



**CITY OF NORCO
CITY COUNCIL REGULAR MEETING AGENDA**

Wednesday, April 15, 2015

City Council Chambers, 2820 Clark Avenue, Norco, CA 92860

- CALL TO ORDER:** 7:00 p.m.
- ROLL CALL:** Herb Higgins, Mayor
Kevin Bash, Mayor Pro Tem
Kathy Azevedo, Council Member
Berwin Hanna, Council Member
Greg Newton, Council Member
- PLEDGE OF ALLEGIANCE:** Mayor Pro Tem Kevin Bash
- INVOCATION:** Pastor Rene Parish, Beacon Hill Assembly of God
- INTRODUCTIONS:** Battalion Chiefs Scott Lane and Richard Owens
- RECOGNITIONS:** Tractor Supply Tool Donation
- PRESENTATION:** Every 15 Minutes Program

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS
2. CITY COUNCIL CONSENT ITEMS: *All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Council, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Council or the audience request specific items be removed from the Consent Calendar. Items removed from the Consent Calendar will be separately considered under Item No.3 of the Agenda.*
 - A. Procedural Step to Approve Ordinance after Reading of Title Only. **Recommended Action: Approval** (City Clerk)
 - B. Recap of Actions Taken by the Planning Commission at its Meeting Held on April 8, 2015. **Recommended Action: Receive and file.** (Planning Director)
 - C. Acceptance of Bids and Award of Contract for the 2014-2015 Equestrian Trail Fencing Project, LMD #4 and Various Locations. **Recommended Action: Accept bids submitted for the installation of equestrian trail fencing and award a contract to Green Giant Landscape, Inc. in the amount of \$255,936 and authorize the City Manager to approve contract change orders up to 10 percent of the total bid contract amounts.** (Director of Public Works)

D. Quarterly Investment Report for Quarter Ended December 31, 2014.
Recommended Action: Receive and file. (City Manager)

E. Accept List of Engineering Firms to Provide On-Call Engineering Services.
Recommended Action: Accept the list of engineering firms to provide on-call engineering services. (Director of Public Works)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR

4. PUBLIC COMMENTS - *This is the time when persons in the audience wishing to address the City Council regarding matters not on the agenda may speak. Please complete the speaker card in the back of the room and present it to the City Clerk so that you may be recognized.*

5. DISCUSSION/ACTION ITEMS:

A. Sheriff's Department Annual Report Presentation for 2014 (Sheriff Lieutenant)

The 2014 Annual report presentation will include a comparative overview of the Norco sheriff's Office, which includes statistical information on Part 1 crimes, based on the Uniform Crime Reporting Program (UCR). In addition, the presentation will include a review of the response and performance of patrol operations, traffic enforcement and community oriented policing and problem solving deputies.

Recommended Action: Receive and file.

B. Right-of-Way Contract – State Highway Caltrans Land Transfer.

On May 22, 1985, the City of Norco granted the State of California, Department of Transportation (Caltrans) a Right of Entry to enter upon City-owned land for the purposes of constructing the I-15 freeway. With the current widening of the I-15 freeway project, it was discovered that Caltrans did not own the property the south abutment was constructed on nor own the property over the Santa Ana River, which the freeway was constructed. This property remains owned by the City of Norco. Instead of acquiring the property over the Santa Ana River, Caltrans wishes to acquire a highway easement from the City.

Recommended Action: Approve the Right-of-Way Contract with Caltrans. (Director of Public Works)

6. PUBLIC HEARINGS:

- A. Rate Adjustments Proposed by Waste Management of the Inland Empire.
(City Manager)

Additional information has been requested of Waste Management, which was not available in time to complete the staff report for this Public Hearing. Staff is recommending continuance of the Public Hearing to a date uncertain.

Recommended Action: Continue the Public Hearing to a date uncertain.

- B. **Ordinance No. 987, First Reading. Zone Code Amendment 2015-03:**
Amend Norco Municipal Code Chapter 18.15 (R-1 zone) to establish animal-keeping standards. (Planning Director)

Zone Code Amendment 2015-03 is proposed to add animal-keeping as a permitted use in the R-1 (Residential-Single Family) zone to the same standards and regulations as exist in the A-1 (Agricultural-Low Density) zone. The Planning Commission reviewed this recommendation over two meetings and adopted Resolution 2015-11 on March 11, 2015 recommending approval.

Recommended Action: Adopt Ordinance No. 987, for first reading.

- C. **Ordinance No. 988, First Reading. Zone Code Amendment 2015-02; Ordinance No. 989, First Reading. Norco Ridge Ranch Specific Plan Amendment 6:** Amend Norco Municipal Code Chapter 18.13 (A-1 zone) and the Norco Ridge Ranch Specific Plan (SP 99-01) Residential District to amend the maximum allowed lot coverage regulations for structures. (Planning Director)

The Planning Commission has requested a review of current building coverage standards on animal-keeping lots to determine if adjustments are needed to better protect the ability for animal-keeping on these lots into the future. A first review occurred in January 14, 2015 with direction and suggestions.

Recommended Action: Adopt Ordinance No. 988 and Ordinance No. 989, for first readings.

- D. **Ordinance No. 990, First Reading. Zone Code Amendment 2015-04:** Amend Norco Municipal Code Chapter 18.24 (M-1 zone) to add auto-related services and limited sales, as permitted or conditionally-permitted uses. (Planning Director)

Zone Code Amendment 2015-04 is proposed to add auto-related services and limited auto sales as permitted uses to that portion of the M-1 zone located only along Industrial Avenue. They would not be permitted uses in any of the other M-1 zone locations. Because of a previous allowance of these types of uses there is a core of them that exist along Industrial Avenue which has continued to present day. The Zone Code Amendment would remove the non-conforming status from these uses and allow similar businesses to locate there without a conditional use permit.

Recommended Action: Adopt Ordinance No. 990, for first reading.

7. APPEAL HEARING:

- A. **Conditional Use Permit 2014-36** (Anderson): A request for approval to allow a detached accessory building consisting of a 2,997 square-foot covered pole corral at 4444 Hillside Avenue located within the A-1-20 (Agricultural Low Density) Zone. (Planning Director)

The request for Conditional Use Permit (CUP) 2014-36 was denied by the Planning Commission on March 11, 2015, but that decision was appealed to the City Council by Council Member Berwin Hanna on March 18, 2015. Due to Council Member Hanna's unavoidable absence at this appeal hearing, staff is recommending continuance of this hearing to a date certain.

Recommended Action: Continue the Appeal Hearing to May 6, 2015.

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

ADJOURNMENT

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in this meeting, please contact the City Clerk's office, (951) 270-5623, at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility.

Staff reports are on file in the City Clerk's Office. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue during normal business hours.



RECAP OF ACTIONS TAKEN
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
APRIL 8, 2015

CALL TO ORDER: 7:00 p.m.

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: Chair Leonard

1. APPEAL NOTICE: Read by Planning Director King
2. PUBLIC COMMENTS: None
3. APPROVAL OF MINUTES:
 - ❖ Minutes of Regular Meeting of February 11, 2015 (Continued from 3/11/15)
Recommended Action: Approval (Deputy City Clerk). Action: Approved 4:0:1
4. PUBLIC HEARINGS:
 - A. Conditional Use Permit 2013-01, Amendment No. 1 (Bogdan): A request for approval to allow a 640 square-foot carport addition to an existing detached accessory building at 2460 Crazy Horse Lane located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner). **Action: Approved 4:0:1; this action is final unless appealed to the City Council**
 - B. Conditional Use Permit 2015-03 (Rivera): A request for approval to allow a batting cage facility for private lessons at 2800 Reservoir Drive located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner). **Action: Denied 4:0:1; this action is final unless appealed to the City Council**
 - C. Conditional Use Permit 2015-04 (Boladian): A request for approval to allow a detached accessory building consisting of a 1,200 square-foot garage/workshop at 2428 Alhambra Street located within the A-E (Agricultural Estate) Zone. Recommended Action: Approval (Senior Planner). **Action: Approved 4:0:1; this action is final unless appealed to the City Council**

Planning Commission Recap of Actions Taken

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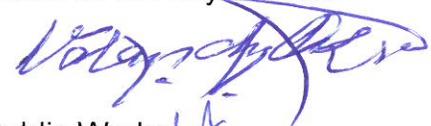
April 8, 2015

- D. Conditional Use Permit 2015-05 (Bond): A request for approval to allow a detached accessory building consisting of a 2,400 square-foot Recreation Vehicle (RV) storage and workshop building at 1191 Seventh Street located within the R-1(Residential Single-Family) Zone. Recommended Action: **Approval** (Senior Planner). **Action: Approved 3:1:1 (Rigler voted no because he felt that the building would be better adjacent to the larger lot on the other side of the property; the other commissioners felt that the approved location was better because it allows for direct access to the street) (Jaffarian absent); this action is final unless appealed to the City Council**
- E. Conditional Use Permit 2015-06 (Duarte): A request for approval to allow a detached accessory building consisting of a 1,250 square-foot storage and barn building at 5060 Pinto Place located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner). **Action: Continued 4:0:1 to the meeting of May 13, 2015**
5. DISCUSSION ITEM:
- A. Zone Code Amendment 2015-05; Draft C-4 zone code amendments. Recommended Action: Discuss and Provide Direction (Planning Director). **Action: Direction provided**
6. CITY COUNCIL MINUTES: Received and Filed
- City Council Study Session Special Meeting of January 21, 2015
 - City Council Regular Meeting of March 4, 2015
 - City Council Regular Meeting of March 18, 2015
7. PLANNING COMMISSION:
- A. Oral Reports from Various Committees: Commission Member Hedges reported on the progress of the Infrastructure Funding Ad-Hoc Committee.
- B. Request for Items on Future Agenda (within the purview of the Commission): None
8. ADJOURNMENT: 9:33 p.m.

/di/adr

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Lori J. Askew, Director of Public Works 

DATE: April 15, 2015

SUBJECT: Acceptance of Bids and Award of Contract for the 2014/2015 Equestrian Trail Fencing Project, LMD #4 and Various Locations

RECOMMENDATION: Accept bids submitted for the installation of equestrian trail fencing and award a contract to Green Giant Landscape, Inc. in the amount of \$255,936.00, and authorize the City Manager to approve contract change orders up to 10 percent of the total bid contract amount.

SUMMARY: Bids for the Fiscal Year 2014-2015 Equestrian Trail Fencing Project at various locations and LMD #4 were opened on April 1, 2015 with Green Giant Landscape, Inc. of La Habra, CA being the lowest responsible bidder. Therefore, it is recommended that a contract be awarded to Green Giant Landscape, Inc. in the amount of \$255,936.

BACKGROUND/ANALYSIS: Staff completed plans and specifications for the installation of wood trail fence improvements at various locations within the City. The plans and specifications were advertised on November 19, 2014 with a bid opening date of December 18, 2014. Bids were received and the award of contract report was presented to City Council at the January 21, 2015 meeting. At that meeting City Council continued the item to allow for review and discussion of trail materials by the Streets, Trails and Utilities Commission. Award of contract was then placed before City Council at the February 4, 2015 meeting where Council rejected all bids and directed staff to rebid the project based on the newly approved trail fence material constructed of polyvinyl chloride (PVC).

The Parks, Recreation & Community Services Department was also bidding a trail fencing project for Landscape Maintenance District (LMD) #4. The department advertised for LMD #4 Equestrian Trail Fence Replacement Years 1 & 2 Project and opened bids on January 13, 2015. With City Council's approval of an alternative trail fence material on February 4, 2015, staff recommended rejection of all LMD #4 bids and to combine the rebid with the project Public Works was advertising in the hopes of getting a better per linear foot cost.

Plans for FY 2014/15 Equestrian Trail Fencing Project at various locations and LMD #4 were advertised on March 11, 2015 with a bid opening date of April 1, 2015. The FY 2014 - 2015 Trail Fence Project at various locations includes 21,328 linear feet of 42" high, PVC 2-rail equestrian trail fence while the LMD #4 portion is 9,576 linear feet and includes the streets of Curly Horse Way, Vandermolen Drive, Wild Horse Lane, Cavalletti Lane, Cutting

Acceptance of Bid and Award of Contract for the FY 2014/15 Equestrian Trail Fencing
Project, LMD #4 and Various Locations

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Horse Road, Foxtrotter Road, and Stable Way. The remaining 11,752 linear feet is to be placed on Trail Street, Round Up Road, Corral Street, Corona Avenue, Reservoir Drive, Willow Drive and Corydon Avenue.

A total of five bids were received with costs ranging in value from \$255,936 to \$373,240. The low bid of \$255,936 was virtually equal to the engineer's estimate of \$256,000. The bid summary sheet has been attached for Council's review.

FINANCIAL IMPACT: Funds of \$141,024 for this project are included in the FY 2015-2019 Trail Capital Improvement Program Budget Fund 143 and Funds in the amount of \$114,912 are available in LMD #4 Fund 186.

Attachment: Bid Summary

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

DATE: April 15, 2015

SUBJECT: Quarterly Investment Report for Quarter Ended March 31, 2015

RECOMMENDATION: Staff recommends that the City Council receive and file the Quarterly Investment Report for the Quarter Ended March 31, 2015.

SUMMARY: Staff is recommending that the City Council receive and file the City's quarterly investment report for the quarter ended March 31, 2015. This report has been prepared to meet the requirements of the City's Investment Policy and applicable sections of the State of California Government Code.

