



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

**Wednesday, October 7, 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:

**§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation
Six Potential Cases**

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: Deacon Joe Vela, St. Mel's Catholic Church

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. A. WASTE MANAGEMENT SERVICES UPDATE (Carolyn Corrao, Public Sector Solutions Manager)
- B. 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 September 16, 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. Recap of Actions Taken by the Planning Commission at its Meeting Held on September 30, 2015. **Recommended Action: Receive and file.** (Planning Director)
 - D. Southern California Edison (SCE) Easement for Silverlakes Property.
Recommended Action: Execute the Southern California Edison Easement to provide on-site electrical service to the Silverlakes project. (Associate Engineer)
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 MATTER: *No new evidence will be heard from the public as the public hearing has been closed regarding the items listed.*
- A. **Ordinance No. 994, Second Reading. Code Change 2015-04:** Amending Title 15 of the Norco Municipal Code Adding Chapter 15.110, "Small Residential Solar Energy Systems," Related to Regulations Governing Small Residential Solar Energy Systems and Inspections. (City Clerk)
- On September 21, 2015, Governor Brown signed into law Assembly Bill 2188 (AB 2188). AB 2188 amends Section 714 of the California Civil Code and Section 65850.5 of the California Government Code. AB 2188 requires cities to adopt an ordinance that creates an expedited permitting process for small residential rooftop solar energy systems.*
- Recommended Action: Adopt Ordinance No. 994 for second reading.**
6. PUBLIC HEARINGS:
- A. **Ordinance No. 995, First Reading. Code Change 2015-05.** A Request to Amend Title 1 of the Norco Municipal Code Adding Chapter 1.07 "Public Notice Procedure" Establishing Public Places for Posting of City Notices. (City Clerk)
- Since its incorporation, the City has designated various public places for the posting of City notices in accordance with the California Government Code. The list of public places was previously established through the adoption of a resolution, which was amended from time-to-time to reflect a change of address or an addition/deletion of a designated location. Public Contract*

Code 20164 requires that said places for public posting be established by Ordinance.

Recommended Action: Adopt Ordinance No. 995, for first reading and schedule the second reading for October 21, 2015.

- B. **Resolution No. 2015-63. Conditional Use Permit 2008-09 (Silverlakes):** Make a finding of consistency with the approved Development Agreement for a proposed irrigation reservoir in an area designated as parking in the Master Site Plan. (Planning Director)

This is a request for a Finding of Consistency by the City Council that a proposed on-site irrigation supply reservoir is consistent with the Development Agreement for Silverlakes Equestrian and Sports Park.

Recommended Action: Adopt Resolution No. 2015-63, making a Finding of Consistency with the Development Agreement for Conditional Use Permit 2008-09.

- C. **Ordinance No. 996, First Reading. Zone Code Amendment 2015-06 (City):** A request to Amend the Norco Municipal Code Chapter 18.23 "C-4" (Commercial) Zone, Permitted and Conditionally-Permitted Uses. (Planning Director)

This is the first phase of a planned update and revision to the C-4 zone to improve economic opportunities on Sixth Street and encourage more retail development. This phase is a proposed revision to the list of permitted uses that are currently allowed in the C-4 zone to broaden and redefine the categories, and eliminate the specificity, thereby allowing more retail uses by inclusion.

Recommended Action: Adopt Ordinance No. 996, for first reading and schedule the second reading for October 21, 2015.

7. 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, September 16, 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, **Absent**
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

RECONVENE PUBLIC SESSION: 7:00 p.m.

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

Deputy City Attorney Colin Burns indicated that there was no reportable action from Closed Session.

PLEDGE OF ALLEGIANCE: Council Member Berwin Hanna

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

RECOGNITIONS: Corona-Norco Unified School District's Project Safety Net Program – 2015 Exemplary School Safety Initiative Award

Mayor Higgins presented Mr. John Zickefoose, Dr. Lin, and Michael Cobarrubias with a certificate of recognition for the Corona-Norco Unified School District's award winning Project Safety Net Program.

Presentation: Northwest Mosquito and Vector Control District

William VanDyke of the Northwest Mosquito and Vector Control District gave a brief presentation of the recent adulticiding treatments taking place in the City. Mr. VanDyke commented that to-date, there are 39 cases of human West Nile Virus. The adulticiding fogging is EPA approved and is of very low health risk to humans and safe for animals.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

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

Mayor Pro Tem Bash:

- Attended a Regional Conservation Authority (RCA) meeting.
- Attended the Silverlakes soft opening on September 12 and commented on the increased business for Norco retail and indicated the first horse show will take place December 13, 2015.

