



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

**Wednesday, September 2, 2015
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

- CALL TO ORDER:** 7:00 p.m.
- ROLL CALL:** Herb Higgins, Mayor
Kevin Bash, Mayor Pro Tem
Kathy Azevedo, Council Member
Berwin Hanna, Council Member
Greg Newton, Council Member
- PLEDGE OF ALLEGIANCE:** Council Member Kathy Azevedo
- INVOCATION:** Pastor Rene Parish, Beacon Hill Assembly of God
- RECOGNITIONS:** Sarah Stark and Wayne Rutherford for their Life-Saving Actions during a Residential Fire Incident
- PRESENTATION:** Chris Fowler, Boy Scout Troop 999, Eagle Scout Presentation – Senior Center Garden

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. CITY COUNCIL COMMUNICATIONS / REPORTS ON REGIONAL BOARDS AND COMMISSIONS:
2. CITY COUNCIL CONSENT ITEMS: *All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Council, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Council or the audience request specific items be removed from the Consent Calendar. Items removed from the Consent Calendar will be separately considered under Item No.3 of the Agenda.*
 - A. City Council Regular Meeting Minutes of August 19, 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)
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. LEGISLATIVE MATTERS: *No new evidence will be heard from the public as the public hearing has been closed regarding the items listed.*

A. **Ordinance No. 992, Second Reading. Code Change 2015-03.** Amendment to Chapters 1.05 and 3.28 of the Norco Municipal Code Regarding Administrative Citation Procedures and Fees. (City Clerk)

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. The first reading of Ordinance No. 992 was held on August 19, 2015 and adopted by the City Council with a 5-0 vote.

Recommended Action: Adopt Ordinance No. 992 for second reading.

6. DISCUSSION / ACTION ITEM:

A. Crestview Drive Temporary Flooding Remediation (Director of Public Works)

Runoff and debris from a mountain northeast of Crestview Drive and Mt. Rushmore Drive is causing concerns to neighboring residents with the forecast of a wet winter. Staff is strategizing on potential protection measures to streets and residences and the associated costs.

Recommended Action: Provide staff direction.

7. PUBLIC HEARING:

A. **Ordinance No. 993. Zone Code Amendment 2015-03:** An amendment to Chapter 18.15 – R-1 (Residential-Single Family) Zone of the Norco Municipal Code, to establish animal-keeping standards. (Planning Director)

Zone Code Amendment 2015-03 would add animal-keeping for large animals as a permitted use in certain lots zoned R-1 (Residential-Single Family) to the same standards and regulations as exist in the A-1 (Agricultural-Low Density) zone. The Zone Code Amendment would also add animal-keeping for small animals and fowl as a permitted use on all properties in the R-1 zone with the exception of roosters. The amendment also proposes to allow the keeping of miniature pigs as a permitted use as opposed to requiring the approval of a conditional use permit as is the case currently.

Recommended Action: Adopt Ordinance No. 993, for first reading.

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 REGULAR MEETING MINUTES**

**Wednesday, August 19, 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
Four Potential Cases

RECONVENE PUBLIC SESSION: 7:11 p.m.

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

City Attorney John Harper indicated that there is no reportable action from Closed Session.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Kevin Bash

INVOCATION: Pastor Rene Parish, Beacon Hill Assembly of God

Mayor Higgins noted that No Drama Ranch presented the City with a framed picture of the Special Olympics athletes and coaches that trained at the Ranch for the World Games.

INTRODUCTION: Gina Schuchard, Finance Officer

City Manager Andy Okoro introduced Ms. Schuchard to the City Council. Mr. Okoro briefly commented on Ms. Schuchard's experience. Ms. Schuchard expressed that she is excited to be working with staff and appreciates the warm welcome.

RECOGNITIONS: Norco Girls Softball CIF Champions

Mayor Higgins and Mayor Pro Tem Bash presented certificates to the Norco Girls Softball Team and the coaching staff.

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

Mayor Higgins and Mayor Pro Tem Bash presented a proclamation to Staff Sergeant Spratley for his dedication and commitment to youth, the community, and Armed Services.

PRESENTATION: Lt. Briddick, Sheriff's Department – K-9 Unit

Sheriff Lieutenant Eric Briddick introduced the Jurupa Valley Station K-9 team who also serve the City of Norco. The K-9 team noted that the unit was established in 1989 with five handlers. Currently the unit has 28 K-9's that serve Riverside County. The team invited the City Council and the public to attend the 20th Annual K-9 trials at Ingalls Park on November 7th.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

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

Mayor Pro Tem Bash:

- Spoke with Assembly Member Eric Linder regarding Veterans Memorial signage on Interstate 15.
- Attended a Veterans Memorial meeting in which four new members were added.

Council Member Hanna:

- Commented on Riverside County Sheriff's Department's National Night Out event on August 11th and noted that the City was well-represented.
- On August 12th, attended the Riverside County Transportation Commission public meeting regarding the I-15 Express Lanes project.
- Commented that Vector Control will be conducting adulticiding treatments on August 21st due to West Nile virus activity and high mosquito population.
- Commented on former resident Rick Wagner's contribution to AB 794, which adds volunteer peace animals to Penal Code 600 and further protects the animals that are being used in a public safety format. Council Member Hanna requested that staff coordinate Assembly Member Linder's attendance at a future Council meeting to provide an overview of AB 794.

Council Member Newton:

- Attended Chino Desalter Authority Board Meeting August 6 in which an update on the turnout at Detroit Avenue and Old Hamner was given. Also there were brief discussions regarding solutions in getting the water line across the Santa Ana River.
- Reported that he and Mayor Higgins met with representatives from CR&R regarding further discussions of possible use of the anaerobic digester in Perris.

Council Member Azevedo:

- No report given.

Mayor Higgins:

- Attended a California Rehabilitation Center (CRC) Community Advisory Committee. Out of over 33 institutions, CRC is rated 10th and will not be closing. CRC's population will be increasing to approximately 4,000 within the next 6-8 months.
- Attended a League of California Cities Mayor's meeting on August 7th in which discussion regarding lack of funding for roads on the federal, state and local levels took place.
- Commented on the meeting with CR&R.