BACKGROUND/ ANALYSIS: The City's Investment Policy requires the Treasurer to render a quarterly report to the legislative body. The report is to be prepared in accordance with Government Code Section 53646 (b)(1) and should contain detailed information on all securities, investments, and monies of the local agency; a statement of compliance of the portfolio with the Statement of Investment Policy; and a statement of the City's ability to meet its cash flow requirements for the next six months. This report which is for the quarter ended March 31, 2015 meets the requirements of the Investment Policy and Government Code. It covers funds of the City and the Successor Agency to the former Norco Redevelopment Agency.

The attached schedules (attachments 1 through 4) have been prepared to meet the detailed requirements of the Government Code and the City's Investment Policy as approved by the Council on May 21, 2014. It is to be noted that the Investment Policy excludes certain investments (bond proceeds) from these requirements. This means that bond proceeds are invested in accordance with the provisions of the bond indentures rather than the provisions of the Investment Policy. Consequently, in determining whether the operating portfolio holdings are in compliance with the Government Code and the approved Investment Policy, investments of bond proceeds have been excluded.

Attachment 1 provides a summary schedule of the City's operating portfolio holdings by type as of March 31, 2015. This summary also provides information on whether or not each investment category complies with the limitations imposed by state law and the City's Investment Policy. Investments that are subject to the Statement of Investment Policy are operating/idle funds invested by the Treasurer within the provisions of the approved Investment Policy. During the quarter ended March 31, 2015, the operating portfolio increased by a net amount of \$3.1 million from \$34.3 million to \$37.4 million due to cash receipts exceeding disbursements. The excess of cash receipts over cash

disbursements was anticipated during the quarter as revenue receipts during the third quarter of the fiscal year usually exceeds disbursements for expenditures. This is due to first installment property tax, sales tax in-lieu and vehicle license fees being received during the quarter.

Attachment 2 provides a graphical breakdown of the operating portfolio holdings by investment type as of March 31, 2015. This chart is for investments that are subject to the Investment Policy. The operating portfolio consisted of 93.17% investment in the State of California Local Agency Investment Fund (LAIF). The remaining 6.83% comprises of cash and certificates of deposit.

A summary of investments not subject to the provisions of the Investment Policy (bond proceeds and debt service reserve funds) is also shown on Attachment 1. These funds are invested in accordance with applicable bond indenture provisions. During the quarter ended March 31, 2015, bond proceeds and debt service reserve fund portfolio decreased by a net amount of \$0.1 million from \$20.1 million to \$20.0 million due to disbursements to pay for capital project expenditures.

Attachment 3 provides a detailed listing of the City's portfolio holdings as required by the Government Code. In this listing, "N/A" is used to denote that the information is either not available or applicable. The market value of investments in LAIF has been reported to equal cost because the City's investments in the pool are readily liquid and the market value of these investments approximates cost. Agency Securities issued by United States Government Sponsored Entities (GSEs) are rated "AA+" by Moody's rating service and "AAA" by Fitch rating service.

CASH FLOWS

Based on cash balances as of March 31, 2015 and anticipated cash receipts for the next six months, staff estimates that there will be sufficient cash to cover disbursements for the City and Successor Agency for the next six months ending September 30, 2015.

FINANCIAL IMPACT: Not Applicable.

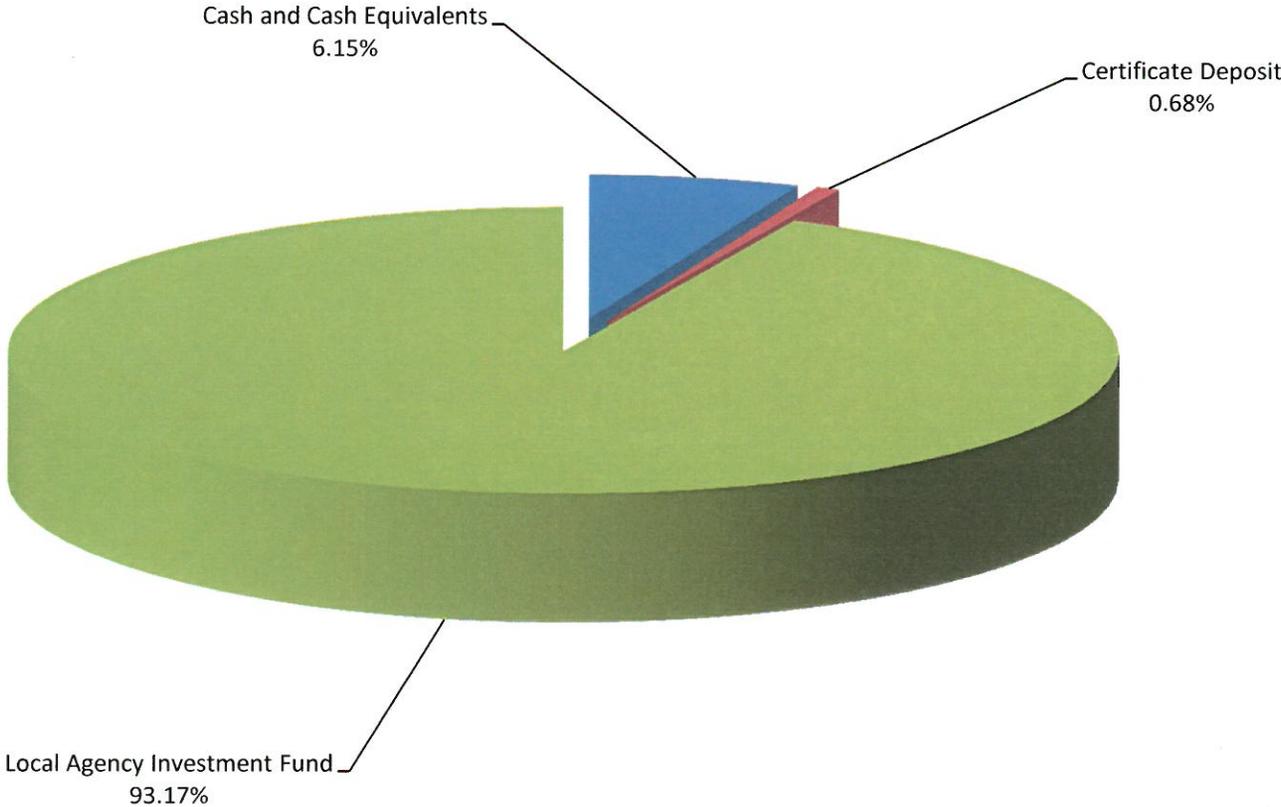
- Attachments: 1) Portfolio Summary
2) Summary Graph
3) Portfolio Details – "Investments Not Subject..."
4) Certification Form

**City of Norco, California
Portfolio Summary
As of March 31, 2015**

City Investments Subject to Investment Policy	Market Value	Percentage	Policy Maximum	Compliance
Cash and Cash Equivalents	\$ 2,303,543	6.15%	15.00%	In Compliance
Certificate Deposit	254,745	0.68%	30.00%	In Compliance
Local Agency Investment Fund	34,878,276	93.17%	\$50.0 Million	In Compliance
Total	\$ 37,436,565	100.00%		

City Investments Not Subject to Investment Policy	Market Value	Percentage
Community Facilities Districts	\$ 2,417,596	12.07%
Sewer and Water System	9,202,287	45.93%
Refunding Tax Allocation Bonds	8,414,833	42.00%
Total	\$ 20,034,716	100.00%

**Summary of City Portfolio
(Investments Subject to Investment Policy)
As of March 31, 2015**



City of Norco, California
 Portfolio Details
 As of March 31, 2015
 Investments Subject to Policy

Cash & Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Checking Accounts	Wells Fargo	N/A	N/A	0.00%	N/A	2,303,543	2,303,543
			Subtotal	Wells Fargo					2,303,543	2,303,543
4/20/2014	4/20/2015	2329958022	Certificate Deposit	Citizen Business Bk	N/A	0.35%	0.35%	N/A	102,184	102,184
2/25/2014	7/16/2015	2329958065	Certificate Deposit	Citizen Business Bk	N/A	0.25%	0.25%	N/A	152,561	152,561
			Subtotal	Wells Fargo					254,745	254,745

Local Agency Investment Fund

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Local Agency Investment Fund	State of California	N/A	N/A	N/A	N/A	34,878,276	34,878,276
			Subtotal						34,878,276	34,878,276

Total Investments Subject to Policy

37,436,565 37,436,565

City of Norco, California
 Portfolio Details
 As of March 31, 2015
Investments Not Subject to Policy (Bond Proceeds)
Community Facilities Districts

Cash and Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	U.S. Bank N.A. Open, Commerical Paper	791884004 US Bank	N/A	N/A	0.00%	N/A	524,574	524,574
N/A	N/A	N/A	First American Government Obligation	794148000 US Bank	N/A	N/A	0.00%	N/A	1	1
N/A	N/A	N/A	First American Government Obligation	794148002 US Bank	N/A	N/A	0.01%	N/A	2,478	2,478
Subtotal									527,054	527,054

Local Agency Investment Fund

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Local Agency Investment Fund	CFD 93-1 State of California	N/A	N/A	N/A	N/A	107,421	107,421
N/A	N/A	N/A	Local Agency Investment Fund	CFD 2002-1 State of California	N/A	N/A	N/A	N/A	54,240	54,240
Subtotal									161,661	161,661

U.S. and Agency Securities

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
12/18/2014	12/18/2018 (2)	3130A3KF0	Federal Home Loan Bank	794148002 US Bank	AAA*	1.50%	1.50%	1,725,000	1,725,000	1,728,881
									1,725,000	1,728,881

Total Community Facilities Districts

2,413,715 **2,417,596**

Investments Not Subject to Policy (Bond Proceeds)
Sewer and Water System

Cash and Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	U.S. Bank N.A. Open, Commerical Paper	130584001 US Bank	N/A	N/A	0.00%	N/A	1,432,823	1,432,823
N/A	N/A	N/A	U.S. Bank N.A. Open, Commerical Paper	130584004 US Bank	N/A	N/A	0.00%	N/A	7,769,464	7,769,464
Subtotal									9,202,287	9,202,287

Total Sewer and Water System

9,202,287 **9,202,287**

**Investments Not Subject to Policy (Bond Proceeds)
 Refunding Tax Allocation Bonds**

Cash & Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	U.S. Bank N.A. Open, Commerical Paper	94662507 US Bank	N/A	N/A	0.00%	N/A	2,067,585	2,067,585
N/A	N/A	N/A	First American Government Obligation	792126003 US Bank	N/A	N/A	0.01%	N/A	1,563,957	1,563,957
N/A	N/A	N/A	First American Government Obligation	792126004 US Bank	N/A	N/A	0.00%	N/A	1,505	1,505
N/A	N/A	N/A	U.S. Bank N.A. Open, Commercial Paper	129543003 US Bank	N/A	N/A	0.00%	N/A	973,969	973,969
N/A	N/A	N/A	US Bank Money Market	140828001 US Bank	N/A	N/A	0.00%	N/A	2	2
N/A	N/A	N/A	US Bank Money Market	140828004 US Bank	N/A	N/A	0.02%	N/A	4,350	4,350
N/A	N/A	N/A	US Bank Money Market	140828005 US Bank	N/A	N/A	0.00%	N/A	14	14
N/A	N/A	N/A	US Bank Money Market	210857001 US Bank	N/A	N/A	0.00%	N/A	1	1
N/A	N/A	N/A	US Bank Money Market	210857002 US Bank	N/A	N/A	0.00%	N/A	1	1
N/A	N/A	N/A	US Bank Money Market	210857003 US Bank	N/A	N/A	0.02%	N/A	540,678	540,678
N/A	N/A	N/A	US Bank Money Market	210857004 US Bank	N/A	N/A	0.02%	N/A	50,792	50,792
N/A	N/A	N/A	US Bank Money Market	210858001 US Bank	N/A	N/A	0.00%	N/A	1	1
N/A	N/A	N/A	US Bank Money Market	210858002 US Bank	N/A	N/A	0.00%	N/A	4	4
N/A	N/A	N/A	US Bank Money Market	210858003 US Bank	N/A	N/A	0.02%	N/A	1,055,402	1,055,402
N/A	N/A	N/A	US Bank Money Market	210858004 US Bank	N/A	N/A	0.02%	N/A	68,117	68,117
Subtotal									6,326,380	6,326,380

Local Agency Investment Fund

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Local Agency Investment Fund	2010 TABs State of California	N/A	N/A	N/A	N/A	22,661	22,661
N/A	N/A	N/A	Local Agency Investment Fund	2003 TABs State of California	N/A	N/A	N/A	N/A	590,792	590,792
Subtotal									613,452	613,452

U.S. and Agency Securities

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
12/26/2014	12/26/2018	3136G2BA4	FNMA	140828004 US Bank	AAA*	1.625%	1.63%	1,475,000	1,475,000	1,478,658
Subtotal									1,475,000	1,478,658

Total Refunding Tax Allocation Bonds

8,414,833 8,418,491

Total Investments Not Subject to Policy

20,030,835 20,038,374

* On August 5, 2011 S&P Lowered US Debt Rating to AA+, Fitch and Moody's Ratings are Still AAA
 2) Step up rates: 1.5% to 12/18/16, 1.75% to 6/18/18, 2% to 12/18/18, 3% to 6/18/19, and 5% to 12/18/19.

Attachment 4

Quarterly Investment Portfolio

For the Quarter Ended March 31, 2015

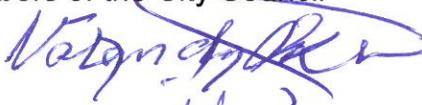
As required by the Government Code, the Treasurer certifies that the investments reported in the accompanying schedules (Attachments 1 through 3) comply with the City of Norco Investment Policy and that sufficient liquidity along with anticipated revenues are available to meet the City and Successor Agency budgeted expenditure requirements for the next six months ending September 30, 2015.