Council Member Hanna:

- Commented that the Northwest Mosquito and Vector Control District open house will be September 22, 2015, 11am – 1pm.
- Reported on the Riverside County Transportation Commission meeting and the closure of the 91 freeway due to the recent rain storm, but is scheduled to reopen by tomorrow.

Council Member Newton:

- No report given.

Mayor Higgins:

- No report given.

2. CITY COUNCIL CONSENT ITEMS:

Council Member Newton pulled Item 2.D. and Item 2.E. was pulled to allow for public comment.

M/S BASH/NEWTON to approve the remaining Consent Calendar items as recommended. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

- A. City Council Regular Meeting Minutes of September 2, 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. **Resolution No. 2015-60**, Authorizing Designated City of Norco Officers to Invest Monies in the Local Agency Investment Fund. **Action: Adopted Resolution No. 2015-60, authorizing designated City of Norco officers to invest monies in the Local Agency Investment Fund.** (Finance Officer)

- D. Acceptance of Bids and Award of Contract for the Bluff Street and Western Avenue Water Improvement Project. **PULLED FOR DISCUSSION.** (Deputy City Manager)
- E. Rejection of All Bids for the Reservoir No. 8 Potable Water Storage Tanks Project. **PULLED FOR DISCUSSION.** (Water and Sewer Consultant)

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

- 2.D. Acceptance of Bids and Award of Contract for the Bluff Street and Western Avenue Water Improvement Project. (Deputy City Manager)

Deputy City Manager Brian Petree reported that bids for the Bluff Street and Western Avenue Water Improvements project were opened on September 1, 2015 with C.P. Construction Co., Inc. being the lowest responsible bidder. The project has been designed to accommodate a new 16" transmission line with new specifications that allows the system to run at a higher capacity from the old pre-existing standard. This design initiative is aligned with new industry standards for maximum efficiency and to handle the high water pressure variables in the City of Norco.

Council Member Newton pulled the item to express his gratitude of the new attitude from Public Works. Mr. Newton especially thanked Deputy City Manager Petree and Superintendent Piorkowski for their efforts.

M/S BASH/HANNA to accept bids submitted for the installation of waterlines and various appurtenances for Bluff Street and Western Avenue Water Improvements, award a contract to C.P Construction Co., Inc. in the amount of \$1,281,617, adopt Resolution No. 2015-61 approving an additional expenditure and appropriation in the amount of \$564,778.70, and authorize the City Manager to approve contract change orders up to 10 percent of the total bid contract amount. The motion was carried by the following roll call vote:

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

- 2.E. Rejection of All Bids for the Reservoir No. 8 Potable Water Storage Tanks Project. **Action: Rejected all bids for the Reservoir No. 8 Potable Water Storage Tanks Project.** (Water and Sewer Consultant)

Water and Sewer Consultant Bill Thompson reported that the bids for the Reservoir No. 8 Potable Water Storage Tanks Project were opened on September 2, 2015, with Paso Robles Tank, Inc. being the lowest responsible bidder. Due to an error in the bid process, staff is recommending that the City Council reject all bids and authorize staff to re-bid the project.

Council Member Newton expressed his concern about receiving protest letter from an attorney representing a contractor that did not bid on the project. Council Member Newton asked if this project is needed now or could it be brought back with a concurrent project. In response, Mr. Thompson noted that the biggest issue is the delivery time for steel and staff

was hoping to get a jump on the project by having the tanks built prior to January. The project could be postponed to February or March at the latest. Council Member Newton also commented on the issues with the bidding process. Mr. Thompson said that staff is taking corrective action and that all bids will be handled through the City Clerk's Office. Council Member Newton commented that the bid was for a bolted storage tank and asked if the City could be more competitive by bidding as a welded tank. Mr. Thompson said that staff is considering that change in specifications for the re-bid.

Lance Gregory expressed his concerns with recent bidding of projects – trail fencing, street striping, and now this project. Mr. Gregory said that specifications need to match the bid. He said that he supports rejection of bids for this project. Mr. Gregory commented that he is glad to hear that corrective action is being taken to prevent such issues with future bids.

M/S BASH/NEWTON to reject all bids for the Reservoir No. 8 Potable Water Storage Tanks Project. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

4. PUBLIC COMMENTS:

Ray Trospen presented the Council with the wording that will be placed on a plaque for the City of Norco being the first City in the United States to adopt the 21 Seconds Now Program. Mr. Trospen briefly commented on the program and referred the public to the program's website at www.21secondsnow.com for more information.

Ted Hoffman thanked City staff for their work with the Norco Fair and parade. Mr. Hoffman said that he too appreciates the new attitude in Public Works. In reference to Silverlakes, Mr. Hoffman encouraged the City to expedite having two left turn lanes from Hamner Avenue to Sixth Street.