Consent Calendar Items 2.C. and 2.F. were pulled to allow for public comment. Item 2.C. was pulled by Council Member Newton.

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

2. CITY COUNCIL CONSENT ITEMS:

- A. City Council Regular Meeting Minutes of August 5, 2015. **Action: Approved the City Council regular meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved** (City Clerk)
- C. Recap of Actions Taken by the Planning Commission at its Meeting Held on August 12, 2015. **PULLED FOR DISCUSSION.** (Planning Director)
- D. Amendment No. 2 to the Employment Agreement between the City of Norco and Valentine Andy Okoro. **PULLED FOR DISCUSSION.** (City Attorney)
- E. Acceptance of the Norco MDP Line NB-2 and S-5A Project as Complete. **Action: Accepted the Norco MDP Line NB-2 and S-5A Project as complete and directed the City Clerk to file the Notice of Completion with the County of Riverside.** (Public Works Director)
- F. Preparation of a Water and Recycled Water Facilities Master Plan. **PULLED FOR DISCUSSION.** (Water and Sewer Consultant)
- G. Optimization of the Water and Sewer Supervisory Control and Data Acquisition (SCADA) System. **Action: Awarded a contract to Advanced Telemetry Systems International, Inc. in the amount of \$660,811.40 to optimize the Water and Sewer SCADA System, and authorized the City Manager to approve contract change orders up to 10 percent of the contract amount.** (Water and Sewer Consultant)

- H. Approval to Declare Various City Assets as Surplus Property. **Action: Declared various City assets as surplus and authorized the City Manager to dispose of surplus assets through auction, donation to charitable organizations, or electronic recycling (e-cycle).** (City Manager)
- I. Approving Standard Agreement #5600005281 for Refuse Removal and Disposal Services Provided to the California Department of Corrections and Rehabilitation Center (CDCR), California Rehabilitation Center (CRC). **Action: Adopted Resolution No. 2015-59 approving Standard Agreement #5600005281 between the City of Norco and the California Department of Corrections and Rehabilitation Center (CDCR) for solid waste collection services at California Rehabilitation Center (CRC) Norco.** (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 August 12, 2015. (Planning Director)

Council Member Newton referenced Planning Commission Item 5.G. Variance 2015-02 (Cordero) and indicated that he agrees with the dissenting vote, which was based on the opinion that street improvements should be required and not cash-in-lieu.

Council Member Newton stated that at the last City Council meeting, he requested a report on cash-in-lieu and the status file. In response, City Manager Okoro indicated that the report has been compiled and will be distributed to the City Council.

M/S BASH/HANNA to receive and file. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- 2.D. Amendment No. 2 to the Employment Agreement between the City of Norco and Valentine Andy Okoro. (City Attorney)

Lou Paltza expressed concern about the amount of the City Manager's salary, especially during an economic depression for a small community.

Myrna Paltza commented that Mr. Okoro is a great City Manager but that the City cannot afford a salary increase. Ms. Paltza suggested putting the \$1,000 per month raise for the City Manager towards a part-time Code Enforcement Officer instead.

The Council commented and concurred on Mr. Okoro's exemplary work. The Council also noted that Mr. Okoro has met all goals and accomplished tasks.

M/S BASH/AZEVEDO to approve Amendment No. 2 to the Agreement between the City of Norco and Valentine Andy Okoro. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON

NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- 2.F. Preparation of a Water and Recycled Water Facilities Master Plan. (Water and Sewer Consultant)

Lou Paltza asked the City Council what the City will get with this Master Plan. In response, Water and Sewer Consultant Bill Thompson stated that the Master Plan is a road map and a tool to use for upgrading and expanding the City's facilities. The City gets a model of our system which shows what the capacity of the water lines are. The City is also getting a recycled water plan, which will outline the City facilities as well as other end users.

M/S BASH/AZEVEDO to adopt Resolution No. 2015-58 amending the FY 2015-2016 Water Operations Fund and the Sewer Operations Fund, appropriate additional funding in the amount of \$79,850 from the Water Operations Fund and \$79,850 from the Sewer Operations Fund, and award a professional engineering services contract to Krieger & Stewart Engineering Consultants in the amount of \$159,700 to prepare a Water and Recycled Water Master Plan . The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. PUBLIC COMMENTS:

Ted Hoffman commented on the upcoming Norco Mounted Posse PRCA Rodeo August 21-23 at Ingalls Park.

Lance Gregory requested that the City be proactive regarding El Niño and ensure that a procedure is in place. Mr. Gregory suggested the installation of K-Rails and having sandbags easily accessible for residents.

Bob Leonard commented on an issue with the permit process. Mr. Leonard said he started the permit process in June and there have been delays and excessive number of corrections.

Karen Leonard thanked Planning Director King for his assistance with the permit issue. Ms. Leonard expressed that the plan check process is broken.

Charles Walton invited the Council and the public to the Keeping Norco Rural Political Action Committee fundraiser at the Water Wheel on Monday, August 24th.

Julie Langlois commented that she is the resident in which the permit issue was discussed by the Leonard's. Ms. Langlois urged the Council to help expedite the process as she and her family are caught in the middle.

Amy Pierceall expressed her disappointment with how the July 15 City Council meeting was conducted. Ms. Pierceall said that at the meeting, important items were continued and suggested that in the future, Council address important issues and only continue non-critical items.

Harvey Sullivan expressed that the permit process has been broken for a long time and asked that the City Council review the process thoroughly.

5. CITY COUNCIL DISCUSSION/ACTION ITEMS:

- A. Approval of Parking Lot Lease Agreement with Balboa Management Group, LLC for Eight Acres of Property Adjacent to the Silverlakes Property. (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 owns approximately 122 contiguous acres of land in the City of Norco known as "Silverlakes". The Silverlakes lessee Balboa Management Group, LLC, has requested to lease the property adjacent to the Silverlakes Project. This property is approximately 8 acres (Exhibit "A") and the lessee has indicated its desire to develop the property to fit within the needs of the developing Silverlakes Project for its use as a parking lot.

Staff believes that the use of this property to provide additional parking spaces would enhance the draw of the Silverlakes Project and will ultimately contribute to increased economic benefits to both the City of Norco and the lessee. Additionally, this property which has been vacant since 2011 will now provide additional revenue to the City's General Fund.