Andy Okoro, City Manager/City Treasurer

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Lori J. Askew, Director of Public Works 

DATE: April 15, 2015

SUBJECT: Approval of List of Engineering Firms to Provide On-Call Engineering Services

RECOMMENDATION: That City Council approves the list of engineering firms to provide On-Call Engineering Services.

SUMMARY: Staff has reviewed and rated several Engineering Firms capable of providing on-call engineering services. Staff is recommending that the City Council approve the list to allow staff to enter into design services agreements with one or more of the engineering firms.

BACKGROUND/ANALYSIS: Staff completed a Request for Qualifications (RFQ) for On-Call Engineering Consulting Services for the design of various Capital Improvement Projects. The RFQ was sent to several local engineering firms with varying engineering specialties. Design services will be provided for various Capital Improvement Projects (CIP) including street, sewer, water, storm drain and traffic control projects.

A total of eight proposal packages with qualifications were received. Staff reviewed and rated the Statement of Qualifications received from the various firms and categorized which firms would be best suited for the various design projects.

The list of staff recommended firms is attached for Council's review.

FINANCIAL IMPACT: Funds for design services are included in the FY 2015-2019 Capital Improvement Program Budget as part of total project cost in various CIP Funds.

Attachments: Request for Qualifications
List of Engineering Firms



CITY OF NORCO

PUBLIC WORKS DEPARTMENT
2870 CLARK AVENUE, NORCO, CA 92860
PHONE: 951-270-5678
FAX: 951-270-5640
WEB: www.ci.norco.ca.us

SUBJECT: REQUEST FOR QUALIFICATIONS FOR ON-CALL PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR VARIOUS CAPITAL IMPROVEMENT PROJECTS.

INVITATION

You are hereby invited to submit a Statement of Qualifications for Professional Engineering Consulting Services (4 copies), all in accordance with the following provisions contained herein.

Statement of Qualifications will be accepted until 5:00 p.m. on Thursday, February 26, 2015 at the City of Norco City Clerk's Office, located at 2870 Clark Avenue, Norco, CA 92860, Attention: Lori J. Askew, Director of Public Works.

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

The projects shall consist of any combination of the following: preparation of construction plans, special provisions, technical provisions, construction estimates, and written reports.

SCOPE OF CONSULTING ENGINEERING SERVICES

In general, the consulting engineering services to be furnished will include the preparation of plans, technical specifications and cost estimates for various Capital Improvement Projects, including streets, traffic signal, storm drains, water, sewer and trail improvement projects; in addition to Master Plans and Reports for Water and/or Sewer infrastructure. All engineering work shall be performed by a professional engineer registered in the State of California. All reports, plans and cost estimates shall be signed and sealed by the engineer.

Services may include but not be limited to:

- Attending kick-off meetings.
- Perform research of records including utility companies and other agency records as necessary to secure information required to identify, locate, and accurately layout all existing improvements that may interfere with proposed improvements.
- Prepare base maps incorporating survey.
- Provide clear, concise, and complete plans and necessary profile, per City standards, which shall include, among other things, project title, vicinity/location map, title blocks, north arrows, scales, general notes, construction notes, construction legend, telephone numbers of utilities and other affected agencies and businesses, centerline, right-of-way lines, property lines, existing improvements, and other details that are of benefit to and/or requested by the City.
- Plans and estimates will be to a level of professional competence that is common among engineers performing like services in this area.

- Prepare construction cost estimates (in Microsoft Excel format) for use by the City to advertise for bids.
- Process plans with City staff for approval and make corrections as appropriate, typically 60%, 90% and 100% plan check submittals expected.
- All drawings shall be prepared in permanent forms of 24-inch x 36-inch mylar sheets using the City Title Block. The originals shall be the property of the City.
- Preparation of "As-Built" plans.
- Provide digital copy of the project plans in Autocad 2013 or newer to the City.
- Reports will include the necessary research of records for the preparation of Master Plan Reports which will detail historical data and future projections.

ENGINEER'S STATEMENT OF QUALIFICATIONS

The Engineer's Statement of Qualifications shall include the following:

- A statement that this RFQ shall be incorporated in its entirety as a part of the Engineer's Proposal.
- A statement of qualifications applicable to Capital Improvement Projects, including the names, qualifications and proposed duties of the engineer's staff to be assigned to the project.
- A listing of recent Capital Improvement Projects completed, including the names, titles, addresses, and telephone numbers of the appropriate persons whom the City could contact.
- A copy of the engineer's hourly rate schedule and a statement that says the hourly rate schedule is a part of the Engineer's Proposal.
- A statement that all charges for subcontracted services shall be in the same amounts as actually invoiced to and paid by the engineer plus an allowable percentage markup. Specify a percentage markup in your proposal.
- A statement that the cost of printing, mileage, telephone, mailing, and other expenses incidental to the performance of the main items of the Engineering Services to be rendered are to be billed as separate direct cost. Include percentage mark-up, if any.
- A statement that the engineer's services will be an on-call, as needed basis.

PAYMENT(S) TO ENGINEER

The City will pay the engineer for all acceptable engineering services rendered in accordance with the Agreement for Professional Consultant Services, on a monthly basis within thirty (30) days of receipt of the engineer's invoice, in an amount equal to the sum of:

(1) the hours expended by the engineer's forces multiplied by the appropriate hourly rate called for on the aforementioned hourly rate schedule plus/or

(2) the amounts actually paid by said engineer for sub-consulting professional services, all subject to the "Maximum Not-to-Exceed" fee, and with the final amount being payable within thirty (30) days following the final invoicing and satisfactory completion of the engineering services or earlier termination of Agreement. The first payment will not be made until all conditions, as stipulated in this proposal, are met.

SELECTION CRITERIA

The statement of qualifications will be rated, in appropriate order of importance according to the following criteria:

- Demonstrated understanding of Capital Improvement Projects;
- Proven recent experience on projects of like nature;

- Adequate available professional staff with substantial appropriate ability and experience on like projects to be assigned full term to the project;
- List of references with names and telephone numbers of contact persons;
- Past performance of work performed for the City;

Statement of Qualifications failing to provide sufficient information and assurances of performance to accurately assess each category of the required services and/or failing to comply with requirement and conditions of the RFQ will not be given further consideration.

ADDITIONAL INFORMATION

The selected consultant and sub-consultants are required to have a current City of Norco business license.

All inquiries should be directed to Lori J. Askew, Director of Public Works, at 951-270-5678 or email at laskew@ci.norco.ca.us.

**LIST OF ENGINEERING FIRMS FOR ON-CALL PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR
VARIOUS CAPITAL IMPROVEMENT PROJECTS**

Albert Grover & Associates
Fullerton, CA

Albert A. Webb Associates
Riverside, CA

Michael Baker International Company
Temecula, CA

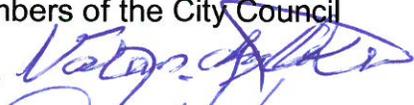
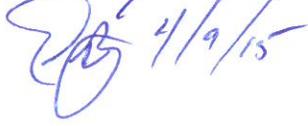
Krieger & Stewart Engineering Consultants
Riverside, CA

K & A Engineering, Inc.
Corona, CA

Armstrong & Brooks Consulting Engineers
Corona, CA

KWC Engineers
Corona, CA

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council
FROM: Andy Okoro, City Manager 
PREPARED BY: Eric Briddick, Lieutenant 
DATE: April 15, 2015
SUBJECT: Sheriff's Department Annual Report Presentation for 2014
RECOMMENDATION: Receive and file

SUMMARY: The 2014 Annual Report Presentation will include a comparative overview of the Norco Sheriff's Office, which includes statistical information on Part 1 crimes, based on the Uniform Crime Reporting Program (UCR). In addition, the report will include a review of the response and performance of patrol operations, traffic enforcement and community oriented policing and problem solving deputies.

BACKGROUND/ANALYSIS:

The UCR program collects data on certain offenses, termed Part 1 offenses, reported to law enforcement. These are categorized as violent offenses and property offenses. This includes murder, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft and arson.

The Norco Sheriff's Office, in conjunction with the Jurupa Valley Station, utilized two methods to evaluate and measure crime within the community.

Crime Impact Report (CIR) is short for Computer or Comparative Statistics. The CIR is a well-known management model that focuses on crime reduction. It facilitates accurate and timely analysis of crime, which is used to identify crime patterns and problems over a two-week period and is more of a "snap shot" to assist with strategic enforcement.

These are **unofficial** statistics used for the daily operation of the station and deployment of personnel.

Uniform Crime Report (UCR) was established by the FBI in the 1930's in order to measure the scope of crime that occurs throughout the Nation.

These are the **official** statistics reported by the Sheriff's Department and used for this presentation.

Sheriff's Department Annual Report for 2014

Page 2

April 15, 2015

The Norco Sheriff's Office will continue to serve the community based on the high standards of the Riverside County Sheriff's Department. We will continue utilizing available resources to meet the needs of the community and continue using the Crime Impact Report. By meeting with Jurupa Valley Station deputies and administrators on a bi-weekly basis to discuss crime trends and deployment and continue using the station Crime Analyst to map crime and identify trends.

FINANCIAL IMPACT: None

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Lori J. Askew, Director of Public Works 

DATE: April 15, 2015

SUBJECT: Right-of-Way Contract State Highway Caltrans Land Transfer

RECOMMENDATION: Approve the Right-of-Way Contract with Caltrans

SUMMARY: In 1985, the City of Norco granted Caltrans right of entry for access to City-owned property for the purposes of constructing the I-15 freeway. The agreement authorized Caltrans to commence construction on City-owned property. Once Caltrans acquired the necessary property, Caltrans would exchange acreage with the City. Caltrans was responsible for preparing formal contracts and deeds for the City to review and execute. The I-15 freeway was constructed but the execution of the documents did not occur. Staff is recommending that the City Council approve the Right-of-Way Contract, therefore executing an agreement between the City of Norco and Caltrans for a land transfer of property and highway easement containing the I-15 Freeway.

BACKGROUND/ANALYSIS: On May 22, 1985, the City of Norco granted the State of California, Department of Transportation (Caltrans) a Right of Entry to enter upon City-owned land for the purpose of constructing the I-15 Freeway. At the time of the construction of the north and south abutments to the freeway, Caltrans did not own the property the abutments were placed upon. The agreement authorized Caltrans to commence construction on City-owned property and once Caltrans acquired the necessary property, an exchange of 25.48 acres owned by Caltrans would be exchanged for 9.989 acres the City of Norco owned. The disproportionate exchange of property fulfilled Caltrans mitigation land requirement for the project. Caltrans was responsible for preparing formal Right of Way contracts and Deeds for Norco to review and execute. The I-15 Freeway was constructed but execution of the documents never transpired.

With the current widening of the I-15 Freeway project, it was discovered that Caltrans did not own the property the south abutment was constructed on nor own the property over the Santa Ana River, which the freeway was constructed. This property remains owned by the City of Norco. Caltrans now wishes to fulfill the intent of the original right to enter agreement. However, instead of acquiring the property over the Santa Ana River, they wish to acquire a Highway Easement from Norco, thus the City will retain ownership of the property.

A Right-of-Way Contract has been prepared by Caltrans outlining the items each party is responsible for. Norco will grant to Caltrans a parcel containing approximately 3.2 acres

where the south abutment is located; and grant Caltrans a Highway Easement over City owned-property, containing approximately 6.8 acres which encompasses the outline of the freeway right-of-way. In return, Caltrans has prepared two Director's Deeds granting the City of Norco a parcel north of the Santa Ana River and immediately east of the freeway containing approximately 10 acres; and another parcel immediately north and adjacent to the Santa Ana River containing approximately 15.5 acres. These two parcels are outside City of Norco limits. Caltrans requires the Contract to be signed in order for the agreement to proceed to the California Transportation Commission for its June meeting.

FINANCIAL IMPACT: None

Attachment: Right-of-Way Contract – State Highway
 Grant Deed
 Highway Easement Deed
 Directors' Deeds
 Caltrans Right of Way Map 914562 and 914563

- (B) Pay all escrow, notary and recording fees incurred in this transaction and, if title insurance is desired by the State, the premium charged therefor. Said escrow and recording charges shall not, however, include documentary transfer tax.

This transaction will be handled through an escrow with Title365 Company, 5000 Birch Street, Suite 300, Newport Beach, CA 92660.

- (C) Have the authority to deduct and pay from the amount shown in Clause 2(A) above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow.

- (D) Subject to approval by the California Transportation Commission, deliver to the Grantor, City of Norco, a good and sufficient Director's Deed, properly recorded, to Parcels 4385-01-01 and 4386-02-01, free and clear of all liens and encumbrances except taxes and special assessments, if any, easements, restrictions and reservations of record and excepting and reserving therefrom access rights from said property to be conveyed along and across a line as described in said Director's Deed, said line also being the access control line of the State highway. It is understood that the State in no way will be obligated to pay escrow charges, title insurance fees or documentary transfer taxes incurred in the conveyance to the grantor referred to above.

3. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the Grantee, including the right to remove and dispose of improvement, commenced May 22, 1985, and that amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date. The Temporary Construction Easement as mentioned in the preamble of this Contract has expired, and Grantee has no further need of said Temporary Construction Easement.
4. The acquisition price of the property being acquired in the transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of hazardous waste which required mitigation under Federal or State law, the Grantee may elect to recover its cleanup costs from those who caused or contributed to the contamination.
5. The Grantor(s) agrees that no improvements, other than those already on the property, shall be placed thereon; and the planting of any crops, trees, or shrubs, or alterations, repairs, or additions to existing improvements which may hereafter be placed thereon are at Grantor's risk and without expectation of payment if removed by the Grantee.