Glenn Hedges announced the Norco Horsemen's Association Candidate's Night at Nellie Weaver hall on September 17, 2015 at 7:00 p.m.

Lou Paltza commented that supervisors and managers need to be held accountable or issues. Mr. Paltza also asked who is supervising the City's water usage. He noted that the public cannot see who the biggest users and abusers are. Mr. Paltza asked for transparency and said he would like to know who monitors the City's water usage, where it is going, and what can be done about it.

Harvey Sullivan expressed his appreciation for his comments being better reflected in the last City Council meeting minutes. Mr. Sullivan apologized to staff, Council, and the audience for not using respectful terminology during public comments.

Geoff Kahan commented that while major parks, such as Disneyland, have glitches and issues, the soft opening at Silverlakes went well. Mr. Kahan said that he is excited for the grand opening next year.

Linda Dixon commented on the current election and said that candidates who mislead voters are doing a disservice to the residents. Ms. Dixon encouraged candidates to run respectful and honest campaigns.

5. LEGISLATIVE MATTER:

- A. **Ordinance No. 993, Second Reading. 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. (City Clerk)

M/S BASH/HANNA to adopt Ordinance No. 993 for second reading. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

6. DISCUSSION / ACTION ITEM:

- A. Approval of Appropriation for Crestview Drive Temporary Flooding Remediation Measures (City Engineer)

City Engineer Dominic Milano reported that the Riverside County Flood Control and Water Conservation District (RCFC) is working to finalize the design and future implementation of a Master Drainage Project (MDP) to address the flooding issues along Crestview Drive and Mt. Rushmore. Based on information from RCFC, construction of MDP is not expected to commence until late next year. Until the MDP is implemented, there is great need to implement temporary measures to protect residents and their properties from the impacts of anticipated flooding during the upcoming rainy season. In the last few years, runoff and debris from the hillsides northeast of Crestview Drive and Mt. Rushmore Drive has caused flooding to neighboring residents. At the direction of the City Council, staff is developing protection measures for the streets and for the residences. In order to implement these measures, staff is recommending that the City Council approve appropriation not exceeding \$50,000.

City Engineer Milano reported that great progress has been made in the first week. Mr. Milano said that he, Superintendent Piorkowski, and Water and Sewer Consultant Thompson surveyed the area – Mt. Rushmore northerly toward the Crestlawn property that drains onto Crestview Drive. Other areas such as Mt. Shasta and the portion north of the Crestlawn property still need to be looked at.

City Engineer Milano reported on some of the remedial measures that staff came up with. Some of the measures are dependent on property owners allowing City staff access. City Engineer presented the Council with an exhibit map of the various areas that the City is addressing. Mr. Milano indicated that concrete blocks installed in Area “A” stopped a majority of the water and erosion. Area “B” is a major problem and therefore is proposing k-rails to block the water. Area “C” is the hardest to protect. The intent for the Area “C” is to place sand bags to slow the water and hold back debris. Mr. Milano indicated that Mt. Rushmore receives a substantial amount of water at high velocity and tends to turn into some driveways. Therefore, sandbags are needed in a chevron pattern. A storm drain is

proposed all the way to Mt. Rushmore by Riverside County Flood Control. For Area "D" staff talked to the property owner about the impacts and the only solution is series of k-rails. Area "E" is a vacant field. The intent is to take mud off the street and place it onto the private property. Permission is needed from the property owner before the City can proceed. Area "G" is the Crestlawn property. In order to efficiently stop mud flow, staff will need to get on the property to install k-rails in a chevron pattern. Area "F" will also require k-rail installation. Riverside County Flood Control's concept is to install a debris basin on the Crestlawn property. The City is currently negotiating with Crestlawn for right-of-way.

Mayor Pro Tem Bash asked if any measures will be considered at Mt. Blanc as it appears that there was a channel but it has eroded which floods homes and streets. City Engineer Milano stated he hasn't looked at that area yet. Riverside County Flood Control intended to put a longer channel in but couldn't get debris basins due to the steepness of the area. In response to Mayor Pro Tem Bash, Mr. Milano stated that staff would be addressing issues regarding the two homes on Mt. Shasta that suffer from considerable flooding. Mayor Pro Tem Bash also commented on purchasing used k-rails for less than 100 dollars. Superintendent Piorkowski indicated that he is researching the possibility.

Council Member Hanna commented on the property in Area "E" and said that the last big rains caused water to go through the property onto California Avenue. The City Engineer indicated that staff is working with the property owners to block driveways to divert water.

