CITY OF NORCO
CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, August 5, 2015
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860

CALL TO ORDER: 6:00 p.m.

ROLL CALL:
Herb Higgins, Mayor
Kevin Bash, Mayor Pro Tem
Kathy Azevedo, Council Member
Berwin Hanna, Council Member
Greg Newton, Council Member

The City Council will recess to Closed Session (Section 54954) to consider the following matter:

CLOSED SESSION:

§54957 – Public Employee Performance Evaluation:
Title: City Manager

RECONVENE PUBLIC SESSION: 7:00 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)

PLEDGE OF ALLEGIANCE: Council Member Greg Newton

INVOCATION: Pastor Fred Griffin, Corona Church of the Open Door

PROCLAMATION: Melanie Oliver, Highland Elementary School Teacher of the Year

Staff Sergeant David M. Spratley, III, USAF (Ret.) Norco High School Jr. ROTC

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

2. CITY COUNCILCONSENT 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. City Council Regular Meeting Minutes of July 15, 2015. **Recommended Action: Approve the City Council regular meeting minutes.** (City Clerk)

B. Procedural Step to Approve Ordinance after Reading of Title Only. **Recommended Action: Approval** (City Clerk)

C. Approval of Additional Appropriation for the Contract with J & S Striping for On-Call Street Striping and Pavement Marking Services for FY 2014-2015. **Recommended Action: Adopt Resolution No. 2015-23, appropriating funds in the amount of $26,675.02 for street striping and pavement marking services.** (Director of Public Works)

D. Acceptance of Bids and Award of Contract for 2014-2015 Pavement Management System, Phase I Project. **Recommended Action: Accept bids submitted for the reconstruction and resurfacing of various streets and awards a contract to Hardy & Harper, Inc. of Santa Ana, CA in the amount of $777,000 and authorize the City Manager to approve contract change orders up to 10 percent of the bid contract amount.** (Director of Public Works)

E. Acceptance of Bids and Award of Contract for 2014-2015 Pavement Management System, Phase II – Norco Drive Project. **Recommended Action: Accept bids submitted for the reconstruction/rehabilitation of Norco Drive and award a contract to Hardy & Harper, Inc. of Santa Ana, CA in the amount of $547,000 and authorize the City Manager to approve contract change orders up to 10 percent of the bid contract amount.** Director of Public Works)

F. Morongo Band of Mission Indians' Membership in Western Riverside Council of Governments. **Recommended Action: Authorize the Mayor to execute the Amendment to the Joint Powers Agreement of the Western Riverside Council of Governments to add the Morongo Band of Mission Indians to the WRCOG Governing Board.** (City Clerk)

G. Acceptance of Bids and Award of Contract for the 2015/2016 Equestrian Trail Fencing Project at Various Locations in the City and for Landscape Maintenance District (LMD) No. 4. **Recommended Action: Accept bids submitted for the installation of equestrian trail fencing and award a contract to Valley Cities/Gonzales Fence, Inc. in the amount of $291,528 and authorize the City Manager to approve contract change orders up to 10 percent of the total bid contract amount.** (Deputy City Manager/Director of Parks, Recreation and Community Services)

H. Three Month Extension of the Professional Services Agreement for Building and Safety Plan Examination Services with Willdan Engineering. **Recommended Action: That City Council approves the request of a three month extension of the Professional Agreement for Building and Safety Plan Examination Services with Willdan Engineering for three months through September 30, 2015.** (Director of Public Works)

I. Three Month Extension to the Traffic Signal Maintenance Services Contract Agreement with Siemens Industry, Inc. **Recommended Action: That City Council approves the requested extension of the Traffic Signal Maintenance Services Agreement with Siemens Industry, Inc., for three months, through September 30, 2015.** (Director of Public Works)

J. Contract Extension with RKA Consulting Group for Consulting Engineering Services. **Recommended Action: Approve a three-year contract extension with RKA Consulting Group for consulting engineering services.** (City Manager)

K. Approval of Additional Appropriation for the Contract with Siemens Industries, Inc. for Traffic Signal Maintenance Services for FY 2014-2015. **Recommended Action: Adopt Resolution 2015-57, appropriating funds in the amount of $93,370 for emergency installation of traffic signal control apparatus.** (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. CONTINUED PUBLIC HEARINGS:

A. A Proposition 218 Majority Protest Vote Hearing to Increase the Assessments and if the Majority Protest Does Not Exist, Order the Continuation of Landscape Maintenance District and Confirming a Diagram and Assessment Providing for an Annual Assessment Levy for Landscape Maintenance District No. 2 (Western Pacific), Tract No. 25779. (City Engineer)

This is a continued item from the July 15, 2015 City Council meeting. The Landscaping and Lighting Act of 1972 requires that an Engineer's Report for existing Landscape Maintenance Districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the district only allowed for an annual increase not to exceed the Consumer Price Index (CPI). The CPI increases in District No.2 have not kept up with the maintenance needs of this District. In addition, there has not been an allocation of funds in the District set aside for trail fence replacement or drainage structure repairs.

Proposition 218 passed by the California voters in 1996 requires that prior to any increase in an assessment, other than CPI increases included in the initial formation of a district, be voter approved. A ballot describing the proposed increase (above the CPI) in assessment was mailed to the affected property owners per Section 53753 of the Government Code 45 days prior to this Public Hearing. This hearing was continued from the July 15, 2015 City Council meeting.

Recommended Action: That the City Council opens the Public Hearing, receives testimony, closes the Public Hearing, recesses the City Council meeting to tabulate the ballots received, and if no more than 50 percent of the ballots returned within the District protest the increase in assessment, it would be appropriate to adopt Resolution No. 2015-47 ordering the continuation of the Landscaping Maintenance District and confirming a diagram and assessment, and providing for annual assessment levy. If more than 50 percent of the ballots returned protest the increase in assessment, adopt Resolution No. 2015-48 upholding the majority protest not to increase the assessment.

B. Public Hearing Ordering the Continuation of Landscape Maintenance District No. 2 (Western Pacific), Tract 25779, and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy. (City Engineer)

This is a continued item from the July 15, 2015 City Council meeting. The Landscaping and Lighting Act of 1972 requires that an Engineer's Report for existing Landscape Maintenance Districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the district allows for an annual increase not to exceed the Consumer Price Index (CPI). The CPI ending March 31, 2015 adjustment per parcel assessment in the district is 0.5%. The Engineer's Report attached to this Staff Report assumes that the Proposition 218 vote for an increase in assessments receives a majority protest and cannot be approved. If a majority protest is not received and the City Council adopts Resolution No. 2015-47 approving an increase in the assessments, this Public Hearing set with Resolution No. 2015-16 will not be necessary. This hearing was continued from the July 15, 2015 City Council meeting.

Recommended Action: That the City Council opens the public hearing and if no more than 50 percent of the property owners within the District protest, it would be appropriate to adopt Resolution No. 2015-49 ordering the continuation of the Landscaping Maintenance District and confirming a diagram and assessment and providing for annual assessment levy.

C. Public Hearing Ordering the Continuation of Landscape Maintenance Districts and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy for Districts No. 1 - Beazer, Tract 28765; No. 3 – Centex, Tract 28626; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk's Crest, Tract 30230. (City Engineer)

This is a continued item from the July 15, 2015 City Council meeting. The Landscaping and Lighting Act of 1972 requires that an Engineer's Report for existing Landscape Maintenance Districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the five districts allow for an annual increase not to exceed the Consumer Price Index (CPI). Each district requires a six month cash flow reserve to sustain the District from the beginning of the fiscal year (July 1) until the City receives from the County of Riverside its first assessment payment, six months later. If the City does not have this reserve, the general fund reserves must "carry" the District. This hearing was continued from the July 15, 2015 City Council meeting.

Recommended Action: That the City Council open the Public Hearing and if no more than 50 percent of the property owners within the District protest, it would be appropriate to adopt Resolution No. 2015-50, (Beazer); Resolution No. 2015-51 (Centex); Resolution No. 2015-52, (Norco Ridge Ranch); Resolution No. 2015-53, (Hawk's Crest), ordering the continuation of a Landscaping Maintenance District and confirming a Diagram and Assessment and providing for Annual Assessment Levy.

D. Amendments to the City's General Fee Schedule for Fiscal Year 2015-2016. (City Manager)

The proposed resolution recommends that some user fees for General City Services be adjusted for FY 2015-2016 by the 0.5% change in Consumer Price Index (CPI) from April 2014 through April 2015. This hearing was continued from the July 15, 2015 City Council meeting.

Recommended Action: Adopt Resolution No. 2015-55, updating and adjusting fees for General City Services.

E. **Ordinance No. 992, First Reading. Code Change 2015-03.** Amendment to Chapters 1.05 and 3.28 of the Norco Municipal Code Regarding Administrative Citation Procedures and Fees. (Planning Director)

The City Council gave direction that Code Enforcement procedures be revised to make the process move quicker to compliance. To implement the changes the City Council needs to approve a change to the Administrative Policy Manual and to adopt Ordinance No. 992 changing the citation process and fee schedule. Since this did not involve any changes to Chapter 18 of the Norco Municipal Code (zoning) there was no recommendation needed from the Planning Commission. This hearing was continued from the July 15, 2015 City Council meeting and because of a scheduling conflict, this item is being requested to be continued to August 19, 2015.

Recommended Action: Continue the public hearing for Ordinance No. 992 to August 19, 2015.

6. PUBLIC HEARING:

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

This item was first presented to the City Council on May 20, 2015, but the requested increase in service rates was denied by the City Council pending Waste Management's compliance to certain provision of the Franchise Agreement. Waste Management has now met the missing requirement and staff is recommending that the City Council approve the change in service rates based on the change in consumer price index.

Recommended Action: Adopt Resolution No. 2015-56, approving Cost of Living Adjustments for FY 2015-2016.

7. APPEAL HEARING:

A. **Appeal Hearing of Conditional Use Permit 2014-32** (Core/Verizon Wireless): A request for approval to allow the installation of an unmanned wireless telecommunication facility at 1101 Hidden Valley Parkway within the Norco Hills Specific Plan. (Planning Director)

The Planning Commission approved Conditional Use Permit (CUP) 2014-32 on May 13, 2015. The approval included a condition of approval that requires a radio frequency (RF) exposure test to be submitted to the Planning Division on an annual basis. The applicant filed an appeal to the condition but is looking to amend the CUP condition with the Planning Commission first. If the Planning Commission approves the applicant's request then this hearing will be withdrawn.

Recommended Action: Continue the Appeal Hearing to August 19, 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.

CITY OF NORCO
CITY COUNCIL/SUCCESSOR AGENCY TO THE NORCO REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES

Wednesday, July 15, 2015
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860

CALL TO ORDER: 6:00 p.m.

ROLL CALL:
Herb Higgins, Mayor, **Present**
Kevin Bash, Mayor Pro Tem, **Present**
Kathy Azevedo, Council Member, **Present**
Berwin Hanna, Council Member, **Present**
Greg Newton, Council Member, **Present**

The City Council recessed to Closed Session (Section 54954) to consider the following matter:

CLOSED SESSION:

§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation
One Potential Case

§54957 – Public Employee Performance Evaluation:
Title: City Manager

RECONVENE PUBLIC SESSION: 7:06 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)

City Attorney John Harper reported that the one potential case was regarding J & S Striping and that the City Manager Performance evaluation is being continued to August 5, 2015.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Kevin Bash

INVOCATION: St. Mel's Catholic Church, Father Toan Pham

PROCLAMATION: Norco Public Library – 85th Anniversary

Mayor Pro Tem Bash presented an overview of Norco Public Library's history. Mayor Pro Tem Bash presented library staff with a proclamation honoring the Norco Public Library's value for the past 85 years. Other dignitaries were in attendance as well to present the Norco Public Library with proclamations and certificates, including Congressman Calvert's Office, Corona-Norco Unified School District, Supervisor Tavaglione's Office, and Senator Roth's Office.

PRESENTATION: Pastor Rene Parish of Beacon Hill Church - Donation to Party Pardners

Pastor Rene Parish presented the Mayor and City Council with a donation of $20,000 for the Party Pardners Program.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. A. WASTE MANAGEMENT SERVICES UPDATE (Carolyn Corrao, Public Sector Solutions Manager)

Public Sector Solutions Manager Carolyn Corrao presented information about bulky item collection. Residents are allotted three bulky pick-ups per year. She also talked about the sharps collection mail back program. Ms. Corrao touched on the senior and low income discounted rate program. Ms. Corrao commented on Waste Management's commitment to the City and noted that over $45,000 has been donated for community programs and events. Lastly, Ms. Corrao applauded the City of Norco for its high diversion rate of 64%.

Council Member Hanna commented on the large green waste bins at Ingalls Park. Deputy City Manager Brian Petree stated that the bins are picked up once a week but that he would look into more frequent visits or an extra bin during the summer months or when pruning is taking place so that Ingalls Park looks presentable during events.

In response to Council Member Newton, Ms. Corrao indicated that she will provide a tonnage report and breakdown of what the city has for two-yard bins and residential carts for manure services to the City Manager for distribution to the City Council.

B. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:

Mayor Pro Tem Bash:

- Attended Supervisor Tavaglione's birthday party in which Mr. Tavaglione announced that he is not seeking re-election.
- Did not attend the STAR meeting but expressed concerns about the staff hours cut for that division.
- Met with City of Eastvale, County of Riverside and WRCOG regarding the Hamner Avenue Bridge project.

Council Member Hanna:

- Attended a Riverside County Transportation Commission (RCTC) meeting and commented that RCTC's website has construction updates for the public.
- Attended a Vector Control meeting.
- Commented on the Day of the American Cowboy Event July 25, 2015.

Council Member Newton:

- Attended Chino Basin Desalter Authority Board of Directors meeting in which a project status overview was provided.
- Met with Waste Management regarding manure to energy alternatives.

Council Member Azevedo:

- Attended a Western Riverside Council of Governments meeting in which the TUMF reimbursement agreement, HERO Program, and water conservation were among the many topics discussed. Council Member Azevedo requested a meeting with City Manager Okoro, Director of Public Works Lori Askew, Council Member Berwin Hanna, and herself to discuss the TUMF reimbursement agreement nexus study comment period, which ends August 6.
- Commented that Norco College will be celebrating its 25th anniversary soon.
- Commented on U.N.L.O.A.D. and working with students from UCR regarding e-cigarettes legislation.

Mayor Higgins:

- Attended Waste Management meeting regarding manure to energy and would still like the City to consider a partnership with CR&R for use of the their anaerobic digester.
- Met with WRCOG, County Transportation, and the City of Eastvale regarding local matching funds for the Hamner Avenue Bridge Project.
- Commented on the upcoming Norco Community Town Hall meeting scheduled for July 27, 2015.

2. CITY COUNCIL/SUCCESSOR AGENCY CONSENT ITEMS:

Consent Calendar Items 2.C., 2.D., 2.H., and 2.I. were pulled to allow for public comment. Council Member Azevedo also requested to pull Items 2.E. and 2.I.

M/S BASH/HANNA to approve the remaining Consent Calendar items as recommended. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

A. City Council Special Meeting Minutes of May 20, 2015 and June 3, 2015; and Regular Meeting Minutes of June 3, 2015 and June 17, 2015. **Action: Approved the City Council special and regular meeting minutes.** (City Clerk)

B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approval** (City Clerk)

C. Recap of Actions Taken by the Planning Commission at its Meeting held on July 8, 2015. **Pulled for discussion.** (Planning Director)

D. Approval of a Service Agreement with Roger J. Grody, LLC to Provide Economic Development Consulting Services. **Pulled for discussion.** (City Manager)

E. Adoption of Sixth Street Gateway Sign Policies and Procedures. **Pulled for discussion.** (Economic Development Consultant)

F. Short Sale Authorization Affecting Repayment of a Home Improvement Loan at 5020 Trail Street. **Action: Ratified the action taken by the City Manager, authorizing a short sale of the property at 5020 Trail Street and recovering $12,000 of a Norco Redevelopment Agency Home Improvement Loan.** (Economic Development Consultant)

G. Recognizing the Friends of Prado Dam's Efforts to Restore and Save the Prado Dam Bicentennial Mural. **Action: Adopted Resolution No. 2015-45, recognizing the Friends of Prado Dam's efforts to restore and save the Prado Dam Bicentennial Mural.** (Deputy City Manager/Director of Parks and Recreation)

H. Approval of Additional Appropriation for the Contract with C.P. Construction Co., Inc. for the Vine Street and Sagetree Lane Waterline Improvement Project. **Pulled for discussion.** (Director of Public Works)

I. Approval of First Amendment to the Agreement with Kosmont Realty Corporation for Real Estate Services to Sell Successor Agency Properties APNs 122-070-023, 122-070-026, and 126-120-038. **Pulled for discussion.** (Executive Director)

J. Quarterly Investment Report for Quarter Ended June 30, 2015. **Action: Received and filed the Quarterly Investment Report for the Quarter Ended June 30, 2015.** (City Manager)

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

2.C. Recap of Actions Taken by the Planning Commission at its Meeting held on July 8, 2015. (Planning Director)

Planning Director Steve King indicated that for Planning Commission Item 7.B (Architectural Review 2015-03 of Conditional Use Permit 2008-09), he provided a memorandum the Council's review. Director King explained that the memorandum is regarding exemptions and findings for the Architectural Review. The exemption category given to the Planning Commission was incorrect; however, the City Attorney has stated that this is only a clerical error and can be corrected with the adoption of the Consent Agenda. If it is adopted as part of the Consent Agenda, the Notice of Exemption will be posted with the County Clerk within five days and it will have the correct exemption status in Finding E.

Council Member Newton commented that he does not have issue with the architectural review but does with the process. He said that part of the decision making aspect of the Planning Commission is determination of the findings. Council Member Newton recommended that this item be sent back to the Planning Commission with the proper findings.

In reference to Planning Commission Item 6.C. (Variance 2015-02), Council Member Newton noted that the Commission asked that the improvements be completed at the point of construction and not cash in lieu. Director King indicated that the Planning Commission does not have the authority to change the clause; only the City Engineer is the one to determine whether the street improvements are made or cash-in-lieu is accepted. This matter will go back to the Planning Commission.

Ted Hoffman commented on Planning Commission Item 7.B. and said that during the Planning Commission meeting on July 8, 2015, the Commission took a ten minute recess to allow the public to review the architectural review plans.

Karen Leonard commented on Planning Commission Item 7.B. and asked that the approval be reconsidered as the Architectural Review is not consistent with western lifestyle and what is required of other businesses.

A motion was made by Council Member Newton motion to send back Item 7.B., Architectural Review 2015-03 of Conditional Use Permit 2008-09, to the Planning Commission for reconsideration of the appropriate exemption category. The motion died due to a lack of a second.

M/S BASH/HANNA to approve the Planning Commission Recap of July 8, 2015 as presented. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS
NOES: NEWTON
ABSENT: NONE
ABSTAIN: NONE

2.D. Approval of a Service Agreement with Roger J. Grody, LLC to Provide Economic Development Consulting Services. (City Manager)

Mayor Pro Tem Bash said that since Mr. Grody has been consulting for the City, the City has seen growth. Mayor Pro Tem Bash stated that Mr. Grody will continue to serve the city well.

Lance Gregory commented that he reviewed the contract and did not see a performance clause. Mr. Gregory expressed that the Economic Development Advisory Council is important to the City's future economic growth and sales tax revenue. Mr. Gregory also commented that he reviewed the City's website under the Economic Development Department and suggested updating portions of the site. Mr. Gregory also suggested that the City hire a part-time staff member in Code Compliance to help with the appearance of the City in order to attract business.

M/S BASH/NEWTON to approve a Service Agreement with Roger J. Grody, LLC to serve as the City's Economic Development Consultant. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.E. Adoption of Sixth Street Gateway Sign Policies and Procedures. (Economic Development Consultant)

Council Member Azevedo suggested that staff review the policies and fees in three months to ensure that the procedures are working well and consider any needed adjustments.

M/S AZEVEDO/BASH to adopt the Sixth Street Gateway Sign Policies and Procedures as recommended by the Economic Development Advisory Council and to review the Policies and Procedures three months after the sign has been operational for any needed changes in procedures and/or fees. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.H. Approval of Additional Appropriation for the Contract with C.P. Construction Co., Inc. for the Vine Street and Sagetree Lane Waterline Improvement Project. (Director of Public Works)

Director Askew reported that C.P. Construction Co., Inc. was awarded contract on February 4, 2015 in the amount of $538,495 to construct the Vine Street and Sagetree Lane Waterline Improvement Project. The City desires to have them do additional emergency work which consists of replacing a 10" waterline on Corydon. This waterline which has had two breaks in the past eight months connects to the waterline that has just been replaced on Vine Street.

Ted Hoffman expressed that he is glad to see the project getting done. Mr. Hoffman asked if the $72,555 is coming out of the current fiscal year Capital Improvement budget. In response, City Manager Okoro indicated that funding is coming from existing bond proceeds that have not been committed.

M/S BASH/AZEVEDO to adopt Resolution No. 2015-46, appropriating funds in the amount of $72,555 for additional work associated with the Vine Street and Sagetree Lane Waterline Improvement Project. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.I. Approval of First Amendment to the Agreement with Kosmont Realty Corporation for Real Estate Services to Sell Successor Agency Properties APNs 122-070-023, 122-070-026, and 126-120-038. (Executive Director)

Executive Director Okoro presented that on June 4, 2014, the Successor Agency (SA) to the former Norco Community Redevelopment Agency entered into agreement for real estate services with Kosmont Realty Corporation (KRC) for disposition of SA owned real properties through the Department of Finance (DOF) approved Auction.com. Due to the

unimproved nature of the properties to be sold, Auction.com did not accept the properties for placement and disposition through the electronic auction process. Staff is recommending that the SA approve the first amendment to the agreement for real estate services designating KRC as the City's broker and authorize KRC to sell the properties through the use of traditional real estate brokerage services consistent with the City's Long-Range Property Management Plan (PMP) and the applicable provisions of AB 1484 and DOF regulations.

In response to Council Member Newton, Mr. Okoro indicated that a local traditional real estate broker could be used; however, there is an extensive process with the Department of Finance that traditional realtors may not be familiar with.

Council Member Azevedo commented that she has worked with Kosmont over the years and Kosmont brings a great reputation and experience. Ms. Azevedo asked about the fiscal impact and if after the parcels are sold, what percentage of the proceeds comes back to the City. In response, Mr. Okoro stated that the proceeds of the sale go the County Auditor/Controller who then distributes the money to the affecting taxing entities. The City's share is approximately 14% which goes to the General Fund.

Lance Gregory suggested a performance clause for Kosmont that if the properties are not sold within a specified time, to then put out a Request for Proposals for local realtors. Mr. Gregory also suggested lifting the restriction for the Auto Mall property.

M/S AZEVEDO/BASH to approve the First Amendment to the Agreement with Kosmont Realty Corporation for real estate services to sell Successor Agency Properties. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS
NOES: NEWTON
ABSENT: NONE
ABSTAIN: NONE

4. PUBLIC COMMENTS:

Lance Gregory commented on a notice he received from the City of Eastvale on July 14 regarding a grant from the California Department of Alcoholic Beverage Control and asked if the City of Norco is participating. Mr. Gregory also commented on the number of complaints regarding pan handlers at the 76 gas station at Hidden Valley Parkway.

Sandie MacQuarrie commented that the Silverlakes Master Plan currently listed on the City's website is from 2008 and that a new plan has been approved since then. Ms. MacQuarrie asked how the retail and hotel information on the Master Plan meets the deed restriction requirements.

Geoff Kahan commented on Concerts in the Park series at Pikes Peak Park.

Bill Schwab commented on the street striping contract and said that the $26,000 over budget is equivalent to one year's income. He expressed that this should be a lesson on how to write better contracts.

Mayor Higgins recessed the meeting at 8:49 p.m. and reconvened at 8:58 p.m.

Mayor Higgins made a motion to continue Items 6.A., 6.B., and 6.C. to the August 5, 2015 regular City Council meeting.

Under discussion:
Jodie Webber commented that there are new residents in the audience and to give them due consideration. Ms. Webber suggested that the Council postpone other items instead of the Prop 218 process.

A substitute motion was made by Council Member Azevedo to change the order of the agenda to hear the Public Hearing items prior to the Discussion Items. Council Member Newton seconded the motion. The substitute motion did not carry as a result of the following roll call vote:
AYES: AZEVEDO, NEWTON
NOES: BASH, HANNA, HIGGINS
ABSENT: NONE
ABSTAIN: NONE

The original motion made by Mayor Higgins to continue items 6.A., 6.B., and 6.C. to the August 5, 2015 regular City Council meeting was seconded by Mayor Pro Tem Bash and was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Engineer Dominic Milano indicated that the City Clerk's Office will continue receiving Prop 218 ballots for Landscape Maintenance District No. 2 until the close of the Public Hearing on August 5, 2015.

5. CITY COUNCIL DISCUSSION/ACTION ITEMS:

A. Renaming the Norco Animal Control Shelter in Honor of Charles D. Hemmings. (Deputy City Manager/Director of Parks, Recreation and Community Services)

Deputy City Manager/Director of Parks, Recreation and Community Services Brian Petree reported that a request was made by Mayor Pro Tem Kevin Bash to rename the Norco Animal Control Shelter after the long-time employee, recently deceased, Charles D. Hemmings.

Ted Hoffman expressed his support for this item.

Sandy MacQuarrie suggested memorializing Mr. Hemmings in another way rather than changing the name of the shelter.

Mayor Pro Tem Bash spoke about Mr. Hemmings and his work at the shelter. Mr. Bash expressed his support for renaming the shelter. Council Member Hanna and Newton concurred.

Council Member Azevedo concurred about what her colleagues have said about Mr. Hemmings but indicated that Mr. Hemmings is not a Norco resident and supports other ways to memorialize him.

M/S BASH/HANNA to authorize the renaming of the Norco Animal Control Shelter in honor of Charles D. Hemmings, selecting the official name to be adopted as the Charles D. Hemmings Animal Control Shelter. The motion did not carry as a result of the following roll call vote:
AYES: BASH, HANNA
NOES: AZEVEDO, HIGGINS, NEWTON
ABSENT: NONE
ABSTAIN: NONE

B. Discussion on Removal of Traffic Signal at Corona Avenue and Hidden Valley Parkway. (Director of Public Works)

Director of Public Works Lori Askew reported that at the May 6, 2015 Council meeting, Mayor Higgins requested a status update on the removal of the street improvements on Corona Avenue at Hidden Valley Parkway. On August 20, 2014, City Council voted 4-1 (Mayor Hanna voted no) to have the traffic signal at Corona Avenue and Hidden Valley Parkway removed. The signal is currently in operation pending the completion of design and construction of a traffic signal at the intersection of Via Blairo and Hidden Valley Parkway, by the City of Corona. Corona is currently out to bid with the new signal. On November 5, 2014, the City Council approved moving forward with the permanent closure of Corona Avenue. On June 3, 2015, staff and Mayor Pro Tem Bash met with the property owner of the parcel the road easement traverses. The property owner indicated his desire to develop the property commercially and requesting keeping the signal at Corona Avenue and Hidden Valley Parkway.

In response to Mayor Higgins, Director Askew indicated that staff has not proceeded with removal of the Corona Avenue improvements. In response to Mayor Higgins, Director King stated that the zoning of that property is Norco Hills Specific Plan Residential District, which requires a super majority of the City Council to change it to commercial zoning. Mayor Higgins expressed his concerns about where access for this property will be from – Corona Avenue or Hidden Valley Parkway. Director Askew stated that there would be no vehicular access from Corona Avenue.

In an effort to save costs, Mayor Pro Tem Bash commented that he and Economic Development Consultant Roger Grody contacted the property owner about the possibility of not removing the traffic signal and using it as an entrance way to a retail/commercial development on the property. Council Member Newton stated that no project has been brought forward. Mr. Grody commented that the property owner has a very serious potential buyer for a food service use. Council Member Azevedo requested placing a timeframe on the property owner to submit plans for development on the property. Mayor Higgins suggested giving the property owner 90 days to file plans with the City.

Lance Gregory commented that there is no need to remove infrastructure and would like to see commercial development.

Jodie Webber commented that the City of Corona has gone out to bid for the traffic signal at Via Blairo. Ms. Webber asked if the City of Corona has completed any aspect of a safety study. Ms. Webber expressed her concerns and possible impacts on the City of Norco regarding traffic safety on Hidden Valley Parkway.

Sandy MacQuarrie said that prior to Ms. Webber's comments, she was going to suggest to keep the signal due to costs.

Bill Schwab referred to the various staff reports which do not indicate the costs for removal of the traffic signal.

In response to Council Member Newton, Ms. Askew stated that she has spoken with the City of Corona and if the traffic signal remains, Norco staff will sync the City's signal with Corona's signal.

M/S AZEVEDO/HIGGINS to table discussion for 90 days to allow the property owner time to file plans with the Building Department. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

C. Discussion of Riverside County Public Library Services Notice to Discontinue Lease and Vacate the City-Owned Building Located at 3954 Old Hamner Road. (Deputy City Manager/Director of Parks, Recreation and Community Services)

Deputy City Manager/Director of Parks, Recreation and Community Services Brian Petree reported that the City has received notice from the Riverside County Public Library Services stating their intent to vacate the building they are currently using located at 3954 Old Hamner Road, Norco. The County's intention is to move into a larger facility located within the city limits of Norco some time before the end of the calendar year.

Ted Hoffman suggested sending this topic to the Economic Development Advisory Council and the Planning Commission for discussion on developing the area from Hamner Avenue to Detroit Street as a commercial/hospitality zone.

Diane Collins suggested the concept of a visitors center, history room, and space for the Norco Area Chamber of Commerce.

Library Staff spoke and reported that the County has issued a Request for Proposals for potential sites, which is due August 3. If there are no desirable proposals, then the Norco Library will stay in its current building.

Council Member Azevedo said that based on the comments made by the library, the City cannot move ahead until the City gets a definite answer from the Library.

M/S AZEVEDO/BASH to table discussion until the City receives information on the Library's final plans, but to move ahead with consideration of rezoning the area from Detroit Street to Hamner Avenue for retail use. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

D. Review of the Addendum to the Final Report of the Ad-Hoc Committee on Infrastructure Needs and Funding Options. (City Manager)

Ad-Hoc Committee Chair Jodie Webber reported that pursuant to Council's direction, the Ad-Hoc Committee held an additional series of meetings to look at infrastructure needs and costs. Staff was given direction to consider a 35% reduction in the costs that were previously proposed in the original report in March 2015. As a result, the Ad-Hoc Committee was confident in achieving identifiable goals for streets, trails, parks, and buildings. The Ad-Hoc Committee came to the realization that with the 35% reduction that the infrastructure needs identified in the addendum report could be met with the consideration of a ½-cent sales tax and achieves maintenance for a 20-year plan. Chair Webber also indicated that the Ad-Hoc Committee could meet to review and discuss additional areas such as Sheriff contract, Fire contract, CalPERS, etc, which could potentially save the City in future costs and expenses.

Council Member Azevedo suggested having this topic at the next town meeting in order to educate residents. Council Member Azevedo thanked the Ad-Hoc Committee for their work.

Council Members Newton, Hanna, and Bash also thanked Ad-Hoc Committee for their work and the residents that attended and participated in the meetings.

Lance Gregory expressed that he understands the urgency of addressing infrastructure issues. Mr. Gregory said that if taxation is the direction, he suggests a one-cent sales tax as ½-cent will not be enough money to fund all infrastructures. Mr. Gregory also suggested a specific use tax versus a general use tax and placing it on the November 2015 ballot with a five-year sunset clause. Mr. Gregory also offered other suggestions such as cutting future employee benefits, aggressive economic development marketing, public/private partnerships, and more.

Bill Schwab, Ad-Hoc Committee Member, commented that the Committee concentrated on determining the needs and costs of capital improvements. The Committee determined that there is a definite need. Mr. Schwab commented on educating the public through town hall meetings, information in water bills, website, etc. Mr. Schwab said it is an easy sell because Norco is quickly moving towards being a destination City.

Ted Hoffman said he attended all Ad-Hoc Committee meetings. He said that the City does not have an income problem, but an overreaching state problem as the state takes 6.5% of the City's sales tax. Mr. Hoffman commented on the sales tax and noted that a ½-cent would only patch needs and suggested a one-cent tax. He also suggested public education.
Linda Dixon, Ad-Hoc Committee Member, commented that the Committee examined all aspects of the Capital Improvement Program budget. Ms. Dixon suggested another meeting to discuss this addendum report as the public needs detail and education.

Sandy MacQuarrie suggested a sales tax with specific use and a five-year sunset clause.

Geoff Kahan commented that $88 million is needed over 20 years and therefore a sunset clause is not plausible. Mr. Kahan presented statistics to the Council and suggested a one-cent sales tax.

Council Member Azevedo commented that a one-cent general purpose sales tax makes sense. Ms. Azevedo also commented that placing it on the November 2015 ballot is not enough time and noted the need for public education. Council Member Azevedo suggested moving forward with a one-cent tax but allowing sufficient time for public education and discussion.

Council Member Newton commented that a lot of time has been spent evaluating needs and it has been known that this was coming but does not want to rush into it. Council Member Newton said that Council should be establishing certain goals and present operational efficiencies. Council and managers need to take first step in becoming more efficient in order to gain public trust. Council Member Newton said that the right thing to do is for residents to make the decision on a tax.

Council Member Hanna suggested having another meeting to discuss this topic. Council Member Hanna said that there is not enough time to put on the November 2015 ballot. Mr. Hanna said he supports a one-cent specific use tax.

Mayor Pro Tem Bash stated he supports a one-cent tax and that it should be up for consideration of the voters during this November 2015 election.

Mayor Higgins said he reviewed the Ad-Hoc Committee information at length. He commented on how the trail fund lacks funding when the City has millions in reserves. Mayor Higgins said that in order to justify a tax, he needs to be sure that everything possible has been done and considered, such as cuts and selling-off assets, which has not been done. Mayor Higgins said that the Ad-Hoc Committee's report does not solve the problem of spending. He commented that citizens should not pay for amenities they did not ask for such as parks. Mayor Higgins suggested revenue generators such as arena sponsorships and a banner program.

City Attorney Harper presented the options for a ballot measure. He indicated that the deadline to submit a measure to the County Registrar of Voter's Office for the November 3, 2015 election is August 7, 2015 and a resolution, therefore, would need to be adopted at the August 5, 2015 City Council meeting. A general or specific use tax would require a 4/5th vote of the Council to place it on the November ballot.

There was some discussion about possibly scheduling a special meeting of the City Council to further discuss this topic.

Mayor Pro Tem Bash stated that he looks at the 50% reduction of City employees and other cuts that have taken place. He asked where the additional 35% cut that the Mayor spoke of will come from. He said that if parks are closed, it will cost more to reopen them in the future. Mayor Pro Tem Bash disagreed with Mayor Higgins' comments about residents not asking for parks. He also disagreed with postponing placing the measure on the November 2015 ballot. Mayor Pro Tem Bash said that residents like where they live and the City has created community. The City provides a considerable amount of services on a $17,000,000 budget.

Council Member Newton commented that what the Mayor and Mayor Pro Tem said is correct. Council Member Newton said that austerity measures can be enacted but they will shrink the economy. Staffing levels, salaries, benefits, etc. can be cut but there needs to be a balance. Council Member Newton suggested scheduling a special meeting to discuss this in detail.

Council Member Azevedo commented that if the Council is not unanimous, the measure will not succeed. She suggested starting process of further discussion and public education for another election, possibly the June 2016 election.

M/S AZEVEDO/HIGGINS to postpone discussion on this matter until the new City Council is seated after the November 2015 election. The motion was carried by the following roll call vote:
AYES: AZEVEDO, HANNA, HIGGINS, NEWTON
NOES: BASH
ABSENT: NONE
ABSTAIN: NONE

6. PUBLIC HEARINGS:

Mayor Higgins made a motion to continue Items 6.A., 6.B., and 6.C. to the August 5, 2015 regular City Council meeting.