-
6. In the event the Grantor elects to enter upon the land to be conveyed by Director's Deed under Clause 2(D), in advance of the recording of said Director's Deed, the Grantee is to be relieved from all liability and all claims for damages by reason of any injury to any person or persons, or property of any kind whatsoever and to whomsoever, from any cause or causes whatsoever, while on the area to be conveyed as described herein.

The Grantor herein further understands and agrees to indemnify and save harmless the Grantee from all liability, loss, cost and obligation on account of or arising out of any such injury, however occurring.

It is further understood that this agreement shall not in any way imply or be construed to grant any additional rights of possession, occupancy, or use of said property until recordation of the Director's Deed as provided in Clause 2(D) herein.

It is further understood that if this transaction is not completed under the terms of this contract, any improvements which the Grantor may erect or cause to be erected shall become the property of the Grantee, which shall have the right to use or dispose of said improvements as it may see fit.

In Witness Whereof, the parties have executed this agreement the day and year first above written.

CITY OF NORCO, as Grantor

By: _____

Recommended for Approval:

APPROVED:

By _____
Right of Way Agent

STATE OF CALIFORNIA
Department of Transportation, as Grantee

By _____
ANTHONY RIZZI, Chief
Right of Way Acquisitions

By _____
ROBERT SO
Deputy District Director
Right of Way - District 8

Date _____

No Obligation Other Than Those Set Forth Herein Will Be Recognized

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention Record Maps – MS 980

FREE RECORDING:

This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

GRANT DEED
(CORPORATION)

District	County	Route	Post	Number
08	Riv	015	46.1	4384

_____ a corporation organized
and existing under and by virtue of the laws of the State of California, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the City of Norco, County of Riverside, State of California, described as:

See Exhibit "A"

08-RIV- 015 - PM 46.1- 4384 (4384-1)

EXHIBIT "A"

PARCEL 4384-1

That portion of Lot 2, of Santa Ana River Development Company's Tract No. 1, in the City of Norco, shown by a map filed in Book 14, pages 3 through 5 of Maps, in the Office of the County Recorder, Riverside County, California, described as follows:

BEGINNING at Station 62, on the Friel Survey Line, as shown by map of said Tract No. 1; Thence, Course "1", along said Friel Survey Line, North 69°35'05" East, 672.14 feet to Station 61, on said Friel Survey Line as shown by map of said Tract No. 1; Thence, Course "2", at right angles to said Course "1", North 20°24'55" West, 200.00 feet to a line parallel with and distant northerly 200.00 feet measured at right angles from said Course "1"; Thence, Course "3", along said parallel line South 69°35'05" West, 693.63 feet; Thence, Course "4", at right angles to said Course "3", South 20°24'55" East, 201.42 feet to said Friel Survey Line; Thence, Course "5", along said Friel Survey Line, North 65°48'32" East, 21.54 feet to the POINT OF BEGINNING.

Area = 3.185 Ac.

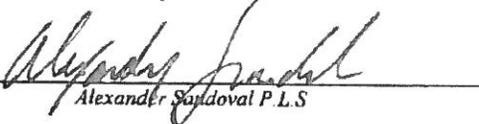
Excepting all rights to mineral and hydrocarbon substances including gas and oil rights below five hundred feet from the surface or said land, but with no rights or entry upon the surface of said land for the development of the same, as reserved in the Deed from Santa Ana River Development Company, et al, recorded June 27, 1963 as Instrument No. 1963-67110.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway; provided however, that the remaining lands shall have access to the Santa Ana River by passage under said freeway through the bridge constructed on the above described parcel with no right of access to the traveled way on said freeway.

The bearings and distances used in the above description are based on the California Coordinate System of 1927, Zone 6. Multiply distances shown by 1.0000231 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act

Signature


Alexander Sandoval P.L.S.

Date: April 8, 2015



IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this _____ day of _____, 20__.

President By _____

Secretary By _____

[CORPORATE SEAL]

State of California }
 County of _____ } ss

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)
 , personally appeared _____

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20__

 Director of Transportation

By _____
 Attorney in Fact

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention Record Maps – MS 980

FREE RECORDING:

This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

**HIGHWAY EASEMENT
DEED
(CORPORATION)**

District	County	Route	Post	Number
08	Riv	015	46.3	4384

a corporation organized and existing under and by virtue of the laws of the State of California does hereby grant, convey and dedicate to the STATE OF CALIFORNIA, the right of way and incidents thereto for a public highway upon, over and across that certain real property, in the City of Norco, County of Riverside, State of California, described as:

See Exhibit "A"

08-RIV-015-PM 46.3 - 4384 (4384-2)

EXHIBIT "A"

PARCEL 4384-2

Those portions of Lots 2 and 3 of Santa Ana River Development Company's Tract No. 1, in the City of Norco, shown by a map filed in Book 14, pages 3 through 5 of Maps, in the Office of the County Recorder, Riverside County, California, and that portion of Fractional Section 31, Township 2 South, Range 6 West, San Bernardino Meridian, Map of the Jurupa Rancho, in the City of Norco, shown by a map filed in Book 9, Page 33 of Maps, in the Office of the County Recorder, San Bernardino County, California, described as follows:

COMMENCING at Station 62, on the Friel Survey Line, as shown on map of said Tract No. 1; Thence Course (1) along said Friel Survey Line, North 69°35'05" East, 672.14 feet to Station 61, on said Friel Survey Line as shown by map of said Tract No. 1; Thence Course (2) at right angles to said Course (1) North 20°24'55" West, 200.00 feet to a line parallel with and distant northerly 200.00 feet measured at right angles from said Course (1); Thence Course (3) along said parallel line, South 69°35'05" West, 105.75 feet to a point on a non-tangent curve concave southeasterly having a radius of 4903.00 feet, a radial line to said point bears North 69°20'56" West, said point being the POINT OF BEGINNING; Thence Course (4) northeasterly along said non-tangent curve 1242.57 feet through a central angle of 14°31'14"; Thence Course (5) North 35°10'18" East, 230.20 feet to the North Line of the South half of the Southwest quarter of said Fractional Section 31; Thence Course (6) along said North line, North 89°25'01" West, 342.08 feet; Thence Course (7) South 54°49'42" East, 87.62 feet; Thence Course (8) South 35°10'18" West, 36.01 feet to a curve concentric with said Course (4) concave southeasterly having a radius of 5097.00 feet; Thence Course (9) southwesterly along said concentric curve 1458.43 feet through a central angle of 16°23'40" to a line parallel with and distant northerly 200.00 feet measured at right angles from said Course (1); thence along said parallel line North 69°35'05" East, 253.70 feet to the POINT OF BEGINNING.

Area = 6.804 Ac.

EXCEPTING all rights to mineral and hydrocarbon substances including gas and oil rights below five hundred feet from the surface of said land, but with no right of entry upon the surface of said land for the development of the same, as reserved in the Deed from Santa Ana River Development Company, et al, recorded June 27, 1963 as Instrument No. 67110.

CONTINUE

08-RIV-015-PM 46.3 - 4384 (4384-2)

CONTINUED

EXHIBIT "A"

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway; provided however, that the remaining lands shall have access to the Santa Ana River by passage under said freeway through the bridge constructed on the above described parcel with no right of access to the traveled way on said freeway.

The bearings and distances used in the above description are based on the California Coordinate System of 1927, Zone 6. Multiply distances shown by 1.0000231 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act

Signature 
Alexander Sandoval P.L.S.

Date: April 8, 2015



The grantor hereby further grants to grantee all trees, growths (growing or that may hereafter grow), and road building materials within said right of way, including the right to take water, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The grantor, for itself, its successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this _____ day of _____, 20____.

President By _____, _____

Secretary By _____, _____

[CORPORATE SEAL]

State of California }
 County of _____ } ss

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)
 , personally appeared _____

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand
this _____ day of _____, 20

Director of Transportation

By _____
Attorney in Fact

Space above this line for Recorder's Use

DIRECTOR'S DEED

District	County	Route	Post	Number
08	Riv	15	46.5	DD4385-01-01

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to _____
_____ all that real property in the City of Norco County of Riverside, State of California, described as:

SEE EXHIBIT "A"
and depicted on

EXHIBIT "B"
both exhibits being attached hereto
and made a part hereof

08-CO-15-PM 46.5-4385 (DD4385-01-01)

MAIL TAX
STATEMENTS TO:

EXHIBIT "A"

PARCEL 4385-01-01

All that real property adjudged and decreed cited as Parcel 4385-2, to The People of the State of California by Final Order of Condemnation recorded September 10, 1986 as Instrument No. 1986-220516, in Official Records of Riverside County, California, described therein as follows:

"For State highway purposes for substitution and exchange, that portion of the Northeast Quarter of the Southwest Quarter of Fractional Section 31, Township 2 South, Range 6 West of the Jurupa Rancho, filed in Book 9, Page 33 of Maps, San Bernardino County Records, described as follows:

BEGINNING at the center of said Section 31, marked by a 1-1/4" iron pipe; thence along the East line of said Southwest Quarter South 01° 11' 11" West, 1322.44 feet to a point marked by a 2" iron pipe, said point also being the Northwest corner of that parcel of land conveyed to Julian C. Smith, et al, by Deed recorded June 9, 1965 as Instrument No. 66733; thence along the South line of said Northeast Quarter North 89° 25' 01" West, 741.00 feet; thence North 70° 40' 30" East, 400.54 feet; thence North 38° 33' 40" East, 183.81 feet; thence North 01° 11' 11" East, 458.48 feet; thence Northerly along a non-tangent curve, concave Northwesterly, having a radius of 5170.00 feet from a tangent bearing North 27° 56' 27" East, through an angle of 07° 03' 47", a distance of 637.32 feet to the North line of said Southwest Quarter; thence along said North line South 89° 27' 58" East, 3.09 feet to the POINT OF BEGINNING."

There shall be no abutter's rights including access rights, appurtenant to the above-described real property in and to the adjacent State Freeway.

Note: The portion of the above description contained within the quotations is a reiteration of the legal description recited in the above-mentioned Final Order of Condemnation. It appears here to satisfy mandates established by others, thereby facilitating recordation of this document. The State of California makes no assertion as to the accuracy or correctness of this reiteration by the appearance of it in this document. Reference shall be made to the actual recorded document for any interpretation thereof.

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

EXHIBIT "B"
(NOT TO BE RECORDED)

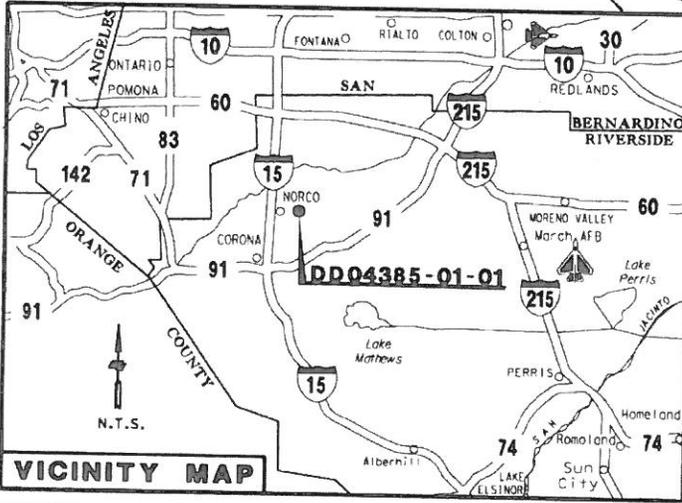
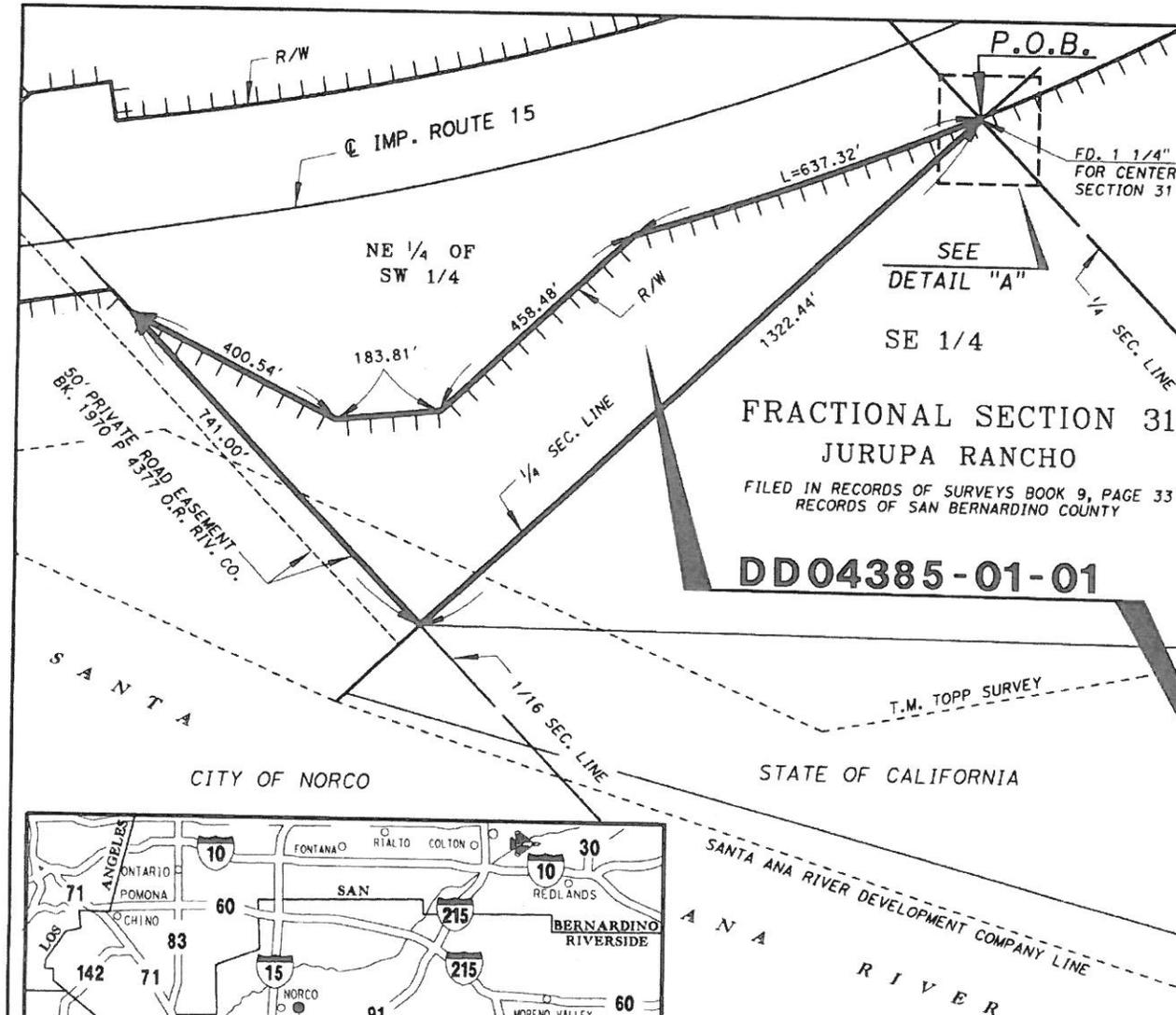
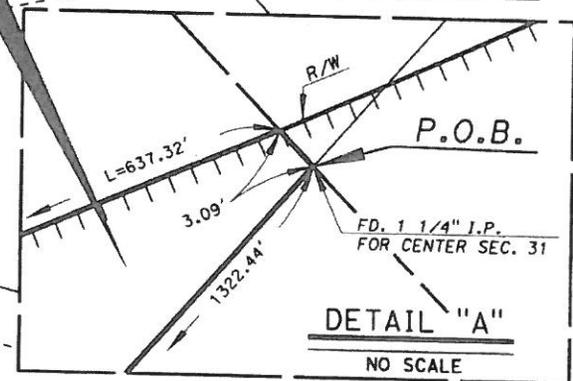
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COUN CTC
C DE