Council Member Newton commented on Mt. Baldy Court, Area "C", in which staff found an existing storm drain. Mr. Milano said that the storm drain goes up between two properties. The parkway drain is plugged. It runs up to a v-ditch. The property owner has been digging it out. Water has been flowing onto his property but there is not a contained channel in the area that would contain the water. Superintendent Priorkowski indicated that the contractor will be in next Monday and will be working the area for two days. In response to Council Member Newton, Superintendent Priorkowski also stated that he is researching the cost of renting versus buying k-rails.

In response to Mayor Pro Tem Bash regarding the status with Crestlawn negotiations, Deputy City Manager Petree said that he spoke with the General Manager today and is close to finalizing the access agreement. The Memorandum of Understanding will take more time but Crestlawn has been very cooperative. Mayor Pro Tem Bash commented on some properties grading outside of the law which created havoc downstream. Deputy City Manager Petree stated that those properties will be address by Code Enforcement.

In response to Mayor Higgins, Mr. Milano said that the actual flooding north of Seventh Street is about 10%. Mayor Higgins asked Lt. Briddick that because of the hazards put in the area, what the possibility is of reducing the speed limit in the area to 15mph as well as listing Crestview closed to Seventh Street. Lt. Briddick will work with engineering and research and develop a plan within vehicle code. Superintendent Priorkowski added that it is standard practice to lower the speed limit in a construction zone.

Marcia Wilson said she lives at 4211 Crestview Drive, directly south of Area "F". Over the years, the six properties in Area "C" have changed the lay of land. Ms. Wilson said that now she is getting flows from three gullies. She said that the horse trail in front of her property has washed out. Ms. Wilson said that the flooding issues have been an extreme problem for her property and requested assistance.

Brian Snow said that he owns the property in Area “E” and gave permission to the City for access and remediation measures. Mr. Snow indicated that traffic measures need to be addressed as well.

Christy Sandidge said that she is the one who took a video of the water and mud coming down her street. She also expressed her concern about the traffic problems on Crestview Drive. She suggested that the City close the street.

Tony Mauro thanked the Mayor and the City Engineer for their efforts. Mr. Mauro also asked the Lieutenant to assist with the traffic problems on Crestview Drive.

Mike and Debbie Mandahl live at 4035 Mt. Shasta Pl. and commented on the tremendous mudslide on their property as a result of the rain in October 2012. Their entire backyard and pool filled with mud and debris. They said that every rain causes problems on their property. They are concerned for their safety and urged the City to act quickly to help them and residents in the area.

Bob Gallishaw lives at 4318 Crestview Drive and thanked staff for taking action.

Melanie Calero lives at 4232 Crestview Drive and moved in just less than a month ago. Ms. Calero thanked staff and the Mayor Pro Tem for their efforts.

Unidentified resident who lives on Crestview Drive indicated that Crestview Drive needs to be blocked off due to speeding and other traffic concerns.

Jason Voucher lives on Mt. Baldy Court. He stated that the 2013 rain flooded the back of his home. The home above him in Area “C” was built in the early 2000’s without proper grading and drainage, which destroys other homes including his. Mr. Voucher asked that the City turn the temporary measures into permanent work.

M/S HANNA/BASH to adopt Resolution No. 2015-62, approving an appropriation in the amount not exceeding \$50,000 to implement Crestview Drive flooding temporary remediation measures. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

7. PUBLIC HEARING:

- A. **Ordinance No. 994, First Reading. Code Change 2015-04.** Amending Title 15 of the Norco Municipal Code Adding Chapter 15.110, “Small Residential Solar Energy Systems,” Related to Regulations Governing Small Residential Solar Energy Systems and Inspections. (City Engineer)

City Engineer Dominic Milano reported that On September 21, 2015, Governor Brown signed into law Assembly Bill 2188 (AB 2188). AB 2188 amends Section 714 of the California Civil Code and Section 65850.5 of the California Government Code. AB 2188 requires cities to adopt an ordinance that creates an expedited permitting process for small residential rooftop solar energy systems.

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.

Council Member Newton said that he supports expediting the permitting process but has concern about being limited to one inspection only. City Engineer Milano said that the City is not limited to one inspection for big projects. As the state mandate is written, the City is limited to one inspection for small residential projects.

There was discussion amongst the Council to have staff bring back more detail on the one inspection only provision as well as a completed checklist for the second reading of the Ordinance.