A substitute motion was made by Council Member Azevedo to change the order of the agenda to hear the Public Hearing items prior to the Discussion Items. Council Member Newton seconded the motion. The substitute motion did not carry as a result of the following roll call vote:
AYES: AZEVEDO, NEWTON
NOES: BASH, HANNA, HIGGINS
ABSENT: NONE
ABSTAIN: NONE

The original motion made by Mayor Higgins to continue items 6.A., 6.B., and 6.C. to the August 5, 2015 regular City Council meeting was seconded by Mayor Pro Tem Bash and was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE

ABSENT: NONE
ABSTAIN: NONE

A. A Proposition 218 Majority Protest Vote Hearing to Increase the Assessments and if the Majority Protest Does Not Exist, Order the Continuation of Landscape Maintenance District and Confirming a Diagram and Assessment Providing for an Annual Assessment Levy for Landscape Maintenance District No. 2 (Western Pacific), Tract No. 25779. (City Engineer) **Continued to August 5, 2015.**

B. Public Hearing Ordering the Continuation of Landscape Maintenance District No. 2 (Western Pacific), Tract 25779, and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy. (City Engineer) **Continued to August 5, 2015**

C. Public Hearing Ordering the Continuation of Landscape Maintenance Districts and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy for Districts No. 1 - Beazer, Tract 28765; No. 3 – Centex, Tract 28626; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk's Crest, Tract 30230. (City Engineer) **Continued to August 5, 2015**

D. Public Hearing Confirming the Report of Costs for Abatement of Spring Weeds and Hazardous Vegetation as a Public Nuisance and Imposing Special Assessment Liens and Vacant Parcels Within the City. (Fire Battalion Chief)

Fire Battalion Chief Richard Owens reported that the 2015 Spring Weed Abatement Report of Costs lists property owners whose vacant parcels were abated by the Fire Department's weed abatement contractor for the 2015 Spring Weed Abatement Program. After Council adopts the Resolution, property owners will be invoiced for payment of the abatement.

Mayor Higgins opened the public hearing indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Mayor Higgins closed the public hearing bringing the discussion back to Council Members.

M/S AZEVEDO/BASH to adopt Resolution No. 2015-54, confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

E. Amendments to the City's General fee Schedule for Fiscal Year 2015-2016. (City Manager)

M/S HIGGINS/BASH to continue the item to the August 5, 2015 City Council regular meeting. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

F. **Ordinance No. 992, First Reading. Code Change 2015-03.** Amendment to Chapters 1.05 and 3.28 of the Norco Municipal Code Regarding Administrative Citation Procedures and Fees. (Planning Director)

M/S HIGGINS/BASH to continue the item to the August 5, 2015 City Council regular meeting. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Newton requested a tickler file of the investment account for cash-in-lieu detailed by address and date. City Manager Okoro would provide a report of accounting to the City Council.

Mayor Higgins asked to have the Planning Commission look at and take up review on an exemption for animal units on every property at 50 gallons per day per animal. Council Member Azevedo expressed her concerns of raising a red flag in the region about how much water the City uses. Mayor Higgins clarified that what he is requesting is an exemption on the allotment on how much water residents can use for the purposes of establishing a conservation target. Council Member Azevedo suggested waiting as the water agencies are already looking in to items such as this.

Council Member Newton suggested having the Streets, Trails and Utilities Commission discuss it as well.

M/S HIGGINS/NEWTON to have the Streets, Trails and Utilities Commission and the Planning Commission discuss the topic of a water exemption for animal units. The motion was carried by the following roll call vote:
AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

ADJOURNMENT: Mayor Higgins adjourned the meeting at 11:18 p.m.

_____
Cheryl L. Link, CMC, City Clerk

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: August 5, 2015

SUBJECT: Approval of Additional Appropriation for the Contract with J & S Striping for On-Call Street Striping and Pavement Marking Services for FY 2014-2015

RECOMMENDATION: Adopt **Resolution No. 2015-23**, appropriating funds in the amount of $26,675.02 for street striping and pavement marking services.

SUMMARY: This item was first presented to the City Council on June 3, 2015. Due to lack of clarity regarding why the contractor exceeded City Council approved contract amount, the City Council asked the City Attorney to further review the matter and provide a recommendation. The City Attorney has reviewed the circumstances on why the contractor exceeded City Council contract authority and has determined that it is the best interest of the City to pay for the additional work performed by the contractor. While the contractor did not obtain formal approval before performing additional work above the contract authority, staff did verify the actual quantity of work performed and that the unit prices billed were the same as the unit bid prices submitted by the contractor.

J & S Striping Company, Inc. was engaged by the City to perform street striping and pavement marking services for FY 2014-2015. They have completed their work and submitted their only invoice in the amount of $79,675.02. This amount is more than the $53,000 contract amount awarded to them by the City Council on August 6, 2014. Consequently, additional appropriation of funds and increase to the contract in the amount of $26,675.02 is needed in order to pay their invoice.

BACKGROUND/ANALYSIS: On August 6, 2014, City Council accepted bids and awarded a one-year service contract to J & S Striping Company, Inc. of Ontario, CA. Funds in the amount of $53,000 were budgeted for this project. Staff met with representatives from J & S Striping in the subsequent months to discuss strategy for striping and marking City streets. The City was divided into quadrants and J & S Striping was instructed where to begin their work. Various weather factors and project interference resulted in delays of them beginning work. Work finally commenced in late 2014.

J & S Striping submitted their only invoice in February 2015 for work completed from December 28, 2014 to January 23, 2015. The invoice is for $79,675.02. In August of 2014, when staff presented the item to City Council for approval, only $53,000 was budgeted and approved at the time for striping services. Staff is now recommending additional appropriation of $26,675.02 from Gas Tax Fund to pay for the additional cost of

work performed by J & S Striping. Staff has verified that the work listed on the invoice as submitted was performed and billed at the rates approved in the contract. No additional work for FY 2014-15 will be requested of J & S Striping and staff will be advertising for On-Call Striping and Marking Services for the next fiscal year.

FINANCIAL IMPACT: Funds from Street Maintenance Gas Tax Fund 133 in the amount of $26,675.02.

Attachment: Resolution No. 2015-23

RESOLUTION NO. 2015-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING AN ADDITIONAL EXPENDITURE AND APPROPRIATION IN THE AMOUNT OF $26,700.02 TO FUND THE SERVICE CONTRACT WITH J & S STRIPING FOR ON-CALL STREET STRIPING AND PAVEMENT MARKING SERVICES FOR FY 2014-2015

WHEREAS, on August 6, 2014, City Council accepted bids and awarded a one-year service contract to J & S Striping Company, Inc. of Ontario, CA for On-Call Street Striping and Pavement Marking Services; and

WHEREAS, funds in the amount of $53,000 were budgeted for this contract; and

WHEREAS, staff divided the City into quadrants and instructed J & S Striping to begin work in the northeast quadrant of the City; and

WHEREAS, weather factors and conflicting jobs caused delays in J & S Striping not commencing work until December 2014; and

WHEREAS, the only invoice J & S Striping submitted to the City in February 2015 was for $79,675.02; and

WHEREAS, staff has confirmed the work submitted for payment on the invoice was completed and billed at the rates approved in the contract; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Norco that the City approve an additional expenditure and appropriation in the amount of $26,700 from the Gas Tax Fund for the service contract with J & S Striping for On-Call Street Striping and Pavement Marking Services for FY 2014-2015.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____

Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____

Cheryl L. Link, CMC, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a regular meeting held on August 5, 2015 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 August 5, 2015.

_____
Cheryl L. Link, CMC, 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: Lori J. Askew, Director of Public Works

DATE: August 5, 2015

SUBJECT: Acceptance of Bids and Award of Contract for 2014-15 Pavement Management System, Phase I Project

RECOMMENDATION: Accept bids submitted for the reconstruction and resurfacing of various streets and award a contract to Hardy & Harper, Inc. of Santa Ana, CA in the amount of $777,000.00, and authorize the City Manager to approve contract change orders up to 10 percent of the bid contract amount.

SUMMARY: Bids for the 2014-15 Pavement Management System, Phase I Project were opened on July 21, 2015 with Hardy & Harper, Inc. of Santa Ana, CA being the lowest responsible bidder. Therefore, it is recommended that a contract be awarded to Hardy & Harper, Inc. in the amount of $777,000.00.

BACKGROUND/ANALYSIS: The City of Norco sent out Notice Inviting Sealed Bids for 2014-15 Pavement Management System, Phase I Project on June 17, 2015. The plans included the reconstruction and resurfacing of various streets, in addition to application of thermoplastic striping, legends and marking. Streets included in the project are Hialeah Circle, Lookout Point Lane, Valley View Avenue, Hilltop Lane, Fourth Street, Sierra Avenue Hillside Lane and Hamner Avenue. One Addendum was issued for the project on July 14, 2015 clarifying the bid items. Bid opening occurred on July 21, 2015, with a total of 4 bids being received with proposals ranging in value from $777,000.00 to $1,119,967.06. The low bid of $777,000 was 15% lower than the engineer's estimate of $920,000. The bid summary sheet has been attached for Council's review.

The winning bidder Hardy and Harper performed street widening project in the last few years for the City. The project was successfully completed on time and staff was satisfied with their performance.

FINANCIAL IMPACT: Funds for this project are included in the FY 2016-2020 Streets Capital Improvement Budget Measure "A" Fund 137.

Attachment: Bid Summary

Agenda Item: 2.D.

BID SUMMARY SHEET

2014-45 Pavement Management System, Phase I

ITEM	QUANTIT	UNITS	DESCRIPTION	Hardy & Harper, Inc. UNIT BID	Hardy & Harper, Inc. TOTAL	Excel Paving Company UNIT BID	Excel Paving Company TOTAL	All American Asphalt UNIT BID	All American Asphalt TOTAL	R.J. Noble Company UNIT BID	R.J. Noble Company TOTAL
			BASE BID								
1	1	LS	Mobilization, Clearing and Grubbing	$24,000.00	$24,000.00	$93,000.00	$93,000.00	$50,000.00	$50,000.00	$72,000.00	$72,000.00
2	1	LS	Traffic Control	$24,000.00	$24,000.00	$19,400.00	$19,400.00	$50,690.49	$50,690.49	$17,000.00	$17,000.00
3	1	LS	Traffic Signs, Thermoplastic Striping, Markings, Legends and Raised Pavement Markers	$16,607.64	$16,607.64	$19,000.00	$19,000.00	$30,000.00	$30,000.00	$19,000.00	$19,000.00
4	85,112	SF	Unclassified Excavation and haul off all native, base (if any) and Asphalt Concrete Pavement material to a depth of 10" for roadway reconstruction	$1.60	$136,179.20	$1.10	$93,623.20	$1.05	$89,367.60	$2.10	$178,735.20
5	15,439	SF	Cold Mill 1" Asphalt Concrete Pavement	$0.24	$3,705.36	$0.36	$5,558.04	$0.15	$2,315.85	$0.50	$7,719.50
						$5,358.04					
6	162,588	SF	Cold Mill 1-1/2" Asphalt Concrete Pavement	$0.24	$39,021.12	$0.36	$58,531.68	$0.17	$27,639.96	$0.32	$52,028.16
7	16,965	SF	Cold Mill 2" Asphalt Concrete Pavement	$0.30	$5,089.50	$0.36	$6,107.40	$0.35	$5,937.75	$0.38	$6,446.70
8	49,061	SF	Cold Mill 3" Asphalt Concrete Pavement	$0.38	$18,643.18	$0.39	$19,133.79	$0.35	$17,171.35	$0.50	$24,530.50
9	2,156	TON	Construct 4" Asphalt Concrete Pavement (1 1/2" Overlay C2, PG64-16 and 2 1/2 B, PG64-10)	$63.00	$135,828.00	$63.10	$136,043.60	$62.00	$133,672.00	$86.00	$185,416.00
10	122	TON	Construct 2" Base Asphalt Concrete Pavement (B, PG64-10)	$63.00	$7,686.00	$68.00	$8,296.00	$90.00	$10,980.00	$86.00	$10,492.00
11	236	TON	Construct 1-1/2" Overlay Asphalt Concrete Pavement (C2, PG64-16)	$63.00	$14,868.00	$68.00	$16,048.00	$80.00	$18,880.00	$70.00	$16,520.00
12	2,244	TON	Construct 2" Overlay Asphalt Concrete Pavement (C2, PG64-16)	$63.00	$141,372.00	$62.50	$140,250.00	$8.00	$17,952.00	$70.00	$157,080.00
									$152,592.00		
13	737	TON	Construct 3" Asphalt Concrete Pavement (C2, PG64-16)	$63.00	$46,431.00	$65.50	$48,273.50	$68.00	$50,116.00	$70.00	$51,590.00
14	3,187	TON	Consstruct 6" Crushed Miscellaneous Base (CMB)	$17.00	$54,179.00	$12.00	$38,244.00	$21.00	$66,927.00	$27.00	$86,049.00
15	4,320	LF	Construct 8" Driveway Deep Lift (2-Sack Concrete Slurry)	$7.50	$32,400.00	$4.00	$17,280.00	$11.25	$48,600.00	$31.00	$133,920.00
16	640	LF	Construct P.C.C. Rolled Curb per Norco City Std. Plan 205. Sawcut trench fill with 5" Asphalt Concrete Pavement (B, PG64-10) (Leave 2" low)	$38.00	$24,320.00	$43.90	$28,096.00	$49.00	$31,360.00	$63.00	$40,320.00
17	34	EA	Adjust manhole frame and cover to finished grade	$700.00	$23,800.00	$500.00	$17,000.00	$425.00	$14,450.00	$600.00	$20,400.00
18	14	EA	Adjust valve cover to finished grade	$300.00	$4,200.00	$375.00	$5,250.00	$225.00	$3,150.00	$600.00	$8,400.00
19	13	EA	Install Type D & E Loop Detectors, DLC and Loop Detector cards	$300.00	$3,900.00	$280.00	$3,640.00	$275.00	$3,575.00	$600.00	$7,800.00
20	100	LF	Remove and replace Portland Cement Concrete curb and/or gutter per Norco City Std. 200	$56.00	$5,600.00	$54.00	$5,400.00	$55.00	$5,500.00	$73.00	$7,300.00
21	820	SF	Remove and replace Portland Cement Concrete cross gutter per Norco City Std. 225	$18.50	$15,170.00	$23.30	$19,106.00	$19.50	$15,990.00	$21.00	$17,220.00
			BID TOTAL FOR BASE BID		***$777,000.00***		***$802,639.25***		***$846,867.00***		***$1,119,967.06***
						vs.	$797,281.21	vs.	$828,915.00		
			Sub-Contractors	Striping:	Cal Stripe, Colton, CA	Electrical:	CPE, La Puente, CA	Striping:	Superior Pavement Markings, Cypress, CA		
				Loops:	California Professional Engineering, La Puente, CA	Concrete:	AM Concrete, Sylmar, CA				
						Cold Plane:	PRS, Mira Loma, CA				
						Striping:	Cal Stripe, Colton, CA				

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: August 5, 2015

SUBJECT: Acceptance of Bids and Award of Contract for 2014-15 Pavement Management System, Phase II – Norco Drive Project

RECOMMENDATION: Accept bids submitted for the reconstruction/rehabilitation of Norco Drive and award a contract to Hardy & Harper, Inc. of Santa Ana, CA in the amount of $547,000.00, and authorize the City Manager to approve contract change orders up to 10 percent of the bid contract amount.

SUMMARY: Bids for the 2014-15 Pavement Management System, Phase II – Norco Drive Project were opened on July 22, 2015 with Hardy & Harper, Inc. of Santa Ana, CA being the lowest responsible bidder. Therefore, it is recommended that a contract be awarded to Hardy & Harper, Inc. in the amount of $547,000.00.

BACKGROUND/ANALYSIS: The City of Norco sent out Notice Inviting Sealed Bids for the 2014-15 Pavement Management System, Phase II – Norco Drive Project on June 25, 2015. The project consists of full depth reclamation, placement of AC pavement, Cape Seal resurfacing and installation of thermoplastic striping, legends and marking. Limits of the project are Norco Drive from Rocky View Road to Fifth Street. Bid opening occurred on July 22, 2015, with a total of 4 bids being received with proposals ranging in value from $547,000.00 to $630,908. The low bid of $547,000 was 20% lower than the engineer's estimate of $691,000. The bid summary sheet has been attached for Council's review.

The winning bidder Hardy and Harper performed street widening project in the last few years for the City. The project was successfully completed on time and staff was satisfied with their performance.

FINANCIAL IMPACT: Funds for this project are included in the FY 2016-2020 Streets Capital Improvement Budget Measure "A" Fund 137.

Attachment: Bid Summary

BID SUMMARY SHEET

2014-15 Pavement Management System, Phase II
Norco Drive Improvements

ITEM	QUANTIT	UNITS	DESCRIPTION	Hardy & Harper, Inc. UNIT BID	Hardy & Harper, Inc. TOTAL	R.J. Noble Company UNIT BID	R.J. Noble Company TOTAL	Excel Paving Company UNIT BID	Excel Paving Company TOTAL	All American Asphalt UNIT BID	All American Asphalt TOTAL
			BASE BID								
1	1	LS	Mobilization and NPDES/SWPPP Requirements	$8,000.00	$8,000.00	$24,700.00	$24,700.00	$49,000.00	$49,000.00	$15,000.00	$15,000.00
2	1	LS	Traffic Control	$30,000.00	$30,000.00	$13,000.00	$13,000.00	$15,500.00	$15,500.00	$57,163.00	$57,163.00
3	166,400	SF	Full Depth Reclamation to pulverize to a depth of 13", remove the top 4" (Bid Item #4), cement treat, trim, grade and compact to 95% for the remaining 9" of pulverized material after the removal and haul off	$0.77	$128,128.00	$0.95	$158,080.00	$0.84	$139,776.00	$0.90	$149,760.00
4	2,055	CY	Unclassified Excavation and haul off all native, base (if any) and Asphalt Concrete Pavement to allow for a placement of 4" A.C. on 9" C.T.B.	$12.00	$24,660.00	$34.00	$69,870.00	$30.60	$62,883.00	$36.00	$73,980.00
5	4,160	TON	Construct 4" Asphalt Concrete Pavement (1.5" C2-PG64-16 and 2.5" B-PG64-10)	$63.00	$262,080.00	$56.00	$232,960.00	$61.00	$253,760.00	$59.00	$245,440.00
6	60,600	SF	Application of Cape Seal (polymer modified asphaltic emulsion chip seal and quick set emulsion aggregate Type II slurry seal with 2-1/2% Latex additive)	$0.95	$57,570.00	$0.90	$54,540.00	$0.89	$53,934.00 *$52,934.00*	$0.90	$54,540.00
7	13	EA	Adjust manhole frame and cover to finished grade per Norco Std. Dwg. No. 535	$800.00	$10,400.00	$450.00	$5,850.00	$615.00	$7,995.00	$675.00	$8,775.00
8	30	EA	Adjust valve cover to finished grade	$100.00	$3,000.00	$450.00	$13,500.00	$450.00	$13,500.00	$375.00	$11,250.00
9	1	LS	Thermoplastic Striping, Markings, Legends and Raised Pavement Markers	$23,162.00	$23,162.00	$15,500.00	$15,500.00	$15,200.00	$15,200.00	$15,000.00	$15,000.00
			BID TOTAL FOR BASE BID		***$547,000.00***		***$588,000.00***		***$664,482.00*** ***$611,548.00***		***$630,908.00***
			Sub-Contractors	Cape Seal:	Pavement Coatings Co., Mira Loma, CA	Electrical:	CPE, La Puente, CA	Cement Treated Base:	Pavement Recycling System, Mira Loma, CA		
				AC & Cement Treatment:	Pavement Recycling System, Mira Loma, CA	Concrete:	AM Concrete, Sylmar, CA		Pavement Coatings Co., Mira Loma, CA		
				Manhole:	EBS, Corona, CA	Cold Plane:	PRS, Mira Loma, CA	Striping:	Cal Stripe, Colton, CA		
				Striping:	Cal Stripe, Colton, CA	Striping:	Cal Stripe, Colton, CA				

CITY OF NORCO
STAFF REPORT

TO:	Honorable Mayor and Members of the City Council
FROM:	Andy Okoro, City Manager
PREPARED BY:	Cheryl L. Link, City Clerk
DATE:	August 5, 2015
SUBJECT:	Morongo Band of Mission Indians' Membership in Western Riverside Council of Governments
RECOMMENDATION:	Authorize the Mayor to execute the Amendment to the Joint Powers Agreement of the Western Riverside Council of Governments to add the Morongo Band of Mission Indians to the WRCOG Governing Board.

SUMMARY: At its meeting of July 6, 2015, the Western Riverside Council of Governments (WRCOG) Executive Committee took action to add the Morongo Band of Mission Indians to the WRCOG Governing Board. Per WRCOG's Bylaws, an amendment thereof requires the approval and signatures from two-thirds of WRCOG's member jurisdictions.

BACKGROUND: Representatives from 17 cities, the Riverside County Board of Supervisors, and the Eastern and Western Municipal Water Districts have seats on the WRCOG Executive Committee and set policy for the organization. Together, as a joint powers agency, they take up regional matters critical to the region's future. For several years, WRCOG has discussed including tribes as WRCOG members. There are six tribes in the WRCOG subregion – Morongo, Pechanga, Soboba, Cahuilla, Ramona, and Santa Rosa. The matter has been discussed partly because of the increased working relationships between the tribes and Riverside County.

In 2007, the Executive Committee began to explore expansion to include other agencies in order to create synergies on issues of regional importance. By 2009, both Eastern and Western Municipal Water Districts were admitted to WRCOG as voting members (except TUMF items) on the Executive Committee. Following the expansion of WRCOG to include water agencies, a recommendation was made to include the Riverside County Superintendent of Schools on the Executive Committee as an ex-officio member, which was approved.

Recently, Morongo expressed an interest in participating in WRCOG in the same manner that the two water districts do (full voting members except on TUMF items). The Administration and Finance Committee discussed membership and, on June 10, 2015, recommended that the Executive Committee approve its request to provide for the Morongo Band of Mission Indians to participate on WRCOG as a full voting member (except TUMF issues). The Committee also recommended that WRCOG staff continue to reach out to the other tribes in the subregion regarding participation.

FINANCIAL IMPACT: None.

Attachments: Amendment to the Joint Powers Agreement of WRCOG
Tribal Nations Map

Agenda Item: 2.F.

AMENDMENT TO THE JOINT POWERS AGREEMENT OF THE WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS TO ADD THE MORONGO BAND OF MISSION INDIANS TO THE WRCOG GOVERNING BOARD

This Amendment to the Joint Powers Agreement ("Amendment") is made and entered into on the 6th day of July, 2015, by and between seventeen cities located within western Riverside County and the County of Riverside (collectively the "Parties").

RECITALS

WHEREAS, the Parties have entered into a Joint Powers Agreement on April 1, 1991, and through subsequent amendments thereto (the "JPA"), to form the Western Riverside Council of Governments ("WRCOG"); and

WHEREAS, the Morongo Band of Mission Indians ("Morongo") has approached WRCOG to express that their involvement in WRCOG will be beneficial to both WRCOG member agencies and Morongo; and

WHEREAS, Morongo and WRCOG believe that by working together Western Riverside County will be better positioned to address challenges of the region; and

WHEREAS, WRCOG agrees and strongly supports coordination with Morongo, and believes that permitting Morongo membership on the WRCOG Governing Body is the best manner which would most efficaciously serve the interests of the WRCOG member agencies and Morongo; and

WHEREAS, pursuant to Government Code sections 6500 et seq., the Parties to the JPA desire to amend the JPA to add Morongo to the Governing Body of WRCOG.

MUTUAL UNDERSTANDINGS

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions hereinafter stated, the Parties hereto agree as follows:

Section 1: Sections 2.4.1 and 2.4.2 to the JPA are hereby amended to read as follows:

2.4.1. WRCOG shall be governed by a General Assembly with membership consisting of the appropriate representatives from the County of Riverside, each city which is a signatory to this Agreement, the Western Municipal Water District, the Eastern Municipal Water District, and the Morongo Band of Mission Indians ("Morongo"), the number of which shall be determined as hereinafter set forth. The General Assembly shall meet at least once annually, preferably scheduled in the evening. Each member agency of the General Assembly shall have one vote for each mayor, council member, county supervisor, water district board member, and tribal council member present at the General Assembly. The General Assembly shall act only upon a majority of a quorum. A quorum shall consist of a majority of the total authorized representatives, provided that members representing a

majority of the member agencies are present. The General Assembly shall adopt and amend by-laws for the administration and management of this Agreement, which when adopted and approved shall be an integral part of this Agreement. Such by-laws may provide for the management and administration of this Agreement.

2.4.2. There shall be an Executive Committee which exercises the powers of this Agreement between sessions of the General Assembly. Members of the Executive Committee shall be the Mayor from each of the member cities, four members of the Riverside County Board of Supervisors, the President of each Water District, and the Tribal Chairman of Morongo; the remaining member of the Board of Supervisors shall serve as an alternate, except any City Council, at its discretion, can appoint a Mayor Pro Tem or other City Council member in place of the Mayor, each water district board, at its discretion, can appoint another Board member in place of the President, and the Tribal Council of Morongo, at its discretion, can appoint another Tribal Council member in place of the Tribal Chairman. The Executive Committee shall act only upon a majority of a quorum. A quorum shall consist of a majority of the member agencies. Membership of Morongo on the General Assembly and Executive Committee of WRCOG shall be conditioned on Morongo entering into a separate Memorandum of Understanding with WRCOG.

Section 2: Section 2.18 of the JPA is hereby amended to read as follows:

2.18 <u>TUMF Matters – Water Districts and Morongo</u>.

Pursuant to this JPA, WRCOG administers the Transportation Mitigation Fee ("TUMF") for cities in Western Riverside County. The fee was established prior to the Water District's and Morongo's involvement with WRCOG and will fund transportation improvements for the benefit of the County of Riverside and the cities in Western Riverside County. As such, the Western Municipal Water District, the Eastern Municipal Water District, and Morongo General Assembly and Executive Committee members shall not vote on any matter related to the administration of the TUMF Program or the expenditure of TUMF revenues.

Section 3: Section 3.5 of the JPA is hereby amended to read as follows:

3.5 <u>Contributions from Water Districts and the Morongo Band of Mission Indians</u>.

The provision of section 3.4 above shall be inapplicable to the Western Municipal Water District, the Eastern Municipal Water District, and Morongo. The amount of contributions from these water districts and Morongo shall be through the WRCOG budget process.

Section 4: This Amendment is to become effective upon execution by not less than two-thirds (2/3) of all the parties that are currently signatories to the JPA.

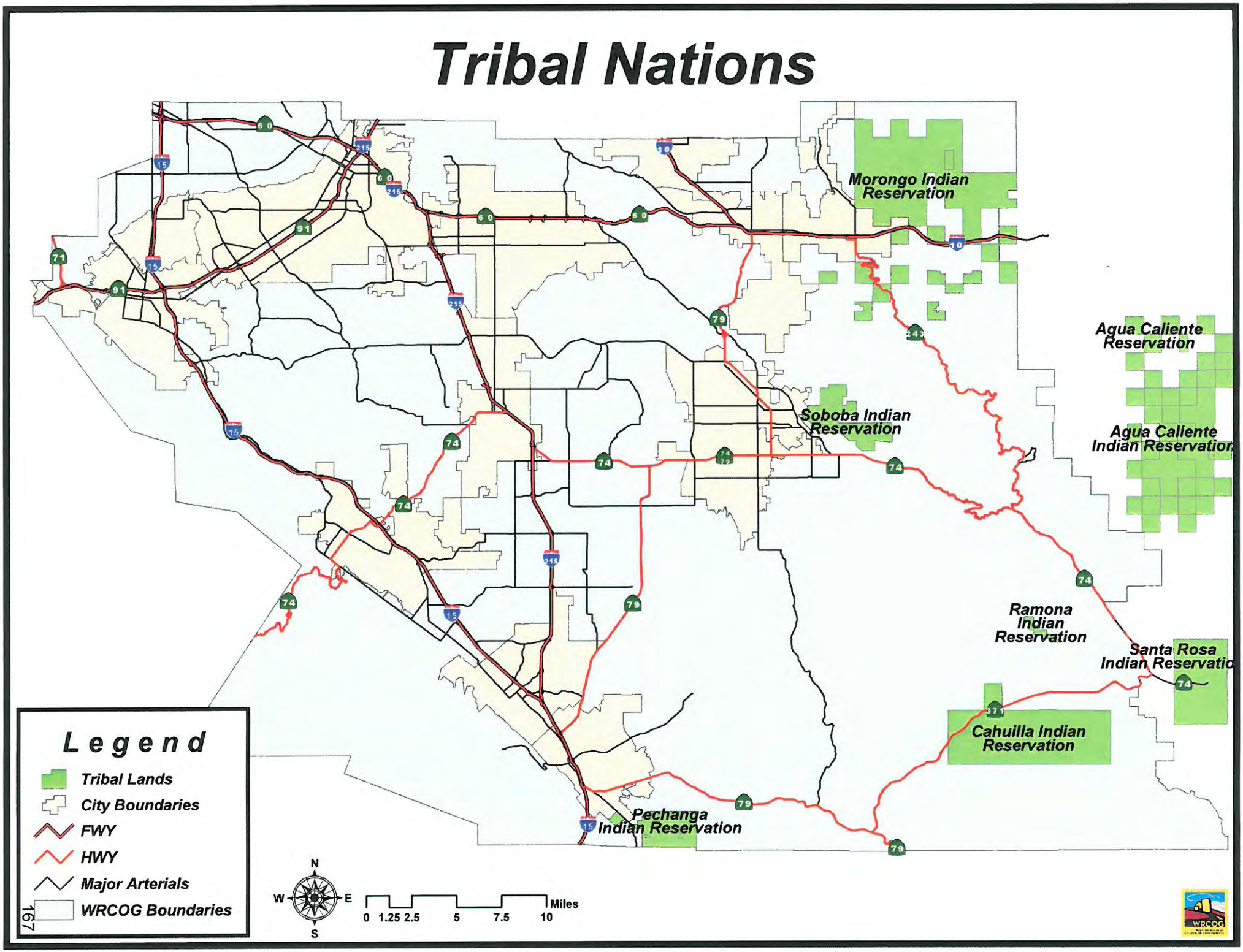
Section 5: All other provisions and terms of the JPA are to remain unchanged.

Section 6: This Amendment may be executed in counterparts.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be executed and attested by their officers thereunto duly authorized as of the date first above written.

[SIGNATURES ON FOLLOWING PAGES]

Tribal Nations



CITY OF NORCO
STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager

PREPARED BY: Brian K. Petree, Deputy City Manager/Director of Parks, Recreation and Community Services

DATE: August 5, 2015

SUBJECT: Acceptance of Bids and Award of Contract for the 2015/2016 Equestrian Trail Fencing Project at Various Locations in the City and for Landscape Maintenance District (LMD) No. 4.

RECOMMENDATION: Accept bids submitted for the installation of equestrian trail fencing and award a contract to Valley Cities/Gonzales Fence, Inc. in the amount of $291,528 and authorize the City Manager to approve contract change orders up to 10 percent of the total bid contract amount.

SUMMARY: At the request of the City Council, this is a continued item from the January 21 and February 4, 2015, Council meetings where staff was directed to re-bid the City's Equestrian Trail Fencing Project at Various Locations and Landscape Maintenance District No. 4.

BACKGROUND/ANALYSIS: Staff prepared plans and specifications for the installation of trail fence improvements at various locations within the City and Landscape Maintenance District 4. The plans and specifications were advertised on July 5, 2015, and July 9, 2015, with a bid opening date of July 23, 2015. A total of three bids were received with proposals ranging from $291,528 to $398,595.20. The low bid of $291,528 was received from Valley Cities/Gonzales Fence, which includes 14,848 lineal footage in LMD #4 for $166,128.00 and 11,400 linear footage in the City wide for $125,400.00. The bid summary sheet has been attached for the City Council's review.

FINANCIAL IMPACT: Funds for this project in the amount of $143,500 are included in the FY 2015-2020 Trail Capital Improvement Fund Program Budget. Landscape Maintenance District No. 4 trail replacement project will be funded by the Trail Fence Capital Project set aside in replacement fund. The District which currently has a balance of $150,000 and if the LMD #4 FY 2015/2016 budget is approved will have a balance of $225.00. Removal of trail fencing was included as an add alternate in the bid proposal. Staff has also programed funds for the CalFire (CRC) work crew to complete the removal of the old fencing. The rate for the CRC work crews is $225.00 per day and staff has estimated the work to run about $7,500.00 as compared to the add alternate of low bid price of $74,090. It is recommended that staff retain the use of CRC fire work force crews to complete the designated removal of trail fence required in the project specifications.

Attachment: Bid Summary
Contract Agreement

Agenda Item: 2.G.

Bid Results
2014-15 Equestrian Trail Fence Project

Company	Total Base Bid Amount	Add Alternate A-1 (LMD 4 fence removal)
Valley Cities/ Gonzales Fence	$291,528.00	$74,090.00
Fence Corp	$363,792.52	$59,716.54
Metro Builders	$398,595.20	$34,377.76

CITY OF NORCO

CONTRACT AGREEMENT

FOR

2014/15 EQUESTRIAN TRAIL FENCING PROJECT

LMD #4 AND VARIOUS OTHER CITY LOCATIONS

THIS CONTRACT AGREEMENT is made and entered into for the above stated project this 5th day of August, 2015, BY AND BETWEEN THE CITY OF NORCO, as AGENCY, and Valley Cities/Gonzales Fence Inc., as CONTRACTOR.

WITNESSETH that AGENCY and CONTRACTOR have mutually agreed as follows:

ARTICLE I

The Contract Documents for the aforesaid project shall consist of the Notice Inviting Sealed Bids, Instructions to Bidders, Proposal, General Specifications, Standard Specifications, Special Provisions, and all referenced Specifications, details, standard drawings, and appendices together with this Contract Agreement and all required bonds, insurance certificates, permits, notices, and affidavits; and also including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to ensure its completion in an acceptable manner. All of the provisions of said Contract Documents are made a part hereof as though fully set forth herein.

ARTICLE II

For and in consideration of the payments and agreements to be made and performed by AGENCY, CONTRACTOR agrees to furnish all materials and perform all work required for the above stated project, and to fulfill all other obligations as set forth in the aforesaid Contract Documents.

ARTICLE III

CONTRACTOR agrees to receive and accept the prices set forth in the Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder:

Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid Contract Documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

ARTICLE IV

AGENCY hereby promises and agrees to employ, and does hereby employ, CONTRACTOR to provide the materials, do the work, and fulfill the obligations according to the terms and conditions herein contained and referred to, for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner, and upon the conditions set forth in the Contract Documents.

ARTICLE V

Contractor specifically acknowledges and agrees to be bound by the Wage Rates and Labor Code Requirements section of the General Conditions for this project.

ARTICLE VI

CONTRACTOR acknowledges the provisions of the State Labor Code requiring every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of that code, and certifies compliance with such provisions.

ARTICLE VII

CONTRACTOR agrees to indemnify and hold harmless AGENCY and all of its officers and agents from any claims, demands, or causes of action; including related expenses, attorney's fees, and costs; based on, arising out of, or in any way related to the work undertaken by CONTRACTOR hereunder.

ARTICLE VIII

CONTRACTOR affirms that the signatures, titles, and seals set forth hereinafter in execution of this Contract Agreement represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein and that each is fully authorized to sign on behalf of any business entity that he may represent.

ARTICLE IX

CONTRACTOR represents and agrees that it does not and will not discriminate against any subcontractor, consultant, employee, or applicant for employment because of race, religion, color, sex, or national origin in any matter including without limitation employment upgrading, demotion, transfers, recruitment, recruitment advertising, layoff, termination, rates of pay, or other forms of compensation and selection for training, including apprenticeship.

ARTICLE X

CONTRACTOR warrants that all principals to this Contract are duly organized and validly existing business entities, and that each such entity has full right and authority to enter into this Contract.

CONTRACT AGREEMENT

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first written.

CITY:

_____
MAYOR—CITY OF NORCO

ATTEST:

_____
CITY CLERK—CITY OF NORCO

CONTRACTOR:

_____
(CORPORATION NAME—TYPE)

BY: _____

TITLE: _____

BY: _____

TITLE: _____

NOTE: SIGNATURES OF CORPORATE OFFICIALS MUST BE NOTARIZED.

Subscribed before me on the _____ day of _____, 2015.