SEE
DETAIL "A"
SE 1/4

FRACTIONAL SECTION 31
JURUPA RANCHO
FILED IN RECORDS OF SURVEYS BOOK 9, PAGE 33
RECORDS OF SAN BERNARDINO COUNTY

DD04385-01-01

LYNN P. SMITH



NOTES
All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTOR'S DEED
DD 04385-01-01**



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	RIV	15	46.5	1	1

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

EXHIBIT "B"

FD. 1 1/4" I.P.
FOR CENTER SEC. 31

T. 2
COU
M. DE

To:
County
Recorder

LYNN P. SMITH

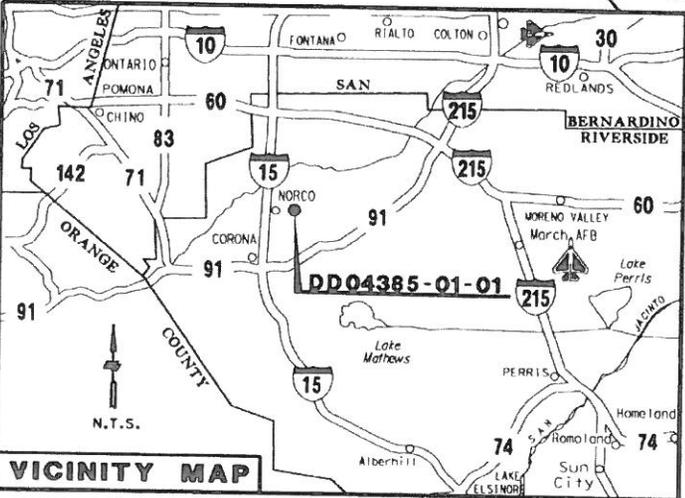
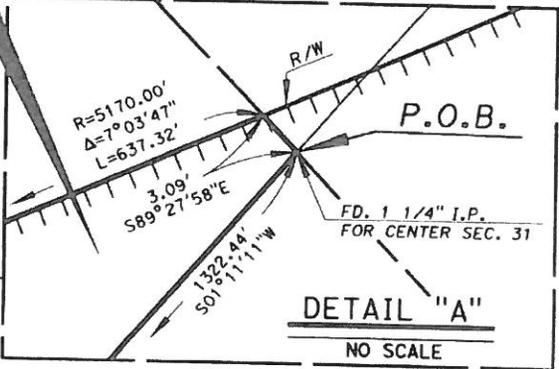
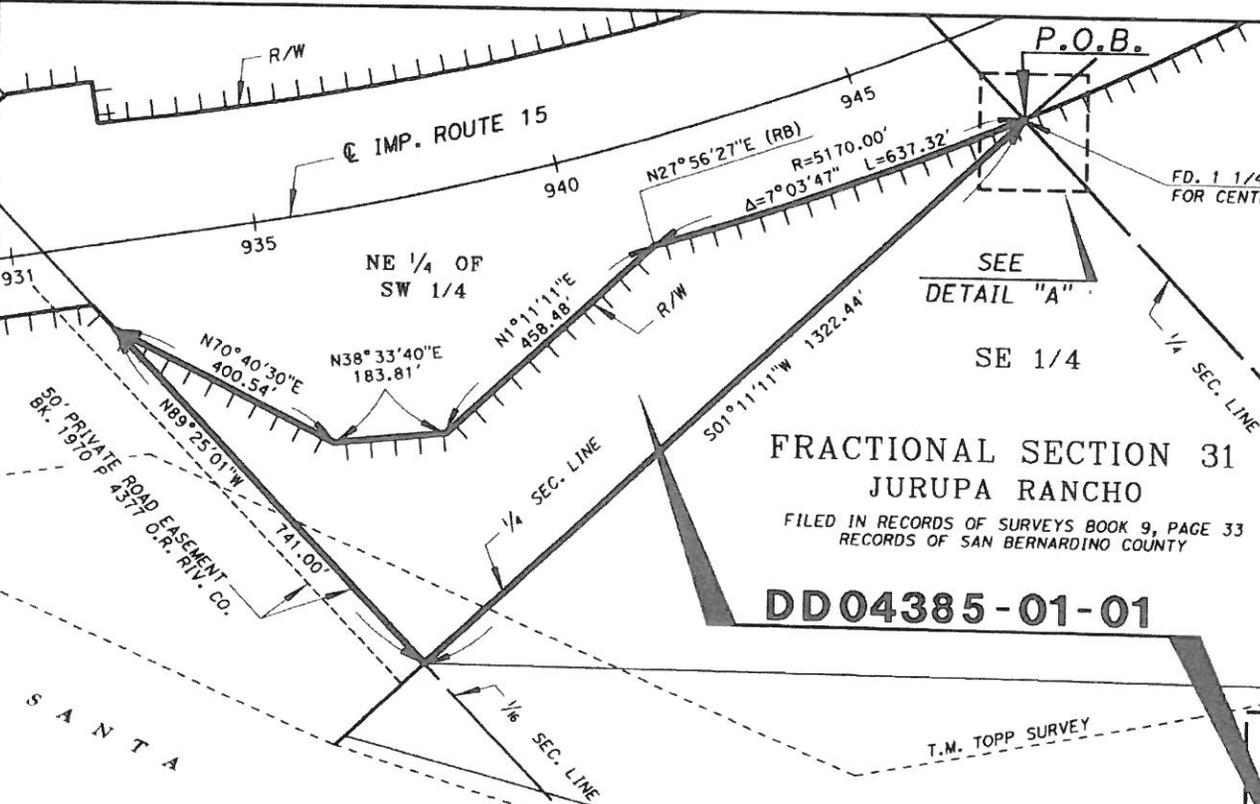
SEE
DETAIL "A"

SE 1/4

**FRACTIONAL SECTION 31
JURUPA RANCHO**

FILED IN RECORDS OF SURVEYS BOOK 9, PAGE 33
RECORDS OF SAN BERNARDINO COUNTY

DD04385-01-01



SANTA ANA RIVER DEVELOPMENT COMPANY LINE
SANTA ANA RIVER

CITY OF NORCO

STATE OF CALIFORNIA

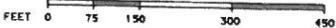
NOTES

All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 04385-01-01**



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	RIV	15	46.5	1	1

Subject to special assessments if any, restrictions, reservations, and easements of record.

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

WITNESS my hand and the seal of the Department of Transportation of the State of California, this
_____ day of _____ 20_____.

APPROVED AS TO FORM AND PROCEDURE

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

ATTORNEY
DEPARTMENT OF TRANSPORTATION

Director of Transportation

By

Attorney in Fact

State of California }
County of _____ } ss

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)
, personally appeared _____

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me the he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

(This space reserved for CTC Certification)

Space above this line for Recorder's Use

DIRECTOR'S DEED

District	County	Route	Post	Number
08	Riv	15	46.8	DD4386-02-01

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to _____ all that real property in the City of Norco County of Riverside, State of California, described as:

SEE EXHIBIT "A"
and depicted on

EXHIBIT "B"
both exhibits being attached hereto
and made a part hereof

08-CO-15-PM 46.8-4386 (DD4386-02-01)

MAIL TAX
STATEMENTS TO:

EXHIBIT "A"

PARCEL 4386-02-01

All that real property adjudged and decreed cited as Parcel 4386-2, to The People of the State of California by Final Order of Condemnation recorded June 8, 1987 as Instrument No. 1978-161326, in Official Records of Riverside County, California, described therein as follows:

"For State highway purposes for substitution and exchange that portion of the Northeast Quarter and the Southeast Quarter of Fractional Section 31, Township 2 South, Range 6 West, as shown by Sectionized Survey of the Jurupa Rancho recorded in Book 9, Page 33 of Maps, Records of San Bernardino County; and that portion of Lot 3 of Santa Ana River Development Company's, TRACT NO. 1 as shown in Book 14, Pages 3, 4 and 5 of Maps, Records of Riverside County, described as a whole as follows:

BEGINNING at a 2" iron pipe marking the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Fractional Section 31 as shown on Licensed Survey Map filled in Book 10, Page 35 Records of Survey, Records of Riverside County; thence South 00°35'28" West, 176.72 feet to a point which is 20.00 feet Northwesterly measured at right angles to that certain course described as "thence North 58°37'37" East, 1808.63 feet" in Deed to Julian C. Smith Sr., et al, recorded June 9, 1965 as Instrument No. 66733 Official Records of Riverside County, and being marked by a ¾" iron pipe tagged R.E. 1229; thence parallel with and 20.00 feet Northwesterly of last said described course North 59°12'42" East, 1827.01 feet to that certain course described in last said Deed as "thence North 25°27'25" East, 137.45 feet"; thence along the boundary line of last said Deed the following four (4) courses: (1) North 26°02'30" East, 100.93 feet; (2) North 03°03'00" East, 148.77 feet; (3) North 10°43'55" West, 329.53 feet; (4) North 00°35'20" East, 259.99 feet to the Northerly terminus of course described as "North 00°00'15" East, 259.99" in last said Deed; thence South 44°37'53" West, 2222.27 feet to the POINT OF BEGINNING."

Note: The portion of the above description contained within the quotations is a reiteration of the legal description recited in the above-mentioned Final Order of Condemnation. It appears here to satisfy mandates established by others, thereby facilitating recordation of this document. The State of California makes no assertion as to the accuracy or correctness of this reiteration by the appearance of it in this document. Reference shall be made to the actual recorded document for any interpretation thereof.