M/S HANNA/HIGGINS to Adopt Ordinance No. 994 for first reading, and set the second reading for October 7, 2015. The motion was carried by the following roll call vote:

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

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Mayor Pro Tem Bash commented that he will be joining Council Member Azevedo, Planning Director King, and Economic Development Consultant Grody at the International Conference of Shopping Centers in San Diego to promote Norco. Mayor Pro Tem Bash complimented Mr. Grody and staff on their work to prepare for the conference. Mayor Pro Tem Bash indicated that City Manager Okoro was misquoted in a recent Press Enterprise article regarding water conservation. Mr. Bash suggested that staff find creative ways for Norco to be known as no speed zone. Mayor Pro Tem Bash commented that he learned that there is no memorial for Sheriff's deputies killed in the line of duty and asked if the City would be the first to support such a memorial. Mayor Pro Tem Bash asked to agendize discussion of speed concerns on Crestview Drive. Council Member Newton noted that an engineering study was to take place for innovative traffic calming measures for California Avenue, North Drive, and Crestview Drive, and asked if a status could be included in the discussion.

M/S BASH/HIGGINS to agendize discussion of speed concerns on Crestview Drive as well as an update on the traffic calming study. The motion was carried by the following roll call vote:

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

Council Member Hanna commented on grading on First Street and Temescal Avenue. Superintendent Piorkowski said that there was no impact to the streets but will continue to follow up.

Water and Sewer Consultant Bill Thompson gave brief presentation on water conservation and indicated that Norco is within 8% during the month of June. The City received a notice of violation in Category 2 as did 74 other agencies. The State Water Resources Board agreed that Norco is moving in a very positive direction. Most agencies, as Norco, have reached the State mandate of 25% conservation. In response to Council Member Newton's comments on recycled water, Mr. Thompson indicated that the City is setting up all facilities up to have recycled or reclaimed water. Staff is initiating non-potable water as the permit is less restrictive. Staff is working with contractors and expect to have it implemented at five parks by October 1, 2015.

Lt. Briddick commented on the Patriot Day ceremony on September 11, 2015. He thanked Council, staff, and the public for joining the event.

ADJOURNMENT

Mayor Higgins adjourned the meeting at 9:32 p.m. in memory of those that lost their lives as a result of the tragic events on September 11, 2001.

Cheryl L. Link, CMC, City Clerk



RECAP OF ACTIONS TAKEN
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
September 30, 2015

CALL TO ORDER: **7:00 p.m.**

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

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

PLEDGE OF ALLEGIANCE: **Vice Chair Leonard**

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

2. PUBLIC COMMENTS: **None**

3. APPROVAL OF MINUTES:

❖ Minutes of Regular Meeting of July 8, 2015

❖ Minutes of Regular Meeting of August 12, 2015

Recommended Action: Approval (Deputy City Clerk). **Action: Approved 5-0**

4. CONTINUED PUBLIC HEARING:

A. **Conditional Use Permit 2015-17 (Navarrete)**: A request for approval to allow a detached accessory building consisting of a 2,800 square-foot workshop and storage building at 2180 Reservoir Avenue located within the A-1-20 (Agricultural Low Density) Zone. Application withdrawn; Public Hearing cancelled; was continued from August 12, 2015 (Senior Planner). **Action: Public Hearing was canceled**

5. PUBLIC HEARING:

A. **Conditional Use Permit 2015-20 (Moyer)**: A request for approval to allow a detached accessory building consisting of a 1,632 square-foot storage and hobby shop building at 2301 Western Avenue located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner). **Action: Continued 5-0**

- B. **Conditional Use Permit 2015-21** (Hall): A request for approval to allow a detached accessory building consisting of a 1,040 square-foot workshop at 3113 Half Circle Road located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner). **Action: Continued 5-0**
 - C. **Conditional Use Permit 2015-22** (Parmely): A request for approval to allow a temporary mobile home for the elderly at 1372 Third Street located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Approval (Senior Planner). **Action: Approved 5-0; this action is final unless appealed to the City Council within 10 calendar days.**
 - D. **Conditional Use Permit 2015-29** (Navarro): A request for approval to allow a detached accessory building consisting of a 855 square-foot garage building at 2879 Sierra Avenue located within the A-1-20 (Agricultural Low Density) Zone. Recommended Action: Remove from the Public Hearing. **Action: Removed from Public Hearing.**
6. BUSINESS ITEMS:
- A. **Site Plan 2015-17** (Hernandez): A request for approval to allow a detached accessory building consisting of a 852 square-foot garage at 1037 Second Street located within the A-1-20 (Agricultural Low-Density) Zone. Recommended Action: Approval (Senior Planner). **Action: Approved 5-0; this action is final unless appealed to the City Council within 10 calendar days.**
 - B. **Site Plan 2015-16** (Attema): A request for approval to allow a detached accessory building consisting of a 864 square-foot garage at 685 Foxtail Way located within the Norco Hills Specific Plan (NHSP). Recommended Action: Approval (Senior Planner). **Action: Approved 5-0; this action is final unless appealed to the City Council within 10 calendar days.**
 - C. **Site Plan 2015-08** (Viramontes): a request for approval to allow two detached accessory building consisting of a 576 square-foot storage/workshop building with an attached 122 square-foot covered porch, and an 864 square-foot covered horse corral/stable at 2348 Valley View Avenue located within the A-1-20 (Agricultural Low-Density) Zone. Recommended Action: Approval (Senior Planner): **Action: Approved 5-0 but with the condition that the interior of the 576 square foot storage/workshop building (which has been constructed without permits) first be demolished and then reported back to the Planning Commission for final approval before the building permit to legalize the building is issued; this action is final unless appealed to the City Council within 10 calendar days.**