_____
Notary Public

My commission expires:

_____

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: August 5, 2015

SUBJECT: Three Month Extension of the Professional Services Agreement for Building and Safety Plan Examination Services with Willdan Engineering

RECOMMENDATION: That City Council approves the request of a three month extension of the Professional Services Agreement for Building and Safety Plan Examination Services with Willdan Engineering for three months through September 30, 2015.

SUMMARY: Willdan Engineering has agreed to extend the term of the Professional Services Agreement for Building and Safety Plan Examination Services for an additional three month period, through September 30, 2015 at the same rate as for FY 2014/15, while staff solicits request for proposals for building and safety plan check services.

BACKGROUND/ANALYSIS: : On January 18, 2012, the City and Willdan Engineering entered into a non-exclusive agreement to perform building plan examinations and review for structural, plumbing, mechanical and electrical codes pursuant to City and State regulations through June 30, 2012. The original contract agreement provides the terms and conditions, scope of work and fee schedule for the performance of professional building and safety plans examination services.

At its meeting held on June 20, 2012, City Council approved the First Amendment to extend the professional services agreement through June 30, 2013. Subsequently, on May 15, 2013 City Council approved the Second Amendment to the Agreement to extend the plan check services through June 30, 2014 and the Third Amendment was approved by City Council on May 21, 2014 extending services through June 30, 2015.

Willdan Engineering also has the ability to provide fire prevention plan review, special inspections, surveying, construction management, engineering and Building Official services if required.

Staff has been very satisfied with the performance of Willdan Engineering and would recommend that the City Council approve the contract extension through September 30,

2015. The existing agreement provides the City or the contractor the right to terminate the contract with proper notice.

Willdan Engineering has indicated their willingness to extend their existing contract for three months while staff solicits Request for Proposal for Building and Safety Plan Examination Services.

FINANCIAL IMPACT: Contract plan examination is paid by development generated revenue through plan check fees. Funds are included in FY 2015-2016 General Fund Budget.

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:	August 5, 2015
SUBJECT:	Three Month Extension to the Traffic Signal Maintenance Services Contract Agreement with Siemens Industry, Inc.
RECOMMENDATION:	City Council approves the requested extension of the Traffic Signal Maintenance Services Agreement with Siemens Industry, Inc., for three months, through September 30, 2015.

SUMMARY: Siemens Industry, Inc. has agreed to extend the term of its current traffic signal maintenance services agreement for a three month period through September 30, 2015 at the same rates as FY 2014/15, while staff solicits request for proposals for Traffic Signal Maintenance Services.

BACKGROUND/ANALYSIS: In December of 2006, the City of Norco entered into a traffic signal maintenance service agreement with Republic ITS. The agreement stipulates that an annual CPI adjustment of costs including charges for labor and materials is warranted. On August 4, 2010, City Council approved a two (2) year extension with Republic ITS through June 30, 2012. On June 6, 2012 City Council approved a two (2) year extension with Siemens Industry, Inc. (Republic ITS purchased by Siemens) through June 30, 2013. On May 15, 2013, City Council approved a one year extension to the current contract through June 30, 2014 and on June 18, 2014 approved an additional one year extension, through June 30, 2015 with a 1.3% CPI.

Staff has worked closely with this contractor for the past few years and is extremely satisfied with their prompt on-call response times and professional performance and is recommending that the City Council approve the contract extension through September 30, 2015.

Siemens Industry, Inc. has indicated their willingness to extend their existing contract for three months while staff solicits Request for Proposal for Traffic Signal Maintenance Services.

FINANCIAL IMPACT: Funds in the amount of $78,000 are proposed in the 2015/16 Gas Tax Operations Fund (133)

Agenda Item 2.I.

CITY OF NORCO
STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager

DATE: August 5, 2015

SUBJECT: Contract Extension with RKA Consulting Group for Consulting Engineering Services

RECOMMENDATION: Approve a three-year contract extension with RKA Consulting Group for consulting engineering services

SUMMARY: RKA Consulting Group has been serving as the City's designated Contract Engineer since 2006. A new contract was awarded to RKA Consulting Group for consulting engineering services (designating Dominic C. Milano as the City Engineer and David Gilbertson as the Deputy City Engineer) by the City Council on July 18, 2012. This agreement provides for an option to extend for additional term. RKA has agreed to extend the term of the current Contract Services Agreement for Consulting City Engineering Services for an additional three (3) years through June 30, 2018 subject to the attached schedule of compensation, Exhibit "A." Staff is recommending this contract extension.

BACKGROUND/ANALYSIS: On July 18, 2012, City Council entered into an agreement with RKA Consulting Group to perform Consulting City Engineering Services with broad engineering responsibilities in the planning, design and implementation of various City projects. The term of the agreement was for three (3) years with the option for the City and RKA to extend the contract for additional term if both parties mutually agree on annual rate adjustment. Services provided by RKA include serving as the City's designated City Engineer, capital project design, review and sign off on subdivision maps, developing budget estimates for capital projects, plan checking of SWPPP and WQMP submittals, review of other engineering documents, annual LMD assessment reports, etc.. Included in the service agreement is the use of a RKA employee to serve as Building Official and for RKA to provide plan check services.

On June 19, 2013 City Council approved the first amendment to the Contract Services Agreement for Consulting City Engineering Services to add water and sewer utilities consulting services and building plan check services. RKA consulting has performed to the satisfaction of the City and has demonstrated excellent professional understanding of the City's engineering needs and the needs of the community. RKA Consulting Group has agreed to this contract extension subject to the attached schedule of compensation.

FINANCIAL IMPACT: Budget appropriations for the various positions to be staffed using RKA Consulting Group including City Engineer, Water and Sewer Utilities Manager, Building Official, Building Plan Checker, have been included in the various City Operating Funds. Services performed by RKA for design and project management which are associated with City Capital Projects will be charged to the benefited funds and projects.

Attachment: Schedule of Compensation Exhibit "A"

Agenda Item 2.J.

EXHIBIT "A"

HOURLY RATE SCHEDULE***

City Engineer/Deputy City Engineer	$	145.00
Water/Sewer Manager (Thompson)	$	115.00
Project Principal (Registered)	$	140.00
Project Manager	$	125.00
Project Engineer	$	115.00
Plan Check Engineer	$	125.00
Building Plan Checker (Welch)	$	68.00
Engineering CAD Technician	$	85.00
Clerical	$	45.00
Public Works Inspector	$	85.00
Public Works Inspector (Prevailing Wage)	$	105.00
Sub-Consultants**	$	Cost + 15%

- All costs of printing, mileage, telephone, mailing, and other expenses incidental to the performance of the engineering services will be billed at a rate of cost plus 15%.

* Norco City Hall office hours, in four hour or greater time blocks do not have mileage or travel time charges.

** These sub-consultants are those hired by Contractor to perform work directly related to design work where Contractor is the primary design firm.

*** Hourly rates subject to CPI increase on the yearly anniversary of this contract.

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: August 5, 2015

SUBJECT: Approval of Additional Appropriation for the Contract with Siemens Industries, Inc. for Traffic Signal Maintenance Services for FY 2014-2015

RECOMMENDATION: Adopt **Resolution No. 2015-57**, appropriating funds in the amount of $93,370 for emergency installation of traffic signal control apparatus.

SUMMARY: Siemens Industries, Inc., the City's Traffic Signal maintenance contractor, responded to two separate traffic accidents that required temporary emergency work to be performed on signal apparatus and permanent replacement of the signal cabinets. This unanticipated emergency work requires additional appropriation.

BACKGROUND/ANALYSIS: Siemens Industries, Inc. acts as the City's Traffic Signal Maintenance contractor for FY 14/15. They monitor and maintain the City's 28 traffic signals and also perform emergency maintenance and repair of these signals. The approved FY 2014/15 Operations Budget for Traffic Signal Maintenance in the amount of $75,000 is for regular monthly maintenance and emergency call-outs.

The City experienced two traffic incidents in FY 14/15 that damaged the traffic signal apparatus at two different locations. Hamner Avenue at Auto Center Drive and Hamner Avenue at Citrus Street each had an accident that damaged the apparatus associated with the traffic signal and required emergency temporary repair work until the replacement equipment was ordered and installed. Both locations have reports filed with the Sheriff's Department and insurance claims are in progress.

In January of 2015, Siemens submitted cost sheets to the City for the two replacement cabinets and upon approval ordered the parts which took approximately 12 weeks to fabricate and be delivered. The replacement cabinets were installed in May and June of 2015. Payment of invoices for the two cabinet replacements totals $101,286.08. Available remaining funds in FY 14/15 for traffic signal maintenance are $7,915.77. An additional appropriation of $93,370 is required to pay Siemens for the installation of the two traffic signal cabinets. The emergency work for the two locations which totaled $12,714.39 has already been paid out of budgeted funds. Upon receipt of insurance claims the funds will be deposited into Street Gas Tax Fund.

FINANCIAL IMPACT: Additional appropriation of $93,370 from Gas Tax Fund.

Attachment: Resolution No. 2015-57

Agenda Item 2.K.

RESOLUTION NO. 2015-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING AN ADDITIONAL EXPENDITURE AND APPROPRIATION IN THE AMOUNT OF $93,370 TO FUND EMERGENCY TRAFFIC SIGNAL MAINTENANCE SERVICES FOR FY 2014-2015

WHEREAS, on June 18, 2014, City Council approved a one year extension of the Traffic Signal Maintenance Services Agreement with Siemens Industry, Inc. to monitor and maintain the City's 28 traffic signals; and

WHEREAS, funds in the amount of $75,000 were budgeted in FY 2014/15 for Traffic Signal Maintenance which covers monthly maintenance and emergency call-outs; and

WHEREAS, two traffic accidents occurred which damaged traffic signal apparatus; one at Hamner Avenue at Auto Center Drive and one at Hamner Avenue and Citrus Street; and

WHEREAS, sheriff's reports were filed for both locations so the City may place claims with insurance companies; and

WHEREAS, each accident location resulted in emergency temporary work to be performed by Siemens until permanent replacement equipment of traffic signal apparatus was ordered and installed; and

WHEREAS, emergency work performed totaled $12,714.39 and has been paid out of budgeted funds; and

WHEREAS, replacement cabinets were ordered in January, 2015 and installed in May and June of 2015; and

WHEREAS, the cost for the two replacement cabinets totaled $101,286.08 but remaining funds in the traffic signal maintenance budget is $7,915.77; and

WHEREAS, an additional appropriation of $93,370 is required to pay Siemens for the installation of the two traffic signal cabinets; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Norco that the City approve an additional expenditure and appropriation in the amount of $93,370 from the Gas Tax Fund for the Traffic Signal Maintenance Services for FY 2014-2015.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, CMC, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a regular meeting held on August 5, 2015 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 August 5, 2015.

_____
Cheryl L. Link, CMC, 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: Dominic Milano, City Engineer
Brian Petree, Director of Parks and Recreation

DATE: August 5, 2015

SUBJECT: A Proposition 218 Majority Protest Vote Public Hearing to Increase the Assessments and if the Majority Protest Does Not Exist, Order the Continuation of Landscape Maintenance Districts and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy for District No. 2 - Western Pacific, Tract No. 25779

Resolution No. 2015-47, (Western Pacific), Ordering the Continuation of a Landscaping Maintenance District and Confirming a Diagram and Increased Assessment and Providing for Annual Assessment Levy.

Resolution No. 2015-48, (Western Pacific), Upholding a Majority Protest for an Increase in Assessment in the District.

RECOMMENDATION: That the City Council opens the Public Hearing, receives testimony, closes the Public Hearing, recesses the City Council meeting to tabulate the ballots received and if no more than 50 percent of the ballots returned within the District protest the increase in assessment, it would be appropriate to adopt **Resolution No. 2015-47,** (Western Pacific), ordering the continuation of a Landscaping Maintenance District and confirming a diagram and increase assessment and providing for annual assessment levy. If more than 50 percent of the ballots returned protest the increase in assessment, adopt **Resolution No. 2015-48,** upholding the majority protest not to increase the assessment.

SUMMARY: This is a continued item from the July 15, 2015 City Council meeting. The "Landscaping and Lighting Act of 1972" requires that an Engineer's Report for existing landscape maintenance districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the district only allowed for an annual increase not to exceed the Consumer Price Index (CPI). The CPI increases in District No.2 have not kept up with the maintenance needs of this District. In addition, there has not been an allocation of funds in the District set aside for trail fence replacement or

AGENDA ITEM: 5.A.

drainage structure repairs.

Proposition 218 passed by the California voters in 1996 requires that prior to any increase in an assessment, other than CPI increases included in the initial formation of a district, be voter approved. A ballot describing the proposed increase (above the CPI) in assessment was mailed to the affected property owners per Section 53753 of the Government Code 45 days prior to this Public Hearing. After holding the Public Hearing to receive public testimony, it is recommended that the Public Hearing be closed, the ballots opened and tabulated, the results be made public and the City Council adopt the appropriate Resolution.

BACKGROUND/ANALYSIS: On January 27, 2000, the City Council adopted Landscape Maintenance District No. 2 for Tract No. 25799 (Western Pacific) comprised of 219 assessable lots. The District was formed to maintain landscaping along the Norco Hills Road and Hidden Valley Parkway frontages of the development as well as selected interior slopes, wetlands, equestrian trails, and parkway maintenance. In fiscal year 2014-15 the cost to maintain the District was $131,453.00. The maintenance level for the equestrian trails was funded at a level necessary to only maintain them to a safe standard. In the early years, after the formation of the District, a surplus of Developer funds were used to balance the budget with the assessment collected. This surplus was exhausted a number of years ago with the City loaning the District a total of $50,900.00 to meet expenses. This City General Fund loan has been reduced to a balance of $11,582.00 but at the expense of trail maintenance. In addition, there has never been funds set aside to replace the trail fencing, replace drainage structures across the trail that are deteriorating to an unsafe condition (Exhibit "A" Photograph) or to install new drainage devices to reduce trail erosion during rain events.

Staff invited all of the property owners within the district to two informal public meetings. The meetings were held on April 8th and April 22nd. The purpose of the meetings was to inform the property owners within the district of the proposed Proposition 218 vote to increase the assessment to fund the maintenance level to the standards that were established when their development was completed. The first meeting was attended by the owners of eleven properties and the second meeting was attended by the owners of a single property. No one at those meetings expressed outward opposition to an increase in the assessment that would increase the maintenance level to current City standards.

FINANCIAL IMPACT: Part B, Estimate of Cost, from the 2014-15 Engineer's Report is attached as Exhibit "B". The total annual budget for 2014-15 fiscal year was $131,453.00 with an additional general fund loan payment of $2,468.00 for a total levy of $133,921.00. At this level, the per-parcel assessment is $611.51. If the City Council does not move forward with a Proposition 218 vote, the proposed 2015-16 fiscal year budget would be $132,091.00 with a general fund loan payment of $2,500.00 for a total levy of $134,591.00. This would be a per parcel assessment of $614.57 which includes a CPI of 0.5%.

With a favorable Proposition 218 vote, Part B, Estimate of Costs, from the Preliminary (Prop. 218) 2015-16 Engineer's Report is attached as Exhibit "C". The full Preliminary

(Prop. 218) 2015-16 Engineer's Report is attached as Exhibit "D". This budget includes the full cost of all line items to return the maintenance to the level anticipated with the original development of the Western Pacific subdivisions. The budget also includes a line item for annual trail fence replacement ($25,830.00) and trail/drainage enhancements ($20,000.00). At the proposed Proposition 218 levy, the assessment per parcel would be $1,049.93. For reference purposes, the trail fence replacement budget of $25,830.00 accounts for $117.95 per year per parcel and the trail/ drainage enhancement budget of $20,000.00 accounts for $91.32 per year per parcel of the Proposition 218 assessment. Comparing a Proposition 218 passage budget with a failed Proposition 218 budget is reflected in the side by side comparison of the estimate of costs, which is provided in Exhibit "E".

If a majority protest of those property owners voting on the increase is not received, staff recommends that City Council adopt **Resolution No. 2015-47,** approving an Engineer's Report which contains a budget that funds the maintenance to a level anticipated with the original development within the district. If a majority protest of those property owners voting on the increase is received, then staff recommends that the City Council adopt **Resolution No. 2015-48,** which upholds the protest against an increase in assessment.

Attachments:

Exhibit "A"-	Photograph of Failed Drainage Structure
Exhibit "B"-	Part B, Estimated Cost of 2014-15 Engineer's Report
Exhibit "C"-	Part B, Estimated Cost with Favorable Proposition 218 Vote 2015-16 Engineer's Report
Exhibit "D"-	Preliminary Proposition 218 2015-16 Engineer's Report
Exhibit "E"-	2015-16 Side by Side Comparison of Passed Proposition 218 and Failed Prop. 218 Budgets

Resolution No. 2015-47
Resolution No. 2015-48

Exhibit "A"-
Photograph of Failed Drainage Structure

Exhibit "B"

PART B
ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
NORCO, CALIFORNIA (FUND NO. 53105)

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2014-2015. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost				
Contractual Maintenance (34100)				
1 Landscape Maintenance: includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.	$	39,037.00		
2 Slope Maintenance: includes same activities as Item 1 for exterior slopes along Hidden Valley Parkway and Norco Hills Road as well as private slopes adjacent to wetlands area at Lots 77, 78, 89, 90, 91. (Cost included in Item No. 1)	$	-		
3 Parkway Maintenance: includes all pruning, weed and pest control, fertilization, ground cover, trash and debris cleanup, irrigation to include maintenance and repair, backflow testing, rodent control and plant replacement. (Cost included in Item No. 1)	$	-		
4 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surface.	$	5,000.00		
5 Maitenanace of Wetland (Lot 71): trash and debris cleanup, plant replaacement, pest and rodent control.	$	500.00		
6 Park Maintenance (Lot 2): trash and debris cleanup, mowing, ferilization, turf care, pest and rodent control, and observation.	$	8,760.00		
Utilities (33100)				
Water	$	53,104.00		
Electrical	$	5,760.00		
Phone	$	232.00		
Annual Tree Replacement (32405)	$	-		
Subtotal Direct Cost	$	112,393.00	$	112,393.00
Operating Contingency (1.5 percent max)			$	1,124.00
Replacement Reserve (2.0 percent) (Not funded)			$	-
Administrative Costs				
Observation: City Staff to Manage District (30100)	$	7,420.00		
Engineer's Report (34110)	$	2,500.00		
City Overhead/Administration (34135)	$	7,786.00		
Riverside County Admin. Fees (35210)	$	230.00		
Incidentals (30405)	$	-		
Subtotal Administrative Costs	$	17,936.00	$	17,936.00
Operating Reserve			$	-
Annual Capital Project			$	-
TOTAL ANNUAL BUDGET			$	131,453.00

Exhibit "C"-

Part B, Estimated Cost w/ Favorable Prop. 218 Vote 2015-16 Engineer's Report

PART B
ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
NORCO, CALIFORNIA (FUND NO. 53105)

The estimated costs for the operation, maintenance and servicing of the facilities, included in this Part, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2015-2016. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost				
Contractual Maintenance (34100)				
Landscape Maintenance: Generally includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.				
1 Slope Maintenance: includes same activities as Item 1 for exterior slopes along Hidden Valley Parkway and Norco Hills Road as well as private slopes adjacent to wetlands area at Lots 77, 78, 89, 90, 91.	$	18,818.00		
2 Parkway Maintenance: includes all pruning, weed and pest control, fertilization, ground cover, trash and debris cleanup, irrigation to include maintenance and repair, backflow testing, rodent control and plant replacement.	$	32,082.00		
3 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surface.	$	33,600.00		
4 Maintenance of Wetland (Lot 71): trash and debris cleanup, plant replaacement, pest and rodent control.	$	1,664.00		
5 Park Maintenance (Lot 2): trash and debris cleanup, mowing, ferilization, turf care, pest and rodent control, and observation.	$	11,826.00		
Utilities (33100)				
Water	$	48,930.00		
Electrical	$	5,985.00		
Phone	$	227.00		
Annual Tree Replacement (32405)	$	-		
Subtotal Direct Cost	$	153,132.00	$	153,132.00
Operating Contingency (1.5 percent max)			$	2,297.00
Replacement Reserve (2.0 percent) (Not funded)			$	3,063.00
Administrative Costs				
Observation: City Staff to Manage District (30100)	$	10,428.00		
Engineer's Report (34110)	$	2,500.00		
City Overhead/Administration (34135)	$	7,942.00		
Riverside County Admin. Fees (35210)	$	242.00		
Incidentals (30405)	$	-		
Subtotal Administrative Costs	$	21,112.00	$	21,112.00
Operating Reserve			$	-
Annual Capital Project - Trail Fence Replacement			$	25,830.00
Capital Project - Trail & Drainage Enhancements			$	20,000.00
TOTAL ANNUAL BUDGET			$	225,434.00
Prop 218 Vote General Fund Payback			$	4,500.00
2015/16 ASSESSMENT			$	229,934.00

Exhibit "D"-
Preliminary Prop. 218 2015-16 Engineer's Report

ENGINEER'S REPORT
(PROPOSED BUDGET WITH PASSAGE OF PROP 218 VOTE)

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)

FISCAL YEAR 2015-2016

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

ENGINEER'S REPORT
CITY OF NORCO

LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)
FISCAL YEAR 2015-2016

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: _____, 2015

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on _____, 2015.

City Clerk, City of Norco
Riverside County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2015.

City Clerk, City of Norco
Riverside County, California

By: _____

FISCAL YEAR 2015-2016
CITY OF NORCO

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 98-97, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF NORCO
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)
FISCAL YEAR 2015-2016

The improvements are the operation, maintenance, and servicing of landscaping, wetlands, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fixtures, and appurtenant facilities located within public right-of-way (parkways),easements (slope and trail) and publicly owned parcels within the boundary of the Assessment District except as specifically excluded.

PART B
ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
NORCO, CALIFORNIA (FUND NO. 53105)

The estimated costs for the operation, maintenance and servicing of the facilities, included in this Part, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2015-2016. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost				
Contractual Maintenance (34100)				
Landscape Maintenance: Generally includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.				
1 Slope Maintenance: includes same activities as Item 1 for exterior slopes along Hidden Valley Parkway and Norco Hills Road as well as private slopes adjacent to wetlands area at Lots 77, 78, 89, 90, 91.	$	18,818.00		
2 Parkway Maintenance: includes all pruning, weed and pest control, fertilization, ground cover, trash and debris cleanup, irrigation to include maintenance and repair, backflow testing, rodent control and plant replacement.	$	32,082.00		
3 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surface.	$	33,600.00		
4 Maintenance of Wetland (Lot 71): trash and debris cleanup, plant replaacement, pest and rodent control.	$	1,664.00		
5 Park Maintenance (Lot 2): trash and debris cleanup, mowing, ferilization, turf care, pest and rodent control, and observation.	$	11,826.00		
Utilities (33100)				
Water	$	48,930.00		
Electrical	$	5,985.00		
Phone	$	227.00		
Annual Tree Replacement (32405)	$	-		
Subtotal Direct Cost	$	153,132.00	$	153,132.00
Operating Contingency (1.5 percent max)			$	2,297.00
Replacement Reserve (2.0 percent) (Not funded)			$	3,063.00
Administrative Costs				
Observation: City Staff to Manage District (30100)	$	10,428.00		
Engineer's Report (34110)	$	2,500.00		
City Overhead/Administration (34135)	$	7,942.00		
Riverside County Admin. Fees (35210)	$	242.00		
Incidentals (30405)	$	-		
Subtotal Administrative Costs	$	21,112.00	$	21,112.00
Operating Reserve			$	-
Annual Capital Project - Trail Fence Replacement			$	25,830.00
Capital Project - Trail & Drainage Enhancements			$	20,000.00
TOTAL ANNUAL BUDGET			$	225,434.00
Prop 218 Vote (One Time City Reimbursement)			$	4,500.00
2015/16 ASSESSMENT			$	229,934.00

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 and cash flow funding needs are as follows:

Fund Balance	
Estimated Beginning Fund Balance July 1, 2015	$ (11,582.00)
Add Back Budgeted Assessment for Future Trail Fence Replacement	$ 0.00
Estimated Current Year Revenue Surplus/(Deficit)	$ 0.00
Estimated Fund Balance June 30, 2016	$ (11,582.00)
Estimated Fund Balance Needs:	
Needed for Future Trail Fence Replacement - 10 Years of 15 Year Useful Life	$ 258,300.00
Less Unspent 2013-2015 Budgeted Trail Fence Replacement Capital Project	$ 0.00
6 Months Operating Cash Flow	$ 114,967.00
Estimated Needs	$ 373,267.00
Estimated Surplus (Unfunded Needs):	$(384,849.00)

Total Replacement Cost for Trail Fence (29,800 Lineal Ft @ $13.00/LF)	$ 387,400.00
Annual Set-Aside for Budgeted Trail Fence Replacement (15 YR Replacement Cycle for existing wood fencing)*	$ 25,830.00

*Replacement cycle for vinyl fencing will be 25 years ($15,496/yr) as wood fencing is replaced.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

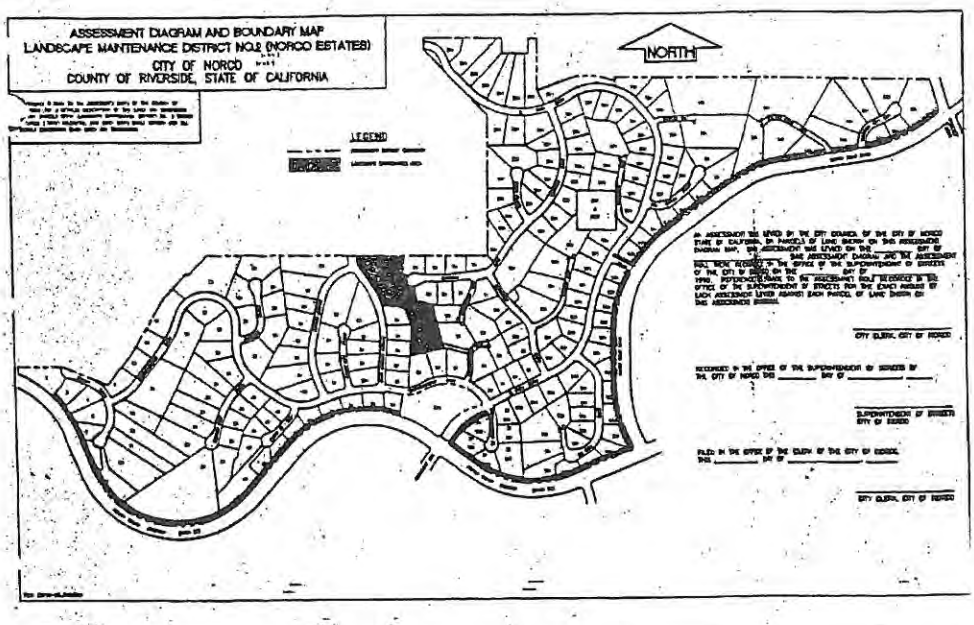
An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A' is the Legal Description of Assessment District.

EXHIBIT A

LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 3 through 70 inclusive, and Lots 72 through 221, exclusive of Lot 219, of Tract No. 25779 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 284, Pages 20 through 30, inclusive, of Maps in the Office of the County Recorder of Said County.


ASSESSMENT DIAGRAM AND BOUNDARY MAP
LANDSCAPE MAINTENANCE DISTRICT NO.2 (NORCO ESTATES)
CITY OF NORCO
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
NORTH
LEGEND

PART D

ASSESSMENT

WHEREAS, on October 20, 1999, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 2 (Western Pacific) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	$ 153,132.00	$	$
Capital Projects	$ 45,830.00		
Incidental Expenses	$ 26,472.00	$	$
Total Cost	$ 225,434.00	$	$
Prop 218 Vote/ Payment of G.F. Loan	$ 4,500.00	$	$
NET TO BE ASSESSED FOR FISCAL YEAR 2015-2016	$ 229,934.00	$	$

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index (CPI) applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The Annual CPI ending March 31, 2015 was 0.5%. With the passage of the Prop 218 vote, the 2015-2016 Assessment will be set at $1,049.93 per parcel.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 is a deficit of $11,582 .00.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2014-2015 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: _____, 2015

_____
Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
3	$1,049.93		46	$1,049.93	
4	$1,049.93		47	$1,049.93	
5	$1,049.93		48	$1,049.93	
6	$1,049.93		49	$1,049.93	
7	$1,049.93		50	$1,049.93	
8	$1,049.93		51	$1,049.93	
9	$1,049.93		52	$1,049.93	
10	$1,049.93		53	$1,049.93	
11	$1,049.93		54	$1,049.93	
12	$1,049.93		55	$1,049.93	
13	$1,049.93		56	$1,049.93	
14	$1,049.93		57	$1,049.93	
15	$1,049.93		58	$1,049.93	
16	$1,049.93		59	$1,049.93	
17	$1,049.93		60	$1,049.93	
18	$1,049.93		61	$1,049.93	
19	$1,049.93		62	$1,049.93	
20	$1,049.93		63	$1,049.93	
21	$1,049.93		64	$1,049.93	
22	$1,049.93		65	$1,049.93	
23	$1,049.93		66	$1,049.93	
24	$1,049.93		67	$1,049.93	
25	$1,049.93		68	$1,049.93	
26	$1,049.93		69	$1,049.93	
27	$1,049.93		70	$1,049.93	
28	$1,049.93		71	$1,049.93	
29	$1,049.93		72	$1,049.93	
30	$1,049.93		73	$1,049.93	
31	$1,049.93		74	$1,049.93	
32	$1,049.93		75	$1,049.93	
33	$1,049.93		76	$1,049.93	
34	$1,049.93		77	$1,049.93	
35	$1,049.93		78	$1,049.93	
36	$1,049.93		79	$1,049.93	
37	$1,049.93		80	$1,049.93	
38	$1,049.93		81	$1,049.93	
39	$1,049.93		82	$1,049.93	
40	$1,049.93		83	$1,049.93	
41	$1,049.93		84	$1,049.93	
42	$1,049.93		85	$1,049.93	
43	$1,049.93		86	$1,049.93	
44	$1,049.93		87	$1,049.93	
45	$1,049.93				

LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
88	$1,049.93		132	$1,049.93	
89	$1,049.93		133	$1,049.93	
90	$1,049.93		134	$1,049.93	
91	$1,049.93		135	$1,049.93	
92	$1,049.93		136	$1,049.93	
93	$1,049.93		137	$1,049.93	
94	$1,049.93		138	$1,049.93	
95	$1,049.93		139	$1,049.93	
96	$1,049.93		140	$1,049.93	
97	$1,049.93		141	$1,049.93	
98	$1,049.93		142	$1,049.93	
99	$1,049.93		143	$1,049.93	
100	$1,049.93		144	$1,049.93	
101	$1,049.93		145	$1,049.93	
102	$1,049.93		146	$1,049.93	
103	$1,049.93		147	$1,049.93	
104	$1,049.93		148	$1,049.93	
105	$1,049.93		149	$1,049.93	
106	$1,049.93		150	$1,049.93	
107	$1,049.93		151	$1,049.93	
108	$1,049.93		152	$1,049.93	
109	$1,049.93		153	$1,049.93	
110	$1,049.93		154	$1,049.93	
111	$1,049.93		155	$1,049.93	
112	$1,049.93		156	$1,049.93	
113	$1,049.93		157	$1,049.93	
114	$1,049.93		158	$1,049.93	
115	$1,049.93		159	$1,049.93	
116	$1,049.93		160	$1,049.93	
117	$1,049.93		161	$1,049.93	
119	$1,049.93		163	$1,049.93	
120	$1,049.93		164	$1,049.93	
121	$1,049.93		165	$1,049.93	
122	$1,049.93		166	$1,049.93	
123	$1,049.93		167	$1,049.93	
124	$1,049.93		168	$1,049.93	
125	$1,049.93		169	$1,049.93	
126	$1,049.93		170	$1,049.93	
127	$1,049.93		171	$1,049.93	
128	$1,049.93				
129	$1,049.93				
130	$1,049.93				
131	$1,049.93				

LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
172	$1,049.93		216	$1,049.93	
173	$1,049.93		217	$1,049.93	
174	$1,049.93		218	$1,049.93	
175	$1,049.93		219	$1,049.93	
176	$1,049.93		220	$1,049.93	
177	$1,049.93		221	$1,049.93	
178	$1,049.93				
179	$1,049.93				
180	$1,049.93				
181	$1,049.93				
182	$1,049.93				
183	$1,049.93				
184	$1,049.93				
185	$1,049.93				
186	$1,049.93				
187	$1,049.93				
188	$1,049.93				
189	$1,049.93				
190	$1,049.93				
191	$1,049.93				
192	$1,049.93				
193	$1,049.93				
194	$1,049.93				
195	$1,049.93				
196	$1,049.93				
197	$1,049.93				
198	$1,049.93				
199	$1,049.93				
200	$1,049.93				
201	$1,049.93				
202	$1,049.93				
203	$1,049.93				
204	$1,049.93				
206	$1,049.93				
207	$1,049.93				
208	$1,049.93				
209	$1,049.93				
210	$1,049.93				
211	$1,049.93				
212	$1,049.93				
213	$1,049.93				
214	$1,049.93				
215	$1,049.93				

TOTAL NUMBER OF ASSESSED PARCELS: 219
TOTAL TO BE ASSESSED IS $229,934.67

Exhibit "E"
2015-16 Side by Side Comparison of
Passed Prop. 218 and Failed Prop. 218 Budgets

ESTIMATE OF COSTS
SIDE BY SIDE COMPARISON
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
NORCO, CALIFORNIA (FUND NO. 53105)

Direct Cost			Budget With Passage of Prop 218	Budget Without Passage of Prop 218
Contractual Maintenance (34100)				
		Landscape Maintenance		
	1	Slope Maintenance	$18,818.00	$18,818.00
	2	Parkway Maintenance	$32,082.00	$25,524.00
	3	Equestrian Trails	$33,600.00	$5,000.00
	4	Maintenance of Wetland (Lot 71)	$1,664.00	$500.00
	5	Park Maintenance (Lot 2)	$11,826.00	$5,995.00
Utilities (33100)				
		Water	$48,930.00	$48,930.00
		Electrical	$5,985.00	$5,985.00
		Phone	$227.00	$227.00
Annual Tree Replacement (32405)			-	-
Subtotal Direct Cost			$153,132.00	$110,979.00
Operating Contingency (1.5 percent max)			$2,297.00	
Replacement Reserve (2.0 percent) (Not funded)			$3,063.00	
Administrative Costs				
Observation: City Staff to Manage District (30100)			$10,428.00	$10,428.00
Engineer's Report (34110)			$2,500.00	$2,500.00
City Overhead/Administration (34135)			$7,942.00	$7,942.00
Riverside County Admin. Fees (35210)			$242.00	$242.00
Incidentals (30405)			-	-
Subtotal Administrative Costs			$21,112.00	$21,112.00
Operating Reserve			$0.00	$0.00
Annual Capital Project - Trail Fence Replacement			$25,830.00	$0.00
Capital Project - Trail & Drainage Enhancements			$20,000.00	$0.00
TOTAL ANNUAL BUDGET			$225,434.00	$132,091.00
Prop 218 Vote/General Fund Payback			$4,500.00	$2,500.00
2015/16 ASSESSMENT			$229,934.00	$134,591.00

RESOLUTION NO. 2015-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN INCREASE IN ASSESSMENTS IN LANDSCAPE MAINTENANCE DISTRICT NO. 2 AND ORDERING THE CONTINUATION OF THE LANDSCAPING MAINTENANCE DISTRICT AND CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR ANNUAL ASSESSMENT LEVY

WHEREAS, The City Council has initiated proceedings for the continuation of a Landscaping Maintenance District and an increase in the annual levy of assessments for said District pursuant to the terms and provision of the "Landscaping and Street Lighting Act of 1972," being Part 2 of Division 15 of the Streets and Highways Code of the State of California, and the protest and hearing requirements of Section 53753 of the Government Code of the State of California, in a district known and designated as:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC, TRACT 25779)

WHEREAS, the City Council has ordered the preparation of a report and the City Engineer has prepared and filed with this City Council a report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the next ensuing fiscal year relating to the above-referenced District, and further did proceed to give notice and mail ballots to property owners within the District of the increase in assessments and time and place for a Public Hearing on all matters relating thereto; and,

WHEREAS, at this time, this City Council has heard all testimony and evidence, has tabulated all protests received, and desires to proceed with the increase in annual levy of assessments.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. That the above-recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, protests submitted in opposition to the increase in assessments within the District filed, and not withdrawn, did not exceed the number of property owners filing and not withdrawing ballots approving the increase within the District, and all protests are overruled and denied.