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

EXHIBIT "B"
(NOT TO BE RECORDED)

T. 2 To: M. IDE
COUN CTC)
C

NE 1/4 OF SW 1/4

SE 1/4

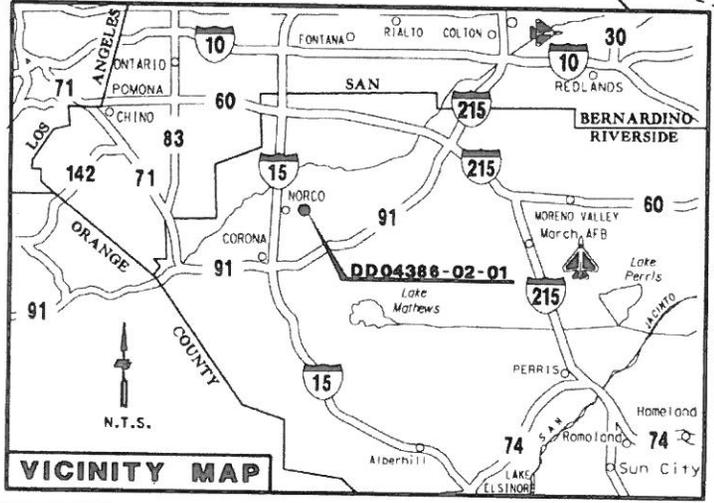
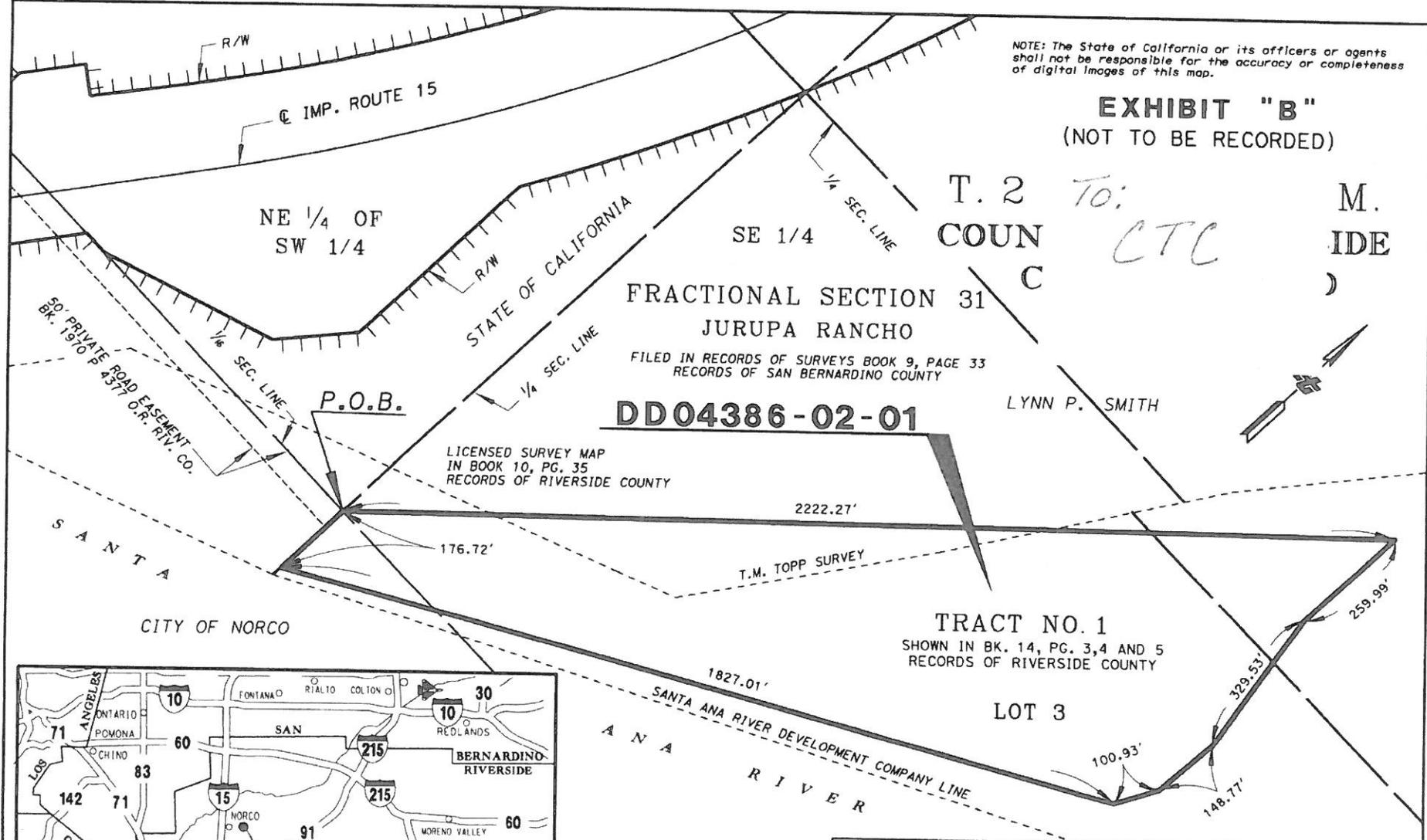
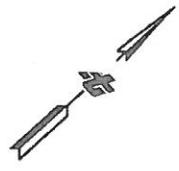
FRACTIONAL SECTION 31
JURUPA RANCHO

FILED IN RECORDS OF SURVEYS BOOK 9, PAGE 33
RECORDS OF SAN BERNARDINO COUNTY

DD04386-02-01

LYNN P. SMITH

LICENSED SURVEY MAP
IN BOOK 10, PG. 35
RECORDS OF RIVERSIDE COUNTY



NOTES
All distances are in feet unless otherwise noted.
LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 04386-02-01**

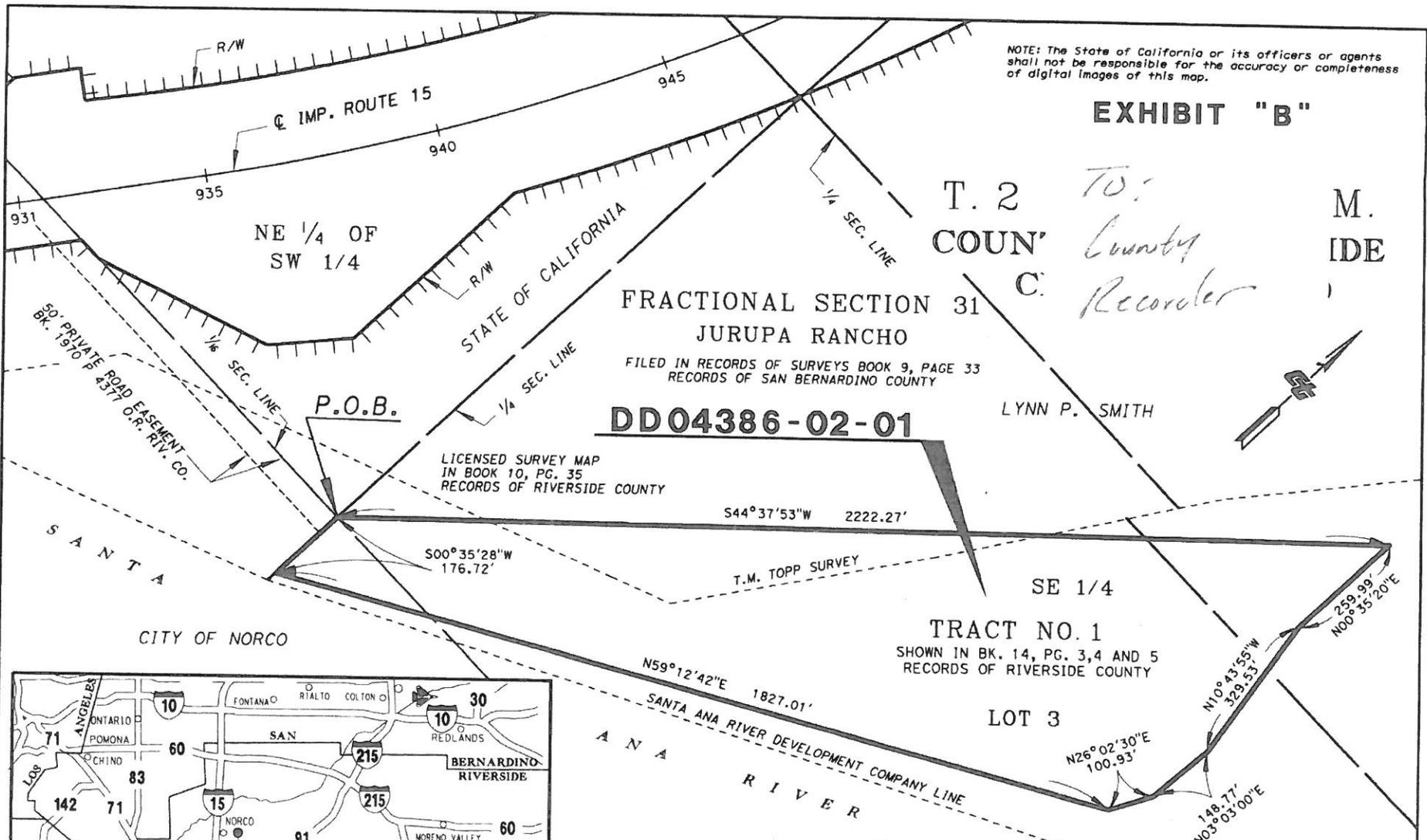
FEET 0 75 150 300 450

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	RIV	15	46.8	1	1

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

EXHIBIT "B"

T. 2
COUN' C.
TO: County Recorder
M. IDE



FRACTIONAL SECTION 31
JURUPA RANCHO
FILED IN RECORDS OF SURVEYS BOOK 9, PAGE 33
RECORDS OF SAN BERNARDINO COUNTY

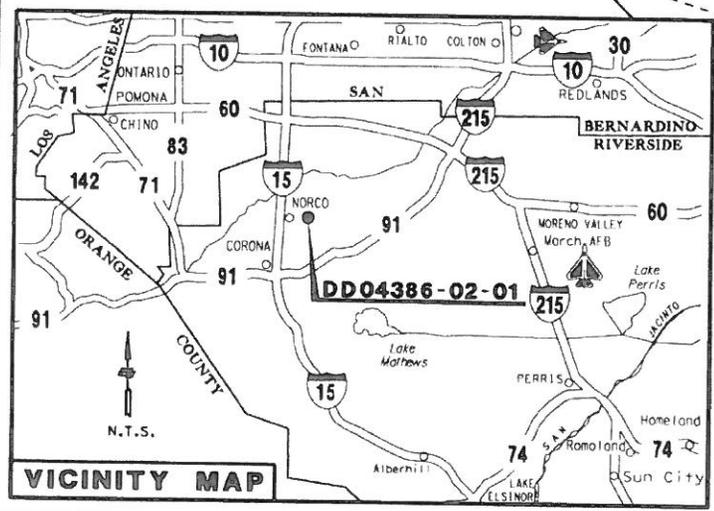
DD04386-02-01

LYNN P. SMITH

LICENSED SURVEY MAP
IN BOOK 10, PG. 35
RECORDS OF RIVERSIDE COUNTY

TRACT NO. 1
SHOWN IN BK. 14, PG. 3,4 AND 5
RECORDS OF RIVERSIDE COUNTY

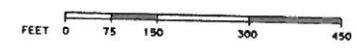
LOT 3



NOTES
All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTOR'S DEED
DD 04386-02-01**



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	RIV	15	46.8	1	1

Subject to special assessments if any, restrictions, reservations, and easements of record.

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

WITNESS my hand and the seal of the Department of Transportation of the State of California, this
_____ day of _____ 20_____ .

APPROVED AS TO FORM AND PROCEDURE

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

ATTORNEY
DEPARTMENT OF TRANSPORTATION

Director of Transportation

By

Attorney in Fact

State of California }
County of _____ } ss

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)

, personally appeared _____

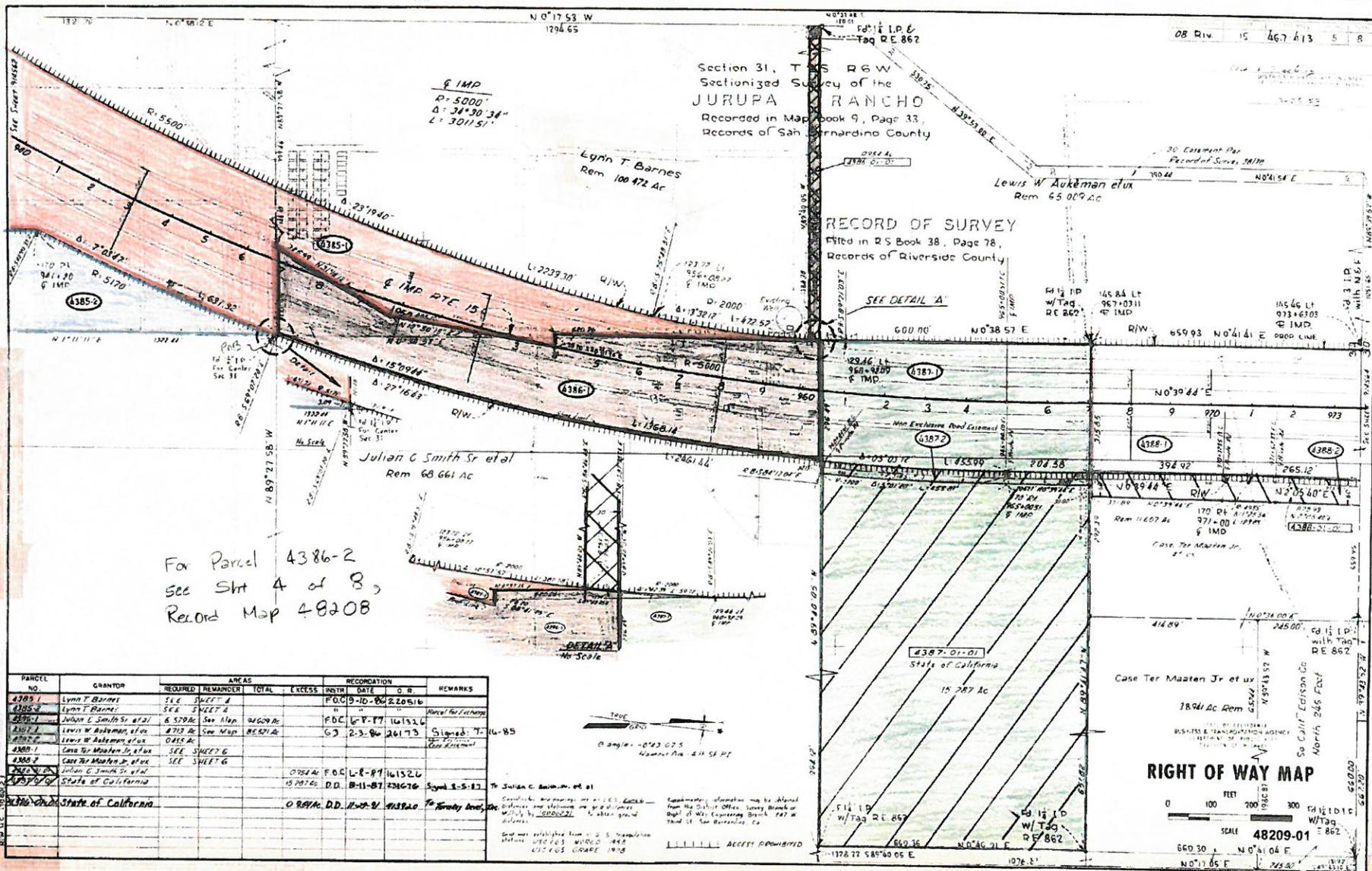
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me the he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

(This space reserved for CTC Certification)



Section 31, T 6 S R 6 W
 Sectionized Survey of the
JURUPA RANCHO
 Recorded in Map Book 9, Page 33,
 Records of San Bernardino County

RECORD OF SURVEY
 Filed in R S Book 38, Page 78,
 Records of Riverside County

For Parcel 4386-2
 see Sht 4 of 8,
 Record Map 48208

PARCEL NO.	GRANTOR	AREAS		RECORDATION				REMARKS	
		REQUIRED	REMAINDER	TOTAL	EXCESS	INSTR.	DATE		O. R.
4385-1	Lynn T Barnes	SEE SHEET 4				F.O.C.	9-10-80	220616	
4385-2	Lynn T Barnes	SEE SHEET 4							
4386-1	Julian C Smith Sr, et al	6.5794 Ac	See Map	6469 Ac		F.O.C.	5-8-87	161526	Parcel for Exchange
4387-1	Lewis W Aukeman, et al	4.712 Ac	See Map	8621 Ac		G.S.	2-3-80	26173	Signed 7-16-85
4388-1	Lewis W Aukeman, et al	0.855 Ac							Case Return
4388-2	Case Ter Maaten Jr, et al	SEE SHEET 6							
4388-3	Case Ter Maaten Jr, et al	SEE SHEET 6							
4388-4	Julian C Smith Sr, et al					F.O.C.	L-8-87	161526	To Julian C. Smith, Sr, et al
4388-5	State of California					D.D.	8-11-87	23676	Signed 1-5-88 To Family Trust, et al
4388-6	State of California					O.R.A.M.	DD, 12-2-88	43880	To Family Trust, et al



RIGHT OF WAY MAP



Survey information may be obtained from Map Section Office, Survey Branch of Dept. of Water Engineering, District 147 West Third St., San Bernardino, CA.

