORCO STANDARD DRAWING



Alternate 3

						CURVE 1						CURVE 2						
						CURB			PROPERTY									
						R L T			R L T									
W	W/2	P	PK	D	△	R	L	T	R	L	T	△	R	L	T	R	L	T
60'	30'	18'	12'	90.00'	16°15'37"	112'	31.79'	16.00'	100'	28.38'	14.29'	212°31'13"	38'	140.95'	130.27'	50'	185.46'	171.43'

REVISION	NO:	BY:	DATE:	NO:	BY:	DATE:

APPROVED: _____
CITY ENGINEER RCE

Drawn By: LJA

Date: 03/19/04

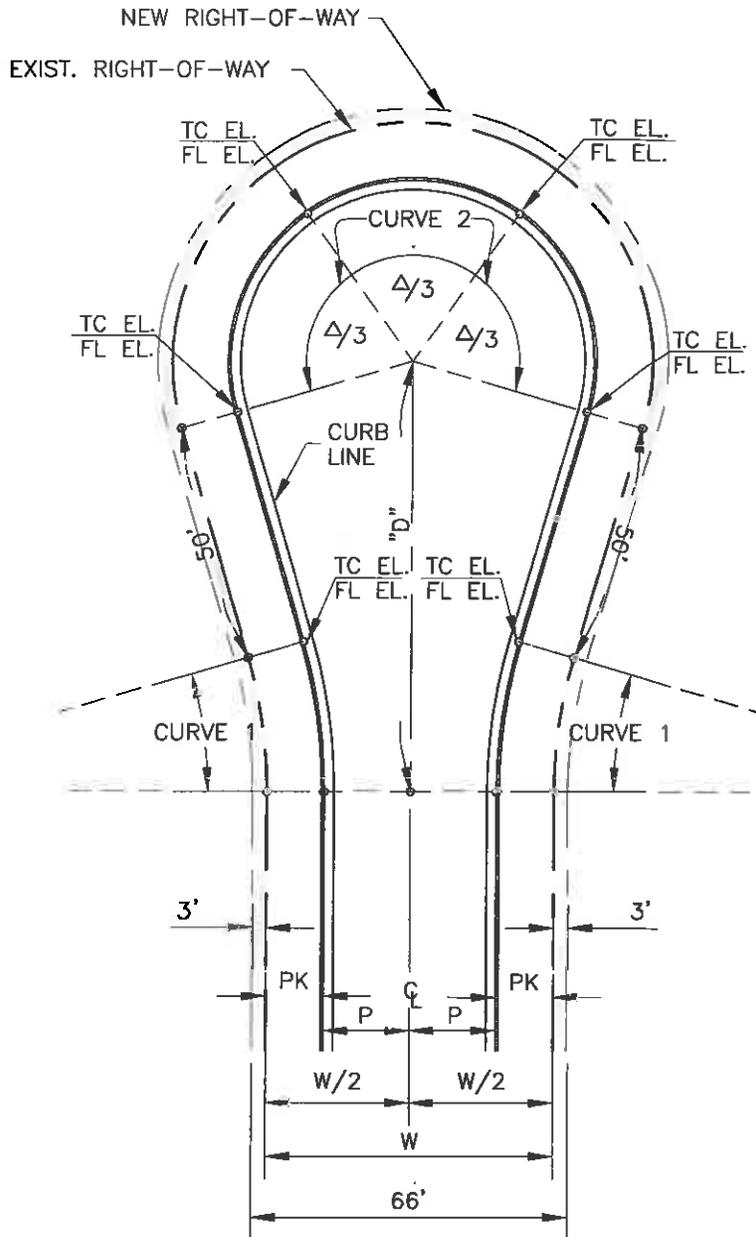
CUL-DE-SAC (SYMMETRICAL) ADD 6' (18' PKWY)

Std. Dwg. No.

140A

EXHIBIT "B"

CITY of NORCO STANDARD DRAWING



Alternate 1

						CURVE 1						CURVE 2								
						CURB			PROPERTY											
						R			L			R			L			T		
W	W/2	P	PK	D	Δ	R	L	T	R	L	T	R	L	T	R	L	T			
60'	30'	18'	12'	90.00'	16°15'37"	112'	31.79'	16.00'	100'	28.38'	14.29'	212°31'13"	38'	140.95'	130.27'	50'	185.46'	171.43'		

REVISION	NO:	BY:	DATE:	NO:	BY:	DATE:	APPROVED: _____ CITY ENGINEER RCE
Drawn By: LJA							Date: 03/19/04

CUL-DE-SAC (SYMMETRICAL) ADD 3' (15' PKWY)

Std. Dwg. No.
140A
Sheet 1 of 1