In response to several questions from Council Member Newton, Deputy City Manager indicated it that the River Trails Riding Stables was originally zoned Open Space. There was a lease with Mr. Price of River Trails Riding Stables for a number of years until his passing at which time the lease ended. Since then, the area has remained vacant. The parking lot related improvements referenced in the staff report include improvements such as leveling the lot and landscaping.

Katherine Bish commented that she is opposed to leasing the land for a parking lot. She suggested preserving the land as a staging area for riding.

Mike Thompson expressed his concern with the length of lease agreement of 30 years with the option for 99 years. Mr. Thompson suggested leasing the land on an annual basis.

Ted Hoffman commented that he likes that the City will receive \$26,000 for this property but is also concerned with the length of the lease. Mr. Hoffman suggested a five-year lease and monitor the number of cars parked. He noted that the City might make more money on structuring the lease based on a percentage of cars rather than a flat rate. Mr. Hoffman also suggested that the \$26,000 go toward Economic Development.

Bob Leonard expressed that \$26,000 is not enough for the property. Mr. Leonard said that when Silverlakes is up and running, the property will be worth more and also suggested an annual lease.

Karen Leonard referenced the number of parking spaced listed in the Master Plan and questioned if the additional parking is needed. Ms. Leonard expressed her concern about the length of the lease agreement.

Lou Paltza asked the Council who wrote the lease agreement, how long the City has been in negotiations, and why haven't residents been made aware of the discussions. Mr. Paltza said that the term of the lease agreement is excessive.

Sandy MacQuarrie said that she is upset that this is the first that residents are hearing of this agreement and that it should be a community discussion. Ms. MacQuarrie asked Council to pull the item as it needs more consideration.

Myrna Paltza suggested pulling the item to allow residents more time to review.

Lisa Campbell commented that leasing the property for \$26,000 is not enough since Balboa Management could charge per vehicle and possibly make up to \$26,000 per day. Ms. Campbell briefly commented on the EIR for the property.

Rob Koziel suggested having the property as a park and asked Council to consider the citizens and the lifestyle of the community.

Mayor Pro Tem Bash commented on the combined equestrian experience of the Council. He expressed that the City Council is seeking to protect the equestrian lifestyle. Mayor Pro Tem Bash stated his support for the lease agreement.

Council Member Hanna concurred with supporting the lease agreement, which will keep the Silverlakes project moving forward.

Council Member Newton noted his understanding of the economic benefit and focusing on the success of the project. However, he expressed that the lease agreement is not good for the City. He suggested a short-term lease and commented on his concerns that the land may be premium land in the future. Council Member Newton suggested that he is open to staff reconsidering the agreement with options of a shorter term.

Council Member Azevedo commented on the history of the 8-acre property. Mr. Price leased the property for \$12,000 per year. After the passing of Mr. Price and the termination of the lease, the City did not make any money off the property. Council Member Azevedo commented that the property has value now because of the Silverlakes project. She noted her support for the lease agreement and the need to generate funds to maintain Horsetown USA.

Mayor Higgins said that for the past week, he has talked with staff and reviewed past documents. Mayor Higgins suggested that the lease agreement be on a month-by-month basis. Mayor Higgins expressed his support for keeping the 8-acres for a trail head.

There was some discussion between Council and staff regarding the number of parking spaces needed.

A Call for the Question was made by Mayor Pro Tem Bash. Mayor Higgins requested that a roll call vote be taken for the Call for the Question. City Clerk Cheryl Link began taking a roll call vote and received AYES from AZEVEDO, BASH, HANNA, and HIGGINS. Council Member Newton asked for clarification on the roll call vote without a motion. Mayor Higgins briefly explained that a roll call vote for the Call for the Question was requested to seek Council consensus to conclude

discussion and call for a motion. With a majority received, even without concluding the roll call vote, Mayor Higgins asked for a motion.

M/S AZEVEDO/BASH to approve a lease agreement with Balboa Management Group, LLC for eight acres of property adjacent to the Silverlakes property. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA
NOES: HIGGINS, NEWTON
ABSENT: NONE
ABSTAIN: NONE

Mayor Higgins recessed the meeting at 9:40 p.m. and reconvened the meeting at 9:48pm

B. Discussion Regarding Use of Vinyl Trail Fence Material. Recommended Action: That City Council provide direction and clarification. (City Manager)

City Manager Andy Okoro reported that on February 2, 2015 Streets, Trails and Utilities Commission recommended the use of Polyvinyl Chloride (PVC) as the City's new material for use in trail fence replacement. On February 4, 2015 the Director of Public Works made verbal presentation to the City Council on the recommendations of Streets, Trails and Utilities Commission (STUC). The City Council voted to follow the recommendations from STUC to install white PVC alternative trail fencing materials for larger sections of about 1,000 foot increment, block to block and on new tract. STUC recommended that wood standard be installed in smaller increments. Based on comments received from some residents, it appears that installing PVC in increments of 1,000 feet hinders the ability of property owners to replace trail fence adjacent to their property. Staff is seeking City Council confirmation of the 1,000 foot requirement or modification of this requirement to allow trail fence replacement using PVC in increments less than 1,000 foot.

Any Pierceall suggested that the City research the experiences of other cities regarding the use of vinyl fencing. Ms. Pierceall expressed that vinyl fencing is not a good long-term solution for commercial applications.

Council Member Azevedo expressed her concern about the 1,000 foot increment minimum requirement for replacement as an increasing number of residents are wanting to replace the fencing themselves and do not meet the minimum requirement. Council Member Azevedo suggested smaller increments.

Council Member Newton said he understands the 1,000 foot increment, which avoids patchwork. Council Member Azevedo suggested allowing staff to review and approve requests on a case-by-case basis. Council Member Newton said he supports segment to segment (corner to corner) replacement.

M/S AZEVEDO/BASH to approve the change over replacement requirements of the white vinyl fencing to be on a segment to segment basis and/or 1,000 feet and project specific. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE

ABSENT: NONE
ABSTAIN: NONE

6. CONTINUED PUBLIC HEARING:

- A. **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)

Planning Director Steve King reported that 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.

Mayor Higgins opened the public hearing indicating that proper notification had been made and asked for the appearance of those wishing to speak.