Survey information may be obtained from Map Section Office, Survey Branch of Dept. of Water Engineering, District 147 West Third St., San Bernardino, CA.

Survey information may be obtained from Map Section Office, Survey Branch of Dept. of Water Engineering, District 147 West Third St., San Bernardino, CA.

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

DATE: April 15, 2015

SUBJECT: Rate Adjustments Proposed by Waste Management of the Inland Empire

RECOMMENDATION: Continue the public hearing to a date uncertain.

SUMMARY: Additional information has been requested of Waste Management, which was not available in time to complete the staff report for this public hearing. Therefore, staff is recommending continuance of the public hearing to a date uncertain.

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Steve King, Planning Director 

DATE: April 15, 2015

SUBJECT: **Ordinance No. 987, First Reading. Zone Code Amendment 2015-03 (City):** An amendment to Chapter 18.15 – R-1 (Residential-Single Family) zone of the Norco Municipal Code, to establish animal-keeping standards.

RECOMMENDATION: Adopt Ordinance No. 987, for first reading.

SUMMARY: Zone Code Amendment 2015-03 is proposed to add animal-keeping as a permitted use in the R-1 (Residential-Single Family) zone to the same standards and regulations as exist in the A-1 (Agricultural-Low Density) zone. The Planning Commission reviewed this recommendation over two meetings and adopted Resolution 2015-11 on March 11, 2015 recommending approval.

BACKGROUND: After its deliberations, the Planning Commission decided that the recommendation should be that all R-1 properties have the same right to keep animals as lots in the A-1 zone provided that all of the associated regulations could be met. Some of the requirements for animal-keeping in the A-1 zone that would be applicable to R-1 lots upon approval of the zone code amendment are:

1. Setback requirements for poultry buildings and structures, minimum 25 feet from rear and side property lines, and 50 feet from public right-of-way.
2. No adult animal unit or offspring shall be kept or maintained at a distance less than 35 feet from a dwelling on an adjacent lot unless a solid fence not less than six feet high is constructed in a manner that screens said adult animal unit or offspring from a dwelling on an adjacent lot.

Since the proposed regulations for animal-keeping in the R-1 zone would be the same as the A-1 zone there would not be a minimum open area per animal unit before you could keep that animal on your property. The area requirement for an animal-unit comes into play when an accessory building is being reviewed in the A-1 zone for lot coverage requirements.

The lot coverage allowance in the R-1 zone is 50 percent for all structures. This combined with the smaller lot sizes automatically restricts the size of accessory buildings. Because of that, staff believes that it is not needed to require that accessory buildings in the R-1 zone be approved by the Planning Commission as is done in the A-1 zone.

Similar with smaller lots in the A-1 zone, owners of lots in the R-1 zone would not have to prove there is enough room on their lot before they can keep large animals. Abuse resulting from insufficient room for keeping and exercising the animals would become an Animal Control code case. This is the only practical way to do it since any preventative measure would require the issuance of an animal-keeping permit where an owner would have to prove certain qualifications before the permit could be issued to allow them to get the animal; and this historically has not been supported by any City Councils. Also the City is not geared-up or staffed to immediately implement this kind of review process. It also places an undue burden on residents that want to keep animals.

The following changes are what have been recommended by the Planning Commission in the R-1 zone "Permitted Uses" section. The black text is what exists currently and is shown for context. The red underlined text is the proposed amendment.

18.15.06 Permitted Uses.

(9) Supportive housing as defined in Chapter 18.02.

(10) Transitional housing as defined in Chapter 18.02.

(11) Single-resident occupancy as defined in Chapter 18.02 and regulated by Section 18.66.06.

(12) Animal-keeping in terms of animal units as defined and regulated in Chapter 18.13 (A-1 zone), subject to the same regulations, and which the keeping of said animals shall be subject to the same location and setback requirements of that zone (does not include aviaries and apiaries).

ORDINANCE NO. 987

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CODE AMENDMENT 2015-03 AMENDING CHAPTER 18.15 "R-1" (RESIDENTIAL SINGLE FAMILY) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ADD ANIMAL-KEEPING AS A PERMITTED USE. ZONE CODE AMENDMENT 2015-03.

WHEREAS, the Planning Commission initiated an application for a zone code amendment to add animal-keeping as a permitted use in the R-1 zone; and

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

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, 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 Planning Commission adopted Resolution 2015-11 recommending that the City Council approve Zone Code Amendment 2015-03; and

WHEREAS, said application for zone code amendment was duly submitted to said City's City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on April 15, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the City Council for the City of Norco; and

WHEREAS, at said time and place, said City Council heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the City Council of the City of Norco does hereby find as follows:

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the R-1 zone and related zoning standards. The zone code amendment will introduce uses that are not inconsistent with the operation of other permitted uses in the R-1 zone and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new uses will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.

- B. 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 pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

NOW, THEREFORE, the City Council of the City of Norco does hereby approve as follows:

SECTION 1:

18.23.06 Permitted Uses.

- (9) Supportive housing as defined in Chapter 18.02.*
- (10) Transitional housing as defined in Chapter 18.02.*
- (11) Single-resident occupancy as defined in Chapter 18.02 and regulated by Section 18.66.06.*
- (12) Animal-keeping in terms of animal units as defined and regulated in Chapter 18.13 (A-1 zone), subject to the same regulations, and which the keeping of said animals shall be subject to the same location and setback requirements of that zone (does not include aviaries and apiaries).*

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held May 6, 2015.

Herb Higgins, Mayor
City of Norco, California

ATTEST:

Cheryl Link, City Clerk
City of Norco, California

I, CHERYL LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on April 15, 2015 and thereafter at a regular meeting of said City Council duly held on May 6, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 6, 2015.

Cheryl Link, City Clerk
City of Norco, California

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Steve King, Planning Director 

DATE: April 15, 2015

SUBJECT: **Ordinance No. 988, First Reading. Zone Code Amendment 2015-02; Ordinance No. 989, First Reading. Norco Ridge Ranch Specific Plan Amendment 6:** Amend Norco Municipal Code Chapter 18.13 (A-1 zone) and Norco Ridge Ranch Specific Plan (SP 99-01) Residential District to amend the maximum allowed lot coverage regulations for structures.

RECOMMENDATION: Adopt Ordinance No. 988 and Ordinance No. 989, for first readings.

SUMMARY: The Planning Commission requested a review of current building coverage standards on animal-keeping lots to determine if adjustments are needed to better protect the ability for animal-keeping on these lots into the future. A first review occurred in January 14, 2015 with direction and suggestions that are discussed below.

BACKGROUND: The Planning Commission requested a review of current lot coverage standards in the A-1 zone to determine if adjustments are needed to better protect animal-keeping on lots into the future. Over the course of two meetings (January 14 and February 11, 2015), the Planning Commission reviewed and discussed different options. There was general agreement for the following changes:

- Pools and a five-foot coping area around them should be included in building coverage calculations.
- There should be a minimum setback of the open animal area from the primary residence of 35 feet.

The current permitted building coverage in the A-1 Zone cannot exceed 40 percent of the total lot area for all structures and not more than 40 percent of the flat pad area for all structures on the flat pad. The flat pad of a lot is defined as that portion of the lot at a 4 percent grade or less. These standards are for lots that do not have a recorded primary animal-keeping area (PAKA). Other requirements to preserve animal-keeping include the requirement for an open animal area that equates to the allowed number of

AGENDA ITEM: 6.C.

animal units, and a requirement that all accessory structures that require a building permit first be approved by the Planning Commission. All buildings that require a building permit are considered in the lot coverage calculations. With the proposed changes pools with a five-foot coping area around them will now be included in the building coverage calculation.

While not unanimous, the majority of the Planning Commission determined that concrete and other hard surfacing materials should not be included in building coverage calculations. The determination was made because concrete does not require a building permit and is fairly easy to remove. Another discussion item that ultimately was not supported by a majority was establishing a maximum accessory building size for lots larger than the typical half-acre size. The reason for not establishing that kind of standard was that accessory buildings already require a conditional use permit which gives the Planning Commission discretion to control the size of structures it deems too large.

The changes being proposed are shown below. Black is how the current regulations read for context; the underlined red is what is being added.

NMC, Chapter 18.15 (A-1 zone)

18.13.20 Permitted Coverage.

For determining structural coverage on the lot in question:

C. A contiguous open animal area shall be rectangular in shape with a minimum of 24 feet on any side. The total open area shall be equal to the allowed number of animal units multiplied by 576 square feet. The contiguous open animal areas shall be free of any structures that require a building permit. On lots one acre or less, the contiguous open area shall be one contiguous area. All open animal areas shall have a minimum 35-foot setback separation from the primary residence on the lot in question.

D. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the building coverage calculations.

NRRSP, Residential District (SP99-01)

3. ARCHITECTURAL STANDARDS

e. Yard Space and Setbacks

- (6) Permitted Coverage – The maximum lot coverage of all permanent structures shall not be more than 40 percent of pad area for all structures. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the permanent structure calculation.

Attachment: Ordinance No. 988, amending the A-1 zone
Ordinance No. 989, amending the NRRSP Residential District

ORDINANCE NO. 988

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CODE AMENDMENT 2015-02 AMENDING CHAPTER 18.13 "A-1" (AGRICULTURAL LOW DENSITY) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND THE MAXIMUM-ALLOWED LOT COVERAGE FOR STRUCTURES. ZONE CODE AMENDMENT 2015-02.

WHEREAS, the Planning Commission, initiated an application for a zone code amendment to amend the maximum-allowed lot coverage for structures in the A-1 zone; and

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

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, 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 Planning Commission adopted Resolution 2015-12 recommending that the City Council approve Zone Code Amendment 2015-02; and

WHEREAS, said application for zone code amendment was duly submitted to said City's City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on April 15, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the City Council for the City of Norco; and

WHEREAS, at said time and place, said City Council heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the City Council of the City of Norco does hereby find as follows:

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the A-1 zone and related zoning standards. The zone code amendment will amend lot coverage regulations and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new regulations will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.

- B. 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 pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

NOW, THEREFORE, the City Council of the City of Norco does hereby approve as follows:

SECTION 1:

18.13.20 Permitted Coverage.

For determining structural coverage on the lot in question:

C. A contiguous open animal area shall be rectangular in shape with a minimum of 24 feet on any side. The total open area shall be equal to the allowed number of animal units multiplied by 576 square feet. The contiguous open animal areas shall be free of any structures that require a building permit. On lots one acre or less, the contiguous open area shall be one contiguous area. All open animal areas shall have a minimum 35-foot setback separation from the primary residence on the lot in question.

D. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the building coverage calculations.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity

of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held May 6, 2015.

Herb Higgins, Mayor
City of Norco, California

ATTEST:

Cheryl Link, City Clerk
City of Norco, California

I, CHERYL LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on April 15, 2015 and thereafter at a regular meeting of said City Council duly held on May 6, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 6, 2015.

Cheryl Link, City Clerk
City of Norco, California

ORDINANCE NO. 989

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING SPECIFIC PLAN 99-01 AMENDMENT 6 AMENDING THE RESIDENTIAL DISTRICT, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND THE MAXIMUM-ALLOWED LOT COVERAGE FOR STRUCTURES. SPECIFIC PLAN 99-01, AMENDMENT 6.