Planning Commission Recap of Actions Taken

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September 30, 2015

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

- City Council Regular Meeting of July 15, 2015
- City Council Regular Meeting of August 5, 2015
- City Council Regular Meeting of August 19, 2015
- City Council Regular Meeting of September 2, 2015

8. PLANNING COMMISSION:

- A. Oral Reports from Various Committees; **None**
- B. Request for Items on Future Agenda (within the purview of the Commission):
None

9. ADJOURNMENT: **Adjourned at 9:00 p.m. to meeting to October 28, 2015**

/di/adr

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: Andy Okoro, City Manager

PREPARED BY: Sam Nelson, Associate Engineer

DATE: October 7, 2015

SUBJECT: Southern California Edison (SCE) Easement for Silverlakes Property

RECOMMENDATION: Execute Southern California Edison Easement to provide on-site electrical service to the Silverlakes Project

SUMMARY: In order to provide electrical service to the Silverlakes project, Edison requires an easement to access, maintain, and upgrade their above and below ground facilities servicing the site.

BACKGROUND/ANALYSIS: Southern California Edison will be installing several transformers within the Silverlakes property that will provide electricity to the on-site pump house, field lights and other onsite city facilities. The easement has been requested by Southern California Edison to allow their personnel and/or contractor's access to the site for equipment maintenance, repair and upgrading.

Southern California Edison cannot provide electrical service to the Silverlakes site until the easement has been dedicated by the City.

FINANCIAL IMPACT (CITY): There will be no financial impact to the City in dedicating the easement to Southern California Edison.

Attachments: Southern California Easement Legal/Plat
Electrical Easement Grant Deed

RECORDING REQUESTED BY



SOUTHERN CALIFORNIA
EDISON

An EDISON INTERNATIONAL Company

WHEN RECORDED MAIL TO

SOUTHERN CALIFORNIA EDISON COMPANY

Real Properties
2131 Walnut Grove Avenue, 2nd Floor
Rosemead, CA 91770

Attn: Distribution/TRES

COPY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF
EASEMENT**

<u>DOCUMENTARY TRANSFER TAX \$ NONE (VALUE AND CONSIDERATION LESS THAN \$100.00)</u>		DISTRICT Ontario	WORK ORDER TD1022603	IDENTITY	MAP SIZE
SCE Company		FIM: 653-1603-5	APPROVED: Real Properties	BY SLS/BT	DATE 08/20/2015
SIG. OF DECLARANT OR AGENT DETERMINING TAX	FIRM NAME	APN: 152-060-004, 152-070-001 & 002			

THE CITY OF NORCO, a municipal corporation (hereinafter referred to as "Grantor"), hereby grants to SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, its successors and assigns (hereinafter referred to as "Grantee"), an easement and right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence by electrical means, in, on, over, under, across and along that certain real property in the County of Riverside, State of California, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBITS "A" AND "B", BOTH ATTACHED HERETO AND MADE A PART HEREOF.

Grantor agrees for himself, his heirs and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, planter boxes, earth fill or other structures except walls and fences on the above described real property. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut tree roots as may endanger or interfere with said systems and shall have free access to said systems and every part thereof, at all times, for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said property of the Grantor, the Grantee shall make the same in such a manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the surface of the ground to as near the same condition as it was prior to such excavation as is practicable.

EXECUTED this ____ day of _____, 20__.

GRANTOR

THE CITY OF NORCO, a municipal corporation

Signature

Print Name

Title

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of _____)

On _____ before me, _____, notary public,
(here insert name)

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

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

WITNESS my hand and official seal.