SECTION 3. That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for the fiscal year and in the

amounts as set forth in the Engineer's Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 4. That the diagram and assessment as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

SECTION 5. That the adoption of this Resolution constitutes the levy of the assessment for the fiscal year.

SECTION 6. That the estimates of costs, the assessment diagram, the assessments and all other matters, as set forth in Engineer's "Report," pursuant to said "Landscaping and Street Lighting Act of 1972," as submitted, are hereby approved, adopted by this City Council and hereby confirmed.

SECTION 7. That the maintenance works and/or improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County Auditor shall enter on the County Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8. That the City Treasurer has previously established a special fund known as the CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 2, (WESTERN PACIFIC, TRACT 25779) into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of this Resolution and law and including any surplus amounts in those funds established for the existing Districts and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

SECTION 9. That the City Engineer is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessment and diagram shall be filed in the office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk and open for public inspection.

PASSED and ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015, 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 August 5, 2015.

_____
Cheryl L. Link, City Clerk
City of Norco, California

RESOLUTION NO. 2015-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO UPHOLDING PROTESTS FOR AN INCREASED ASSESSMENT IN LANDSCAPE MAINTENANCE DISTRICT NO. 2 FOR THE LEVY AND COLLECTION OF SPECIAL BENEFIT ASSESSMENTS BEGINNING IN FISCAL YEAR 2015-2016 PURSUANT TO THE PROCEDURES OF PROPOSITION 218

WHEREAS, The City Council has initiated proceedings pursuant to the provisions of the Landscape and Lighting Act of 1972, Division 15 of the Streets and Highways Code of the State of California, and the protest and hearing requirements of Section 53753 of the Government Code of the State of California, in a district known and designated as:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC, TRACT 25779)

WHEREAS, the City Council has ordered the preparation of a report and the City Engineer has prepared and filed with this City Council a report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the next ensuing fiscal year relating to the above-referenced District, and further did proceed to give notice and mail ballots to property owners within the District of the increase in assessments and the time and place for a Public Hearing on all matters relating thereto; and,

WHEREAS, at this time, this City Council has heard all testimony and evidence, has tabulated all protests received, and has determined that a majority protest as to the proposed increase in assessments exists at the close of the hearing.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. That the above-recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, protests submitted in opposition to the increase in assessments or not withdrawn, did represent a majority of the property owners filing and not withdrawing ballots returned within the District.

SECTION 3. That this City Council hereby confirms that the increase in assessments as submitted in the amounts as set forth in the Engineer's Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy will not be levied.

SECTION 4. That the adoption of this Resolution constitutes that a majority protest exists for the increase is assessments for Fiscal Year 2015-2016.

PASSED and ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015, 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 August 5, 2015.

_____
Cheryl L. 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: Dominic C. Milano, City Engineer

DATE: August 5, 2015

SUBJECT: A Public Hearing Ordering the Continuation of Landscape Maintenance District No. 2 (Western Pacific), Tract 25779, and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy

Resolution No. 2015-49, (Western Pacific); Ordering the Continuation of a Landscaping Maintenance District and Confirming a Diagram and Assessment and Providing for Annual Assessment Levy.

RECOMMENDATION: That the City Council opens the Public Hearing if there is a failed Proposition 218 vote, and if no more than 50 percent of the property owners within the District protest the continuation of the District at the 2014 levy plus a CPI, it would be appropriate to adopt **Resolution No. 2015-49,** (Western Pacific), Ordering the Continuation of a Landscaping Maintenance District and Confirming a Diagram and Assessment and Providing for Annual Assessment Levy.

SUMMARY: This is a continued item from the July 15, 2015 City Council meeting. The "Landscaping and Lighting Act of 1972 requires that an Engineer's Report for existing landscape maintenance districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the district allows for an annual increase not to exceed the Consumer Price Index (CPI). The CPI ending March 31, 2015 adjustment per parcel assessment in the district is 0.5%. The Engineer's Report attached to this Staff Report assumes that the Proposition 218 vote for an increase in assessments receives a majority protest and cannot be approved. If a majority protest is not received and the City Council adopted Resolution No. 2015-45 approving an increase in the assessments, this Public Hearing set with Resolution No. 2015-16 will not be necessary.

BACKGROUND/ANALYSIS: On January 27, 2000, the City Council adopted Landscape Maintenance District No. 2 for Tract No. 25799 (Western Pacific) comprised

AGENDA ITEM: 5.B.

of 219 assessable lots. The District was formed to maintain landscaping along the Norco Hills Road and Hidden Valley Parkway frontages of the development as well as selected interior slopes, wetlands, equestrian trails, and parkway maintenance. In fiscal year 2014-15 the cost to maintain the District was $131,453.00. The maintenance level for the equestrian trails was funded at a level necessary to only maintain them to a safe standard. In the early years, after the formation of the District, a surplus of Developer funds were used to balance the budget with the assessment collected. This surplus was exhausted a number of years ago with the City loaning the District a total of $50,900.00 to meet expenses. This City General Fund loan has been reduced to a balance of $11,582.00 but at the expense of trail maintenance. In addition, there has never been funds set aside to replace the trail fencing, replace drainage structures across the trail that are deteriorating to an unsafe condition or to install new drainage devices to reduce trail erosion during rain events.

The estimated cost to maintain the District at a minimum level is proposed to increase from $131,453.00 (Fiscal Year 2014/15) to $132,091.00 with an estimated $2,500.00 payment to the general fund for a total budget of $134,591.00. At this level the maintenance of the equestrian trail will only be at level to maintain them in a safe standard. With the application of the CPI, the per-parcel assessment is proposed to increase $3.06 from $611.51 to $614.57.

As stipulated in the "Landscaping and Lighting Act of 1972," the continuation of an existing maintenance district assessment has to be reviewed and approved each fiscal year. The attached resolutions provide for the proper continuation of the Districts as well as the assessments. The proposed CPI increases in Landscape Maintenance Districts will not require a majority protest vote of the property owners since the increase in assessments was allowed for in the formation of the Districts.

Included for your information are the Preliminary Engineer's Reports including the District boundaries, the items of work included in each maintenance district, as well as costs and the per parcel assessments for each District.

Staff recommends that the members of the City Council approve the Engineer's Report reflecting only a CPI increase in the District over the 2014 levy for the continuation of the Landscape Maintenance Districts, if the Proposition 218 major protest vote fails to approve an increase in assessment to guarantee that landscaping within each district will remain attractive and well maintained. To do so, Council will need to adopt the attached Resolution.

FINANCIAL IMPACT: None.

Attachments: Engineer's Report (1)
Resolution No. 2015-49

ENGINEER'S REPORT
(PROPOSED BUDGET- FAILED PROP 218 VOTE)

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)

FISCAL YEAR 2015-2016

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

ENGINEER'S REPORT
CITY OF NORCO

LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)
FISCAL YEAR 2015-2016

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: 6/3, 2015

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on June 3, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

FISCAL YEAR 2015-2016
CITY OF NORCO

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 98-97, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF NORCO LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC – TRACT 25779) FISCAL YEAR 2015-2016

The improvements are the operation, maintenance, and servicing of landscaping, wetlands, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fixtures, and appurtenant facilities located within public right-of-way (parkways),easements (slope and trail) and publicly owned parcels within the boundary of the Assessment District except as specifically excluded.

PART B
ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
NORCO, CALIFORNIA (FUND NO. 53105)

The estimated costs for the operation, maintenance and servicing of the facilities, included in this Part, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2015-2016. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost				
Contractual Maintenance (34100)				
Landscape Maintenance: Generally includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.				
1 Slope Maintenance: includes same activities as Item 1 for exterior slopes along Hidden Valley Parkway and Norco Hills Road as well as private slopes adjacent to wetlands area at Lots 77, 78, 89, 90, 91.	$	18,818.00		
2 Parkway Maintenance: includes all pruning, weed and pest control, fertilization, ground cover, trash and debris cleanup, irrigation to include maintenance and repair, backflow testing, rodent control and plant replacement.	$	25,524.00		
3 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surface.	$	5,000.00		
4 Maintenance of Wetland (Lot 71): trash and debris cleanup, plant replaacement, pest and rodent control.	$	500.00		
5 Park Maintenance (Lot 2): trash and debris cleanup, mowing, ferilization, turf care, pest and rodent control, and observation.	$	5,995.00		
Utilities (33100)				
Water	$	48,930.00		
Electrical	$	5,985.00		
Phone	$	227.00		
Annual Tree Replacement (32405)	$	-		
Subtotal Direct Cost	$	110,979.00	$	110,979.0
Operating Contingency (1.5 percent max)			$	-
Replacement Reserve (2.0 percent) (Not funded)				
Administrative Costs				
Observation: City Staff to Manage District (30100)	$	10,428.00		
Engineer's Report (34110)	$	2,500.00		
City Overhead/Administration (34135)	$	7,942.00		
Riverside County Admin. Fees (35210)	$	242.00		
Incidentals (30405)	$	-		
Subtotal Administrative Costs	$	21,112.00	$	21,112.0
Operating Reserve			$	-
TOTAL ANNUAL BUDGET			$	132,091.0

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 and cash flow funding needs are as follows:

Fund Balance	
Estimated Beginning Fund Balance July 1, 2015	$(11,582.00)
Add Back Budgeted Assessment for Future Trail Fence Replacement	$0.00
Estimated Current Year Revenue Surplus/(Deficit)	$2,408.00
Estimated Fund Balance June 30, 2016	$(9,174.00)
Estimated Fund Balance Needs:	
Needed for Future Trail Fence Replacement - 10 Years of 15 Year Useful Life	$258,300.00
Less Unspent 2013-2015 Budgeted Trail Fence Replacement Capital Project	$0.00
6 Months Operating Cash Flow	$ 66,092.00
Estimated Needs	$ 324,392.00
Estimated Surplus (Unfunded Needs):	$(335,974.00)

Total Replacement Cost for Trail Fence (29,800 Lineal Feet @ $13.00/LF)	$387,400.00
Annual Set-Aside for Budgeted Trail Fence Replacement (15 YR Replacement Cycle for existing wood fencing)*	$ 25,830.00

*Replacement cycle for vinyl fencing will be 25 years ($15,496/YR) as wood fencing is replaced.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

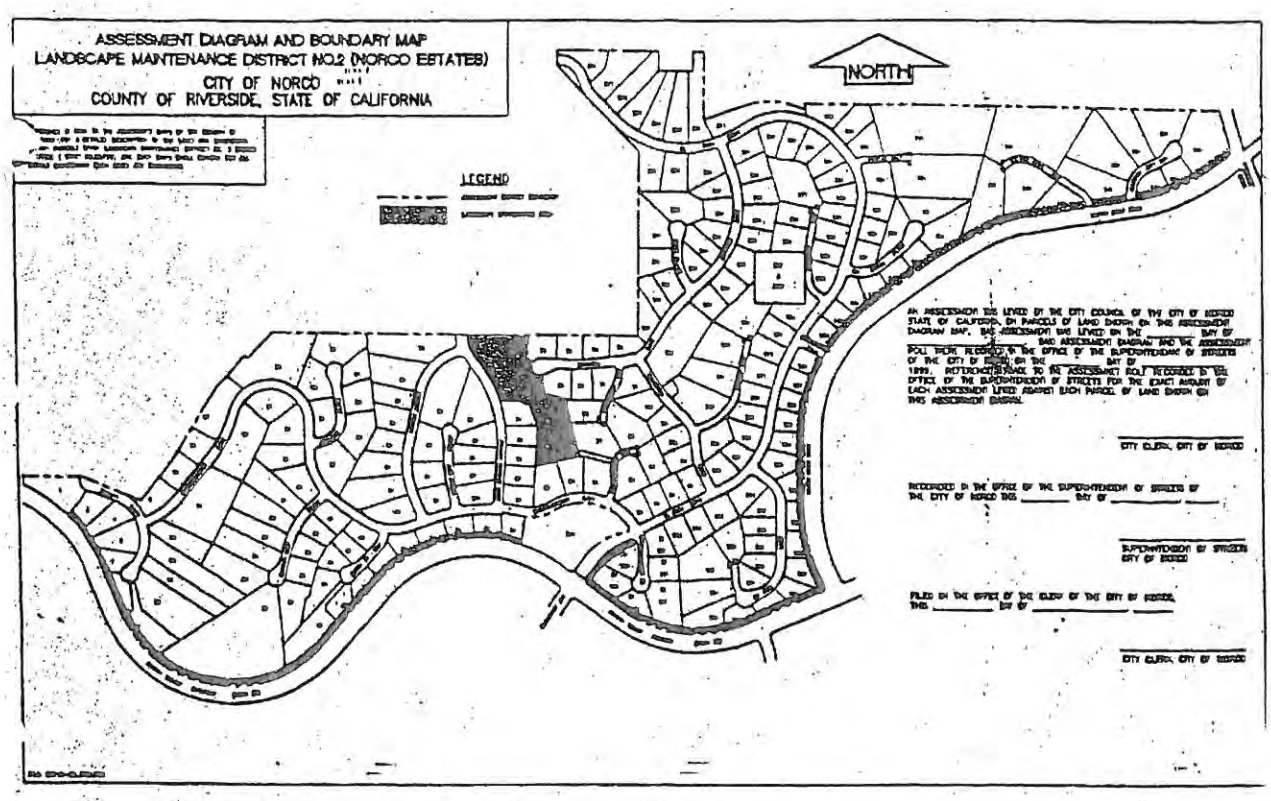
An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A' is the Legal Description of Assessment District.

EXHIBIT A

LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 3 through 70 inclusive, and Lots 72 through 221, exclusive of Lot 219, of Tract No. 25779 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 284, Pages 20 through 30, inclusive, of Maps in the Office of the County Recorder of Said County.


ASSESSMENT DIAGRAM AND BOUNDARY MAP
LANDSCAPE MAINTENANCE DISTRICT NO.2 (NORCO ESTATES)
CITY OF NORCO
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
NORTH
LEGEND

PART D

ASSESSMENT

WHEREAS, on October 20, 1999, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 2 (Western Pacific) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	$ 110,979.00	$ 110,979.00	$
Incidental Expenses	$ 21,112.00	$ 21,112.00	$
Total Cost	$ 132,091.00	$ 132,091.00	$
Payment of G.F. Loan	$ 2,500.00	$ 2,500.00	$
NET TO BE ASSESSED FOR FISCAL YEAR 2015-2016	$ 134,591.00	$ 134,591.00	$

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index (CPI) applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The Annual CPI ending March 31, 2015 was 0.5%. The application of this CPI will increase the per parcel assessment from $611.51 to $614.57, for a District wide levy of $134.590.83.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 is a deficit of $11,582 .00.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2014-2015 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: 6/3, 2015

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
3	$614.57		46	$614.57	
4	$614.57		47	$614.57	
5	$614.57		48	$614.57	
6	$614.57		49	$614.57	
7	$614.57		50	$614.57	
8	$614.57		51	$614.57	
9	$614.57		52	$614.57	
10	$614.57		53	$614.57	
11	$614.57		54	$614.57	
12	$614.57		55	$614.57	
13	$614.57		56	$614.57	
14	$614.57		57	$614.57	
15	$614.57		58	$614.57	
16	$614.57		59	$614.57	
17	$614.57		60	$614.57	
18	$614.57		61	$614.57	
19	$614.57		62	$614.57	
20	$614.57		63	$614.57	
21	$614.57		64	$614.57	
22	$614.57		65	$614.57	
23	$614.57		66	$614.57	
24	$614.57		67	$614.57	
25	$614.57		68	$614.57	
26	$614.57		69	$614.57	
27	$614.57		70	$614.57	
28	$614.57		71	$614.57	
29	$614.57		72	$614.57	
30	$614.57		73	$614.57	
31	$614.57		74	$614.57	
32	$614.57		75	$614.57	
33	$614.57		76	$614.57	
34	$614.57		77	$614.57	
35	$614.57		78	$614.57	
36	$614.57		79	$614.57	
37	$614.57		80	$614.57	
38	$614.57		81	$614.57	
39	$614.57		82	$614.57	
40	$614.57		83	$614.57	
41	$614.57		84	$614.57	
42	$614.57		85	$614.57	
43	$614.57		86	$614.57	
44	$614.57		87	$614.57	
45	$614.57				

LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
88	$614.57		132	$614.57	
89	$614.57		133	$614.57	
90	$614.57		134	$614.57	
91	$614.57		135	$614.57	
92	$614.57		136	$614.57	
93	$614.57		137	$614.57	
94	$614.57		138	$614.57	
95	$614.57		139	$614.57	
96	$614.57		140	$614.57	
97	$614.57		141	$614.57	
98	$614.57		142	$614.57	
99	$614.57		143	$614.57	
100	$614.57		144	$614.57	
101	$614.57		145	$614.57	
102	$614.57		146	$614.57	
103	$614.57		147	$614.57	
104	$614.57		148	$614.57	
105	$614.57		149	$614.57	
106	$614.57		150	$614.57	
107	$614.57		151	$614.57	
108	$614.57		152	$614.57	
109	$614.57		153	$614.57	
110	$614.57		154	$614.57	
111	$614.57		155	$614.57	
112	$614.57		156	$614.57	
113	$614.57		157	$614.57	
114	$614.57		158	$614.57	
115	$614.57		159	$614.57	
116	$614.57		160	$614.57	
117	$614.57		161	$614.57	
119	$614.57		163	$614.57	
120	$614.57		164	$614.57	
121	$614.57		165	$614.57	
122	$614.57		166	$614.57	
123	$614.57		167	$614.57	
124	$614.57		168	$614.57	
125	$614.57		169	$614.57	
126	$614.57		170	$614.57	
127	$614.57		171	$614.57	
128	$614.57				
129	$614.57				
130	$614.57				
131	$614.57				

LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
172	$614.57		216	$614.57	
173	$614.57		217	$614.57	
174	$614.57		218	$614.57	
175	$614.57		219	$614.57	
176	$614.57		220	$614.57	
177	$614.57		221	$614.57	
178	$614.57				
179	$614.57				
180	$614.57				
181	$614.57				
182	$614.57				
183	$614.57				
184	$614.57				
185	$614.57				
186	$614.57				
187	$614.57				
188	$614.57				
189	$614.57				
190	$614.57				
191	$614.57				
192	$614.57				
193	$614.57				
194	$614.57				
195	$614.57				
196	$614.57				
197	$614.57				
198	$614.57				
199	$614.57				
200	$614.57				
201	$614.57				
202	$614.57				
203	$614.57				
204	$614.57				
206	$614.57				
207	$614.57				
208	$614.57				
209	$614.57				
210	$614.57				
211	$614.57				
212	$614.57				
213	$614.57				
214	$614.57				
215	$614.57				

TOTAL NUMBER OF ASSESSED PARCELS: 219
TOTAL TO BE ASSESSED IS $134,590.83

RESOLUTION NO. 2015-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO ORDERING THE CONTINUATION OF A LANDSCAPING MAINTENANCE DISTRICT AND CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR ANNUAL ASSESSMENT LEVY

WHEREAS, The City Council has initiated proceedings for the continuation of a Landscaping Maintenance District and the annual levy of assessments for said District pursuant to the terms and provision of the "Landscaping and Street Lighting Act of 1972," being Part 2 of Division 15 of the Streets and Highways Code of the State of California, in a district known and designated as:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC, TRACT 25779)

WHEREAS, the City Council has ordered the preparation of a report and the City Engineer has prepared and filed with this City Council a report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the next ensuing fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating thereto; and,

WHEREAS, at this time, this City Council has heard all testimony and evidence, has tabulated all protests received, and desires to proceed with the annual levy of assessments.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. That the above-recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, protests submitted in opposition to continuation of the District filed, and not withdrawn, did not represent property owners owning more than fifty percent (50%) of the area of assessable land within the District, and all protests are overruled and denied.

SECTION 3. That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for the fiscal year and in the amounts as set forth in the Engineer's Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 4. That the diagram and assessment as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

SECTION 5. That the adoption of this Resolution constitutes the levy of the assessment for the fiscal year.

SECTION 6. That the estimates of costs, the assessment diagram, the assessments and all other matters, as set forth in Engineer's "Report," pursuant to said "Landscaping and Street Lighting Act of 1972," as submitted, are hereby approved, adopted by this City Council and hereby confirmed.

SECTION 7. That the maintenance works and/or improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County Auditor shall enter on the County Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8. That the City Treasurer has previously established a special fund known as the CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 2, (WESTERN PACIFIC, TRACT 25779) into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of this Resolution and law and including any surplus amounts in those funds established for the existing Districts and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

SECTION 9. That the City Engineer is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessment and diagram shall be filed in the office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk and open for public inspection.

PASSED and ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015, 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 August 5, 2015.

_____
Cheryl L. 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: Dominic C. Milano, City Engineer

DATE: August 5, 2015

SUBJECT: A Public Hearing Ordering the Continuation of Landscape Maintenance Districts and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy for Districts No. 1 - Beazer, Tract 28765; No. 3 – Centex, Tract 28626; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk's Crest, Tract 30230

Resolution No. 2015-50, (Beazer); **Resolution No. 2015-51,** (Centex); **Resolution No. 2015-52,** (Norco Ridge Ranch); **Resolution No. 2015-53,** (Hawk's Crest), Ordering the Continuation of a Landscaping Maintenance District and Confirming a Diagram and Assessment and Providing for Annual Assessment Levy.

RECOMMENDATION: That the City Council opens the Public Hearing and if no more than 50 percent of the property owners within the District protest, it would be appropriate to adopt **Resolution No. 2015-50,** (Beazer); **Resolution No. 2015-51,** (Centex); **Resolution No. 2015-52,** (Norco Ridge Ranch); **Resolution No. 2015-53,** (Hawk's Crest), ordering the continuation of a Landscaping Maintenance District and confirming a diagram and assessment and providing for annual assessment levy.

SUMMARY: This is a continued item from the July 15, 2015 City Council meeting. The "Landscaping and Lighting Act of 1972 requires that an Engineer's Report for existing landscape maintenance districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the four districts allow for an annual increase not to exceed the Consumer Price Index (CPI). The CPI ending March 31, 2015 adjustment per parcel assessment in all districts is 0.5%.

AGENDA ITEM: 5.C.

This year's Engineer's Report includes the estimated fund balance for Fiscal Year ending June 30, 2015 and the cash flow funding needs. Each district requires a 6 month cash flow reserve to sustain the District from the beginning of the fiscal year (July 1) until the City receives from the County of Riverside, its first assessment payment, 6 months later. If the City does not have this reserve, the general fund reserves must "carry" the District. In addition the "needs" includes those Districts that have trail fencing (Districts 3 thru 5) a line item establishing a dollar amount to reconstruct the majority of the trail fencing in each District. The "estimated unfunded needs" is the difference between the "fund balance" and the "needs".

BACKGROUND/ANALYSIS: The following information applies to each Landscape Maintenance District as designated:

LMD No. 1 - On February 3, 1999, City Council adopted Landscape Maintenance District No. 1 for Tract 28765 (Beazer Homes) comprised of 67 lots. The District was formed to maintain landscaping along the River Road frontage of the tract. The estimated cost to maintain the District is proposed to be increased from $11,342.00 the 2014/15 level to $11,670.00. With the application of previous year's surpluses and a CPI increase ($0.67 per parcel), the net assessment will be $8,974.65. The per parcel assessment for Fiscal Year 2015/16 is proposed to increase from $133.28 to $133.95.

LMD No. 2 - Tract No. 25779 (Western Pacific) is not included in this Staff Report because of the Proposition 218 proceeding.

LMD No. 3 - On June 6, 2001, City Council adopted Landscape Maintenance District No. 3 for Tract 28626 (Centex) comprised of 82 lots. The District was formed to maintain landscaping along Norco Hills Road and certain designated slopes within the District as well as all equestrian trails in the development. The proposed estimate of costs to maintain the District will increase from $83,537.00 to $86,306.00. With the application of previous year's surpluses and the CPI increase ($4.62 per parcel), the total net assessment will be $76,107.48. The per parcel assessment for Fiscal Year 2015/16 is proposed to increase from $923.52 to $928.14.

LMD No. 4 – On October 2, 2002, City Council adopted Landscape Maintenance District No. 4 for Tracts 29588 and 29589 (Norco Ridge Ranch) comprised of 557 single-family developed lots, of which 25 lots are receiving only trail maintenance benefits and five other undeveloped lots, for a total of 562 assessable lots. The District was formed to maintain landscaping within certain slopes, irrigated and non-irrigated, fuel modification areas, parkway landscaping, equestrian trails, natural open space and wetlands area. The proposed budget for Fiscal Year 2015-16 is $492,422.00 of which $75,000.00 is for year three of the annual trail fence replacement program. Fiscal Year 2014/15 budget was $529,952.00. The decrease in the budget was due to the reduction

of the trail maintenance reserve and contingency to zero dollars. The existing balance for this reserve is $44,000.00. Staff and the public who attended the May 20, 2015 informal assessment districts informational meeting agreed that the reserve balance is adequate at this time. The reserve has not been used in the last two years since the rain events have been minor with the previously constructed drainage improvement projects been sufficient to handle the storm flows. The elimination of funding of this reserve in the 2015/16 budget results in a per parcel reduction of $74.84 from the 2014/15 assessment to $903.76 per parcel. The twenty five lots in the Mt. Shasta area will not be reduced since all the trails in that area are "flat", not subject to severe erosion and did not pay into the reserve fund previously. The City Council does have the option to fund the reserve at any dollar level up to $39,310.00. At the $39,310.00 level, the assessment per parcel would be at its maximum Fiscal Year 2015/16 amount of $978.60. With the application of a 0.5% CPI, the per parcel maximum assessment for Fiscal Year 2015/16 will increase from $973.73 to $978.60 per year. At the end of this Fiscal Year (2014/15), it is estimated that the Fund Balance will be approximately $482,729.00 which includes trail maintenance reserve ($44,000.00), the two years of trail fence capital projects ($150,000.00) and ($20,000.00) for additional drainage improvement.

LMD No. 5 – On January 7, 2004 City Council adopted Landscape District No. 5 for Tract 30230 (Hawks Crest) comprised of 50 lots. The District was formed to maintain certain exterior slopes, parkway landscaping, equestrian trails and the two park lots. The estimate of cost to maintain the District will increase from $47,927.00 to $51,381.00. The maximum allowable assessment from the previous year's level of $1,022.50 year is proposed to increase by the March 2015 CPI of 0.5% ($5.11 per parcel) to $1,027.61. The increase in the budget is due to an increase in the landscape maintenance budget. All of the areas to be maintained within the District were previously not accounted for in the contractual service. The contract is being adjusted to reflect what is required to be maintained. Thus the per parcel charge is being proposed to be levied at the maximum of $1,027.61, an increase from last year's reduced rate of $958.54.

As stipulated in the "Landscaping and Lighting Act of 1972," the continuation of an existing maintenance district assessment has to be reviewed and approved each fiscal year. The attached resolutions provide for the proper continuation of the Districts as well as the assessments. The proposed CPI increases in Landscape Maintenance Districts will not require a majority protest vote of the property owners since the increase in assessments was allowed for in the formation of the Districts.

Included for your information are the Preliminary Engineer's Reports including the District boundaries, the items of work included in each maintenance district, as well as costs and the per parcel assessments for each District.

Staff recommends that the members of the City Council approve the Engineer's Reports for the continuation of the Landscape Maintenance Districts to guarantee that landscaping within each district will remain attractive and well maintained. To do so, Council will need to adopt the attached Resolutions.

FINANCIAL IMPACT: None.

Attachments: Engineer's Reports (4)
Resolutions (4)

ENGINEER'S REPORT

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)

FISCAL YEAR 2015-2016

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

ENGINEER'S REPORT
CITY OF NORCO

LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)
FISCAL YEAR 2015-2016

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: 6/3, 2015

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on June 3, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco,
Riverside County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

FISCAL YEAR 2015-2016
CITY OF NORCO

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 98-97, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 1 (BEAZER)

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

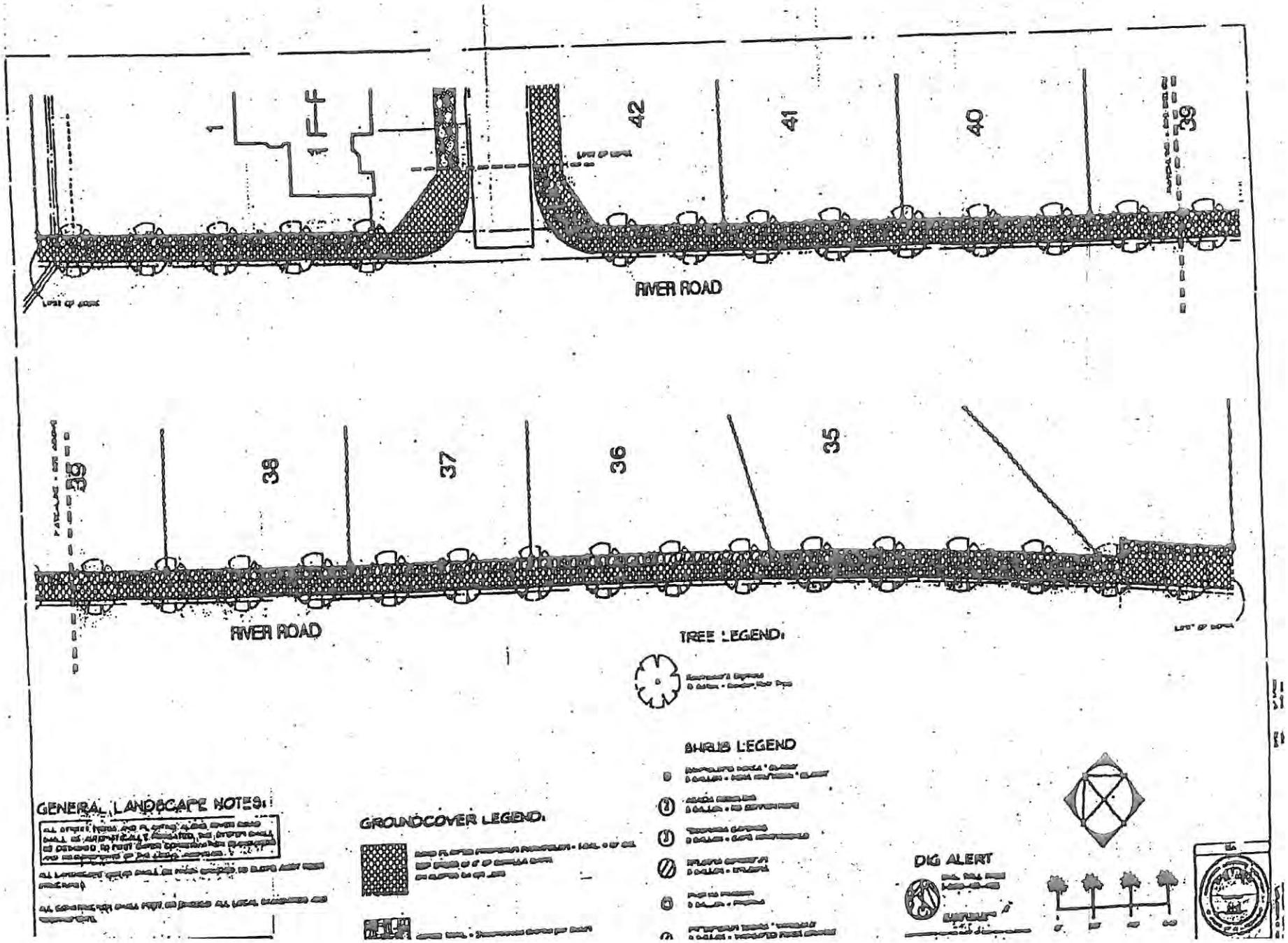
PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF NORCO LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER) FISCAL YEAR 2015-2016

The improvements are the operation, maintenance, and servicing of landscaping, wetlands, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fixtures, and appurtenant facilities in the River Road public right-of-way (parkway area), along the frontage and adjacent to the proposed boundary of said Assessment District. A reduced scale plan depicting the improvements is attached hereto.


1
1 F-F
42
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RIVER ROAD
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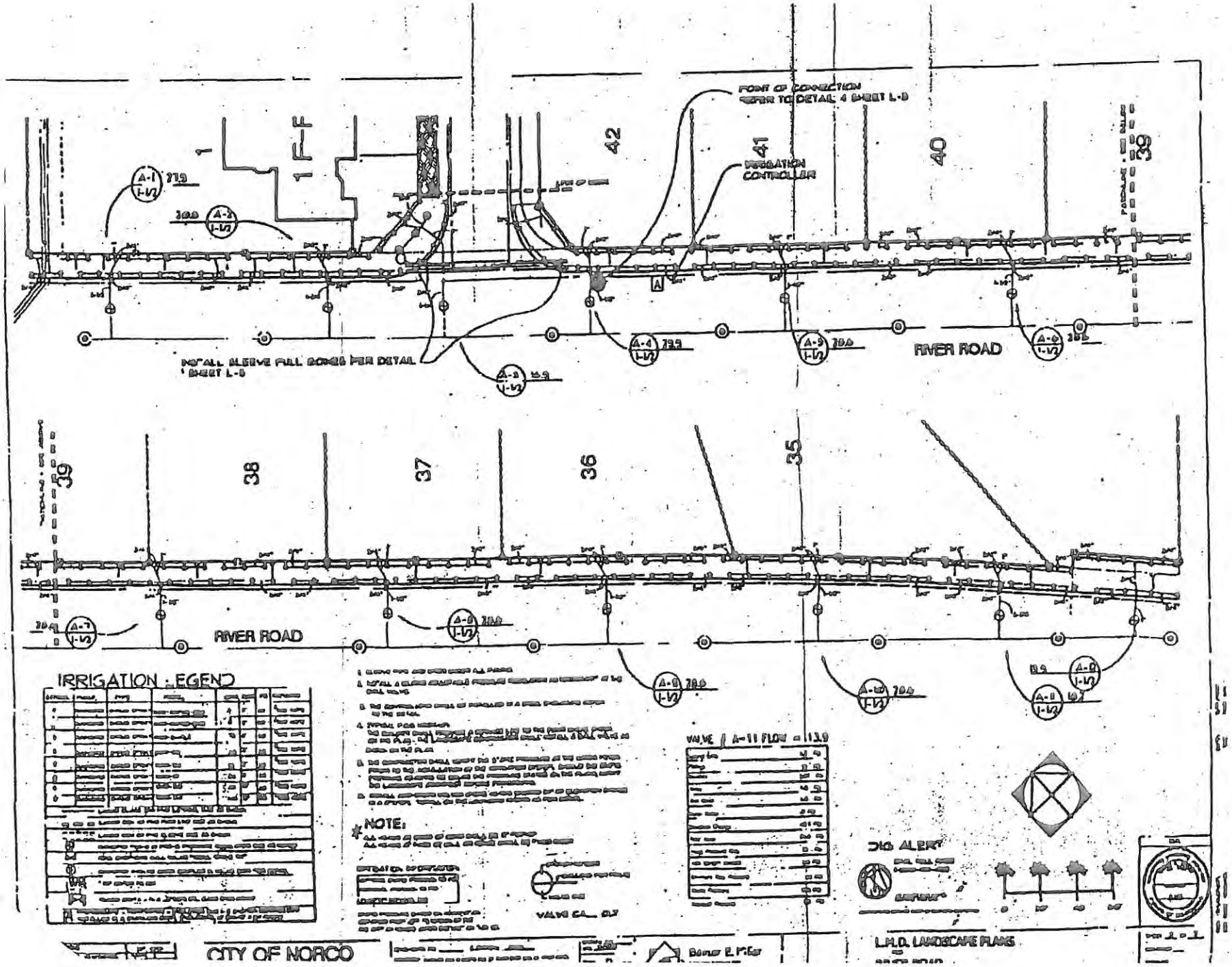
RIVER ROAD
TREE LEGEND:
SHRUB LEGEND
GENERAL LANDSCAPE NOTES:
GROUNDCOVER LEGEND:
DIG ALERT


POINT OF CONNECTION
REFER TO DETAIL 4 SHEET L-9
IRRIGATION CONTROLLER
INSTALL SLEEVE FULL SCHED PER DETAIL
SHEET L-9
RIVER ROAD
RIVER ROAD
IRRIGATION LEGEND
NOTE:
VALVE A-11 FLOW = 13.9
DIG ALERT
CITY OF NORCO
L.H.D. LANDSCAPE PLANS

PART B

ESTIMATE OF COST

LANDSCAPE MAINTENANCE DISTRICT NO. 1
(BEAZER)
NORCO, CALIFORNIA
(FUND NO. 53100)

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2015-2016. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

1 Landscape Maintenance: includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacements.	$ 2,640.00	
2 Hardscape Masonry: including graffiti removal, repair cracks, heaving and breakage.	$ -	
3 Equestrian Trails: No Trails	N.A.	
Utilities (33100)		
Water	$ 3,570.00	
Electrical	$ 180.00	
Phone	$ 189.00	
Annual Tree Replacement (32405)	$ -	
Subtotal Direct Cost	$ 6,579.00	$ 6,579.00
Operating Contingency (10 percent)		$ 658.00
Replacement Reserve (2.9 percent)		$ 191.00
Administrative Costs		
Observation: City Staff to Manage District (30105)	$ 2,086.00	
Engineer's Report (34110)	$ 1,400.00	
City Overhead/Administration (34135)	$ 589.00	
Riverside County Admin. Fees (35210)	$ 170.00	
Incidentals (30405)	$ -	
Subtotal Administrative Costs	$ 4,242.00	$ 4,242.00
Operating Reserve		$ -
Annual Capital Project		$ -
TOTAL ANNUAL BUDGET		$ 11,670.00

The 1972 Act requires that a special fund to set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 and cash flow funding needs are as follows:

Fund Balance		
Estimated Beginning Fund Balance July 1, 2015	$	18,166.00
Add Back Assessment for Future Trail Fence Replacement (N.A.)	$	0.00
Estimated Current Year Revenue Surplus (Deficit)	$	(2,695.00)
Estimated Fund Balance June 30, 2016	$	15,471 .00
Estimated Fund Balance Needs:		
Needed for Future Trail Fence Replacement - 10 Years of 15 Year Useful Life	$	0.00
2015-2016 Budgeted Trail Fence Replacement Capital Project (N.A.)	$	0.00
6 Months Operating Cash Flow	$	5,849.00
Estimated Needs	$	5,849.00
Estimated Surplus or (Unfunded Needs):		$ 9,622.00

Total Replacement Cost for Trail Fence (0 Lineal Ft @ $13.00/LF)	$	0.00
Annual Set-Aside for Budgeted Trail Fence Replacement (15 YR Cycle)	$	0.00

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A' is the Legal Description of Assessment District.