Ted Hoffman commented that the changes are a step in the right direction. Mr. Hoffman expressed his concern of additional work for Code Enforcement and suggested hiring another officer. Mr. Hoffman also suggested changing Page 3 of the Policy to a proactive approach rather than reactive.

Lance Gregory thanked staff for streamlining the process. Mr. Gregory also commented that one code enforcement officer is not sufficient. Mr. Gregory suggested greater focus on code enforcement in order to benefit economic development.

Mike Thompson expressed concern with the changes regarding elderly and handicapped. Mr. Thompson suggested allowing a warning for seniors.

Lou Paltza commented on the complaint process and that anyone can complain about any situation. Mr. Paltza said the formal written complaint was a good process. Mr. Paltza and Mayor Higgins discussed briefly the implementation and validity of the process.

With no one else wishing to speak, Mayor Higgins closed the public hearing bringing the discussion back to Council Members.

Council Member Azevedo expressed some concerns with certain code complaints concerning the well-being of animals. Deputy City Manager Petree stated that Animal Control officers investigate and could call upon the expertise of a veterinarian to determine the validity of the complaint of neglect, for example. If it is determined that the animal is in good care, no citation will be issued. Council Member Azevedo also expressed concern with citing seniors on limited incomes without a warning. Director King noted that in extenuating circumstances, the Code Compliance Officer can cancel the citation.

In response to Council Member Newton, Director King clarified the correction to page 3 of the Policy, which will read, "Staff will be proactive in reporting visible violations in residential areas from the right-of-way and will be responsive to complaints when filed."

M/S BASH/HANNA to adopt Ordinance No. 992 for first reading. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

7. CONTINUED 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)

Planning Director Steve King reported that 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 Planning Commission heard this item again on August 12, 2015 and approved the request to modify the condition so that the annual tests are not required. Since the request to modify the condition was approved by the Planning Commission, the applicant is requesting that the appeal hearing be cancelled.

The appeal hearing for Conditional Use Permit 2014-032 was cancelled.

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Mayor Pro Tem Bash requested to agendaize discussion of adding the Veterans Memorial to the Interstate 15 signage already in place for the Ingalls Equestrian Event Center.

M/S BASH/HIGGINS to agendaize discussion of adding the George A. Ingalls Veterans Memorial Plaza to the Interstate 15 signage already in place for the Equestrian Event Center. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, HIGGINS, NEWTON
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Council Member Hanna requested that staff coordinate with Assembly Member Linder's office to attend a future Council meeting to provide an overview of AB 794.

In response to Council Member Azevedo, Sheriff Lt. Briddick explained that Sheriff and Fire personnel are finalizing the details of the 9/11 Memorial ceremony, which will be held at Fire Station 47 on Hillside Avenue. More details will be coming in the next week.

ADJOURNMENT

Mayor Higgins adjourned the meeting at 10:33 p.m.

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: September 2, 2015

SUBJECT: **Ordinance No. 992, Second Reading.**

RECOMMENDATION: Adopt **Ordinance No. 992** for second reading.

SUMMARY: The first reading of Ordinance No. 992 was held on August 19, 2015 and adopted by the City Council with a 5-0 vote. Ordinance No. 992 amends the citation process and fee schedule. The City's Administrative Policy Statement No. 105 and Ordinance No. 992 streamline Code Enforcement processes making it easier for residents to file complaints and bring about the resolution of cases on a faster timeline.

Attachment: Ordinance No. 992

ORDINANCE NO. 992

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO AMENDING THE TEXT OF THE NORCO MUNICIPAL CODE CHAPTERS 1.05 AND 3.28, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND THE CODE ENFORCEMENT PROCEDURES, CITATIONS, AND FINES. CODE CHANGE 2015-03

WHEREAS, THE CITY COUNCIL OF THE CITY OF NORCO, initiated an application for a code change to amend the code enforcement procedures, citations, and fines; and

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

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

WHEREAS, said item was continued to August 5, 2015 and then again to August 19, 2015; and

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

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

NOW, THEREFORE, the City Council of the City of Norco does hereby make the following findings:

- A. The proposed code change is not inconsistent with the Norco Municipal Code or General Plan. The code change will amend the administrative citation process and fine schedule. The proposed revisions will not be detrimental and should promote public health, convenience, and welfare of the community.
- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines (Class 1).

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

SECTION 1:

Norco Municipal Code Chapter 3.28 "Citation Collection by City" is hereby established to read as follows:

**Chapter 3.28
CITATION COLLECTION BY CITY**

3.28.10 Intent and Purpose.

It is the intent of the City Council that various fines issued for, but not limited to:

Norco Municipal Code Chapter 1.04 "General Penalties" is hereby established to read as follows:

**Chapter 1.04
GENERAL PENALTIES**

1.04.010 General Penalties.

The City Council of the City of Norco intends to secure compliance with the provisions of this Code. To the extent that such compliance may be achieved by less drastic methods of enforcement the following alternate, separate and distinct methods may be utilized. Each method set forth herein is intended to be mutually exclusive and does not prevent concurrent or consecutive methods being used to achieve compliance against continuing violations. Each and every day any such violations exist constitutes a separate offense. Notwithstanding any other provision of this Code, each violation of the provisions of this Code may be enforced alternatively as follows:

A. Infraction—General. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code may be prosecuted for an infraction. Written citations for infractions may be issued by police officers or nonsafety employees designated by Norco Municipal Code Section 1.05.020. Except for violations pertaining to construction on multiple-unit residential or commercial or industrial projects, an infraction under the provisions of this Code shall be punishable either by fines as is specified in the currently adopted Uniform Infraction Bail Schedule used by the Riverside County Consolidated Courts, or where no fine is specified therein by:

1. A fine not exceeding \$100.00 for a first violation;
2. A fine not exceeding \$250.00 for a second violation of the same ordinance within three years;

Infraction—Construction. For violations of this Code pertaining to construction on residential development projects that consist of more than one housing unit, or construction of commercial or industrial projects, including, but not limited to, hours of construction activity, storm water runoff and discharge controls, grading, etc., shall be assessed in the amounts specified in this chapter, as adopted by the City Council, as:

1. A fine not exceeding \$5,000 for a first violation;
2. A fine not exceeding \$10,000 for a second violation within three years from the date of the first violation;
3. A fine not exceeding \$25,000 for each additional violation within three years from the date of the first violation.