Signature _____

(This area for notary stamp)

EXHIBIT "A"

VARIOUS STRIPS OF LAND LYING WITHIN LOT Q OF FULLER RANCHO, AS PER MAP RECORDED IN BOOK 16, PAGE 94 THROUGH 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, AS PER MAP RECORDED IN BOOK 9, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, THE CENTERLINES OF SAID STRIPS ARE DESCRIBED AS FOLLOWS:

STRIP #1 (6.00 FEET WIDE)

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CITRUS STREET WITH THE CENTERLINE OF HAMNER AVENUE, AS SHOWN ON MAP OF TRACT NO. 30817, AS PER MAP FILED IN BOOK 357, PAGES 35 THROUGH 43 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE CENTERLINE OF SAID HAMNER AVENUE, NORTH 00°05'54" WEST 34.69 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING THE CENTERLINE OF SAID HAMNER AVENUE, SOUTH 89°58'26" EAST 80.90 FEET; THENCE NORTH 45°00'00" EAST 31.94 FEET; THENCE NORTH 89°59'57" EAST 7.08 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A".

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINTS.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PUBLIC STREET.

STRIP #2 (22.00 FEET WIDE)

BEGINNING AT SAID POINT "A"; THENCE NORTH 89°59'57" EAST 31.64 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "B".

STRIP #3 (12.00 FEET WIDE)

BEGINNING AT SAID POINT "A"; THENCE NORTH 00°00'03" WEST 25.58 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THOSE PORTIONS INCLUDED WITHIN STRIPS #1 AND #2 DESCRIBED HEREINABOVE.

STRIP #4 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "B"; THENCE NORTH 89°59'57" EAST 556.35 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C", SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 12.50 FEET; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'57" AN ARC DISTANCE OF 19.63 FEET; THENCE NORTH 728.06 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D"; THENCE CONTINUING NORTH 202.67 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET; THENCE EAST 255.00 FEET TO A POINT OF ENDING.

STRIP #5 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "D", SAID POINT BEING THE BEGINNING OF A CURVE, TANGENT TO THE CENTERLINE OF SAID STRIP #4, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 12.50 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL

ANGLE OF 90°00'00" AN ARC DISTANCE OF 19.63 FEET; THENCE EAST 66.09 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "E".

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #4 DESCRIBED HEREINABOVE.

STRIP #6 (16.00 FEET WIDE)

COMMENCING AT SAID POINT "E"; THENCE SOUTH 2.47 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE EAST 36.00 FEET TO A POINT OF ENDING.

STRIP #7 (6.00 FEET WIDE)

BEGINNING AT SAID POINT "C", SAID POINT BEING THE BEGINNING OF A CURVE, TANGENT TO THE CENTERLINE OF SAID STRIP #4, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 12.50 FEET; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'03" AN ARC DISTANCE OF 19.64 FEET; THENCE SOUTH 217.79 FEET; THENCE SOUTH 22°29'46" WEST 197.08 FEET; THENCE SOUTH 40.97 FEET TO A POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "F".

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN STRIP #4 DESCRIBED HEREINABOVE.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO JOIN AT THE ANGLE POINTS.

STRIP #8 (16.00 FEET WIDE)

COMMENCING A SAID POINT "F"; THENCE WEST 2.17 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 34.00 FEET TO A POINT OF ENDING.

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Prepared by me or under my supervision:

Dated: Aug. 20, 2015

Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2017



EXHIBIT "B"



SCALE: 1" = 200'

LOT Q
FULLER RANCHO
M.B. 16/94-97
RIVERSIDE COUNTY

POR. W 1/2 SEC. 31,
T2S, R6W, S.B.M. PER
SECTIONALIZED SURVEY OF
THE JURUPA RANCHO
(M.B. 9/33)
SAN BERNARDINO COUNTY

N'LY LINE SW 1/4
SEC. 31

LOT Q
FULLER RANCHO
M.B. 16/94-97
RIVERSIDE COUNTY

HAMNER AVENUE

664.20'