EXHIBIT A

LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 1 through 12 inclusive, and Lots 14 through 68, inclusive, of Tract No. 28765 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 274, Pages 95 through 98, inclusive, of Maps in the Office of the County Recorder of Said County.

BEAZER TR 28785

LEGEND

LOCATION OF IMPROVEMENTS

COMMON AREA

RKA CONSULTING GROUP
393 S. LEMON CREEK DRIVE · SUITE E · WALNUT · CA · 91789
(909) 594-9702 · (626) 331-8323 · FAX (909) 594-2658
WWW.RKAGROUP.COM

LANDSCAPE MAINTENANCE DISTRICT
ZONE 1
CITY OF NORCO

DATE:	SCALE:	DRAWN BY:	SHEET:
6/6/13	1" = 300'	FAOUN	1 OF 1

X:\ACAD\362060 ASSESSMENT\ASSESMENT DISTRICT ZONE 1.DWG

PART D

ASSESSMENT

WHEREAS, on February 3, 1999, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 1 (Beazer) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	$ 6,579.00	$ 6,579.00	$
Incidental Expenses	$ 5,091.00	$ 5,091.00	$
Total Cost	$ 11,670.00	$ 11,670.00	$
Surplus or (Deficit) from Previous Fiscal Year	$ 2,695.35	$ 2,695.35	$
NET TO BE ASSESSED FOR FISCAL YEAR 2015-2016	$ 8,974.65	$ 8,974.65	$

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. The Annual CPI ending March 31, 2015 was 0.5%. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The application of this CPI will increase the per parcel assessment from $133.28 to $133.95 for a total District levy of $8,974.65.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the

next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 is $15,471.00.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2014-2015 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: JUNE 3, 2015

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1	$133.95		45	$133.95	
2	$133.95		46	$133.95	
3	$133.95		47	$133.95	
4	$133.95		48	$133.95	
5	$133.95		49	$133.95	
6	$133.95		50	$133.95	
7	$133.95		51	$133.95	
8	$133.95		52	$133.95	
9	$133.95		53	$133.95	
10	$133.95		54	$133.95	
11	$133.95		55	$133.95	
12	$133.95		56	$133.95	
13	Open Space		57	$133.95	
14	$133.95		58	$133.95	
15	$133.95		59	$133.95	
16	$133.95		60	$133.95	
17	$133.95		61	$133.95	
18	$133.95		62	$133.95	
19	$133.95		63	$133.95	
20	$133.95		64	$133.95	
21	$133.95		65	$133.95	
22	$133.95		66	$133.95	
23	$133.95		67	$133.95	
24	$133.95		68	$133.95	
25	$133.95				
26	$133.95				
27	$133.95				
28	$133.95				
29	$133.95				
30	$133.95				
31	$133.95				
32	$133.95				
33	$133.95				
34	$133.95				
35	$133.95				
36	$133.95				
37	$133.95				
38	$133.95				
39	$133.95				
40	$133.95				
41	$133.95				
42	$133.95				
43	$133.95				
44	$133.95				

TOTAL NUMBER OF ASSESSED PARCELS: 67.
TOTAL TO BE ASSESSED: $8,974.65

ENGINEER'S REPORT

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 3
(CENTEX– TRACT 28626)

FISCAL YEAR 2015-2016

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

ENGINEER'S REPORT
CITY OF NORCO

LANDSCAPE MAINTENANCE DISTRICT NO. 3
(CENTEX – TRACT 28626)
FISCAL YEAR 2015-2016

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: 6/3, 2015

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on June 3, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

FISCAL YEAR 2015-2016
CITY OF NORCO

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 98-97, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 3
(CENTEX – TRACT 28626)

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF NORCO LANDSCAPE MAINTENANCE DISTRICT NO. 3 (CENTEX – TRACT 28626) FISCAL YEAR 2015-2016

The improvements are the operation, maintenance, and servicing of landscaping, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fencing, fixtures, and appurtenant facilities located within public rights-of-way (parkways),easements (slope and trail) and publicly owned parcels within the boundary of the Assessment District except as specifically excluded.

PART B

ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 3 (CENTEX – TRACT 28626)
NORCO, CALIFORNIA (FUND NO. 53110)

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2015-2016. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost		
Contractual Maintenance (34100)		
1 Landscape Maintenance: includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.	$ 28,174.00	
2 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surfaces.	$ 5,802.00	
3 Slope Maintenance: includes same activities as Item 1 for exterior slopes along Parkview Drive and Norco Hills Road as well as private slopes at Lots 1, 2, 3, and 4.	$ -	
Utilities (33100)		
Water	$ 31,500.00	
Electrical	$ 1,890.00	
Phone	$ 63.00	
Annual Tree Replacement (32405)	$ -	
Subtotal Direct Cost	$ 67,429.00	$ 67,429.00
Operating Contingency (2.0 percent)		$ 1,349.00
Replacement Reserve (2.0 percent)		$ 1,349.00
Administrative Costs		
Observation: City Staff to Manage District (30105)	$ 8,345.00	
Engineer's Report (34110)	$ 2,500.00	
City Overhead/Administration (34135)	$ 5,068.00	
Riverside County Admin. Fee (35210)	$ 266.00	
Incidentals (30405)	$ -	
Subtotal Administrative Costs	$ 16,179.00	$ 16,179.00
Operating Reserve		$ -
Annual Capital Project		$ -
TOTAL ANNUAL BUDGET		$ 86,306.00

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 and cash flow funding needs are as follows:

Fund Balance	
Estimated Beginning Fund Balance July 1, 2014	$ 63,330.00
Add Back Assessment for Future Trail Fence Replacement	$ 0.00
Estimated Current Year Revenue Surplus (Deficit)	$ (10,199.00)
Estimated Fund Balance June 30, 2015	$53,131.00
Estimated Fund Balance Needs:	
Needed for Future Trail Fence Replacement - 10 Years of 15 Year Useful Life	$ 58,010.00
2013-2014 Budgeted Trail Fence Replacement Capital Project	$ 0.00
6 Months Operating Cash Flow	$ 42,990.00
Estimated Needs	$ 101,000.00
Estimated Surplus or (Unfunded Needs):	$ (47,869 .00)

Total Replacement Cost for Trail Fence (6,694 Lineal Ft @ $13.00/LF)	$ 87,022.00
Annual Set-Aside for Budgeted Trail Fence Replacement (15 YR Replacement cycle for existing wood fencing) *	$ 5,801.00

* Replacement cycle for vinyl fencing will be 25 years ($3,481/yr) as wood fencing is replaced.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A' is the Legal Description of Assessment District.

EXHIBIT A

LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 3 (CENTEX – TRACT 28626)

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 1 through 82 inclusive, of Tract No. 28626 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 295, Pages 46 through 53, inclusive, of Maps in the Office of the County Recorder of Said County.

CENTEX HOMES
TRACT 28626

13

PART D

ASSESSMENT

WHEREAS, on April 18, 2001, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 3 (Centex – Tract 28626) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	$ 67,429.00	$ 67,429.00	$
Incidental Expenses	$ 18,877.00	$ 18,877.00	$
Total Cost	$ 86,306.00	$ 86,306.00	$
Surplus or (Deficit) from Previous Fiscal Year	$ 10,198.52	$ 10,198.52	$
NET TO BE ASSESSED FOR FISCAL YEAR 2015-2016	$ 76,107.48	$ 76,107.48	$

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The annual CPI ending March 31, 2015 was 0.05%. The application of this CPI will increase the per parcel assessment from $923.52 to $928.14 for a District wide levy of $76,107.48.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over

to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 is $53,131.00.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2014-2015 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: 6/3, 2015

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 3 (CENTEX – TRACT 28626)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1	$928.14		45	$928.14	
2	$928.14		46	$928.14	
3	$928.14		47	$928.14	
4	$928.14		48	$928.14	
5	$928.14		49	$928.14	
6	$928.14		50	$928.14	
7	$928.14		51	$928.14	
8	$928.14		52	$928.14	
9	$928.14		53	$928.14	
10	$928.14		54	$928.14	
11	$928.14		55	$928.14	
12	$928.14		56	$928.14	
13	$928.14		57	$928.14	
14	$928.14		58	$928.14	
15	$928.14		59	$928.14	
16	$928.14		60	$928.14	
17	$928.14		61	$928.14	
18	$928.14		62	$928.14	
19	$928.14		63	$928.14	
20	$928.14		64	$928.14	
21	$928.14		65	$928.14	
22	$928.14		66	$928.14	
23	$928.14		67	$928.14	
24	$928.14		68	$928.14	
25	$928.14		69	$928.14	
26	$928.14		70	$928.14	
27	$928.14		71	$928.14	
28	$928.14		72	$928.14	
29	$928.14		73	$928.14	
30	$928.14		74	$928.14	
31	$928.14		75	$928.14	
32	$928.14		76	$928.14	
33	$928.14		77	$928.14	
34	$928.14		78	$928.14	
35	$928.14		79	$928.14	
36	$928.14		80	$928.14	
37	$928.14		81	$928.14	
38	$928.14		82	$928.14	
39	$928.14				
40	$928.14				
41	$928.14				
42	$928.14				
43	$928.14				
44	$928.14				

TOTAL PARCELS TO BE ASSESSED: 82
TOTAL TO BE ASSESSED: $ 76,107.48

ENGINEER'S REPORT

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 AND 29589)

FISCAL YEAR 2015-2016

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

ENGINEER'S REPORT
CITY OF NORCO

LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 AND 29589)
FISCAL YEAR 2015-2016

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: 6/3, 2015

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on June 3, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

FISCAL YEAR 2015-2016
CITY OF NORCO

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. No. 98-97 adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 AND 29589)

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five parts as follows:

PART A – PLANS AND SPECIFICATIONS

Contains a description if the improvements that are to be maintained or serviced by the District.

PART B – ESTIMATE OF COST

Identifies the estimated cost of the services or maintenance to be provided by the District, including incidental costs and expenses in connection herewith.

PART C – METHOD OF APPORTIONMENT

Describes the basis on which the costs have been apportioned to each parcel of land within the Assessment District, in proportion to the estimated benefits to be received by such lots and parcels.

PART D – ASSESSMENT ROLL

Identifies the maximum assessment to be levied on each benefited lot or parcel of land within the Assessment District.

PART E – ASSESSMENT DIAGRAM

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART A

PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF NORCO LANDSCAPE MAINTENANCE DISTRICT NO. 4 (NORCO RIDGE RANCH TRACTS 29588 AND 29589) FISCAL YEAR 2015-2016

The improvements to be maintained and serviced include landscaping as described herein.

Landscaping and Appurtenant Improvements:

Improvements include but are not limited to: landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, and appurtenant facilities, in public rights-of-way, parkways, slopes, trails, open space and dedicated easements within the boundaries of said Assessment District. The following are the facilities to be maintained within the District:

Slopes, Parkways and Trails

1. Slope landscaping-non-irrigated (3.78 acres)
2. Slope landscaping-irrigated (13.17 acres)
3. Fuel modification areas (17.66 acres)
4. Parkway landscaping (1.11 acres)
5. Equestrian trails (26.54 acres)

Open Space and Wetlands Areas

1. Natural open space – non-irrigated (384.34 acres)
2. Wetlands area – non-irrigated (13.04 acres)

The District will fund costs in connection with the District maintenance and servicing including, but not limited to, labor, electrical energy, water, materials, contracting services, administration, and other expenses necessary for the satisfactory maintenance and operation of these improvements.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the landscaping and appurtenant improvements, including repair, removal or replacement of all or part of any of the landscaping or appurtenant improvements; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of water for the irrigation of the landscaping, the maintenance of irrigation controllers and appurtenant facilities and the furnishing of telephone services and electric energy, and administration of all aspects of the operation, maintenance and servicing of the improvements.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Engineer and are by reference herein made a part of this report.

PART B

ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH-TRACTS 29588 & 29589)
NORCO, CALIFORNIA

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2015-2016. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost		
Contractual Maintenance (34105)		
1 Landscape Maintenance	$119,800.00	
Non-Irrigated Slope Landscaping		
Fuel Modification		
Zone B "Irrigated Zone"		
Zone C "Thinning Zone"		
Zone D "Thinning Zone"		
Parkway Landscaping - Park		
2 Natural Open Space	$ 11,000.00	
3 Wetlands Area	$ 5,000.00	
4 Equestrian Trails	$ 72,828.00	
5 Drain Management	$ 20,000.00	
Utilities (33100)		
Water	$ 78,750.00	
Electrical	$ 55,000.00	
Phone	$ 717.00	
Annual Tree Replacement (32405)	$ 5,000.00	
Subtotal Direct Cost	$368,095.00	$ 368,095.00
Operating Contingency (5 percent)		$0.00
Operating Reserve For Trail Maintenance*		$0.00
Capital Project: Trail Fence Replacement		$ 75,000.00
Capital Project: Drainage Enhancement		0.00
Administrative Costs		
Observation: City Staff to Manage District (30105)	$ 14,602.00	
Engineer's Report (34110)	$ 3,600.00	
City Overhead/Administration (34135)	$ 30,724.00	
Riverside County Admin. Fees (35210)	$ 401.00	
Incidentals (30405)	0.00	
Subtotal Administrative Costs	$ 49,327.00	$ 49,327.00
Operating Reserve		0.00
Annual Capital Project		0.00
TOTAL ANNUAL BUDGET		$ 492,422.00

*The "Operating Reserve for Trail Maintenance" is a yearly line item in the budget (Estimate Of Cost) set-up to build a fund balance for capital improvements projects within the equestrian trail. The trail improvements include but are not limited to the construction of drainage improvements, to protect the trail from erosion, replacements of trail fencing and catastrophic trail failure.

The 1972 Act requires that a special fund to set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year. For fiscal year ending June 30, 2015 the fund balance and cash flow funding needs are as follows:

Fund Balance		
Estimated Ending Fund Balance July 1, 2015		$482,729.00
Unencumbered	$268,729.00	
Trail Maintenance Reserve	$44,000.00	
Subtotal Non Capital Project	$312,729.00	
Capital Projects- Not Completed		
2013/14 & 2014/15 Capital Project Trail & Fence Replacement	$150,000.00	
2014/15 Capital Project Drainage	$20,000.00	
Subtotal Capital Projects	$170,000.00	($170,000.00)
Estimated Surplus 2015/16	$0.00	$0.00
Estimated Fund Balance June 30, 2016		$312,729.00
Estimated Fund Balance Needs:		
6 Months Operating Cash Flow	$246,211.00	$246,211.00
Capital Projects		
Needed for Future Trail Fence Replacement - 10 Years of 15 Year Useful Life	$ 556,610.00	
Unspent Budgeted Trail Fence Replacement Capital Project	($150,000.00)	
Unspent Budgeted Drainage Capital Project	$20,000.00	
Subtotal Capital Projects	$426,610.00	$426,610.00
Total Estimated Needs		$672,821.00
Estimated Surplus or (Unfunded Needs): July 1, 2015		$(190,092.00)

Total Replacement Cost for Trail Fence (64,224 Lineal Feet @ $13.00/LF)	$ 834,912.00
Annual Set-Aside for Budgeted Trail Fence Replacement (15 YR replacement cycle for existing wood fencing)*	$ 55,661.00

*Replacement cycle for vinyl fencing will be 25 years ($33,397/yr) as wood fencing is replaced.

The City Council at a previous assessment public hearing authorized the construction of drainage improvements generally along driveways to intercept water runoff at locations causing moderate to severe erosion. In Fiscal Year 2011-12, Phase I of the project, was completed at those areas where runoff caused severe erosion. For Fiscal Year 2012-13, Phase II of the project, runoff where moderate erosion was occurring, was undertaken. This project affected 84 locations (83 homes) at a cost of $214,750 (contract amount $218,680). For Fiscal Year 2014-15 a Phase III Project is proposed affecting approximately 10 locations with an estimated cost of $20,000.00. The life expectancy of the now ten year old fencing is

twelve to fifteen years. This capital project, which may be broken up into phases, will consist of the replacement of approximately 64,224 lineal feet of trail fencing at a 2015 cost of $13.00 per lineal foot for vinyl fencing for a total cost of $834,912.00 with a 25 year life expectancy.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

METHOD OF APPORTIONMENT

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

REASON FOR THE ASSESSMENT

The assessment is proposed to be levied to defray the costs of the operation, servicing and maintenance of landscaping and appurtenant improvements within the public rights-of-way, as previously defined herein in Part A of this Report.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

The amount to be paid for the maintenance of said improvements, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	$ 368,095.00	$368,095.00	$
Capital Project	$ 75,000.00	$ 75,000.00	$
Incidental Expenses	$ 49,327.00	$ 49,327.00	$
Total Cost	$ 492,422.00	$492,422.00	$
Operating Reserve Fund	$ 0.00	$ 0.00	$
NET TO BE ASSESSED FOR FISCAL YEAR 2015-2016	$ 492,422.00	$492,422.00	$

The table below provides the assessment apportionment for the various development areas within the Norco Ridge Ranch Specific Plan and shows the maximum annual assessment rate per planned SFR lot. The golf course lots are undeveloped.

Tract Nos.	Planned SFR Lots	Total Assessment Estimate	Maximum** Asmt. Rate per Planned SFR Lot
TR 29588,-2,-3,-4,-5	293	$264,335.92	$ 903.76/lot
TR 29589-1,-2,-3	239	$216,357.14	$ 903.76/lot
TR 29588-1*	25	$ 7,202.56	$ 288.10/lot
Other Assessable Lots	5	$ 4,526.30	$ 903.76/lot
	562	$492,421.92	

*Lots in TR 29588-1 receive only the benefit of trail maintenance. The Subdivision is not contiguous with Norco Ridge Ranch.

**The maximum annual maintenance assessment rates may be increased each year by the annual change in the Consumer Price Index (CPI), during the preceding year ending in March, for All Urban Consumers, for the Los Angeles, Riverside and Orange County areas. The annual CPI ending March 31, 2015 was 0.5.%, for a maximum assessment of $978.60 /lot for those receiving full benefit. The maximum assessment is not being proposed to be levied.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase.

PART D

ASSESSMENT ROLL

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2015-2016 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Riverside. The Assessment Roll is provided below and is incorporated herein.

The description of each lot or parcel is part of the records of the Assessor of the County of Riverside and these records are, by reference, made part of this Report.

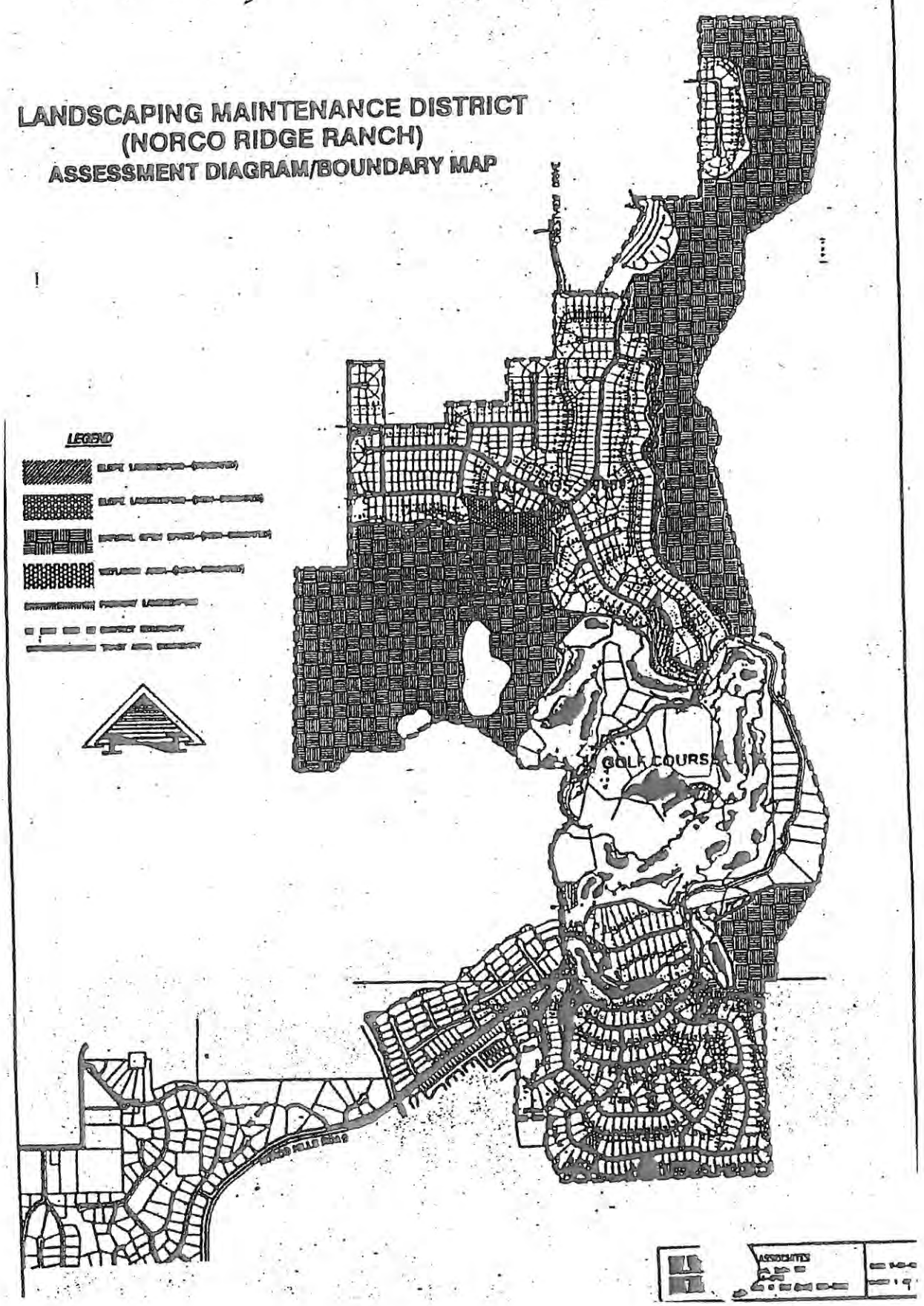
The following list of parcels will be assessed for landscape maintenance:

PART E

ASSESSMENT DIAGRAM

An Assessment Diagram for the Assessment District is on file in the office of the City Engineer. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report. A reduced scale map depicting the assessment diagram is attached hereto.

LANDSCAPING MAINTENANCE DISTRICT
(NORCO RIDGE RANCH)
ASSESSMENT DIAGRAM/BOUNDARY MAP



LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2015-2016

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1230800150	$903.76		1235100048	$903.76	
1230800194	$0.00		1235100059	$903.76	
1230800226	$0.00	undeveloped	1235100060	$903.76	
1230800248	$0.00	undeveloped	1235100071	$903.76	
1230800282	$903.76		1235100082	$903.76	
1230800303	$0.00	undeveloped	1235100093	$903.76	
1230800325	$0.00	directly bill	1235100103	$903.76	
1230800347	$0.00	Vacant-directly bill	1235100114	$0.00	
1230800358	$0.00	Vacant-directly bill	1235110018	$903.76	
1230800369	$0.00	undeveloped	1235110029	$903.76	
1230800370	$0.00	Golf Course Lot	1235110030	$903.76	
1230800381	$0.00	undeveloped	1235110041	$903.76	
1230800523	$0.00	Golf Course Lot	1235110052	$903.76	
1230800534	$0.00	Golf Course Lot	1235110063	$903.76	
1230800545	$0.00	Vacant-directly bill	1235110074	$903.76	
1230800633	$903.76		1235110085	$903.76	
1230800644	$0.00	Golf Course Lot	1235110096	$903.76	
1230800655	$0.00	Golf Course Lot	1235110106	$903.76	Wetlands
1230800666	$0.00	Golf Course Lot	1235200016	$903.76	
1230800709	$0.00	undeveloped	1235200027	$903.76	
1230800710	$0.00	undeveloped	1235200038	$903.76	
1234500153	$903.76		1235200049	$903.76	
1234500164	$903.76		1235200050	$903.76	
1234500175	$903.76		1235200061	$903.76	
1234500186	$903.76		1235200072	$903.76	
1234500197	$903.76		1235200083	$903.76	
1234500207	$903.76		1235200094	$903.76	
1234500218	$903.76		1235200104	$903.76	
1234500229	$903.76		1235200115	$903.76	
1234500230	$903.76		1235200126	$903.76	
1234500263	$903.76		1235200137	$903.76	
1234500274	$903.76		1235200148	$903.76	
1234500285	$903.76		1235210019	$903.76	
1235000069	$903.76		1235400018	$903.76	
1235000070	$903.76		1235400029	$903.76	
1235000081	$903.76		1235400030	$903.76	
1235000092	$903.76		1235400041	$903.76	
1235000102	$903.76		1235400052	$903.76	
1235000113	$903.76		1235400063	$903.76	
1235000124	$903.76		1235400074	$903.76	
1235000146	$903.76		1235400085	$903.76	
1235000157	$903.76		1235400096	$903.76	
1235000168	$903.76		1235400106	$903.76	
1235000179	$903.76		1235400117	$903.76	
1235000180	$903.76		1235400128	$903.76	
1235100015	$903.76		1235400139	$903.76	
1235100026	$903.76		1235400140	$903.76	
1235100037	$903.76		1235400151	$903.76	

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2015-2016

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1235400162	$903.76		1235700055	$903.76	
1235400173	$903.76		1235700066	$903.76	
1235400184	$903.76		1235700077	$903.76	
1235400195	$903.76		1235700088	$903.76	
1235400205	$903.76		1235700099	$903.76	
1235400216	$903.76		1235700109	$903.76	
1235400227	$903.76		1235700110	$903.76	
1235500019	$903.76		1235700121	$903.76	
1235500020	$903.76		1235700132	$903.76	
1235500031	$903.76		1235700143	$903.76	
1235500064	$903.76		1235700154	$903.76	
1235500075	$903.76		1235700165	$903.76	
1235500086	$903.76		1235700176	$903.76	
1235500097	$903.76		1235800012	$903.76	
1235500107	$903.76		1235800023	$903.76	
1235500118	$903.76		1235800034	$903.76	
1235500129	$903.76		1235800090	$903.76	
1235500196	$903.76		1235800188	$903.76	
1235500206	$903.76		1235900013	$903.76	
1235510012	$903.76		1235900024	$903.76	
1235510023	$903.76		1235900035	$903.76	
1235510034	$903.76		1235900046	$903.76	
1235510045	$903.76		1235900057	$903.76	
1235510056	$903.76		1235900068	$903.76	
1235600010	$903.76		1235900079	$903.76	
1235600021	$903.76		1235900080	$903.76	
1235600032	$903.76		1235900091	$903.76	
1235600043	$903.76		1235900101	$903.76	
1235600054	$903.76		1235900112	$903.76	
1235600065	$903.76		1235900123	$903.76	
1235600076	$903.76		1235900134	$903.76	
1235600087	$903.76		1235900145	$903.76	
1235600098	$903.76		1235900156	$903.76	
1235600108	$903.76		1235910016	$903.76	
1235600119	$903.76		1235910027	$903.76	
1235600120	$903.76		1235910038	$903.76	
1235610013	$903.76		1235910049	$903.76	
1235610024	$903.76		1235910050	$903.76	
1235610035	$903.76		1235910061	$903.76	
1235610046	$903.76		1235910072	$903.76	
1235610057	$903.76		1235910083	$903.76	
1235610068	$903.76		1235920019	$903.76	
1235610079	$903.76		1235920020	$903.76	
1235700011	$903.76		1235920031	$903.76	
1235700022	$903.76		1236000013	$903.76	
1235700033	$903.76		1236000024	$903.76	
1235700044	$903.76		1236000035	$903.76	

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2015-2016

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1236000046	$903.76		1236130035	$903.76	
1236000057	$903.76		1236130046	$903.76	
1236000068	$903.76		1236130057	$903.76	
1236000079	$903.76		1236130068	$903.76	
1236000080	$903.76		1236130079	$903.76	
1236000091	$903.76		1236130080	$903.76	
1236000101	$903.76		1236200015	$903.76	
1236000112	$903.76		1236200026	$903.76	
1236000123	$903.76		1236200037	$903.76	
1236000134	$903.76		1236200048	$903.76	
1236000178	$903.76		1236200059	$903.76	
1236000189	$903.76		1236200060	$903.76	
1236000190	$903.76		1236200071	$903.76	
1236000200	$903.76		1236210018	$903.76	
1236000211	$903.76		1236210029	$903.76	
1236000222	$903.76		1236210030	$903.76	
1236000233	$903.76		1236210041	$903.76	
1236020019	$903.76		1236210052	$903.76	
1236020020	$903.76		1236210063	$903.76	
1236020031	$903.76		1236210074	$903.76	
1236020042	$903.76		1236210085	$903.76	
1236020053	$903.76		1236210096	$903.76	
1236020064	$903.76		1236210106	$903.76	
1236020075	$903.76		1236210117	$903.76	
1236020086	$903.76		1236210128	$903.76	
1236020097	$903.76		1236210139	$903.76	
1236020107	$903.76		1236210140	$903.76	
1236020118	$903.76		1236210151	$903.76	
1236100014	$903.76		1236210162	$903.76	
1236100025	$903.76		1236210173	$903.76	
1236110017	$903.76		1236300016	$903.76	
1236110028	$903.76		1236300027	$903.76	
1236110039	$903.76		1236300038	$903.76	
1236120010	$903.76		1236300049	$903.76	
1236120021	$903.76		1236300050	$903.76	
1236120032	$903.76		1236300061	$903.76	
1236120043	$903.76		1236300072	$903.76	
1236120054	$903.76		1236300083	$903.76	
1236120065	$903.76		1236300094	$903.76	
1236120076	$903.76		1236300104	$903.76	
1236120087	$903.76		1236300115	$903.76	
1236120098	$903.76		1236300126	$903.76	
1236120108	$903.76		1236300137	$903.76	
1236120119	$903.76		1236300148	$903.76	
1236120120	$903.76		1236300159	$903.76	
1236130013	$903.76		1236300160	$903.76	
1236130024	$903.76		1236300171	$903.76	

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2015-2016

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1236300182	$903.76		1236600086	$903.76	
1236300193	$903.76		1236600097	$903.76	
1236300203	$903.76		1236600107	$903.76	
1236300214	$903.76		1236600118	$903.76	
1236300225	$903.76		1236600129	$903.76	
1236300236	$903.76		1236600130	$903.76	
1236400017	$903.76		1236600141	$903.76	
1236400028	$903.76		1236610012	$903.76	
1236400039	$903.76		1236610023	$903.76	
1236400040	$903.76		1236610034	$903.76	
1236400051	$903.76		1236610045	$903.76	
1236400105	$903.76		1236610056	$903.76	
1236400116	$903.76		1236610067	$903.76	
1236400127	$903.76		1236610078	$903.76	
1236400138	$903.76		1236610089	$903.76	
1236400149	$903.76		1236610090	$903.76	
1236400150	$903.76		1236610100	$903.76	
1236400161	$903.76		1236610111	$903.76	
1236400172	$903.76		1236700010	$903.76	
1236400183	$903.76		1236700021	$903.76	
1236400194	$903.76		1236700032	$903.76	
1236400204	$903.76		1236700043	$903.76	
1236400215	$903.76		1236700054	$903.76	
1236500018	$903.76		1236700065	$903.76	
1236500029	$903.76		1236700076	$903.76	
1236500030	$903.76		1236700087	$903.76	
1236500041	$903.76		1236700098	$903.76	
1236500052	$903.76		1236710013	$903.76	
1236500063	$903.76		1236710024	$903.76	
1236500074	$903.76		1236710035	$903.76	
1236500085	$903.76		1236710046	$903.76	
1236500096	$903.76		1236710057	$903.76	
1236500106	$903.76		1236710068	$903.76	
1236500117	$903.76		1236710079	$903.76	
1236500128	$903.76		1236710080	$903.76	
1236500139	$903.76		1236710091	$903.76	
1236500140	$903.76		1236710101	$903.76	
1236510011	$903.76		1236710112	$903.76	
1236510022	$903.76		1236710123	$903.76	
1236510033	$903.76		1236710134	$903.76	
1236600019	$903.76		1236710145	$903.76	
1236600020	$903.76		1236710156	$903.76	
1236600031	$903.76		1236710167	$903.76	
1236600042	$903.76		1235800209	$0.00	Vacant-directly bill
1236600053	$903.76		1235800210	$0.00	Vacant-directly bill
1236600064	$903.76		1682500031	$0.00	undeveloped
1236600075	$903.76		1682500042	$0.00	undeveloped

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2015-2016

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1682500053	$0.00	undeveloped	1682700011	$903.76	
1682500064	$0.00	undeveloped	1682700022	$903.76	
1682500075	$0.00	undeveloped	1682700033	$903.76	
1682500086	$0.00	undeveloped	1682700044	$903.76	
1682500097	$0.00	undeveloped	1682700055	$903.76	
1682500107	$0.00	undeveloped	1682700066	$903.76	
1682500118	$0.00	undeveloped	1682700077	$903.76	
1682500129	$0.00	undeveloped	1682700088	$903.76	
1682500130	$0.00	Golf Course Lot	1682700099	$903.76	
1682500141	$0.00	undeveloped	1682700109	$903.76	
1682500152	$0.00	undeveloped	1682700110	$903.76	
1682500163	$0.00	undeveloped	1682700121	$903.76	
1682500174	$0.00	undeveloped	1682700132	$903.76	
1682500185	$0.00	Vacant-directly bill	1682700143	$903.76	
1682500196	$0.00	undeveloped	1682700154	$903.76	
1682500206	$0.00	undeveloped	1682700165	$903.76	
1682500217	$0.00	Golf Course Lot	1682710014	$903.76	
1682500228	$0.00	undeveloped	1682710025	$903.76	
1682500239	$0.00	undeveloped	1682710036	$903.76	
1682500240	$0.00	undeveloped	1682710047	$903.76	
1682500251	$0.00	Vacant-directly bill	1682710058	$903.76	
1682500262	$0.00	undeveloped	1682800012	$903.76	
1682500273	$0.00		1682800023	$903.76	
1682500284	$0.00		1682800034	$903.76	
1682500295	$0.00	undeveloped	1682800045	$903.76	
1682600010	$903.76		1682800056	$903.76	
1682600021	$903.76		1682800067	$903.76	
1682600032	$903.76		1682810015	$903.76	
1682600043	$903.76		1682810026	$903.76	
1682600054	$903.76		1682810037	$903.76	
1682600065	$903.76		1682810048	$903.76	
1682600076	$903.76		1682810059	$903.76	
1682600087	$903.76		1682810060	$903.76	
1682600098	$903.76		1682810071	$903.76	
1682600108	$903.76		1682810082	$903.76	
1682600119	$903.76		1682820018	$903.76	
1682600120	$903.76		1682820029	$903.76	
1682600131	$903.76		1682820030	$903.76	
1682600142	$903.76		1682820041	$903.76	
1682600153	$903.76		1682900013	$903.76	
1682600164	$903.76		1682900024	$903.76	
1682600175	$903.76		1682900035	$903.76	
1682600186	$903.76		1682900046	$903.76	
1682600197	$903.76		1682900057	$903.76	
1682600207	$903.76		1682900068	$903.76	
1682600218	$903.76		1682900079	$903.76	
1682600229	$903.76		1682900080	$903.76	

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2015-2016

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1682900091	$903.76		1683000321	$903.76	
1682900101	$903.76		1683000332	$903.76	
1682900112	$903.76		1683000343	$903.76	
1682910016	$903.76		1683000354	$903.76	
1682910027	$903.76		1683000365	$903.76	
1682910038	$903.76		1683000376	$903.76	
1682910049	$903.76		1683000387	$903.76	
1682910050	$903.76		1683000398	$903.76	
1682910061	$903.76		1683100014	$903.76	
1682920019	$903.76		1683110017	$903.76	
1682920020	$903.76		1683110028	$903.76	
1682920031	$903.76		1683110039	$903.76	
1682920042	$903.76		1683110040	$903.76	
1682920053	$903.76		1683110051	$903.76	
1682920064	$903.76		1683110062	$903.76	
1682920075	$903.76		1683110073	$903.76	
1683000013	$903.76		1683110084	$903.76	
1683000024	$903.76		1683110095	$903.76	
1683000035	$903.76		1683110105	$903.76	
1683000046	$903.76		1683110116	$903.76	
1683000057	$903.76		1683110127	$903.76	
1683000068	$903.76		1683110138	$903.76	
1683000079	$903.76		1683110149	$903.76	
1683000080	$903.76		1683110150	$903.76	
1683000091	$903.76		1683110161	$903.76	
1683000101	$903.76		1683110172	$903.76	
1683000112	$903.76		1683110183	$903.76	
1683000123	$903.76		1683120010	$903.76	
1683000134	$903.76		1683120021	$903.76	
1683000145	$903.76		1683120032	$903.76	
1683000156	$903.76		1683120043	$903.76	
1683000167	$903.76		1683120054	$903.76	
1683000178	$903.76		1683120065	$903.76	
1683000189	$903.76		1683120076	$903.76	
1683000190	$903.76		1683120087	$903.76	
1683000200	$903.76		1683120098	$0.00	
1683000211	$903.76		1683200015	$903.76	
1683000222	$903.76		1683200026	$903.76	
1683000233	$903.76		1683200037	$903.76	
1683000244	$903.76		1683200048	$903.76	
1683000255	$903.76		1683200059	$903.76	
1683000266	$903.76		1683200060	$903.76	
1683000277	$903.76		1683200071	$903.76	
1683000288	$903.76		1683200082	$903.76	
1683000299	$903.76		1683200093	$903.76	
1683000309	$903.76		1683200103	$903.76	
1683000310	$903.76		1683200114	$903.76	

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2015-2016

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1683200125	$903.76				
1683200136	$903.76				
1683200147	$903.76				
1683200158	$903.76				
1683200169	$903.76				
1683200170	$903.76				
1683210018	$903.76				
1683210029	$903.76				
1683210030	$903.76				
1683210041	$903.76				
1683210052	$903.76				
1683210063	$903.76				
1683210074	$903.76				
1683210085	$903.76				
1683210096	$903.76				
1683210106	$903.76				
1683210117	$903.76				
1683210128	$903.76				
1683210139	$903.76				
1683500011	$288.10				
1683500021	$288.10				
1683500031	$288.10				
1683500041	$288.10				
1683500051	$288.10				
1683500061	$288.10				
1683500071	$288.10				
1683500081	$288.10				
1683500091	$288.10				
1683500101	$288.10				
1683500111	$288.10				
1683500121	$288.10				
1683500131	$288.10				
1683500141	$288.10				
1683500151	$288.10				
1683500161	$288.10				
1683500171	$288.10				
1683500181	$288.10				
1683500191	$288.10				
1683500201	$288.10				
1683500211	$288.10				
1683500221	$288.10				
1683500231	$288.10				
1683500241	$288.10				
1683500511	$288.10				

TOTAL TO BE ASSESSED **492,421.92**

ENGINEER'S REPORT

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST)

FISCAL YEAR 2015-2016

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

ENGINEER'S REPORT
CITY OF NORCO

LANDSCAPE MAINTENANCE DISTRICT NO. 5
(HAWK'S CREST – TRACT 30230)
FISCAL YEAR 2015-2016

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: 6/3, 2015

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on June 3, 2015.