All work shall be stopped on the subject of the violation, and the building(s) red-tagged, until the amount of the applicable fine has been deposited with the City as a bail amount. The prosecution of alleged violations of this section shall be processed utilizing the administrative citation procedure as set forth in Chapter 1.05 of the Code.

SECTION 2: The Planning Director shall transmit the Environmental Notice of Determination to the Clerk of Riverside County Board of Supervisors.

SECTION 3: EFFECTIVE DATE. This Ordinance shall become effective 30 days after final passage thereof.

SECTION 4: SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

SECTION 5: POSTING. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on September 2, 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 Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on August 19, 2015 and thereafter at a regular meeting of said City Council duly held on September 2, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on September 2, 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: Lori J. Askew, Director of Public Works

DATE: September 2, 2015

SUBJECT: Crestview Drive Temporary Flooding Remediation

RECOMMENDATION: Provide staff direction.

SUMMARY: Runoff and debris from a mountain northeast of Crestview Drive and Mt. Rushmore Drive is causing concerns to neighboring residents with the forecast of a wet winter. Staff is strategizing on potential protection measures to streets and residences and the associated costs.

BACKGROUND/ANALYSIS: Crestview Drive, between Mt. Rushmore Drive and Seventh Street, has historically received runoff from the east from a mountain that has existed prior to the street being built. Over the past few years the runoff now includes significant amount of dirt and debris. Staff attributes the additional dirt and debris to the lack of vegetation on the mountain due to the lack of rains to promote growth of vegetation on the mountain. Vegetation and its roots system prevent erosion by holding the soil together.

After a significant rain event in late 2012, which caused considerable amounts of water to enter Mt. Rushmore Drive and Crestview Drive homes due to overtopping of the curbs along the streets, staff approached Riverside County Flood Control and Water Conservation District (RCFC) to request their assistance in construction of a Master Drainage Plan Project (MDP) entitled Lateral NA-1 and Lateral NA-1A. This storm drain project would extend the existing 48" storm drain in Crestview Drive from Mt. Shasta Drive northerly approximately 1,300 feet. Lateral NA-1A is a smaller diameter pipe to be installed in Mt. Rushmore Drive from Crestview Drive easterly approximately 1,000 feet. RCFC agreed to fund the project and budgeted \$882,000 for construction. In the spring of 2013, another large rain event happed which not only deposited large amounts of rain but also caused dirt and debris to enter Crestview Drive and Mt. Rushmore Drive in addition to the properties and homes along the west side of Crestview Drive. Several discussions with RCFC during 2013 and 2014 resulted in the rethinking of the design of the storm drain system to be installed as part of the MDP. Debris basins would need to be installed to collect the initial erosion caused by the runoff before the runoff entered the storm drains. Additional funding of \$2,000,000 was added to the project costs and is included in RCFC's 2015-16 CIP.

RCFC staff made a presentation to City Council on January 21, 2015 at a special workshop, outlining the project design, challenges, costs and schedule which put construction of the project in 2017. Subsequently, Council directed staff to request assistance from RCFC for emergency construction of part of the MDP project to provide protection to the homes that suffer from the debris flows. RCFC offered to construct the debris basin portion of the MDP as

Agenda Item: 6.A.

an emergency measure if the City assisted in obtaining the necessary land the basin would occupy, whether through fee title or easement, and provide the necessary environmental clearances. RCFC indicated the basin could be constructed within two months once the prior items were met. In early June of 2015, Staff met with the management company of the property the debris basin would reside on but to this date no authorization has been granted to the City for use of the property.

With the winter approaching and weather experts predicting a “wet winter”, staff have been strategizing on what measures can be employed to assist the residents in protecting their properties along Mt. Rushmore Drive and Crestview Drive from the water and debris runoff that originates from the privately owned, undeveloped and vacant mountainous areas. Staff feels the strategic locating of sandbags along parkways and streets in Tract 2684 will keep the runoff within the curb lines of the street, thus minimizing flow onto private properties and into homes. Residents with properties backing up to the mountain area will need to allow runoff to enter their properties, as blocking this natural drainage course only causes increase runoff problems to their downstream neighbor. Crestview Drive poses a bigger challenge. Temporary placement of K-rail type barricades makes the most sense to keep debris from entering properties; however, if residents wish to enter their property then openings in the K-rail need to be provided. This opens up an area for debris to enter. Placement of K-rails on the east side, centerline or west side of Crestview Drive are been considered with positive and negative benefits to all locations. Depending upon placement location chosen there may be additional costs for detour and advance warning signage, as well as attenuator cushion rental and placement estimated at \$1,700. Staff will discuss these benefits and look for direction from Council.

Placement of sandbags is estimated to cost \$2,920 for the sand and bags. City staff and court service workers will install during regular work days. K-rail rental for 6 months for 540 linear feet is estimated at \$24,300 plus the costs of trucking and installation. An alternative to purchase the K-rail would be \$24,650. These costs were not included in the FY 2015-16 Operating Budget.

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: September 2, 2015

SUBJECT: **Ordinance No. 993, First Reading. Zone Code Amendment 2015-03 (City):** An amendment to Chapter 18.15 – R-1 (Residential-Single Family) zone of the Norco Municipal Code, to establish and amend animal-keeping standards.

RECOMMENDATION: Introduce for First Reading Ordinance No. 993, approving Zone Code Amendment 2015-03.

SUMMARY: Zone Code Amendment 2015-03 would add animal-keeping for large animals as a permitted use in certain lots zoned R-1 (Residential-Single Family) to the same standards and regulations as exist in the A-1 (Agricultural-Low Density) zone. The Zone Code Amendment would also add animal-keeping for small animals and fowl as a permitted uses on all properties in the R-1 zone with the exception of roosters. The amendment also proposes to allow the keeping of miniature pigs as a permitted use as opposed to requiring the approval of a conditional use permit as is the case currently.