WHEREAS, the Planning Commission, initiated an application for a specific plan amendment to amend the maximum-allowed lot coverage for structures in the Residential District of the Norco Ridge Ranch Specific Plan (SP 99-01); and

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

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, 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 Planning Commission adopted Resolution 2015-13 recommending that the City Council approve Specific Plan 99-01, Amendment 6; and

WHEREAS, said application for specific plan amendment was duly submitted to said City's City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on April 15, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the City Council for the City of Norco; and

WHEREAS, at said time and place, said City Council heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the City Council of the City of Norco does hereby find as follows:

- A. The proposed specific plan amendment is consistent with the Norco Ridge Ranch Specific Plan and the Norco Municipal Code Zoning Ordinance and the intent of the Specific Plan and its related zoning standards. The specific plan amendment will amend lot coverage regulations and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new regulations will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.
- B. 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 pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

NOW, THEREFORE, the City Council of the City of Norco does hereby approve as follows:

SECTION 1:

3. ARCHITECTURAL STANDARDS

e. Yard Space and Setbacks

- (6) Permitted Coverage – The maximum lot coverage of all permanent structures shall not be more than 40 percent of pad area for all structures. All in-ground pools and spas along with a five-foot coping area around the perimeter of said structures shall be included in the permanent structure calculation.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

May 6, 2015

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held May 6, 2015.

Herb Higgins, Mayor
City of Norco, California

ATTEST:

Cheryl Link, City Clerk
City of Norco, California

I, CHERYL LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on April 15, 2015 and thereafter at a regular meeting of said City Council duly held on May 6, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

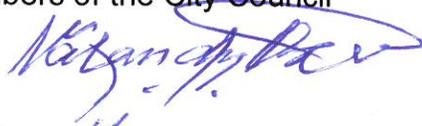
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 6, 2015.

Cheryl Link, City Clerk
City of Norco, California

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Steve King, Planning Director 

DATE: April 15, 2015

SUBJECT: **Ordinance No. 990, First Reading. Zone Code Amendment 2015-04 (City):** An amendment to Chapter 18.24 – M-1 (Commercial/Light Manufacturing) Zone of the Norco Municipal Code, to add auto-related services and limited sales, as permitted or conditionally-permitted uses.

RECOMMENDATION: Adopt Ordinance No. 990 for first reading.

SUMMARY: Zone Code Amendment 2015-04 is proposed to add auto-related services and limited auto sales as permitted uses to that portion of the M-1 zone located only along Industrial Avenue. They would not be permitted uses in any of the other M-1 zone locations. Because of a previous allowance of these types of uses there is a core of them that exist along Industrial Avenue which has continued to present day. The Zone Code Amendment would remove the non-conforming status from these uses and allow similar businesses to locate there without a conditional use permit.

BACKGROUND: At the February 11, 2015 the Planning Commission concurred with a recommendation from staff that auto-related services and limited auto sales should be allowed as permitted or conditionally-permitted uses in the area of the M-1 zone located along Industrial Avenue. The reason for the request is that this area along Industrial Avenue has historically, and continues to be, an area that is heavily populated by auto-related services and the City continues to receive inquiries from other similar businesses with the desire to locate in the same area and take advantage of that business support environment.

In 2000 the City amended the M-1 zone to make it more light industrial and less heavy commercial because there was a mix of uses being established that were not all together compatible. All auto-related uses in the M-1 zone were removed. This was also intended to preclude a proliferation of non-aesthetic auto-related uses in the newer-developed M-1 properties along Horseless Carriage Road, Town and Country Drive, Tandem Way, and Fifth Street. When these zone code amendments were adopted there was already a well-established core of auto-related service businesses along Industrial Avenue, and that has continued unabated to present time.

Zone Code Amendment 2015-04 will remove the “non-conforming” status from those existing auto-related businesses and allow them to expand and grow there, and it will allow other similar businesses to take advantage of that business synergy of that neighborhood. But the Zone Code Amendment will only affect that portion of the M-1 zone along Industrial Avenue. All other M-1 zones in the City will continue to not allow auto-related businesses unless a conditional use permit (CUP) is approved for “automotive/vehicle repair and services” which is already listed as a conditionally-permitted use as shown below.

Historically the following uses were permitted without a CUP in the M-1 zone: 1) automobile accessories and parts; 2) automobile and truck sales and service, new and used; 3) automobile body repair conducted entirely within an enclosed building; 4) automobile upholstery and top shops; 5) boat and camper sales; 6) motorcycle sales and service; 7) tire sales and service, not including retreading and recapping; 8) automobile, truck, and trailer rental and services. Other than sales, many of the uses listed above, or at least ones similar, have continued in the Industrial Avenue M-1 zone ever since. The following changes are proposed in the M-1 zone “Permitted Uses” section. The black text is what exists currently and is shown for context (but minus the list of the specific uses under each category, unless being proposed for change); and the red underlined is what is being proposed as additions to the Code.

18.24.06 Permitted Uses.

Table 1: Permitted Uses

PERMITTED USE	M1 ZONE
<u><i>Automobile Services/Automobile Sales³</i></u>	
<u><i>Vehicle body repair, conducted entirely within an enclosed building including storage</i></u>	<u><i>P³</i></u>
<u><i>Automobile/vehicle parts and accessories, sales, service, installation</i></u>	<u><i>P³</i></u>
<u><i>Tire sales, service, installation, no retreading or recapping services</i></u>	<u><i>P³</i></u>
<u><i>Vehicle glass sales, service, installation</i></u>	<u><i>P³</i></u>
<u><i>Vehicle sales, interior display only</i></u>	<u><i>P³</i></u>
<u><i>Exterior vehicle storage overnight as an ancillary use for sale or awaiting service and repair (not</i></u>	<u><i>C³</i></u>

PERMITTED USE	M1 ZONE
<i>associated with a towing or impound yard).</i>	
Agricultural-Open Space-Animal Care, et al	
Manufacturing-Processing-Production, et al	
Services, et al	
Automotive/vehicle repair and services.	C ³
Education-Public Places-Government, et al	
Other Uses	
Emergency Housing for the Homeless, et al	
<p>Outdoor storage and/or parking (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses, subject to any conditions imposed as part of the approval of a site plan or conditional use permit. Any vehicle storage shall be completely screened from adjacent properties and public view.</p> <p>Outdoor display for sales or rental (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses and not including vehicle sales, subject to any conditions imposed as part of the approval of a site plan or conditional use permit.</p>	

Notes:

1. If a permit is granted for the said poultry operation use, the Planning Commission and City Council may impose any or all of the following conditions thereon or any variation thereof which is less or more burdensome:

- (a) No more than 500 turkeys per acre, in addition to brooding stock, shall be kept, fed, or maintained on property less than five acres in area.
- (b) No commercial poultry operation shall be established on property less than nine acres in area or having a width less than 300 feet.
- (c) All building and structures associated with the commercial poultry operation shall be constructed or located not less than 25 feet from the rear and side lot lines of subject property and no less than 50 feet from the right-of-way line of a public street.

2. The following regulations pertain to Tattoo and Body-Piercing Establishments.

- (a) Tattoo and body-piercing establishments are not permitted in any underlying M-1 zones of a specific plan or in any M-1 zones with a Commercial Transition Overlay zone (CTO);

(b) Tattoo and body-piercing establishments must not be located within 500 feet of any other tattoo and/or body piercing establishments as measured from any point from the outer boundaries of the building lease space containing the business; and

(c) Tattoo and body-piercing establishments must not be located within 500 feet of any child care center as measured from any point from the outer boundaries of the building lease space containing the business; and

(d) Any business engaging in tattooing, body piercing or body art on those anatomical areas specified in Section 18.53.04(j), is deemed an adult oriented-business and is subject to and must comply with all requirements relative to Chapter 18.53 "Adult Entertainment Establishments."

3. Auto-related services and sales are only listed as permitted uses in the M-1 zone where it is located along Industrial Avenue. These auto-related services and sales are not permitted uses in any other M-1 zone location except that the use "automotive/vehicle repair and services" can be permitted in any other M-1 zone location upon approval of a conditional use permit.

Attachment: Ordinance No. 990

ORDINANCE NO. 990

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CODE AMENDMENT 2015-04 AMENDING CHAPTER 18.24 "M-1" (HEAVY COMMERCIAL/LIGHT MANUFACTURING) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ADD AUTO-RELATED SERVICES AND LIMITED SALES AS PERMITTED OR CONDITIONALLY-PERMITTED USES IN THE M-1 ZONE WHERE IT IS LOCATED ALONG INDUSTRIAL AVENUE. ZONE CODE AMENDMENT 2015-04.

WHEREAS, the Planning Commission initiated an application for a zone code amendment to add auto-related services and limited sales as permitted uses in the M-1 zone but only where the M-1 zone is located along Industrial Avenue; and

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

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, 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 Planning Commission adopted Resolution 2015-10 recommending that the City Council approve Zone Code Amendment 2015-04; and

WHEREAS, said application for zone code amendment was duly submitted to said City's City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, at the time set at 7 p.m. on April 15, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the City Council for the City of Norco; and

WHEREAS, at said time and place, said City Council heard and considered both oral and written evidence; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines per Class 1.

NOW, THEREFORE, the City Council of the City of Norco does hereby find as follows:

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the M-1 zone and related zoning standards; and is consistent with the Industrial Land Use District of the General Plan. The zone code amendment will introduce uses that are not inconsistent with the operation of other permitted uses in the M-1 zone and should not generate significant new traffic over what current allowed uses would generate. The proposed new uses will not be detrimental to; 3) that the operation of the proposed use is compatible with other permitted uses in the C-4 Zone; 4) that the proposed use will not be detrimental to the public health, safety, convenience or welfare of the community; 5) that the proposed use will not generate substantial additional traffic congestion over other permitted uses in the C-4 Zone; and 6) that the proposed use will not adversely affect the intent of the City’s General Plan.

- B. 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 pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

NOW, THEREFORE, the City Council of the City of Norco does hereby approve as follows:

SECTION 1:

18.23.04 Permitted Uses.

Table 1: Permitted Uses

PERMITTED USE	M1 ZONE
<i>Automobile Services/Automobile Sales³</i>	
<i>Vehicle body repair, conducted entirely within an enclosed building including storage</i>	<i>P³</i>
<i>Automobile/vehicle parts and accessories, sales, service, installation</i>	<i>P³</i>
<i>Tire sales, service, installation, no retreading or recapping services</i>	<i>P³</i>
<i>Vehicle glass sales, service, installation</i>	<i>P³</i>

PERMITTED USE	M1 ZONE
<i>Vehicle sales, interior display only</i>	P ³
<i>Exterior vehicle storage overnight as an ancillary use for sale or awaiting service and repair (not associated with a towing or impound yard).</i>	C ³
Agricultural-Open Space-Animal Care, et al	
Manufacturing-Processing-Production, et al	
Services, et al	
Automotive/vehicle repair and services.	C ³
Education-Public Places-Government, et al	
Other Uses	
Emergency Housing for the Homeless, et al	
<p>Outdoor storage and/or parking (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses, subject to any conditions imposed as part of the approval of a site plan or conditional use permit. Any vehicle storage shall be completely screened from adjacent properties and public view.</p> <p>Outdoor display for sales or rental (only as ancillary and secondary in use) to otherwise permitted or conditionally permitted uses and not including vehicle sales, subject to any conditions imposed as part of the approval of a site plan or conditional use permit.</p>	

Notes:

1. If a permit is granted for the said poultry operation use, the Planning Commission and City Council may impose any or all of the following conditions thereon or any variation thereof which is less or more burdensome:

(a) No more than 500 turkeys per acre, in addition to brooding stock, shall be kept, fed, or maintained on property less than five acres in area.

(b) No commercial poultry operation shall be established on property less than nine acres in area or having a width less than 300 feet.

(c) All building and structures associated with the commercial poultry operation shall be constructed or located not less than 25 feet from the rear and side lot lines of subject property and no less than 50 feet from the right-of-way line of a public street.

2. The following regulations pertain to Tattoo and Body-Piercing Establishments.

(a) Tattoo and body-piercing establishments are not permitted in any underlying M-1 zones of a specific plan or in any M-1 zones with a Commercial Transition Overlay zone (CTO);

(b) Tattoo and body-piercing establishments must not be located within 500 feet of any other tattoo and/or body piercing establishments as measured from any point from the outer boundaries of the building lease space containing the business; and

(c) Tattoo and body-piercing establishments must not be located within 500 feet of any child care center as measured from any point from the outer boundaries of the building lease space containing the business; and

(d) Any business engaging in tattooing, body piercing or body art on those anatomical areas specified in Section 18.53.04(j), is deemed an adult oriented-business and is subject to and must comply with all requirements relative to Chapter 18.53 "Adult Entertainment Establishments."

3. Auto-related services and sales are only listed as permitted uses in the M-1 zone where it is located along Industrial Avenue. These auto-related services and sales are not permitted uses in any other M-1 zone location except that the use "automotive/vehicle repair and services" can be permitted in any other M-1 zone location upon approval of a conditional use permit.

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held May 6, 2015.

Herb Higgins, Mayor
City of Norco, California

ATTEST:

Cheryl Link, City Clerk
City of Norco, California

I, CHERYL LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on April 15, 2015 and thereafter at a regular meeting of said City Council duly held on May 6, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 6, 2015.

Cheryl Link, City Clerk
City of Norco, California

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

PREPARED BY: Steve King, Planning Director 

DATE: April 15, 2015

SUBJECT: **Appeal Hearing: Conditional Use Permit 2014-36 (Anderson)** An appeal of the Planning Commission's denial of a request for approval to allow a detached accessory building consisting of a 2,997 square-foot covered pole corral at 4444 Hillside Avenue located within the A-1-20 Zone

RECOMMENDATION: Continue the Appeal Hearing to May 6, 2015.

SUMMARY: At the City Council meeting of March 18, 2014, Council Member Hanna appealed Conditional Use Permit 2014-36 from the Planning Commission's Action Agenda for March 11, 2015.

Due to Council Member Hanna's unavoidable absence for the Council meeting of April 15, 2015, staff is recommending the appeal hearing be continued to the meeting of May 6, 2015.