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2015.

City Clerk, City of Norco
Riverside County, California

By: _____
Cheryl L. Link, City Clerk
City of Norco
Riverside County, California

FISCAL YEAR 2015-2016
CITY OF NORCO

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 99-76, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 5
(HAWK'S CREST– TRACT 30230)

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

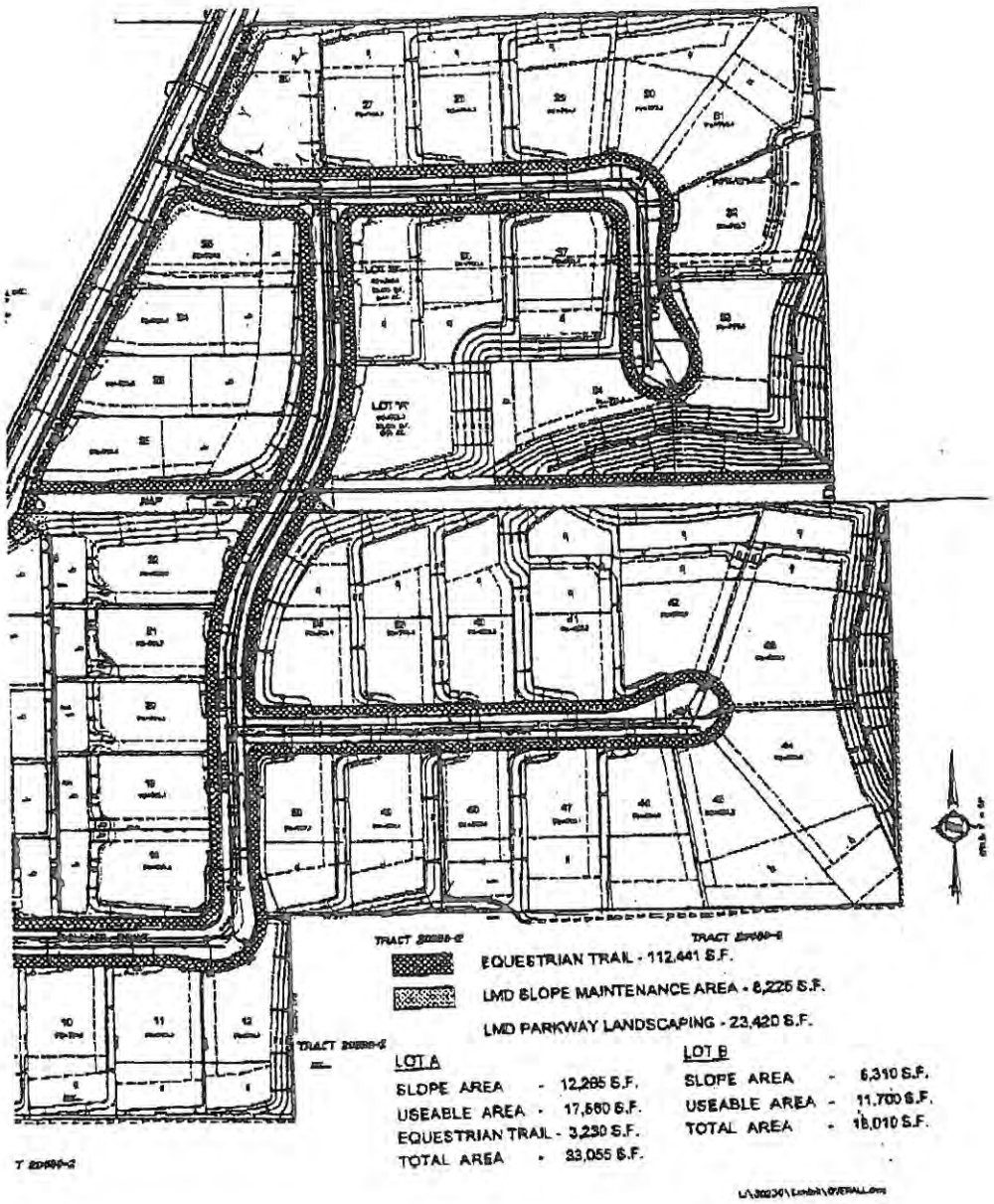
An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.



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PART A

PLANS AND SPECIFICATIONS

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF NORCO LANDSCAPE MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST – TRACT 30230) FISCAL YEAR 2015-2016

The improvements are the operation, maintenance, and servicing of landscaping, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fencing, fixtures, and appurtenant facilities located within public rights-of-way (parkways), easements (slope and trail) and publicly owned parcels within the boundary of the Assessment District except as specifically excluded.

PART B

ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 5 (KB HOME TRACT 30230)
NORCO, CALIFORNIA (FUND NO. 53120)

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2015-2016. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost				
Contractual Maintenance (34100)				
1 Landscape Maintenance (Park-Flat): includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.	$	10,988.00		
2 Arena Maintenance: includes grading & replenishment of DG and maintenance of rail. (Cost included in Item No. 1)				
3 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surface.	$	7,368.00		
4 Landscape Maintenance (Slope - Park & Arena): includes plant maintenance, weed, and pest control, and debris cleanup.	$	18,180.00		
5 Slope Maintenance: includes same activities as Item 1 but for exterior slopes along Fifth Street and California Ave. (Cost included in Item No. 4)				
6 Landscape Maintenance (Parkways): includes weeding, feeding of ground cover and maintenance & trimming of street trees. (Cost included in Item No. 4)				
Utilities (33100)				
Water	$	8,000.00		
Electrical	$	390.00		
Phone	$	66.00		
Annual Tree Replacement (32405)	$	-		
Subtotal Direct Cost	$	44,992.00	$	44,992.00
Operating Contingency (7.7 percent max)			$	2,362.00
Replacement Reserve (2.0 percent max)			$	621.00
Administrative Costs				
Observation: City Staff to Manage District (30105)	$	6,257.00		
Engineer's Report (34110)	$	2,500.00		
City Overhead/Administration (34135)	$	2,956.00		
Riverside County Admin. Fee (35210)	$	243.00		
Incidentals (30405)	$	-		
Subtotal Administrative Costs		$11,956	$	11,956.00
Operating Reserve				
Annual Capital Project				$0.00
TOTAL ANNUAL BUDGET				$59,931.00

The 1972 Act requires that a special fund to set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 and cash flow needs are as follows:

Fund Balance		
Estimated Beginning Fund Balance July 1, 2015	$	82,893.00
Estimated Current Year Revenue Surplus	$	.00
Estimated Fund Balance June 30, 2016	$	82,893.00
Estimated Fund Balance Needs:		
Needed for Future Trail Fence Replacement - 10 Years of 15 Year Useful Life	$	59,200.00
2013-2014 Budgeted Trail Fence Replacement Capital Project	$	0.00
6 Months Operating Cash Flow	$	29,966.00
Estimated Needs	$	89,166.00
Estimated Surplus or (Unfunded Needs):	$	(6,273.00)

Total Replacement Cost for Trail Fence (6,840 Lineal Ft @ $13.00/LF)	$	88,920.00
Annual Set-Aside for Budgeted Trail Fence Replacement (15 YR replacement cycle for wood fencing)*	$	5,928.00

* Replacement cycle for vinyl fencing will be 25 years ($3357.00/yr) as wood fencing is replaced.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

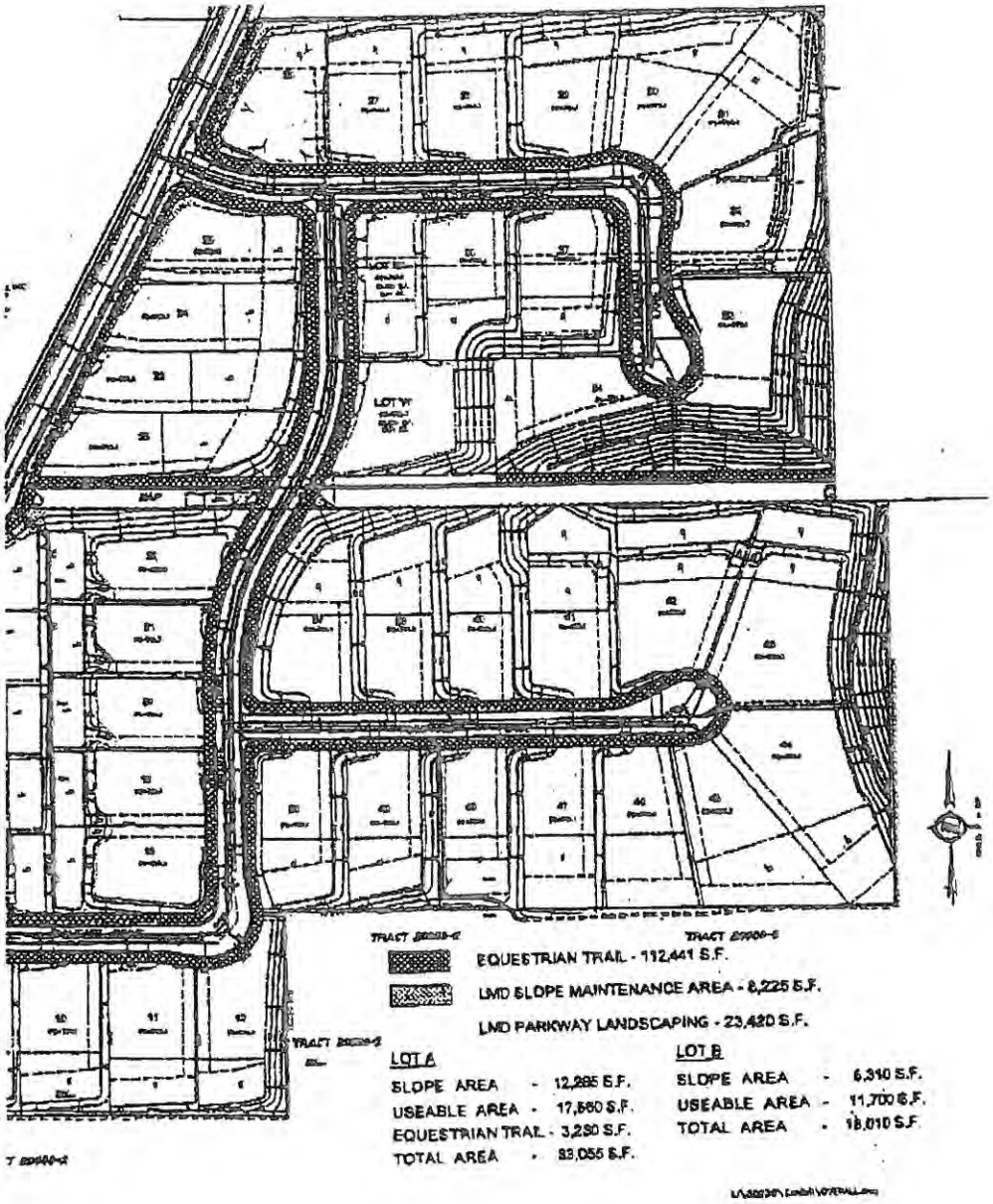
An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A' is the Legal Description of Assessment District.

EXHIBIT A

LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST)

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 1 through 50 inclusive, of Tract No. 30230 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 344, Pages 40 through 45, inclusive, of Maps in the Office of the County Recorder of Said County.



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PART D

ASSESSMENT

WHEREAS, on November 5, 2003, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 5 (Hawk's Crest) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	$ 44,962.00	$ 44,962.00	$
Incidental Expenses	$ 14,969.00	$ 14,969.00	$
Total Cost	$ 59,931.00	$ 59,931.00	$
Surplus or (Deficit) from Previous Fiscal Year	$ (8,550.00)	$ (8,550.00)	$
NET TO BE ASSESSED FOR FISCAL YEAR 2015-2016	$ 51,381.00	$ 51,381.00	$

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The annul CPI ending March 31, 2015 was 0.5%. The application of this CPI will increase the maximum per parcel assessment from $1,022.50 to $1,027.61 for a District wide maximum levy of $51,380.50.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City

Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year. The estimated fund balance for fiscal year ending June 30, 2015 is $82,893.00.

As required by said Act, a diagram is attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2014-2015 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: 6/3, 2015

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST – TRACT 30230)
FISCAL YEAR 2015-2016

Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Lot No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1	$1,027.61		45	$1,027.61	
2	$1,027.61		46	$1,027.61	
3	$1,027.61		47	$1,027.61	
4	$1,027.61		48	$1,027.61	
5	$1,027.61		49	$1,027.61	
6	$1,027.61		50	$1,027.61	
7	$1,027.61				
8	$1,027.61				
10	$1,027.61				
11	$1,027.61				
12	$1,027.61				
13	$1,027.61				
14	$1,027.61				
15	$1,027.61				
16	$1,027.61				
17	$1,027.61				
18	$1,027.61				
19	$1,027.61				
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26	$1,027.61				
27	$1,027.61				
28	$1,027.61				
29	$1,027.61				
30	$1,027.61				
31	$1,027.61				
32	$1,027.61				
33	$1,027.61				
34	$1,027.61				
35	$1,027.61				
36	$1,027.61				
37	$1,027.61				
38	$1,027.61				
39	$1,027.61				
40	$1,027.61				
41	$1,027.61				
42	$1,027.61				
43	$1,027.61				
44	$1,027.61				

TOTAL NUMBER OF PARCELS TO BE ASSESSED: 50
TOTAL TO BE ASSESSED: $ 51,380.50

RESOLUTION NO. 2015-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA ORDERING THE CONTINUATION OF A LANDSCAPING MAINTENANCE DISTRICT AND CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR ANNUAL ASSESSMENT LEVY

WHEREAS, the City Council of the City of Norco, California, has initiated proceedings for the continuation of a Landscape Maintenance District and the annual levy of said assessments for said District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, in a district known and designated as:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 1 (BEAZER, TRACT 28765)

(hereinafter referred to as the "District"); and

WHEREAS, the City Council has ordered the preparation of a report and the City Engineer has prepared and filed with this City Council a report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intent to levy and collect assessments for the next ensuing fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating thereto; and,

WHEREAS, at this time this City Council has heard all testimony and evidence, has tabulated all protests received, and desires to proceed with the annual levy of assessments.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1: That the above recitals are all true and correct.

SECTION 2: That upon conclusion of the Public Hearing, protests submitted in opposition to continuation of the District filed, and not withdrawn, did not represent property owners more than 50 percent of the area of assessable land within the District, and all protests are overruled and denied.

SECTION 3: That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for the fiscal year and in the amounts as set forth in the Engineer's Report and as referred to in the Resolution of Intent as previously adopted relating to said annual assessment levy.

SECTION 4: That the diagram and assessment as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

SECTION 5: That the adoption of this Resolution constitutes the levy of the assessment for the fiscal year.

SECTION 6: That the estimates of costs, the assessment diagram, the assessments and all other matters, as set forth in the Engineer's Report, pursuant to said "Landscaping and Street Lighting Act of 1972", as submitted, are hereby approved, adopted by this City Council and hereby confirmed.

SECTION 7: That the maintenance works and/or improvements are contemplated by the Resolution of Intent shall be performed pursuant to law and the County Auditor shall enter on the County Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner that County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8: That the City Treasurer has previously established a special fund known as the CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 1, (BEAZER, TRACT NO. 28765) into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of this Resolution and law and including any surplus amounts in those funds established for the existing Districts and said transfer shall be made and accomplished soon as said monies have been made available to said City Treasurer.

SECTION 9: That the City Engineer is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10: That a certified copy of the assessment and diagram shall be filed in the office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk and open for public inspection.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on August 5, 2015.

_____
Cheryl L. Link, City Clerk
City of Norco, California

RESOLUTION NO. 2015-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA ORDERING THE CONTINUATION OF A LANDSCAPING MAINTENANCE DISTRICT AND CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR ANNUAL ASSESSMENT LEVY

WHEREAS, the City Council of the City of Norco, California, has initiated proceedings for the continuation of a Landscape Maintenance District and the annual levy of said assessments for said District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, in a district known and designated as:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 3
(CENTEX, TRACT 28626)

(hereinafter referred to as the "District"); and

WHEREAS, the City Council has ordered the preparation of a report and the City Engineer has prepared and filed with this City Council a report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intent to levy and collect assessments for the next ensuing fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating thereto; and,

WHEREAS, at this time this City Council has heard all testimony and evidence, has tabulated all protests received, and desires to proceed with the annual levy of assessments.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1: That the above recitals are all true and correct.

SECTION 2: That upon conclusion of the Public Hearing, protests submitted in opposition to continuation of the District filed, and not withdrawn, did not represent property owners more than 50 percent of the area of assessable land within the District, and all protests are overruled and denied.

SECTION 3: That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for the fiscal year and in the amounts as set forth in the Engineer's Report and as referred to in the Resolution of Intent as previously adopted relating to said annual assessment levy.

SECTION 4: That the diagram and assessment as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

SECTION 5: That the adoption of this Resolution constitutes the levy of the assessment for the fiscal year.

SECTION 6: That the estimates of costs, the assessment diagram, the assessments and all other matters, as set forth in the Engineer's Report, pursuant to said "Landscaping and Street Lighting Act of 1972", as submitted, are hereby approved, adopted by this City Council and hereby confirmed.

SECTION 7: That the maintenance works and/or improvements are contemplated by the Resolution of Intent shall be performed pursuant to law and the County Auditor shall enter on the County Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner that County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8: That the City Treasurer has previously established a special fund known as the CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 3, (CENTEX, TRACT NO. 28626) into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of this Resolution and law and including any surplus amounts in those funds established for the existing Districts and said transfer shall be made and accomplished soon as said monies have been made available to said City Treasurer.

SECTION 9: That the City Engineer is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10: That a certified copy of the assessment and diagram shall be filed in the office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk and open for public inspection.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on August 5, 2015.

_____
Cheryl L. Link, City Clerk
City of Norco, California

RESOLUTION NO. 2015-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO ORDERING THE CONTINUATION OF A LANDSCAPING MAINTENANCE DISTRICT AND CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR ANNUAL ASSESSMENT LEVY

WHEREAS, The City Council has initiated proceedings for the continuation of a Landscaping Maintenance District and the annual levy of assessments for said District pursuant to the terms and provision of the "Landscaping and Street Lighting Act of 1972," being Part 2 of Division 15 of the Streets and Highways Code of the State of California, in a district known and designated as:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH, TRACT 29588 AND 29589)

WHEREAS, the City Council has ordered the preparation of a report and the City Engineer has prepared and filed with this City Council a report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the next ensuing fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating thereto; and,

WHEREAS, at this time, this City Council has heard all testimony and evidence, has tabulated all protests received, and desires to proceed with the annual levy of assessments.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. That the above-recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, protests submitted in opposition to continuation of the District filed, and not withdrawn, did not represent property owners owning more than fifty percent (50%) of the area of assessable land within the District, and all protests are overruled and denied.

SECTION 3. That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for the fiscal year and in the amounts as set forth in the Engineer's Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 4. That the diagram and assessment as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

SECTION 5. That the adoption of this Resolution constitutes the levy of the assessment for the fiscal year.

SECTION 6. That the estimates of costs, the assessment diagram, the assessments and all other matters, as set forth in Engineer's "Report," pursuant to said "Landscaping and Street Lighting Act of 1972," as submitted, are hereby approved, adopted by this City Council and hereby confirmed.

SECTION 7. That the maintenance works and/or improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County Auditor shall enter on the County Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8. That the City Treasurer has previously established a special fund known as the CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 4, (NORCO RIDGE RANCH, TRACT 29588 AND 29589) into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of this Resolution and law and including any surplus amounts in those funds established for the existing Districts and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

SECTION 9. That the City Engineer is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessment and diagram shall be filed in the office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk and open for public inspection.

PASSED and ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015, 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 August 5, 2015.

_____
Cheryl L. Link, City Clerk
City of Norco, California

RESOLUTION NO. 2015-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA ORDERING THE CONTINUATION OF A LANDSCAPING MAINTENANCE DISTRICT AND CONFIRMING A DIAGRAM AND ASSESSMENT AND PROVIDING FOR ANNUAL ASSESSMENT LEVY

WHEREAS, the City Council of the City of Norco, California, has initiated proceedings for the continuation of a Landscape Maintenance District and the annual levy of said assessments for said District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, in a district known and designated as:

CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 5
(HAWKS CREST – KB HOME)

(hereinafter referred to as the "District"); and

WHEREAS, the City Council has ordered the preparation of a report and the City Engineer has prepared and filed with this City Council a report pursuant to law for its consideration and subsequently thereto this City Council did adopt its Resolution of Intent to levy and collect assessments for the next ensuing fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating thereto; and,

WHEREAS, at this time this City Council has heard all testimony and evidence, has tabulated all protests received, and desires to proceed with the annual levy of assessments.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1: That the above recitals are all true and correct.

SECTION 2: That upon conclusion of the Public Hearing, protests submitted in opposition to continuation of the District filed, and not withdrawn, did not represent property owners more than 50 percent of the area of assessable land within the District, and all protests are overruled and denied.

SECTION 3: That this City Council hereby confirms the diagram and assessment as submitted and orders the annual levy of the assessment for the fiscal year and in the amounts as set forth in the Engineer's Report and as referred to in the Resolution of Intent as previously adopted relating to said annual assessment levy.

SECTION 4: That the diagram and assessment as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

SECTION 5: That the adoption of this Resolution constitutes the levy of the assessment for the fiscal year.

SECTION 6: That the estimates of costs, the assessment diagram, the assessments and all other matters, as set forth in the Engineer's Report, pursuant to said "Landscaping and Street Lighting Act of 1972", as submitted, are hereby approved, adopted by this City Council and hereby confirmed.

SECTION 7: That the maintenance works and/or improvements are contemplated by the Resolution of Intent shall be performed pursuant to law and the County Auditor shall enter on the County Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner that County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8: That the City Treasurer has previously established a special fund known as the CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 5, (HAWKS CREST – KB HOME) into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of this Resolution and law and including any surplus amounts in those funds established for the existing Districts and said transfer shall be made and accomplished soon as said monies have been made available to said City Treasurer.

SECTION 9: That the City Engineer is hereby ordered and directed to file a certified copy of the diagram and assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10: That a certified copy of the assessment and diagram shall be filed in the office of the City Engineer, with a duplicate copy on file in the Office of the City Clerk and open for public inspection.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on August 5, 2015.

_____
Cheryl L. 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:	Julie Houser, Administrative Analyst
DATE:	August 5, 2014
SUBJECT:	Amendments to the City's General Fee Schedule for FY 2015-2016
RECOMMENDATION:	Adopt **Resolution No. 2015-55,** updating and adjusting the City's General Fee Schedule.

SUMMARY: This is a continued item from the July 15, 2015 City Council meeting. Staff is recommending that the City Council approve adjustments to the City's General Fee Schedule for Fiscal Year 2015-2016 based the change in Consumer Price Index (CPI) of 0.50% from April, 2014 to April, 2015. The General Fee schedule also includes certain new fees which have been added to reflect new user fee services.

BACKGROUND: In 2008, Revenue & Cost Specialists (RCS) prepared a User Fee Study to update the City's General Fee Schedule. The recommendations from the study resulted in the City Council adopting a resolution updating fees for general City services. Since the 2008 Study, the City Council has approved, as necessary, adjustments to the General Fee Schedule based on changes in CPI and supplemental studies by RCS or staff's in-house estimates of cost.

Recommended Adjustment by CPI:
Most of the existing fees are being recommended for adjustment by changes in the CPI of 0.5% between April 2014 and April 2015 for Los Angeles, Riverside and Orange County Area. This adjustment is necessary to reflect changes in the cost of providing the services. However, some fees are not recommended to be adjusted to ensure that the fees are competitive with other jurisdictions. Other fees are recommended to be adjusted by amounts exceeding the CPI to adequately reflect the true cost of providing services.

New Fees:
These fees are being recommended to be added to the General Fee Schedule based on new services being performed as a result of changes in City Ordinances and/or for services not previously charged. The new fees which are being recommended to be added to the general Fee Schedule are identified as new on the attached Proposed

General Fee Schedule and consist of the following:

Parks, Recreation & Community Services:
To maintain levels of service and cover the increased event usage/cost the following new charges are proposed:

- Fees for usage and cleaning of the Rose M. Eldridge Activity Room - $50/hour additionally, cleaning deposit of $100-900 will be required;
- Vendor Booth Fee for City Special Events - $1.00 - $150.00 per event;
- Electrical Usage Fee while camping at George Ingalls Equestrian Event Center - $18/day;
- Animal Control currently charge for dog $60.00 and cat alteration $50.00 are currently being charged, however are not listed on the current General Fee Schedule. Said fees have been added for clarity.

Public Works:
An Outdoor Landscape Irrigation Review fee is proposed to recoup the City's direct cost. The charge for this service will be based on fully burdened hourly rate for the employee(s) that perform this service.

Planning:
Planning application fees to review residential accessory structures are being modified so as to be collected up front along with the application. The proposed 0.5% increase is proposed to help defer some of the cost to review, process and prepare staff reports. The charge for this service will be based on the valuation of the proposed improvement.

FINANCIAL IMPACT: Staff estimates that the recommended fee adjustments will result in minimal additional revenues to the General Fund. The amount of the additional revenue will depend on activity levels.

Attachment: Resolution 2015-55

RESOLUTION NO. 2015-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, TO UPDATE AND ADJUST THE CITY'S GENERAL FEE SCHEDULE FOR FISCAL YEAR 2015-2016

WHEREAS, in 2008 the City of Norco, California, conducted an extensive analysis of its services, the cost reasonably borne by providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and

WHEREAS, pursuant to Government code section 54994.1 the specific fees to be charged for services must be adopted by the City Council by Resolution after providing notice and holding a public hearing; and

WHEREAS, a notice of public hearing has been provided in accordance with Government Code Section 6062a, oral and written presentations were made and received, and the required public notice was given; and

WHEREAS, a schedule of fees and charges to be paid by those requesting such special services needs to be adopted so that the City might carry into effect its policies; and

WHEREAS, it is the intention of the City Council to adopt an amendment to the General Fee Schedule and charges based on changes to the Consumer Price Index from April 2014 to April 2015; and

WHEREAS, all requirements of California Government Code Section 54994.1 are hereby found to have been complied with.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORCO, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Resolution No. 2014-42 is hereby repealed.

SECTION 2. The General City Services fees are hereby amended as listed in the attachment of this Resolution.

SECTION 3. The fees set forth in this Amended Resolution Shall become effective immediately.

PASSED AND ADOPTED by the City Council of the City of Norco as a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, Cheryl L. Link, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a meeting held on August 5, 2015 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 August 5, 2015.