BACKGROUND: At the February 11, 2015 meeting the Planning Commission discussed the potential for establishing animal-keeping rights for properties that are zoned R-1 where currently animal-keeping is prohibited. The Planning Commission's original recommendation was that all R-1 properties have the same animal-keeping rights as the A-1 zone provided that all of the associated regulations could be met. This was the recommendation presented to the City Council on April 15, 2015.

At that meeting the City Council voted to send the matter back to the Planning Commission for further discussion. The item was re-advertised for a Planning Commission public hearing on May 13, 2015 and the Planning Commission continued the discussion with the recommendation that the Zone Code Amendment should address the keeping of small animals and fowl as well as large animals.

The recommendation of the Planning Commission, as contained in the attached Ordinance, would amend the text of the R-1 zone to allow animal-keeping of large animals on all lots that meet certain factors, those being a minimum size of 10,000 square feet and being adjacent to a street with an official trail. This, however, does not

AGENDA ITEM: 7.A.

include apiaries, aviaries, or “commercial operations.” The recommendation also is that the keeping of small animals and fowl be allowed without a limitation on the number similar to what is allowed in the A-1 zone, but excluding roosters. Finally, it is being recommended that the keeping of miniature pigs be an allowed use without the requirement of an approved conditional use permit.

The attached exhibit identifies lots in the R-1 zone that meet the criteria to allow the keeping of large animal units (minimum 10,000 square feet and adjacent to a trail). The keeping of both large and small animals on lots in the R-1 zone, where animals would be allowed, would be subject to the same location and setback requirements as the A-1 zone. The table below was a request of the Planning Commission and shows the regulations for keeping chickens in Corona and Eastvale compared to what is proposed in the attached draft Ordinance.

	SMALL ANIMALS	LARGE ANIMALS	CHICKENS/ FOWL
Corona R-1 (7,200 sq.ft.)	NO	NO	YES
*Corona: the maximum number of chickens on a 7,200 sq. ft. lot is 5.			
Eastvale R-2, R-3 (7,200 sq.ft.)	NO	NO	YES
*Eastvale: the maximum number of chickens on lots less than 40,000 sq. ft. is 4.			
Norco Draft R-1 Resolution	YES	YES	YES
*Norco: would not limit the number of small animals and fowl (excepting roosters).			

Below are the changes that are being proposed in the R-1 zone. The black text is what exists currently and is shown for context; and the red underlined text is what is being proposed.

18.15.06 Permitted Uses.

(3) Accessory buildings and uses:

- (a) Private garages used by persons residing on the premises;
- (b) Cabanas, pergolas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar structures provided these structures shall not be used as a habitable dwelling or space as defined by the adopted Uniform Building Code, unless expressly authorized by this ordinance.

(c) Agricultural and horticultural, flower and vegetable gardening, tree crops, nurseries, and greenhouses used only for the purposes of propagation and culture, including the sale thereof from the premises and the use of one sign pertaining to the sale of said products. The sign shall not exceed 2 square feet in area.

~~(d) The noncommercial keeping of horses on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept over 125~~

~~feet from any street and 20 feet from any property line; and provided further, that a maximum of two horses per 20,000 square feet, and in any event not more than four horses, will be permitted.~~

~~(e)(d)~~ Home occupation, as defined in Section 18.02.04 (31) and subject to conformance to the criteria for home occupations provided in Chapter 18.32 and all the provisions thereof.

(9) Supportive housing as defined in Chapter 18.02.

(10) Transitional housing as defined in Chapter 18.02.

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

~~(12) Non-commercial animal-keeping of large animals (animals defined and enumerated as an animal unit) as defined in Chapter 18.13 (A-1 zone), subject to the same location and setback requirements of that zone but does not allow for commercial boarding operations, apiaries, or aviaries. The minimum lot standards to allow animal-keeping of large animals on lots in the R-1 zone are:~~

~~(a) Minimum lot size of 10,000 square feet;~~

~~(b) Adjacency to a street that contains a public horse trail~~

~~(13) Non-commercial animal-keeping of small animals not otherwise defined as an animal unit including mink, chinchilla, and other small farm animals of a similar nature.~~

~~(14) Non-commercial keeping of chickens, turkeys, or other fowl (not including roosters)~~

~~(15) Notwithstanding anything to the contrary contained herein, not more than one swine shall be allowed for each 10,000 square feet of property or any multiple thereof; and not more than one miniature pig shall be allowed for each 5,000 square feet of property or any multiple thereof.~~

18.15.08 Uses which may be Permitted by Conditional Use Permit.

The following uses may be permitted, subject to the approval of a conditional use permit as provided in Chapter 18.45:

~~(8) "Miniaturized" pigs, as defined in Section 18.02.04(50.2), subject, but not limited, to the following:~~

~~(a) Only one "miniaturized" pig allowed for each developed residential lot;~~

~~(b) No breeding of "miniaturized" pigs shall be allowed;~~

~~(c) Proof shall be provided from a licensed veterinarian that the miniaturized pig has been neutered or spayed;~~

~~(d) Provisions of adequate fencing to maintain "miniaturized" pig.~~

~~(e) "Miniaturized" pigs when off the owner's property, must be under the control of a competent person and on a leash. Pigs will be considered loose livestock when running at large and cited as such.~~

~~(f) The conditional use permit shall be reviewed annually, with an inspection fee paid by the applicant. The property approved for the "miniaturized" pig shall be subject to inspection by Animal Control.~~

Attachments: Ordinance No. 993
Exhibit "A" – R-1 Lot Characteristics for Animal-Keeping.

ORDINANCE NO. 993

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CODE AMENDMENT 2015-03 AMENDING CHAPTER 18.15 “R-1” (RESIDENTIAL SINGLE FAMILY) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO ESTABLISHING AND AMENDING ANIMAL-KEEPING STANDARDS. ZONE CODE AMENDMENT 2015-03.