_____
Cheryl L. Link, City Clerk
City of Norco, California

Attachment: Proposed General Fee/Fine Schedule

Proposed

General Fee/Fine Schedule

CITY OF NORCO

Effective:
August 5, 2015

Parks, Recreation & Community Services

- General Facilities and Services
- George Ingalls Equestrian Event Center
- Sports and Programs
- Animal Control

City Clerk

Fiscal & Support Services

Planning

Fire Department

Sheriff's Department

Public Works

Building Division

- Building Valuation
- Building Permit
- Building Misc. Fees
- Electrical
- Mechanical
- Plumbing

PARKS, RECREATION & COMMUNITY SERVICES

Service General Facilities and Services	Fee	Deposit	Proposed 0.5% CPI
Application Processing Fee	$38.00	$0.00	$39.00
Banner Installation	Fully Burdened	$0.00	Fully Burdened
Booking Change	$20.00	$0.00	$21.00
Booking Fee - Per Date (Max. $250)	$5.00	$0.00	$6.00
Community Large Room - Hourly (Occ. Banq. 80-100 / Occ. Aud. 150-175)	$50.00	$250.00	$51.00
Community Small Room - Hourly (Occ. Banq. 50 / Occ. Aud. 80)	$38.00	$250.00	$39.00
Community XSmall Rooms (Hourly) (Occ. Under 50)	$36.00	$0.00	$37.00
Community Room Cleaning	Fully Burdened	$0.00	Fully Burdened
Community Room - FHQ	$38.00	$250.00	$39.00
Conference Room (Hourly)	$37.00	$150.00	$38.00
Chairs (Each)	$1.00 - $4.00	$0.00	$1.00 - $4.00
Exterior Restrooms	$49.00	$0-$275	$50.00
Exterior Restrooms Cleaning	Fully Burdened	$0.00	Fully Burdened
Field Lights (Hourly)	Fully Burdened	$0.00	Fully Burdened
Field Prep	$32.00	$0.00	$33.00
Horseshoes Rental (Per Set)	$10.00	$30.00	$10.00
Rose M. Eldridge Activity Room (per hour) ***NEW***	$50.00	$250.00	$50.00
Rose M. Eldridge Cleaning ***NEW***	$100.00-900.00	$0.00	$100.00-900.00
Asset Replacement Fund Per Date/Transaction	$1.00	$0.00	$2.00

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PARKS, RECREATION & COMMUNITY SERVICES

Service General Facilities and Services	Fee	Deposit	Proposed 0.5% CPI
Open Space / Moon Bounce	$39.00	$0.00	$40.00
Outdoor Courts (Hourly Night Use)	$22.00	$0.00	$23.00
Outdoor Courts(Hourly Day Use)	$7.00	$0.00	$8.00
Parking Lots	$40.00	$50.00	$40.20
Picnic Shelter Rental	$72.00	$75.00	$73.00
Program Maintenance Fee	$4.00	$0.00	$4.00
Riley Gym (Hourly)	$79.00	$500.00	$79.00
Riley Gym Cleaning	Fully Burdened	$0.00	Fully Burdened
Special Event Fire Dept Inspection Fee - Vendor/Retail per booth	Fully Burdened	$0.00	Fully Burdened
Sports Fields - (Hourly)	$48.00	$100.00	$49.00
Supplemental Staff Costs Plus Burden	Fully Burdened	$0.00	Fully Burdened
Support, Operations, Administrative and Maintenance	Fully Burdened	$0.00	Fully Burdened
Tables, Round	$10.00	$100.00	$11.00
Tables, Rectangle	$7.00	$100.00	$8.00
Vendor Booth for City Event ***NEW***	$1.00-$150.00	$0.00	$1.00-$150.00

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PARKS, RECREATION & COMMUNITY SERVICES

General Facilities and Services George Ingalls Equestrian Event Center (GIEEC)	Fee	Deposit	Proposed 0.5% CPI
4-H Area (10 Hour Rental Period)	$101-300	$50-$350	101.00-305.00
4-H Area (Add'l Hours in Excess of 10)	$43.00	$0.00	$43.00
4-H Small Livestock Pens	$5.00	$200.00	$6.00
Amphitheater (Plus Per Seat Fee if Gate is Charged)	$303.00	$350-$550	$303.00
Amphitheater Cleaning	Fully Burdened	$0.00	Fully Burdened
Electrical Hook-Up Per Service/Day plus $10 Camping fee	Fully Burdened	$200.00	Fully Burdened
Fair Grounds	$397.00	$500.00	$400.00
Holiday/ Sunday Staff	Fully Burdened	$0.00	Fully Burdened
Moreno Arena (9 Hours Max, Per Day, Weekends/Holidays)	$711.00	$100-$5000	$715.00
Arenas (Hourly, Per Day, 2 Hours Min., Mon - Thurs)	$150 + Costs	$500-$5000	151.00 + Cost
Arena (s) Bundle Program (Multi-Day Use Allows 25% Discount in Fees)	25% Discount	$500-$5000	25% Discount
Arena-Hourly (In Excess of Max.of 9)	Fully Burdened	$0.00	Fully Burdened
Barrel Racing Pattern Grooming per run request	$5.00	$0.00	$6.00
Arena Grooming	$25.00	$0.00	$25.00
Arena Watering	$31.00	$0.00	$31.00
Warm-up & Exercise Arenas	$61.00	$100.00	$62.00
Holding Pens-Moreno Arena	$185.00	$400.00	$185.00
Clark Arena (9 hours Max, Per Day, Weekends/Holidays)	$470.00	$500-$5000	$475.00
Clark Arena Special Consideration Groups* (9 Hours Max., Per Day, Weekends/Holidays)	$365.00	$500-$5000	$370.00
Clark Arena Equipment Surcharge (Permit Holder Bringing in Extra Equipment not Already on Premises)	$250.00	$0.00	$255.00

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PARKS, RECREATION & COMMUNITY SERVICES

General Facilities and Services George Ingalls Equestrian Event Center (GIEEC)	Fee	Deposit	Proposed 0.5% CPI
Arena Lights	Fully Burdened	$0.00	Fully Burdened
Arena Trainers Hours (By Reservation-Per Horse) 3 Hr. Max.	$10.00	$50.00	$10.00
GIEEC Arenas Alcohol Concessions	10% of Sales	$0.00	10 % of Sales
GIEEC Bleachers (Per Seat When There is a Gate Fee)	$1.50	$0.00	$1.50
GIEEC Camping (Dry) Per Day	$10.00	$0.00	$10.00
GIEEC Camping with Electrical (1) 20 amp service Per Day ***NEW***	$18.00	$0.00	$18.00
GIEEC Parking Lots/Staging Area	$68.00	$0.00	$69.00
GIEEC Restrooms (200 plus attendance)	$36.00	$0.00	$40.00
GIEEC Amenities (light tower, spider boxes, etc)	Fully Burdened	$0.00	Fully Burdened
Portable Restrooms	Fully Burdened	$0.00	Fully Burdened
Portable Stalls/Concessions	Fully Burdened	$200.00	Fully Burdened
Stall Cleaning **$25 per stall after event**	$25.00	$0.00	Fully Burdened
Security Guards	Fully Burdened	$0.00	Fully Burdened
Vendor Booth Fee (Food or Retail w/o Electrical 10 x 10) (Charge after 2 vendors)	$10.00	$0.00	$11.00
Vendor Booth Fee (Food or Retail w Electrical 10 x 10) (Charge after 2 vendors)	$18.00	$0.00	$20.00
Weaver Hall - Alcohol Surcharge Concessions	$250.00	$0.00	$275.00
Weaver Hall Food Allowance	$250.00	$0.00	$275.00
Weaver Hall - Requested Catering	Fully Burdened	$0.00	Fully Burdened
Weaver Hall - Banquet Amenities (linens, china, flatware, etc.)	Fully Burdened	$0.00	Fully Burdened
Weaver Hall - Bundle Program (Multi Day Use Allows 25% Discount in Fees)	25% Discount	$300-$2500	25% Discount
Weaver Hall (Hourly, 8 hour min. Saturdays & holidays) Exceeds 200 guests @ $150 hr.	$132-$150	$300-$2500	$132.00-$150.00
Weaver Hall - (Hourly, 2 Hour. Min., Per Day, Sunday - Friday)	$52.00	$300-$2500	$53.00
Insurance Sale Administrative Fee	$76.00-$127.00	$0.00	$76.00-$128.00
Weaver Hall Cleaning	$309.00-$854.00	$0.00	$310.-$858
Weaver Hall Kitchen	$155.00	$200.00	$160.00
Weaver Hall Kitchen Cleaning	$131.00-505.00	$0.00	$131.00-$518.00
Weaver Hall Exterior Restrooms	$48.00	$0-$500	$50.00
Weaver Hall Exterior Restrooms Cleaning	Fully Burdened	$0.00	Fully Burdened
Tables, Round	$7-$14	$100.00	$7-$14
Tables, Rectangle	$9-14	$100.00	$9-14
Chairs (each)	$1.75-$6.00	$100.00	$1.75-$6.00

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PARKS, RECREATION & COMMUNITY SERVICES

Sports and Programs	Fee	Deposit	Proposed 0.5% CPI
Ballfield Bases (per use)	$10.00	$0.00	$10.00
City- Sponsored Adult Sports Programs	$75-$500	$0.00	$75.00-$502.00
City- Sponsored Special Events	$1.00-$76.00	$0.00	$1.00-$76.38
City- Sponsored Youth Sports	$25-$150	$0.00	$25.00-$150.00
Excursions	Fully Burdened	$0.00	Fully Burdened
Insurance Policies	Fully Burdened	$0.00	Fully Burdened
PA System (portable)	$30.00 + Staff	$200.00	$30.00+Staff
Recreation & Leisure Programs & Services	$1.00-325.00	$0.00	$1.00-$326.00
Scoreboards (each)	$25+Staff	$500.00	$25+Staff
Senior Programs	$1.00-86.00	$0.00	$1.00-$86.00
Senior Services Membership Fee (Yearly)	$0-25.00	$0.00	$0-$25
Youth Programs (Wee People, Etc.)	$1.00-513.00	$0.00	$1.00-$515.00
BBQ	$57.00	$100.00	$57.00

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PARKS, RECREATION & COMMUNITY SERVICES

General Facilities and Services Animal Control	Fee	Deposit	Proposed 0.5% CPI
Cat Adoption	$10.00	$0.00	$10.00
Cat Alteration ***NEW***	$50.00	$0.00	$50.00
Cat Quarantine Daily Board	$15.00	$0.00	$15.00
Citation Processing Fee	$5.00	$0.00	$5.00
Daily Boarding - Cats / Dogs	$6.00	$0.00	$6.00
Daily Boarding - Large Livestock	$10.00	$0.00	$10.00
Daily Boarding - Small Livestock	$10.00	$0.00	$10.00
Dead Animal Disposal - Brought in - Cat	$10.00	$0.00	$10.00
Dead Animal Disposal - Brought in - Dog	$20.00	$0.00	$30.00
Dead Animal Disposal - Brought in - Livestock	$30.00	$0.00	$30.00
Dog Quarantine Daily Board	$20.00	$0.00	$20.00
Dog Adoption	$16.00	$0.00	$16.00
Dog Alteration ***NEW***	$60.00	$0.00	$60.00
Dog License - Senior (Alt) 1-4 Dogs/Each	$2/$4/$8 *	$0.00	$2/$4/$8 *
Dog License (Alt) 1-4 Dogs/Each	$18/$35/$53 *	$0.00	$18/$35/$53 *
Dog License (Unalt)	$50.00/$88.00/$120.00	$0.00	$55/$93/$125 *
***1-3 Year License**			
Replacement Fee for Lost or Unreadable Tags	$2.00	$0.00	$2.00
Emergency After-hours Fees (Hourly)	Fully Burdened	$0.00	Fully Burdened
Euthanasia - Dog or Cat	$54.00	$0.00	$54.00
Impound - Cats - 1st Time	$23.00	$0.00	$23.00
Impound - Cats - 2nd Time in 1 Year	$33.00	$0.00	$33.00
Impound - Cats - 3rd Time in 1 Year	$44.00	$0.00	$44.00
Impound - Dogs - 1st Time	$33.00	$0.00	$33.00
Impound - Dogs - 2nd Time in 1 Year	$46.00	$0.00	$46.00
Impound - Dogs - 3rd Time in 1 Year	$58.00	$0.00	$58.00
Impound - Large Livestock - 1st Time	$71.00	$0.00	$71.00
Impound - Large Livestock - 2nd Time in 1 Year	$81.00	$0.00	$81.00
Impound - Large Livestock - 3rd Time in 1 Year	$107.00	$0.00	$107.00
Impound - Small Livestock - 1st Time	$33.00	$0.00	$33.00
Impound - Small Livestock - 2nd Time in 1 Year	$43.00	$0.00	$43.00
Impound - Small Livestock - 3rd Time in 1 Year	$58.00	$0.00	$58.00
Livestock Transport: Non- Resident Impound Returns	$92-$1000	$0.00	$92.-$1005
Late License Fee	$25.00	$0.00	$25.00
Maintenance Fee	$2.00	$0.00	$2.00
Owner Dead Dog Pick-Up	$85.00	$0.00	$85.00
Owner Dead Livestock Pick-Up	$123.00	$0.00	$123.00
Owner Pick Up Dead Cat	$53.00	$0.00	$53.00
Owner Pick Up Small Live Stock	$166.00	$0.00	$1,166.00
Owner Turn- ins - Dog or Cat	$54.00	$0.00	$54.00
Owner Turn- ins/pick up by AC - Cat	$97.00	$0.00	$97.00
Owner Turn- ins/pick up by AC- Dog	$136.00	$0.00	$136.00
Inspections	$58.00	$0.00	$58.00
Ranch License	$29.00	$0.00	$29.00
Ranch License Renewal	$18.00	$0.00	$18.00
Vaccination Fee - Cat	$5.00	$0.00	$5.00
Vaccination Fee - Dog	$10.00	$0.00	$10.00
Vicious / Wild Animal Permit (New)	$126.00	$0.00	$126.00
Vicious / Wild Animal Permit (Renew)	$126.00	$0.00	$126.00
Any and all fines mandated by			
County, State and Federal regulations/laws			

CITY CLERK	Fee	No Proposed Changes
Notary Fees for Non-City Related Documents -- Fees Set Per California Government Code Section 8211		
Subscription Fee – Council Agendas – plus postage	$56.00	$56.00
Subscription Fee – Council Minutes – plus postage	$148.00	$148.00
Subscription Fee – Council Agendas and Minutes – plus postage	$178.00	$178.00
Subscription Fee – Planning Agendas – plus postage	$56.00	$56.00
Subscription Fee – Planning Minutes – plus postage	$148.00	$148.00
Subscription Fee – Planning Agendas and Minutes – plus postage	$178.00	$178.00
Reproduction (Up to 11" x 17") - Black/White	$0.25	$0.00
Reproduction (Up to 11" x 17") - Color	$0.50	$0.00
Reproduction (Larger than 11" x 17") - Black/White or Color	$10.00	$10.00
Reproduction Service – CD	$5.00**	$5.00**
Tape Duplication	$20.00	$20.00
Document Certification – $10 minimum plus reproduction costs	$10.00	$10.00
** Fee based on direct cost of duplication		

FISCAL & SUPPORT SERVICE	Fee	No Proposed Changes
Background check	$109.00	$109.00
Broken Lock Fee	$25.00	$25.00
Business Fire Inspection Fee		
Small Businesses – 1 Sq. Ft. – 4,999 Sq. Ft.	$72.00	$72.00
Medium Businesses – 5,000 Sq. Ft. – 9,999 Sq. Ft.	$144.00	$144.00
Large Businesses – 10,000 Sq. Ft. or greater	$367.00	$367.00
Public Assembly (50 to 99 occupancy load)	$168.00	$168.00
Public Assembly (100 and greater occupancy load)	$168.00	$168.00
Business License Application – Commercial, Changed Use	$34.00	$34.00
Business License Application – Commercial, No Change	$116.00	$116.00
Business License Out of Town Fee	$28.00	$28.00
Business License Renewal	$16.00	$16.00
Home Occupation Processing fee	$34.00	$34.00
Install Meter Fee	$72.00	$72.00
LiveScan – Fee plus Applicable DOJ and FBI Charges	$35.00	$35.00
Massage Technician New Application*	$116.00	$116.00
*Plus Sheriff's Cost	$150.00	$150.00
Massage Business New Application	$150.00	$150.00
Massage Technician Renewal	$88.00	$88.00
Massage Business Renewal	$114.00	$114.00
Moved/Changed License Processing	$28.00	$28.00
Pulled Meter Fee	$60.00	$60.00
New Service Fee	$25.00	$25.00
Reproduction (up to 11" x 17") - Black/White	$0.25	$0.25
Reproduction (up to 11" x 17") - Color	$0.50	$0.50
Reproduction (larger than 11" x 17") - Black/White or Color	$10.00	$10.00
Returned Check Fee	$30.00	$30.00
Taxicab Business Permit	$144.00	$144.00
Taxicab Permit	$144.00	$144.00
Taxi Driver Permit	$112.00	$112.00
Truck Parking Permit – Initial	$92.00	$92.00
Truck Parking Permit – Renewal	$33.00	$33.00
Utility Tagging Fee (Non-payment of bill)	$16.00	$16.00
Meter Lock Off Fee (Non-payment of bill)	$61.00	$61.00
Meter Turn On Fee (Prior to 3:30pm of work day)	$31.00	$31.00
Meter Turn On Fee (After 3:30pm and before 7:00am)	$186.00	$186.00
Yard Sale Permit -- for three days only, once every three months	$9.00	$9.00
Fine for Unauthorized Yard Sale	$102-$508	$102-$508

PLANNING DIVISION	Fee	Proposed 0.5% CPI
ABC Letter of Necessity	$150.00	$151.00
Additional Animal Units per Section 18.35.06 or 18.13.08 (Fee + Public Noticing Fee + Animal Control Costs)	$73.00	$73.00
Architectural & Photometric Review	$332.00	$334.00
Developer or Major PermitAppeal to Planning Commission	$1,023.00	$1,028.00
Resident or Minor Appeal to Planning Commission*	$96.00	$96.00
Developer or Major Appeal to City Council	$823.00	$827.00
Resident or Minor Appeal to City Council*	$320.00	$322.00
* Appeal fee will be refunded if the decision is reversed on appeal		
Categorical Exemption	$81.00	$81.00
Commercial Vehicle Exemption Permit	$66.00	$66.00
Continuance (Fee plus postage and publishing costs)	$889.00	$893.00
Conditional Use Permit - Residential Accessory Building	***1% building valuation* + Public Noticing Fee***	***1.5% building valuation* + Public Noticing Fee***
Application Fee is 1.5% of the total valuation per the current Building Code valuation rate and based on the anticipated occupancy, rounded up to the next whole dollar amount (e.g. 1,200 square feet @ $37.72* = $678.96, rounded to $679) * Whatever the current Building Code valuation rate is for the proposed occupancy. ***NEW***		
~~****-Planning Division fees paid at time of building permit fee based on current valuation rates (i.e. if building valuation for an accessory building is $37.72* per square foot) the Planning Divion fee would calculate as shown below. Public Noticing Fee paid at time of Planning application.***~~		
~~Size of Building Valuation~~	~~=FEE~~	~~=FEE~~
~~600 sq. ft. $22,632.00~~	~~$247.00~~	~~$248.24~~
~~1,000 sq. ft. $37,720.00~~	~~$412.00~~	~~$414.06~~
~~2,000 sq. ft. $75,440.00~~	~~$823.00~~	~~$827.12~~
Conditional Use Permit – Self Audit – Sale of Alcohol	$134.00	$135.00
Conditional Use Permit – Self Audit – All Others	$66.00	$66.00
Conditional Use Permit - Miniaturized Pigs in R-1-10 Zone	$372.00	$374.00
Conditional Use Permit - Miniaturized Pigs in R-1-10 Zone (Renewal)	$65.00	$65.00
Conditional Use Permit – Minor, plus animal-control costs (Resident) (except Addional Animal Units, refer to that fee)	$1,292.00	$1,298.00
Conditional Use Permit – Minor, plus animal-control costs (Developer)	$2,910.00	$2,925.00
Conditional Use Permit – Major *	$6,158.00	$6,189.00
Conditional Use Permit Modification - Minor	$2,563.00	$2,576.00
Conditional Use Permit Modification – Major	$2,621.00	$2,634.00
Conditional Use Permit – Annual Inspection	$50.00	$50.00
C.C.& R. Review	$2,397.00	$2,409.00
Development Phasing Plan	$951.00	$956.00
Entertainment Permit	$1,920.00	$1,930.00
Fence/Wall Review (Subdivision)	$389.00	$391.00
Filming 1-4 Days (exclusive of all Public Safety, Public Works and Legal Expenses, charged at fully burdened hourly rate)	$356.00	$358.00
Filming 4 plus Days (exclusive of all Public Safety, Public Works and Legal Expenses, charged at fully burdened hourly rate)	$547.00	$550.00
General Plan Amendment: Zone Change *	$5,050.00	$5,075.00
General Plan Maintenance/Update Fee	$400.00	$402.00
Initial Environmental Assessment	$924.00	$929.00
Informal Review by Planning Commission (with pre-application)	$797.00	$801.00
Informal Review by Planning Commission (no pre-application)	$797.00	$801.00
Landscape Plan Checks Review - Three Reviews & one field review	$453.00	$455.00
Additional Landscape Plan Check Review	$112.00	$113.00
Large Family Day Care	$1,264.00	$1,270.00
Major Environmental Assessment (up to 110 hours)	$14,388.00	$14,460.00
Major Environmental Assessment (beyond 110 hours)	Cost of Service	Cost of Service
Charge fully burdened hourly rate & out of pocket costs against deposit		
Mitigated Negative Declaration (up to 5 hours)	$507.00	$510.00
Mitigated Negative Declaration (beyond 5 hours)	Cost of Service	Cost of Service
Charge fully burdened hourly rate & out of pocket costs against deposit		
Mitigation Plan One Time Monitoring (up to 5 hours)	$507.00	$510.00
Mitigation Plan One Time Monitoring (beyond 5 hours)	Cost of Service	Cost of Service
Charge fully burdened hourly rate & out of pocket costs against deposit		
Model Home Complex Review	$1,726.00	$1,735.00
Planning Information Letter	$122.00	$123.00
Pre-Application Review, First Review		
Pre-Application Subsequent Reviews	$1,508.00	$1,516.00
Public Notice Fee	$460.00	$462.00
Relocation Permit	$1,474.00	$1,481.00
Reproduction (up to 11" x 17") - Black/White	$0.25	$0.25
Reproduction (up to 11" x 17") - Color	$0.50	$0.50
Reproduction (larger than 11" x 17") - Black/White or Color	$10.00	$10.00
Sign Review - Monument & Pole Signs	$394.00	$396.00
Sign Review - Wall Signs	$186.00	$187.00
Sign Review - Temporary Special Event Signs	$26.00	$26.00
Sign Review, Freeway-Oriented	$1,841.00	$1,850.00
Sign Program Review	$868.00	$872.00
Similar Use Finding - Planning Commission	$890.00	$894.00
Site Plan Review - Minor	$2,454.00	$2,466.00
Site Plan Review - Major	$5,674.00	$5,702.00
Site Plan Review Modification	$2,784.00	$2,798.00

PLANNING DIVISION	Fee	Proposed 0.5% CPI
Site Plan Review - Residential Accessory Building	1% building valuation	1.5% building valuation
Application Fee is 1.5% of the total valuation per the current Building Code valuation rate and based on the anticipated occupancy, rounded up to the next whole dollar amount (e.g. 600 square feet @ $37.72* = $339.48, rounded to $340) * Whatever the current Building Code valuation rate is for the proposed occupancy. ***NEW***		
~~*Planning Division fees paid at time of building permit fee based on current valuation rates (i.e. if building valuation for~~		
~~Size of Building Valuation~~	~~=FEE~~	~~=FEE~~
~~600 sq. ft. $22,632.00~~	~~$242.00~~	~~$243.21~~
~~1,000 sq. ft. $37,720.00~~	~~$404.00~~	~~$406.02~~
~~2,000 sq. ft. $75,440.00~~	~~$807.00~~	~~$811.04~~
Special Events - All Others	$93.00	$93.00
Special Events - Sidewalk Sales	$31.00	$31.00
Special Events - Non Profit Organizations	$0.00	$0.00
Event on Private Property	$0.00	$0.00
Requires Closure of Public Right-Of-Way at the End of Dead-End Public Trails, Sidewalks or Streets	$74.00	$74.00
Requires the Closure of Public Right-Of-Way on or Through Public Trails, Sidewalks or Streets that Require a Traffic Plan/Detours	$289.00	$290.00
Event on Private Property	$90.00	$90.00
Requires Closure of Public Right-Of-Way at the End of Dead-End Public Trails, Sidewalks or Streets	$166.00	$167.00
Requires the Closure of Public Right-Of-Way on or Through Public Trails, Sidewalks or Streets that Require a Traffic Plan/Detours	$379.00	$381.00
Note: All Special Event applications would also include the cost of any street closure, traffic control, On-site patrol, additional fire protection standby, etc.		
Specific Plan Preparation (up to 136 hours) *	$19,401.00	$19,498.00
Specific Plan Preparation (beyond 136 hours) *	Cost of Service	Cost of Service
Charge fully burdened staff rate and consultant costs against deposit		
Specific Plan Amendment (up to 136 hours) *	$12,824.00	$12,888.00
Specific Plan Amendment (beyond 136 hours) *	Cost of Service	Cost of Service
Charge fully burdened staff rate and consultant costs against deposit		
Swap Meet/Open Air Market-Temperary Permit	$41.00/per day	$41.00/per day
Swap Meet/Open Air Market-Permanent Permit	$2,670.00	$2,683.00
Swap Meet Processing Fee/State Fee	$27.00/$1.00	$27.00/$1.00
Tentative Parcel Map - Single Family Residential (three plan checks included)	$6,036.00	$6,066.00
Tentative Parcel Map - Commercial (three plan checks included)	$5,797.00	$5,826.00
*(fee plus $200.00/lot)		
Tentative Parcel Map (additional plan checks per sheet)	$339.00	$341.00
Tentative Parcel Map Modification	$2,860.00	$2,874.00
Tentative Parcel Map Extension of Time (Planning Commission and City Council)	$773.00	$777.00
Tentative Tract Map (first three plan checks are included) *	$11,700.00	$11,759.00
* (fee plus $170/lot over 5)		
Tentative Tract Map (additional plan check fees per sheet)	$339.00	$341.00
Tentative Tract Map Modification *	$2,860.00	$2,874.00
Variance - Minor and Minor Modifications	$2,364.00	$2,376.00
Variance - Major and Major Modifications		
Variance - Residential and Modification to Variance Residential	$770.00	$774.00
Zone Change **See General Plan Amendment		
Zone Code Amendment/Code Change	$3,291.00	$3,307.00
Zoning and General Plan Map Copies (11" X 17" folded)	$5.00	$5.00
Zoning and General Plan Map Copies (wall map)	$10.00	$10.00
* Add General Plan Maintenance/Update Fee		

FIRE DEPARTMENT	FEE	No Proposed Changes
Fire Administration, General		
Vacant Lot Weed Abatement - Contractor's Charge, plus 100% Admin	Cost of Service	Cost of Service
Lien Release Request - First Lien	$278.00	$278.00
Lien Release Request - Additional Lien	$278.00	$278.00
Incident Report Request Fee (Prior to 01/01/12)	$0.25	$0.25
Reproduction (Up to 11" x 17") - Black/White	$0.25	$0.25
Reproduction (Up to 11" x 17") - Color	$0.50	$0.50
Reproduction (Larger than 11" x 17") - Black/White or Color	$10.00	$10.00
Engine Company, General		
Engine Company Standby (Personnel Plus Equipment Time)	Cost of Service	Cost of Service
First or Second False Alarm	Set by Ordinance	Set by Ordinance
Third Response to False Alarm within 365 Consecutive Day Period	Set by Ordinance	Set by Ordinance
Fourth Response to False Alarm within 365 Consecutive Day Period	Set by Ordinance	Set by Ordinance
Fifth Response to False Alarm within 365 Consecutive Day Period	Set by Ordinance	Set by Ordinance
Prevention Standby	Cost of Service	Cost of Service
Care Facilities/Educational Institutions		
Other State Mandated Inspections	$180.00	$180.00
State Mandate Pre-Inspection for Residential Care or Child Care (25 or Fewer)	$55.00	$55.00
State Mandate Pre-Inspection for Residential Care or Child Care (26 orMore)	$108.00	$108.00
Special Event Inspections (Temporary Events/Permits)		
Vendor Booth Inspection	$11.00	$11.00
Cooking Booth Inspection	$22.00	$22.00
Events that combined (Above fee's) are in excess of $500.00 this single flat fee will apply.	$500.00	$500.00
Business Fire Safety Inspections		
Small Businesses (1 sq. ft. - 4,999 sq. ft.)	Set by Ordinance	Set by Ordinance
Medium Businesses (5,000 sq. ft. - 9,999 sq. ft.)	Set by Ordinance	Set by Ordinance
Large Businesses (10,000 sq. ft. and greater)	Set by Ordinance	Set by Ordinance
Places of Assembly (Occupancy of 50 or more persons)	Set by Ordinance	Set by Ordinance
Sub-Leased Businesses in any Portion of Another Existing Business	Set by Ordinance	Set by Ordinance
Operational Permits		
Aerosol Products	$85.00	$85.00
Battery Systems Stationary Storage	$85.00	$85.00
Candles and Open Flames	$64.00	$64.00
Carnivals & Fairs	$177.00	$177.00
Cellulous Nitrate	$177.00	$177.00
Christmas Tree Lot/ Pumpkin Patches	$106.00	$106.00
Combustible Fiber Storage/Handling	$135.00	$135.00
Compressed Gases Storage/Handling	$92.00	$92.00
Cryogenic Fluids	$99.00	$99.00
Dry Cleaning Plants	$99.00	$99.00
Dust Producing Operations	$85.00	$85.00
Family Daycare- Large	$128.00	$128.00
Firework Display	$255.00	$255.00
Flammable Combustible Liquids Storage /Handling	$170.00	$170.00
Hazardous Materials Storage or Production	$128.00	$128.00
High Piled Combustible Storage 0-10k sq. ft.	$170.00	$170.00
High Piled Combustible Storage 10k to 50k sq. ft.	$234.00	$234.00
High Piled Combustible Storage 51k to 100k sq. ft.	$298.00	$298.00
High Piled Combustible Storage 100k + sq. ft.	$361.00	$361.00
Hot Works	$85.00	$85.00
Liquefied Petroleum Gases	$92.00	$92.00
Lumber Yards	$92.00	$92.00
Miscellaneous Combustible Storage	$99.00	$99.00
Motor Vehicle/Marine Fuel Dispensing Stations	$99.00	$99.00
Ovens: Industrial Baking or Drying	$220.00	$220.00
Place of Assembly	$255.00	$255.00
Private Schools	$106.00	$106.00

FIRE DEPARTMENT	FEE	No Proposed Changes
Refrigeration Equipment	$92.00	$92.00
Residential Care Facility: Pre-Inspection	$283.00	$283.00
Residential Care Facility: 7+ People	$106.00	$106.00
Spraying or Dipping Finishes	$170.00	$170.00
Tires: Storage including Scrap & Byproducts	$170.00	$170.00
Underground Tank Removal	$170.00	$170.00
New Construction Plan Review (Inspections Included in Fee)		
Fire Alarm System (New System)		
1-25 Devices	$298.00	$298.00
26+ Devices	$468.00	$468.00
Fire Alarm System Modification/Tenant Improvement		
1-50 Devices	$264.00	$264.00
51+ Devices	$383.00	$383.00
NFPA 13 Fire Sprinkler System		
1-100 sprinklers	$340.00	$340.00
101+ sprinklers	$638.00	$638.00
NFPA 13D/13R Fire Sprinkler System		
1-100 sprinklers	$298.00	$298.00
101+ sprinklers	$595.00	$595.00
Fire Sprinkler System Modification/Tenant Improvement		
1-20 sprinklers	$213.00	$213.00
21+ sprinklers	$553.00	$553.00
Standpipe System		
Base Fee	$425.00	$425.00
Per Floor	$53.00	$53.00
Other Suppression Systems		
Hood & Duct/Clean Extinguishing System	$361.00	$361.00
Research/Technical Report Review/Misc.	$213.00	$213.00
Fire Pumps-NFPA 20	$616.00	$616.00
Underground Fire Service Mains (Per Building)	$425.00	$425.00
Building Permit Plan Review		
Building Plan Review	$331.00	$331.00
TI Plan Review	$232.00	$232.00
Misc. New Construction		
Spray Booth	$213.00	$213.00
Rack/High Pile	$255.00	$255.00
Hazardous Materials	$255.00	$255.00
Misc. Plan Review Fees		
Revision Submittals/Over the Counter Approval	$61.00	$61.00
Expedited Plan Review within 48 Hours (Monday-Friday excluding Holidays).	Double the Standard Fee	Double the Standard Fee

Notes: "Please note that some new construction fees have been combined and additional specific operational permits have been added." Additionally all fees are based on a fully burden rate (cost for plan review, inspections, vehicle cost, and administrate support). Repeated failed inspections or extensive plan revisions may require the applicable fee(s) to be resubmitted to cover the additional costs of the re-inspections and/or revised plan review.

SHERIFF'S DEPARTMENT		Fee	No Proposed Changes
Citation Correction Certification		$26.00	$26.00
DUI Emergency Response Recovery		*Cost of Service	*Cost of service
*Charge up to statutory limit at the County and City approved rate for staff and equipment			
Jail Access Booking Fee (set by County Study & Resolution)		$450.22	$450.22
*County's cost charged to City to provide this service; not to exceed $450.22			
Reproduction (up to 11" x 17") - Black/White		$0.25	$0.25
Reproduction (up to 11" x 17") - Color		$0.50	$0.50
Reproduction (larger than 11" x 17") - Black/White or Color		$10.00	$10.00
Vehicle Impound Cost Recovery		$156.00	$156.00
Vehicle (VIN) Verificaton Service		$83.00	$83.00
Fines Related to Parking Violations			
Municipal Code Section	**Violation**		
10.08 et al	All violations not enumerated	$26.00	$26.00
10.08.030A	Parking in equestrian trail	$130.00	$130.00
10.08.030B	Obstruct traffic or hazard	$26.00	$26.00
10.08.030C	Obstruct private driveway	$26.00	$26.00
10.08.030D	Obstruct fire equipment to hydrant	$130.00	$130.00
10.08.030E	Posted no parking or permit only	$26.00	$26.00
10.16.060	Commercial vehicle prohibition	$130.00	$130.00
10.16.070	Unattached trailer prohibition	$26.00	$26.00
Any other M.C. section	Any parking violation not otherwise listed	$26.00	$26.00
Vehicle Code Section	**Violation**		
4000(a)(1)	Unregistered vehicle	$78.00	$78.00
21113(a)	Permit required – public grounds	$26.00	$26.00
22500(a)	Improper parking - intersection	$26.00	$26.00
22500(b)	Improper parking - crosswalk	$26.00	$26.00
22500(c)	Improper parking – safety zone	$26.00	$26.00
22500(d)	Improper parking – fire station	$26.00	$26.00
22500(e)	Improper parking - driveway	$26.00	$26.00
22500(f)	Improper parking - sidewalk	$26.00	$26.00
22500(g)	Improper parking – obstruct traffic	$26.00	$26.00
22500(h)	Improper parking – double park	$26.00	$26.00
22500(i)	Improper parking – bus zones	$26.00	$26.00
22500(j)	Improper parking - tunnel	$26.00	$26.00
22500(k)	Improper parking - bridge	$26.00	$26.00
22500(l)	Parking in wheelchair access	$207.00	$207.00
$22,500.10	Parking in fire lane	$130.00	$130.00
22507.8(a)	Designated parking - disabled	$312.00	$312.00
$22,514.00	Parking - fire hydrant	$130.00	$130.00
Any other V.C. Section	Any parking violation not otherwise listed	$26.00	$26.00
22502(a)	Improper parking – 18" from curb	$26.00	$26.00
5200(a)	Improper/Fail to display license plate	$78.00	$78.00
5204(a)	Registration tabs properly affixed	$78.00	$78.00

PUBLIC WORKS DEPARTMENT	Fee	Proposed 0.5% CPI
Blasting Permit - Initial Fee	$384.00	$386.00
Blasting Permit - Each Additional Blast	$234.00	$235.00
Encroachment - Single Domestic Water Service (line only) 1" & 2"	$183.00	$184.00
Encroachment - Commercial Utility Lateral (sewer & water 3" & above)	$234.00	$235.00
Encroachment - SFR Driveway Approach	$234.00	$235.00
Encroachment – SFR Driveway Pavers (non-trail side)	$255.00	$256.00
Encroachment – SFR Trail Pavers	$327.00	$329.00
Encroachment – SFR Curb Core	$139.00	$140.00
Encroachment – Commercial Driveway	$351.00	$353.00
Encroachment – Commercial Trail Pavers	$378.00	$380.00
Encroachment – Sign in Right of Way	$234.00	$235.00
Encroachment – Utility Street Cut - 4.5% of cost estimate, Minimum of:	$234.00	$235.00
Final Map Check (fee plus $414/lot) - Includes first three plan checks	$2,235.00	$2,246.00
Final Map Check (after three checks) –	$472.00	$474.00
Charge Fully Burdened Staff Rate against an initial deposit		
Grading and Posting Plan Review - Residential	$465.00	$467.00
Grading and Posting Plan Review – Commercial – Charge UBC, Minimum of:	$1,713.00	$1,722.00
$1,614 for the first 3 plan checks and $138 for addtl. plan checks or fully burdened hourly rate with a $1,614 minimum.		
Grading Permit/Inspection – Residential	$407.00	$409.00
Grading Permit/Inspection – Other – Charge UBC, Minimum of:	$1,229.00	$1,235.00
Lot Line Adjustment (Includes 3 plan checks, additional checks at fully burdened staff rate)	$1,096.00	$1,101.00
Lot Merger – Deposit for Fully Burdened Staff Rate, Minimum:	$786.00	$790.00
Overload Moving Permit – One Day	$16.00	$16.00
Overload Moving Permit – Annual Permit	$101.00	$102.00
PAKA Creation	$273.00	$274.00
PAKA Relocation	$273.00	$274.00
Reproduction (up to 11" x 17") - Black/White	$0.25	$0.00
Reproduction (up to 11" x 17") - Color	$0.50	$0.00
Reproduction – (Larger than 11" x 17" sheet) Black/White or Color	$10.00	$10.00
Technical Report Review – Charge full cost against a deposit with a Minimum of:	$479.00	$481.00
Water Meter Change Out	$35.00	$35.00
*Fee plus cost of meter and meter box		
WQMP/Hydrology Review (Deposit)	$489.00	$500.00
*Actual cost plus 21% of admin. charge or $500 whichever is greater.		
5/8" and 3/4" Water Meter Only	$202.00	$203.00
1" Water Meter Only	$679.00	$682.00
Public Improvement/Plan Check Inspection Fees – Charge according to valuation table shown in Exhibit "B"	See Exhibit "B"	See Exhibit "B"
Reinspection Fee	$55.00	$55.00

Exhibit "B"

PUBLIC WORKS DEPARTMENT	
Valuation	
PUBLIC IMPROVEMENT PLAN CHECK	**FEE**
$0 - $10,000	$541.00
$10,001 - $100,000	$541 + 2.5% OF VALUATION OVER $10,000
$100,001 - $1,000,000	$2,791 + 1.5% OF VALUATION OVER $100,000
>$1,000,000	$16,291 + 1% OF VALUATION OVER $1,000,000
PUBLIC IMPROVEMENT INSPECTION	**FEE**
$0-$10,000	$304.00
$10,001 - $100,000	$304 + 2% OF VALUATION OVER $10,000
$100,001 - $1,000,000	$2,104 + 1% OF VALUATION OVER $100,000
>$1,000,000	$11,104 + 0.5% OF VALUATION OVER $1,000,000

CITY OF NORCO
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
Table A
BUILDING VALUATION GUIDE SHEET (Average Square Foot Construction Cost) a,b,c,d

OCCUPANCY GROUP-2007 CA BLDG CODE		TYPE OF CONSTRUCTION							
		IA	IB	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, Theaters, with Stage	$198.09	$191.69	$179.39	$168.88	$163.90	$173.66	$154.09	$148.42
	Assembly, Theaters, without Stage	$179.41	$173.01	$160.71	$150.24	$145.26	$154.97	$135.45	$129.78
A-2	Assembly, Nightclubs	$151.36	$147.12	$137.79	$129.27	$126.09	$132.96	$117.61	$113.65
A-2	Assembly, Restaurants, Bars, Banquet Halls	$150.36	$146.12	$136.79	$127.74	$125.09	$131.96	$115.61	$112.65
A-3	Assembly, Churches	$182.56	$176.16	$163.86	$153.36	$148.38	$158.12	$138.57	$132.90
A-3	Assembly, General, Community Halls,								
	Libraries, Museums	$154.36	$147.97	$135.66	$123.58	$120.18	$129.93	$109.37	$104.69
A-4	Assembly, Arenas	$178.41	$172.01	$159.71	$148.24	$144.26	$153.97	$133.45	$128.78
B	Business	$153.33	$147.81	$136.34	$124.01	$119.35	$131.00	$108.67	$104.20
E	Educational	$168.14	$162.47	$150.98	$141.50	$134.27	$145.99	$124.54	$119.84
F-1	Factory and Industrial, Moderate Hazard	$92.98	$88.72	$80.88	$72.40	$69.23	$77.63	$59.62	$56.41
F-2	Factory and Industrial, Low Hazard	$91.98	$87.72	$79.88	$72.40	$68.23	$76.63	$59.62	$55.41
H-1	High Hazard, Explosives	$87.15	$82.89	$75.05	$67.75	$63.57	$71.80	$54.97	N.P.
H234	High Hazard	$87.15	$82.89	$75.05	$67.75	$63.57	$71.80	$54.97	$50.76
H-5	HPM	$153.33	$147.81	$136.34	$124.01	$119.35	$131.00	$108.67	$104.20
I-1	Institutional, Supervised Environment	$153.80	$148.53	$136.69	$129.50	$125.96	$136.98	$117.23	$112.64
I-2	Institutional, Hospitals	$258.06	$252.55	$241.07	$228.10	N.P.	$235.73	$212.76	N.P.
I-2	Institutional, Nursing Homes	$180.45	$174.93	$163.46	$151.54	N.P.	$158.11	$136.20	N.P.
I-3	Institutional, Restrained	$176.22	$170.71	$159.23	$148.16	$142.50	$153.89	$132.82	$126.35
I-4	Institutional, Day Care Facilities	$153.80	$148.53	$138.69	$129.50	$125.96	$139.98	$117.23	$112.64
M	$103.52	$112.50	$108.26	$98.92	$90.48	$87.82	$94.09	$78.34	$75.38
PO	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00	$16.00
PE	$28.00	$28.00	$28.00	$28.00	$28.00	$28.00	$28.00	$28.00	$28.00
R-1	$146.52	$155.77	$150.50	$140.66	$131.24	$127.69	$141.71	$118.97	$114.37
R-2	$121.35	$130.60	$125.33	$115.49	$106.19	$102.65	$116.67	$93.92	$89.32
R-3	$116.97	$123.28	$119.90	$113.77	$109.66	$106.79	$111.84	$102.72	$96.83
R-4	$144.55	$153.80	$148.53	$138.69	$129.50	$125.96	$139.98	$117.23	$112.64
S-1	$76.78	$86.15	$81.89	$74.05	$65.75	$62.57	$70.80	$52.97	$49.76
S-2	$76.78	$85.15	$80.89	$73.05	$65.75	$61.57	$69.80	$52.97	$48.76
U	$58.51	$65.81	$62.22	$55.59	$50.20	$46.80	$52.46	$39.63	$37.72

CITY OF NORCO
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
TABLE 1 - A

BUILDING PERMIT FEES (BASED ON VALUATION)

TOTAL VALUATION	FEE CALCULATION	TOTAL FEE
$1.00 to $500.00	$23.50	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or a fraction thereof, to and including $2,000.00	*
$2,000.00 to $25,000.00	$69.25 for the first $2000.00 plus $14.00 for each additional $1,000.00, or a fraction thereof, to and including $25,000.00	*
$25,000.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or a fraction thereof, to and including $50,000.00	*
$50,000.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or a fraction thereof, to and including $100,000.00	*
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or a fraction thereof, to and including $500,000.00	*
$500,000.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or a fraction thereof, to and including	*
$1,000,000.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.15 for each additional $1,000.00, or a fraction thereof	*
Other Inspections and Fees:		*
1. Inspections outside of normal business hours, per hour (minimum charge - two hours)	$49.50*	*
2. Reinspection fees assessed under provisions of Section 116.6 per inspection	$49.50*	*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge - one-half hour)	$49.50*	*
4. Additional plan review required by changes, additions or revisions to plans. (minimum charge - one-half hour)	$49.50*	*
5. For the use of outside consultantsfor plan check and inspections, or both	Actual costs**	*
* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved.		
**Actual costs include administrative and overhead costs.		

*** TOTAL FEE IS EQUAL TO TABLE 1-A FEE CALCULATION X 1.23**

CITY OF NORCO
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

TABLE C

MISCELLANEOUS FIXED FEES	FEE	Proposed 0.5% CPI
PERMIT TYPES		
Assignment of Property Addresses	1 hour of staff time	
Carport	Based on the Building Permit Fee Table 1-A	
Commercial Deck - Engineered	Based on the Building Permit Fee Table 1-A	
Commercial Lattice patio Cover	Based on the Building Permit Fee Table 1-A	
Commercial Re-Roofing Replacements	Based on the Building Permit Fee Table 1-A	
Commercial Structural Roofing Alteration	Based on the Building Permit Fee Table 1-A	
Commercial Swimming Pool	Based on the Building Permit Fee Table 1-A	
Duplicate Job Card	$25.00	$25.00
Electric Meter Reset Release	$103.00	$104.00
Flatwork		
Garden Walls, City Standard, Single Lot	Based on the Building Permit Fee Table 1-A	
Garden Walls, Engineered, Single Lot	Based on the Building Permit Fee Table 1-A	
Microfilming Plans - 81/2" x 11" sheet	$0.50	$0.00
Microfilming Plans - for each larger sheet	$2.00	$2.00
Outdoor Landscape Irrigation Review ***NEW***		Fully Burdened - hourly rate
Photovoltaic Systems	Based on the Building Permit Fee Table 1-A	Per AB 1801 & SB 1222
Records Archiving - (81/2 x 11)	$0.25	$0.00
Records Archiving - (Larger than 81/2 x 11)	$2.00	$2.00
Residential Deck/Balcony	Based on the Building Permit Fee Table 1-A	
Residential Lattice Patio Cover	Based on the Building Permit Fee Table 1-A	
Residential Re-Roofing Replacements	Based on the Building Permit Fee Table 1-A	
Residential Solid Patio Cover	Based on the Building Permit Fee Table 1-A	
Residential Structural Roofing Alteration	Based on the Building Permit Fee Table 1-A	
Residential Swimming Pools	Based on the Building Permit Fee Table 1-A	
Retaining Walls - Engineered	Based on the Building Permit Fee Table 1-A	
Retaining Walls, City Standard, Single Lot	Based on the Building Permit Fee Table 1-A	
Retaining Walls, Engineered, Single Lot	Based on the Building Permit Fee Table 1-A	
S-50 Special Inspections	$174.00	$175.00
S-60 Plan Check (Non-Repetitive)	Charge 65% of the Building Permit fee, $102 for each plan check thereafter	
S-70 Plan Check (Repetitive)	Charge 46% of the Building Permit fee, $102 for each plan check thereafter	
S-80 Demolition Permit	$225.00	$226.00
S-90 Water and Sewer Connection	$194.00	$195.00
S-100 Relocation Permit - plus Planning Department Application	$831.00	$835.00
S-110 Fire Permit Processing	$60.00	$60.00
S-120 Temporary Certificate of Occupancy	$494.00	$496.00
S-130 Temporary Power/Utilities	$331.00	$333.00
S-150 Certificate of Occupancy New Building	$583.00	$586.00
S-160 Tenant Certificate of Occupancy	$325.00	$327.00
Signage	Based on the Building Permit Fee Table 1-A	
Special Inspector - Annual Registration	$0.00	$0.00
Manufactured Homes Permit Fees - Reference Title 25		

Electrical Permit Fees
Table 3 - A

Electrical Permit Description	Fee	No Proposed Changes
Permit Issuance:		
1. For the issuance of each electrical permit	$30.00	$30.00
2. For the issuing of each supplemental permit for which the original permit has not expired, been canceled or finaled	$8.00	$8.00
System Fee Schedule:		
1. New Residential Buildings		
The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.		
Multifamily. For new multi-family-residential buildings (apartments and condominiums) having three or more living units constructed at the same time, and not including the area of garages, carports, and accessory buildings, per square foot:	$0.05	$0.05
Single- and two-family. For new single- and two-family-residential buildings constructed at the same time, and not including the area of garages, carports, and accessory buildings, per square foot:	$0.06	$0.06
Note: For other types of residential occupancies and alterations, additions, and modifications to existing residential buildings, use the UNIT FEE SCHEDULE.		
2. New Commercial Buildings		
For new non-residential buildings per square foot:	N/A	N/A
3. Private Swimming Pools		
For new private, in-ground swimming pools for single-family and multi-family occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping, and other similar electrical equipment directly related to the operation of a swimming pool, each pool:	$52.00	$52.00
Note: For other types of swimming pools, therapeutic whirlpools, spas, and alterations to existing swimming pools, use the UNIT FEE SCHEDULE		
4. Carnivals and Circuses		
Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays, and attractions.		
For electric generators and electrically-driven rides, each:	$26.00	$26.00
For mechanically-driven rides and walk-through attractions or displays having electric lighting, each:	$8.00	$8.00
For a system of area and booth lighting, each:	$8.00	$8.00
Note: For permanently-installed rides, booths, displays, and attractions, use the UNIT FEE SCHEDULE		
5. Temporary Power Services		
For a temporary service power pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, each:	$26.00	$26.00
For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative light, Christmas tree sales lots, fireworks stands, etc.,each:	$13.00	$13.00
Unit Fee Schedule		
NOTE: The following do not include permit-issuing fee		
1. Receptacle, Switch, and Lighting Outlets		
For receptacle, switch, lighting, or other outlets at which current is used or controlled, except services, feeders, and meters:		
First 20, each:	$1.25	$1.25
Additional outlets, each:	$1.00	$1.00
NOTE: For multi-outlet assemblies, each five feet or fraction thereof may be considered as one outlet.		
2. Lighting Fixtures		
For lighting fixtures, sockets, or other lamp-holding devices:		
First 20, each:	$1.25	$1.25
Additional fixtures, each:	$1.00	$1.00
For pole or platform-mounted lighting fixtures, each:	$1.25	$1.25
For theatrical-type lighting fixtures or assemblies,.each:	$1.25	$1.25

Electrical Permit Description	Fee	No Proposed Changes
3. Residential Appliances		
For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding one horsepower (HP) in rating, each:	$5.00	$5.00
NOTE: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.		
4. Non-Residential Appliances		
For residential appliances and self-contained, factory-wired, non-residential appliances not exceeding one horsepower (HP), kilowatt KW), or kilovoltampere (KVA) in rating, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each:	$5.00	$5.00
NOTE: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.		
5. Power Apparatus		
For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, as follows:		
Rating in horsepower (HP), kilowatts (KW), kilovoltamperes (KVA), or kilovoltamperesreactive (KVAR):		
Up to and including 1, each:	$50.00	$50.00
Over 1 and not over 10, each:	$13.00	$13.00
Over 10 and not over 50, each:	$28.00	$28.00
Over 50 and not over 100, each:	$57.00	$57.00
Over 100, each:	$86.00	$86.00
NOTES:		
1) For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.		
2) These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly-related control equipment.		
6. Signs, Outline Lighting, and Marquees		
For signs, outline lighting systems, or marquees supplies from one branch circuit, each:	$28.00	$28.00
For additional branch circuits within the same sign, outline lighting system or marquee, each:	$6.00	$6.00
7. Services		
For services of 600 volts or less, and not over 200 amperes in rating, each:	$103.00	$103.00
For services of 600 volts or less, and over 200 amperes to 1,000 amperes in rating, each:	$103.00	$103.00
For services over 600 volts or over 1,000 amperes in rating, each:	$143.00	$143.00
8. Miscellaneous Apparatus, Conduits, and Conductors		
For electrical apparatus, conduits, and conductors for which a permit is required, but for which no fee is herein set	$21.00	$21.00
NOTE: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, bus ways, signs, or other equipment.		
Other Inspections and Fees:		
Inspections outside of normal business hours, per hour (minimum charge - two hours)	$52.00	$52.00
Reinspection fees assessed under provisions of Section 89.108.4.4 of the 2010 California Electrical Code, per	$52.00	$52.00
Inspections for which no fee is specifically indicated, per hour (minimum charge - one-half hour)	$52.00	$52.00
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge - one-half hour)	$52.00	$52.00
* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		

Mechanical Permit Fees
Table I - A

Mechanical Fee Description	Fee	No Proposed Changes
Permit Issuance and Heaters:		
1. For the issuance of mechanical permits	$30.00	$30.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled	$9.00	$9.00
Unit Fee Schedule: Note: The following do not include permit issuing fee.		
1. Furnaces:		
For the installation or relocation of forced-air or gravity-type furnaces or burners, including ducts and vents attached to such appliances, up to and including 100,000 Btu/h	$19.00	$19.00
For the installation or relocation of forced-air or gravity-type furnaces or burners, including ducts and vents attached to such appliances over 100,000 Btu/h	$23.00	$23.00
For the installation or relocation of each floor furnaces, including vents	$19.00	$19.00
For the installation or relocation of each suspended heaters, Recessed wall heaters or floor-mounted unit heaters	$19.00	$19.00
2. Appliance Vents		
For the installation, relocation or replacement of appliance vents installed and not included in an appliance permit	$90.00	$90.00
3. Repairs or Additions		
For the repair of, alteration of, or addition to heating appliances, refrigeration units, cooling units, absorption units, or heating, cooling, absorption or evaporative cooling systems, including installation of controls regulated by the Mechanical Code	$17.00	$17.00
4. Boilers, Compressors and Absorption Systems:		
For the installation or relocation of each boiler or compressor up to and including three (3) HP, or each absorption systems up to and including 100,000 Btu/h	$18.00	$18.00
For the installation or relocation of each boiler or compressor over three (3) HP up to and including 500,000 Btu/h	$35.00	$35.00
For the installation or relocation of each boiler or compressor over 15 HP up to and including thirty (30) HP, or each absorption systems over 500,000 Btu/h up to and including 1,000,000 Btu/h	$48.00	$48.00
For the installation or relocation of each boiler or compressor over thirty (30) HP, up to and including fifty (50) HP, or for each absorption system over 1,000,000 Btu/h up to and including 1,750,000 Btu/h	$70.00	$70.00
5. Air Handlers:		
For each air-handling unit up to and including 10,000 cfm, including ducts attached thereto.)	$13.00	$13.00
For air-handling unit over 10,000 cfm	$23.00	$23.00
NOTE: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code		
6. Evaporative Coolers		
For each evaporative cooler other than portable type	$13.00	$13.00
7. Ventilation and Exhaust:		
For each ventilation fan connected to a single duct	$9.00	$9.00
For each ventilation system that is not a portion of any heating or air-conditioning system authorized by a permit	$13.00	$13.00
For the installation of each hood that is served by mechanical exhaust, including the ducts for such hood	$13.00	$13.00
8. Incinerators:		
For the installation or relocation of each domestic-type incinerator	$23.00	$23.00
For the installation or relocation of each commercial or industrial-type Incinerator	$18.00	$18.00
9. Miscellaneous		

Mechanical Fee Description	Fee	No Proposed Changes
For each appliances or piece of equipment regulated by the Mechanical Code, but not classed in other appliance categories, or for which no other fee is listed in this table	$13.00	$13.00
10. Fuel-Gas		
When Chapter 12 is applicable, permit fees for fuel-gas piping shall be as follows:		
For each gas piping system of one to five outlets	$6.00	$6.00
For each additional gas piping system, per outlet	$1.40	$1.40
11. Process Piping		
For each hazardous process piping system (HPP) of one to four outlets	$6.25	$6.25
For each HPP piping system of five or more outlets, per outlet	$1.25	$1.25
For each non-hazardous process piping system (NPP) of one to four outlets	$2.50	$2.50
For each NPP piping system of five or more outlets, per outlet	$66.00	$66.00
Other Inspections and Fees:		
1. Inspections outside of normal business hours, per hour (minimum charge - two hours)	$53.00	$53.00
2. Reinspection fees assessed under provisions of Section 1.8.4.2 of the 2010 California Mechanical Code per inspection	$53.00	$53.00
3. Inspections for which no fee is specifically indicated, per hour (minimum charge - one-half hour)	$53.00	$53.00
4. Additional plan review required by changes, additions or revisions to plans or to to plans for which an initial review has been completed (minimum charge - one-half hour)	$53.00	$53.00
* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		

Plumbing Permit Fees
Table I - I

Plumbing Permit Description	Fee	No Proposed Changes
Permit Issuance:		
1. For the issuance of each plumbing permits	$30.00	$30.00
2. For issuing each supplemental permits for which the original permit has not expired, been canceled or finaled	$15.00	$15.00
Unit Fee Schedule		
NOTE: The following do not include permit-issuing fee		
1. Fixtures and Vents:		
For each plumbing fixture, trap or set of fixtures on one trap, including water, drainage piping and backflow protection thereof	$11.00	$11.00
For repair or alteration of drainage or vent piping, each fixture	$11.00	$11.00
2. Sewers, Disposal Systems and Interceptors:		
For each building sewer and each trailer park sewer	$22.00	$22.00
For each cesspool	$38.00	$38.00
For each private sewage disposal systems	$63.00	$63.00
For each industrial waste pretreatment interceptors, including its traps and vents, excepting kitchen-type grease interceptors functioning as fixture traps	$10.00	$10.00
Rainwater systems-per drain (inside building)	$10.00	$10.00
3. Water Piping and Water Heaters		
For installation, alteration, or repair of water piping or water-treating equipment, or both, each	$10.00	$10.00
For each water heaters, including vent	$10.00	$10.00
4. Gas Piping Systems		
For each gas piping systems of one to five outlets	$7.50	$7.50
For each additional outlet over five, each	$1.50	$1.50
5. Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices		
For each lawn sprinkler systems on any one meter, including backflow protection devices therefore	$10.00	$10.00
For atmospheric-type vacuum breakers or backflow protection devices not included in Item 1:		
▪ 1 to 5 devices	$7.50	$7.50
▪ More than 5 devices	$1.50	$1.50
For each backflow-protection devices other than atmospheric-type vacuum breakers		
▪ 2 inches and smaller	$10.50	$10.50
▪ Over 2 inches	$22.00	$22.00
6. Swimming Pools		
For each swimming pool or spa:		
Public Pool	N/A	N/A
Public Spa	N/A	N/A
Private Pool	N/A	N/A
Private Spa	N/A	N/A
7. Miscellaneous		
For each appliances or pieces of equipment regulated by the Plumbing Code Code but not classed in other appliance categories, or for which no other fee is listed in this code		
For each gray water system	$63.00	$63.00
For initial installation and testing for a reclaimed water system	$45.00	$45.00
For annual cross-connection testing of a reclaimed water system (excluding initial test)	$45.00	$45.00
For each medical gas piping system serving one to five inlets or outlets for a specific gas	$75.00	$75.00
For each additional medical gas inlet or outlet	$7.50	$7.50
Other Inspections and Fees:		
Inspections outside of normal business hours, per hour (minimum charge - two hours)	$53.00	$53.00
Reinspection fees assessed under provisions of Section 1.8.4.2 of the 2010 California Plubing Code	$53.00	$53.00

Plumbing Permit Description	Fee	No Proposed Changes
Inspections for which no fee is specifically indicated, per hour (minimum charge - one-half hour)	$53.00	$53.00
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge - one-half hour)	$53.00	$53.00
* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		

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: August 5, 2015

SUBJECT: **Ordinance No. 992, First Reading.** Code Change 2015-03. Administrative Policy Statement (#105) Change. Amendment to Chapters 1.05 and 3.28 of the Norco Municipal Code Regarding Administrative Citation Procedures.

RECOMMENDATION: Continue to August 19, 2015.

SUMMARY: The City Council gave direction that Code Enforcement procedures be revised to make the process move quicker to compliance. To implement the changes the City Council needs to approve a change to the Administrative Policy Manual and to adopt Ordinance No. 992 changing the Citation process and fee schedule. Since this did not involve any changes to Chapter 18 of the Norco Municipal Code (Zoning) there was no recommendation needed from the Planning Commission.

BACKGROUND: This item was originally scheduled for First Reading on July 15, 2015 but was continued to the next agenda (August 5, 2015) because the July 15, 2015 agenda was not able to be concluded. Because of a scheduling conflict the item needs to be continued to August 19, 2015

Agenda Item 5.E.

CITY OF NORCO
STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager

DATE: August 5, 2015

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

RECOMMENDATION: Adopt **Resolution No. 2015-56**, approving Cost of Living Adjustments for FY 2015-2016

SUMMARY: This item was first presented to the City Council on May 20, 2015 but the requested increase in service rates was denied by the City Council pending Waste Management's compliance to certain provision of the Franchise Agreement. Waste Management has now met the missing requirement and staff is recommending that the City Council approve the change in service rates based on the change in consumer price index.

The existing ten-year Franchise Agreement provides that Waste Management is entitled to receive rate adjustments for inflation (based on the Consumer Price Index) and "pass through" disposal cost increases. This proposed rate adjustments include annual Consumer Price Index (CPI) increase of 1.3 percent from December 2013 to December 2014. The Agreement also includes an increase in Franchise Fees beginning July 1, 2014. The franchise fee increase was approved to be spread out over five years for residential service and three years for commercial service. Beginning July 1, 2015 the franchise fee rate shall be 13.16% for residential service and 15.27% for commercial service. For the Fiscal Year 2015-2016, Waste Management is not requesting any increase in pass-through disposal costs. Under the Agreement the City is required to not unreasonably withhold rate adjustments. Any disputes, including the withholding of rate adjustments, are to be resolved before a third party neutral hearing officer.

BACKGROUND/ ANALYSIS: The current Franchise Agreement between the City and Waste Management of the Inland Empire was executed on May 7, 2014 and became effective July 1, 2014. The ten-year term of the Agreement will expire in the year 2024. The Agreement provides that the franchisee is entitled to adjust rates on an annual basis to cover increased costs due to inflation based on increases in the CPI and to "pass-through" costs incurred by the franchisee for disposal of the solid waste. The Agreement also includes an increase in franchise fees beginning July 1, 2014. Franchise fees will increase from 10% to 17.9% during the ten year term of the contract. The increase in franchise fee was approved at the execution of the Franchise Agreement to be spread out over five years for residential service and three years for commercial service.

Waste Management submitted its proposed rate adjustments March 5, 2015. The proposed rates reflect a 1.3% CPI change from December 2013 to December 2014.

Waste Management's request for CPI rate adjustment was first presented to the City Council on May 20, 2015. Following City Council discussion on Waste Management's request, the Council voted to deny the rate adjustment because Waste Management had not complied with a provision in the Franchise Agreement that requires Waste Management to update City Council sub-committee annually on their efforts towards implementing alternative manure disposal methods. Waste Management recently met with staff and City Council sub-committee consisting of Mayor Herb Higgins and Council Member Greg Newton to review their efforts. The sub-committee is satisfied with their efforts. Consequently, staff is recommending that the requested service rate adjustment be approved by the City Council. The rate change will be implemented prospectively to be effective with the next customer billing following City Council approval. It is to be noted that the change in franchise fee was implemented effective July 1, 2015 as previously approved by the City Council.

It is the City Attorney's opinion that this CPI rate adjustment does not trigger Proposition 218 Protest Hearing Provisions as the existing agreement provides that the franchisee is entitled to adjust rates on an annual basis to cover increased costs due to inflation based on increases in the CPI. Therefore, following the Public Hearing process, staff is recommending approval of the proposed rates.

Attachments: Resolution No. 2015-__
Waste Management Letter Dated March 5, 2015
Exhibit "A"

RESOLUTION NO. 2015-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, AMENDING THE AGREEMENT BETWEEN THE CITY OF NORCO AND USA WASTE OF CALIFORNIA, INC. DBA WASTE MANAGEMENT OF THE INLAND EMPIRE FOR THE COLLECTION, TRANSPORTATION, RECYCLING, AND DISPOSAL OF SOLID WASTE AND APPROVING RATES THEREFORE

WHEREAS, the City's franchise agreement with USA Waste of California, Inc., DBA Waste Management of the Inland Empire, ("Waste Management") provides for an annual adjustment of rates based on annual changes in the Consumer Price Index (CPI) and disposal "pass-through" costs; and

WHEREAS, Waste Management has completed a review of the cost components of the contracted rates; and

WHEREAS, the CPI increased 1.3 percent from December 2013 to December 2014; and

WHEREAS, the City's franchise agreement with USA Waste of California, Inc., DBA Waste Management of the Inland Empire, ("Waste Management") also provides for an increase in franchise fees.

WHEREAS, Franchise fees will increase from 10% to 17.9% during the term of the Franchise Agreement and the said increase will be spread out over five years for residential service and three years for commercial service.

WHEREAS, beginning July 1, 2015 the franchise fee collected shall be 13.16% for residential service and 15.27% for commercial service.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco does hereby resolve as follows;

SECTION 1. Effective August 5, 2015, the single family Residential Services Basic rate shall be $22.15 per month per unit. One 96-gallon wheeled cart for Greenwaste, one 96-gallon cart for Trash and one 96-gallon cart for Recycle will be provided and picked up once per week.

Income qualified senior citizens, age 62 or older may apply to the City for a reduced residential service Income Qualified Senior Rate at $17.79 per month. To be eligible for the reduced rate, the annual gross household income for the preceding year must fall within the "Very Low" income category as established by the State of California Department of Housing and Community Development.

Residential Services Manure Collection rate shall be $26.97. One 96-gallon wheeled cart will be provided and picked up once per week.

SECTION 2. Effective August 5, 2015 residential and commercial service rate shall be as shown on attached Exhibit A:

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on August 5, 2015.

_____
Herb Higgins, Mayor
City of Norco, California

ATTEST:

_____
Cheryl L. Link, City Clerk
City of Norco, California

I, Cheryl L. Link, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on August 5, 2015 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 August 5, 2015.

_____
Cheryl L. Link , City Clerk
City of Norco, California

WASTE MANAGEMENT
Inland Empire District
800 South Temescal Street
Corona, CA 92879

March 5, 2015

Mr. Andy Okoro, City Manager
City of Norco
2870 Clark Avenue
Norco, CA 92860

RE: Annual Rate Adjustment

Dear Mr. Okoro:

Pursuant to Section 17 of the franchise agreement Waste Management respectfully requests an adjustment of the service rates to be effective July 1, 2015.

The rate adjustment formula and calculations are based one hundred percent (100%) on the average of the monthly percentage increases in the Consumer Price Index (CPI) for All Urban Consumers *Los Angeles-Orange County-Riverside Metropolitan Area*, as published by the United States Department of Labor, Bureau of Labor Statistics, for the December to December period immediately preceding the effective date of the rate adjustment.

You will see that the change between December 2013, *239.21* and December 2014, *242.43* is 3.227. This change provides a 1.3% increase to be applied to all service and disposal components, ancillary charges, and billing fees of the rate exhibit, effective July 1, 2015.

As stated in Section 9 of our agreement franchise fees increase in 2015/2016 to 13.16% for residential service and 15.27% for all commercial services including construction, and temporary/bin roll-off services effective July 1, 2015.

Thank you for your consideration of this rate adjustment request. Should you need additional information or have any questions please contact me by e-mail at **canderso@wm.com** or call my cell phone number of 626 831 0588.

Waste Management is honored to serve the thriving City of Norco and looks forward to a long future partnership.

Sincerely,

Carolyn Anderson Corrao
Representative to the City of Norco
Waste Management of the Inland Empire

Cc: Lori Askew, Director of Public Works
Darrel Kato, Director of Operations WM

Residential Service

	Current	Rate as of 8-5-15
Basic Service		
Residential Curbside	$21.87	$22.15
Senior/Low Income-96 gal	$17.57	$17.79
Senior/Low Income-64 gal	$15.09	$15.28
Other Residential Services		
Cart Exchange (over 1 per year) [1]	$15.55	$15.75
Bin Exchange (over 1 per year) [1]	$47.80	$48.42
Recycle Contamination Fee	$63.76	$64.59
Curbside E Waste Pick Up (over 3 free per year)	$24.35	$24.66
Extra 96 or 64 gal Trash Cart	$7.62	$7.72
Extra 96 or 64 gal Greenwaste Cart	$4.94	$5.00
Extra 96 or 64 gal Recycling Cart	$2.38	$2.41
Bulky Waste Pick Up (over 3 free per year)	$22.09	$22.37
New Service Set Up Fee	$10.37	$10.50

	Currant	Rate as of 8-5-15
Manure Service		
96 gal cart 1x week	$26.64	$26.97
2 yard 1x week	$93.70	$94.89
2 yard 2x week	$170.07	$172.22
2 yard 3x week	$246.41	$249.54
2 yard 4x week	$322.86	$326.85
2 yard 5x week	$399.10	$404.18
Every Other Week	$58.42	$59.16
Extra Pick Up	$37.15	$37.62
Residential Scout Service		
2 yard 1x week	$9.02	$9.14
2 yard 2x week	$18.04	$18.27
2 yard 3x week	$27.06	$27.41
2 yard 4x week	$36.08	$36.53
2 yard 5x week	$45.10	$45.67
Every Other Week	$4.51	$4.57
Extra P/U	$9.02	$9.14

Roll-Off Service

Open Top with 5.9 tons/p load	$485.56	$491.87
Compactor with 8 tons p/load	$692.42	$701.42
Open Top with 5.9 tons/p load hard to handle	$550.45	$557.61
Compactor with 8 tons p/load hard to handle	$780.73	$790.88
Manure Bin-10 yards (Haul + disposal @ actual cost)	$236.27	$239.34

Other Roll-Off Services		
Delivery/Relocation/Trip Fee	$74.39	$75.36
New Roll-Off Set Up Fee	$26.57	$26.90

Commercial Service

Commercial Cart Service		
2-64 Gal Carts per week max.	$29.86	$30.23
Trash Service		
2 yard 1x week	$103.48	$104.77
2 yard 2x week	$206.97	$209.55
2 yard 3x week	$310.45	$314.32
2 yard 4x week	$413.94	$419.09
2 yard 5x week	$517.42	$523.86
2 yard 6x week	$620.91	$628.64
Extra P/U	$45.26	$45.82
4 yard 1x week	$190.03	$192.40
4 yard 2x week	$380.06	$384.79
4 yard 3x week	$570.09	$577.19
4 yard 4x week	$760.12	$769.58
4 yard 5x week	$950.15	$961.98
4 yard 6x week	$1,140.10	$1,154.38
Extra P/U	$85.05	$86.11

3 yard 1x week	$142.52	$144.30
3 yard 2x week	$285.05	$288.59
3 yard 3x week	$427.57	$432.89
3 yard 4x week	$570.08	$577.18
3 yard 5x week	$712.59	$721.46
3 yard 6x week	$855.10	$865.75
Extra P/U	$63.79	$64.58
6 yard 1x week	$259.46	$262.69
6 yard 2x week	$518.95	$525.41
6 yard 3x week	$778.41	$788.10
6 yard 4x week	$1,037.88	$1,050.80
6 yard 5x week	$1,297.34	$1,313.49
6 yard 6x week	$1,556.82	$1,576.21
Extra P/U	$119.39	$120.87

Commercial Services Continued

Compactors

2 yard 1x week	$206.36	$208.93
2 yard 2x week	$408.19	$413.28
2 yard 3x week	$624.71	$632.49
2 yard 4x week	$825.45	$835.73
2 yard 5x week	$1,031.81	$1,044.66
2 yard 6x week	$1,238.17	$1,253.59
Extra P/U	$135.77	$137.46

6 yard 1x week	$420.48	$425.71
6 yard 2x week	$835.26	$845.66
6 yard 3x week	$1,252.91	$1,268.51
6 yard 4x week	$1,670.54	$1,691.33
6 yard 5x week	$2,088.16	$2,114.16
6 yard 6x week	$2,505.81	$2,537.00
Extra P/U	$358.16	$362.62

Recycle Services Cont.

3 yard 1x week	$88.66	$89.77
3 yard 2x week	$177.24	$179.45
3 yard 3x week	$265.94	$269.25
3 yard 4x week	$354.68	$359.10
3 yard 5x week	$443.27	$448.79
3 yard 6x week	$530.39	$536.99
Extra P/U	$52.86	$53.52

6 yard 1x week	$153.88	$155.79
6 yard 2x week	$307.95	$311.78
6 yard 3x week	$461.83	$467.58
6 yard 4x week	$615.82	$623.49
6 yard 5x week	$763.15	$772.66
6 yard 6x week	$927.78	$939.33
Extra P/U	$97.68	$98.90

Other Commercial Services Cont.

Pull Out Fee 16-35 feet	$12.75	$12.91
Pull Out Fee 36-50 feet	$21.25	$21.52
Pull Out Fee over 50 feet	$29.75	$30.12

3 yard 1x week	$290.68	$294.30
3 yard 2x week	$572.18	$579.30
3 yard 3x week	$858.27	$868.95
3 yard 4x week	$1,144.36	$1,158.60
3 yard 5x week	$1,438.50	$1,456.41
3 yard 6x week	$1,716.53	$1,737.90
Extra P/U	$191.36	$193.74

Recycle Service

2 yard 1x week	$66.54	$67.37
2 yard 2x week	$133.08	$134.73
2 yard 3x week	$199.62	$202.10
2 yard 4x week	$266.16	$269.48
2 yard 5x week	$332.71	$336.85
2 yard 6x week	$399.24	$404.21
Extra P/U	$37.92	$38.40

4 yard 1x week	$118.21	$119.68
4 yard 2x week	$236.42	$239.36
4 yard 3x week	$354.64	$359.06
4 yard 4x week	$472.85	$478.74
4 yard 5x week	$591.06	$598.42
4 yard 6x week	$709.27	$718.10
Extra P/U	$70.48	$71.36

Commercial Scout Services

Bin Scout Service (p/month p/bin p/service)	$37.07	$37.44

Other Commercial Services

Temp Bin Service 3 yd	$221.98	$224.87
Temp Bin Service 3 yd 1 p/u (3 days)	$109.28	$110.70
Bin Overage Fee (per bin/per serv)	$43.11	$43.67
Locked Lid	$14.85	$15.00
New Commercial Set Up Fee	$26.57	$26.90
Bin Exchange (over 1 per year) [1]	$47.80	$48.42
Recycle Contamination Fee	$63.76	$64.59

Franchise Fees will be implemented as follows:

Dates	Commercial	Residential
Current Rate	10.00%	10.00%
July 1, 2014	12.63%	11.58%
July 1, 2015	15.27%	13.16%
July 1, 2016	17.90%	14.74%
July 1, 2017	17.90%	16.32%
July 1, 2018	17.90%	17.90%

[1] - Fee will only apply if replacement is due to customer negligence or when replacing for aesthetics reasons

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: August 5, 2015

SUBJECT: **Appeal Hearing: Conditional Use Permit 2014-32 (Verizon Wireless/Core):** An appeal of a condition of approval for an approved unmanned wireless telecommunication facility at 1161 Hidden Valley Parkway within the Norco Hills Specific Plan.

RECOMMENDATION: Continue the Appeal Hearing to August 19, 2015

SUMMARY/BACKGROUND: The Planning Commission approved Conditional Use Permit (CUP) 2014-32 on May 13, 2015 for an unmanned wireless telecommunication facility in a shopping center building located at 1161 Hidden Valley Parkway. The approval included a condition of approval that requires a radio frequency (RF) exposure test to be submitted to the Planning Division on an annual basis. The applicant filed an appeal to the condition claiming that the annual test was excessive and unnecessary because of their requirement to be compliant with Federal Communications Commission regulations which is monitored every four to six weeks; and since a pre-construction analysis of the plans determined that the project would be compliant.

Since there was no feedback from the applicant when the condition was added (public hearing had been closed), the applicant is looking to amend the CUP condition with the Planning Commission as opposed to appealing the Planning Commission action to the City Council. With a request for an amendment to a CUP, there will be a recommendation from staff; whereas with an appeal, there typically is no recommendation from staff. If the request to modify the condition is rejected by the Planning Commission then the appeal can still be heard on August 19, 2015. If the Planning Commission approves the applicant's request then the hearing for the appeal will be withdrawn.

Agenda Item: 7.A.