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

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

WHEREAS, at the time set at 7 p.m. on March 11, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, said Planning Commission adopted Resolution 2015-11 recommending that the City Council approve Zone Code Amendment 2015-03; and

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

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

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

WHEREAS, the City Council remanded Zone Code Amendment 2015-03 to the Planning Commission for further discussion and consideration; and

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

WHEREAS, at the time set at 7 p.m. on May 13, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, said Planning Commission continued its consideration of Zone Code Amendment 2015-03 to June 10, 2015 for additional information and said item was continued again to July 8, 2015, and then off-calendar; and

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

WHEREAS, at the time set at 7 p.m. on August 12, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, said Planning Commission adopted Resolution 2015-24 recommending that the City Council approve Zone Code Amendment 2015-03; and

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

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

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the R-1 zone and related zoning standards. The zone code amendment will introduce uses that are not inconsistent with the operation of other permitted uses in the R-1 zone and should not generate significant new traffic over what is currently generated by permitted uses. The proposed new uses will not be detrimental to public health, convenience, or welfare of the community or to any surrounding businesses or residences.
- B. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project is exempt pursuant to the

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

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

SECTION 1:

18.23.06 Permitted Uses.

(3) Accessory buildings and uses:

(a) Private garages used by persons residing on the premises;
(b) Cabanas, pergolas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar structures provided these structures shall not be used as a habitable dwelling or space as defined by the adopted Uniform Building Code, unless expressly authorized by this ordinance.

(c) Agricultural and horticultural, flower and vegetable gardening, tree crops, nurseries, and greenhouses used only for the purposes of propagation and culture, including the sale thereof from the premises and the use of one sign pertaining to the sale of said products. The sign shall not exceed 2 square feet in area.

~~(d) The noncommercial keeping of horses on lots or parcels over 20,000 square feet in area and 100 feet in width, provided they are kept over 125 feet from any street and 20 feet from any property line; and provided further, that a maximum of two horses per 20,000 square feet, and in any event not more than four horses, will be permitted.~~

~~(e)~~(d) Home occupation, as defined in Section 18.02.04 (31) and subject to conformance to the criteria for home occupations provided in Chapter 18.32 and all the provisions thereof.

(9) Supportive housing as defined in Chapter 18.02.

(10) Transitional housing as defined in Chapter 18.02.

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

(12) Animal-keeping in terms of animal units as defined in Chapter 18.13 (A-1 zone), subject to the same setback requirements of that zone but does not include commercial boarding operations, aviaries or apiaries). The minimum lot standards to allow animal-keeping on lots in the R-1 zone are:

a. Minimum lot size of 10,000 square feet;

b. Adjacency to a street that contains a public horse trail.

(13) Non-commercial animal-keeping of small animals, not otherwise defined as an animal unit, including mink, chinchilla, and other small farm animals of a similar nature.

(14) Non-commercial keeping of chickens, turkeys, or other fowl (not including roosters)

(15) Notwithstanding anything to the contrary contained herein, not more than one swine shall be allowed for each 10,000 square feet of property or any multiple thereof; and not more than one miniature pig shall be allowed for each 5,000 square feet of property or any multiple thereof.

18.15.08 Uses which may be Permitted by Conditional Use Permit.

The following uses may be permitted, subject to the approval of a conditional use permit as provided in Chapter 18.45:

- ~~(8) "Miniaturized" pigs, as defined in Section 18.02.04(50.2), subject, but not limited, to the following:~~
- ~~(a) Only one "miniaturized" pig allowed for each developed residential lot;~~
 - ~~(b) No breeding of "miniaturized" pigs shall be allowed;~~
 - ~~(c) Proof shall be provided from a licensed veterinarian that the miniaturized pig has been neutered or spayed;~~
 - ~~(d) Provisions of adequate fencing to maintain "miniaturized" pig.~~
 - ~~(e) "Miniaturized" pigs when off the owner's property, must be under the control of a competent person and on a leash. Pigs will be considered loose livestock when running at large and cited as such.~~
 - ~~(f) The conditional use permit shall be reviewed annually, with an inspection fee paid by the applicant. The property approved for the "miniaturized" pig shall be subject to inspection by Animal Control.~~

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held September 16, 2015.

Herb Higgins, Mayor
City of Norco, California

ATTEST:

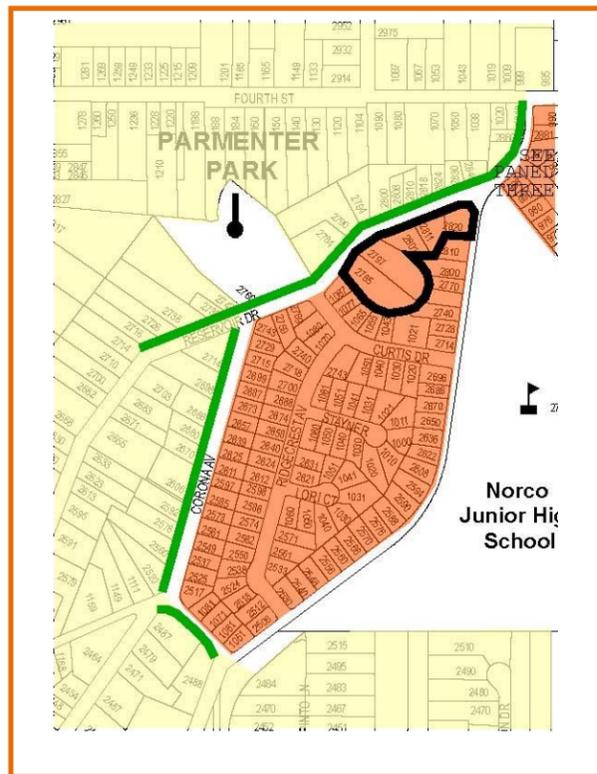
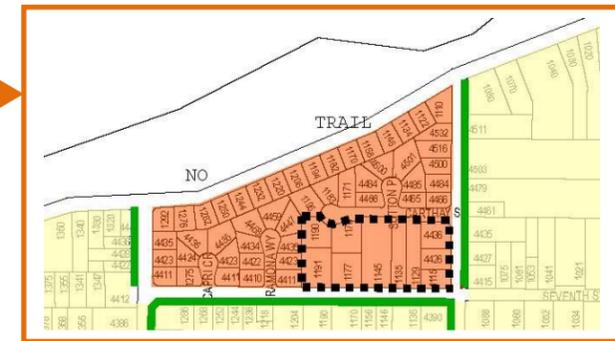
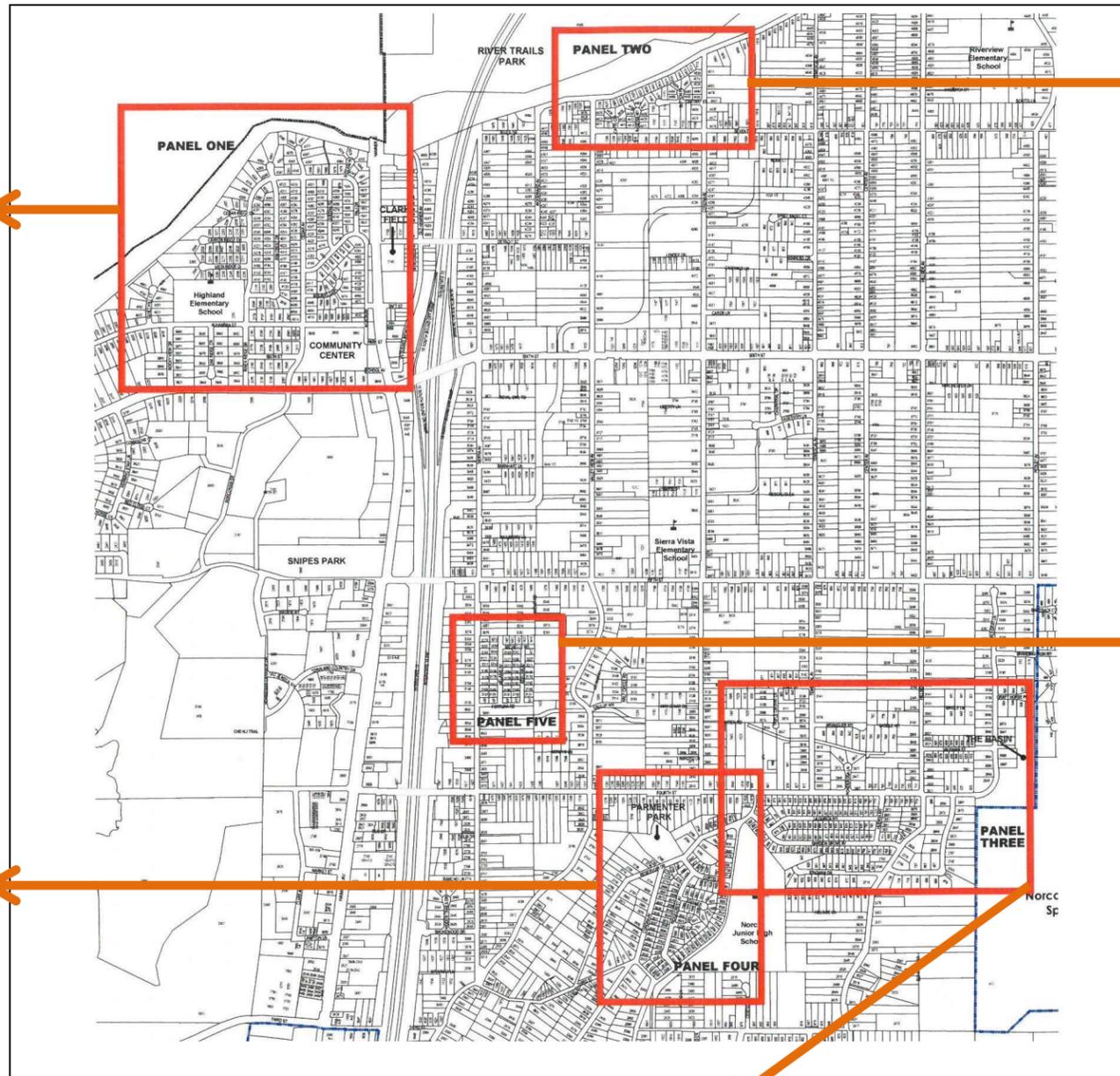
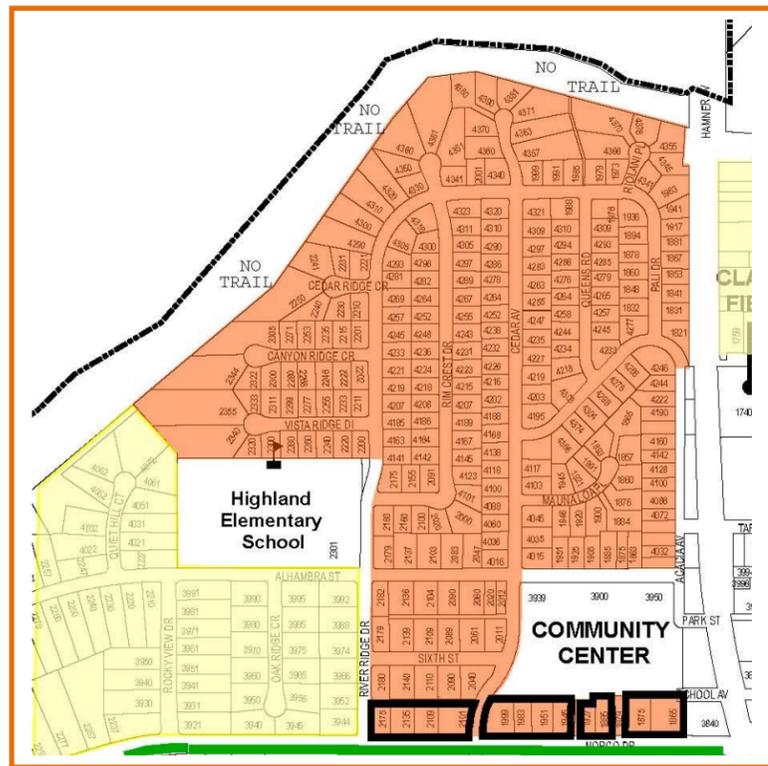
Cheryl L. Link, City Clerk
City of Norco, California

I, CHERYL LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on September 2, 2015 and thereafter at a regular meeting of said City Council duly held on September 16, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on September 16, 2015.

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



R-1 LOT CHARACTERISTICS FOR ANIMAL-KEEPING CONSIDERATION

-  HORSE TRAILS ADJACENT TO R-1 LOTS
-  R-1 LOTS
-  R-1 LOTS 10,000 S.F. OR GREATER
-  ANIMAL-KEEPING OVERLAY ZONE