CITRUS STREET

POC STRIP #1

SEE SHEET 3

SEE SHEET 2



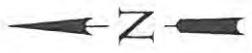
Dated Aug. 20, 2015

Glenn M. Bakke
Glenn M. Bakke R.C.E.# 18619 Exp. 6-30-17

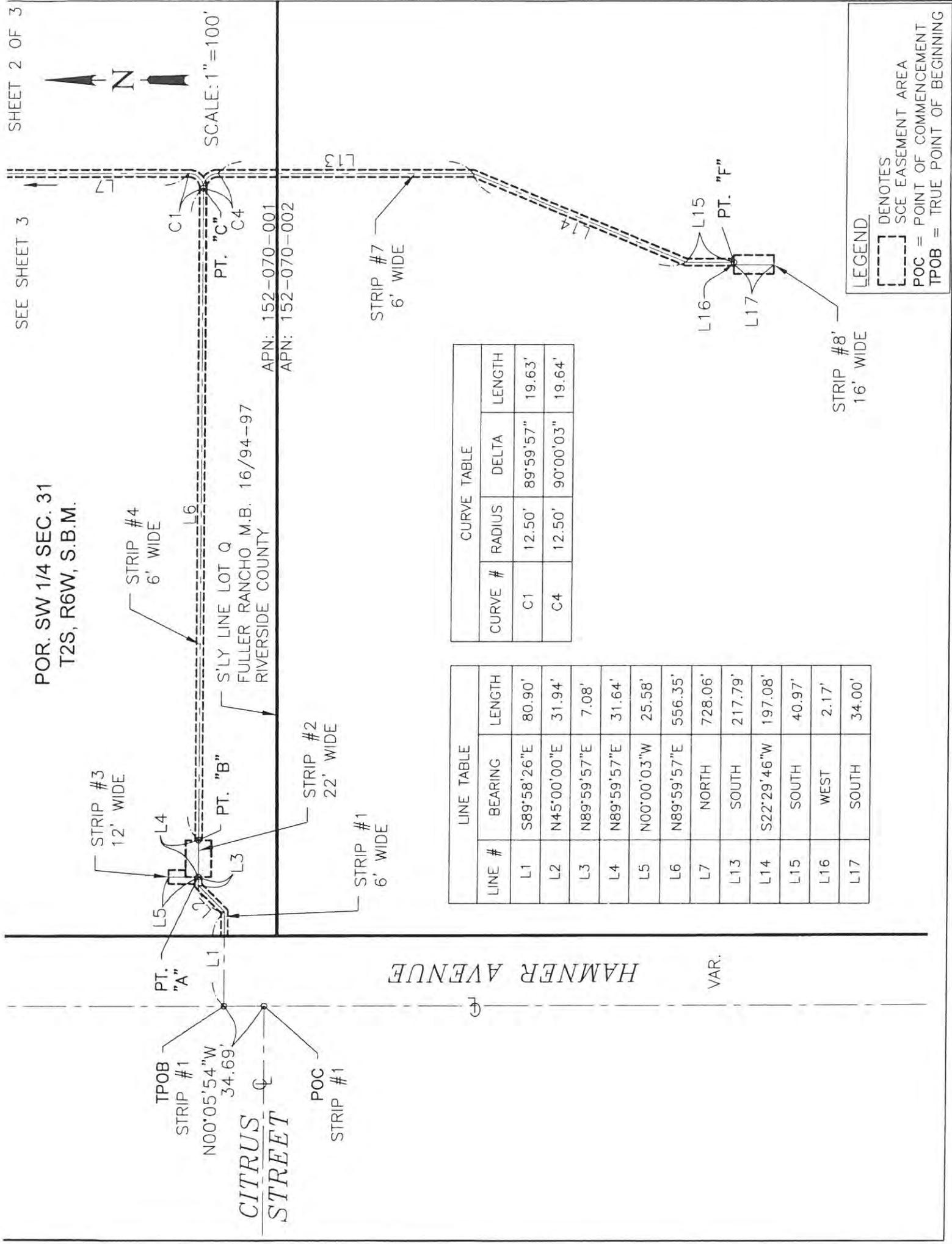
LEGEND

-  DENOTES SCE EASEMENT AREA
- POC = POINT OF COMMENCEMENT

POR. SW 1/4 SEC. 31
T2S, R6W, S.B.M.



SCALE: 1" = 100'



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	12.50'	89°59'57"	19.63'
C4	12.50'	90°00'03"	19.64'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S89°58'26"E	80.90'
L2	N45°00'00"E	31.94'
L3	N89°59'57"E	7.08'
L4	N89°59'57"E	31.64'
L5	N00°00'03"W	25.58'
L6	N89°59'57"E	556.35'
L7	NORTH	728.06'
L13	SOUTH	217.79'
L14	S22°29'46"W	197.08'
L15	SOUTH	40.97'
L16	WEST	2.17'
L17	SOUTH	34.00'

LEGEND:

- DENOTES SCE EASEMENT AREA
- POC = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING

STRIP #8'
16' WIDE

STRIP #7
6' WIDE

STRIP #2
22' WIDE

STRIP #1
6' WIDE

STRIP #3
12' WIDE

STRIP #4
6' WIDE

CITRUS STREET

HAMMER AVENUE

VAR.

APN: 152-070-001
APN: 152-070-002

S'LY LINE LOT Q
FULLER RANCHO M.B. 16/94-97
RIVERSIDE COUNTY

TPOB STRIP #1
N00°05'54"W
34.69'

POC STRIP #1

PT. "A"

PT. "B"

PT. "C"

PT. "F"

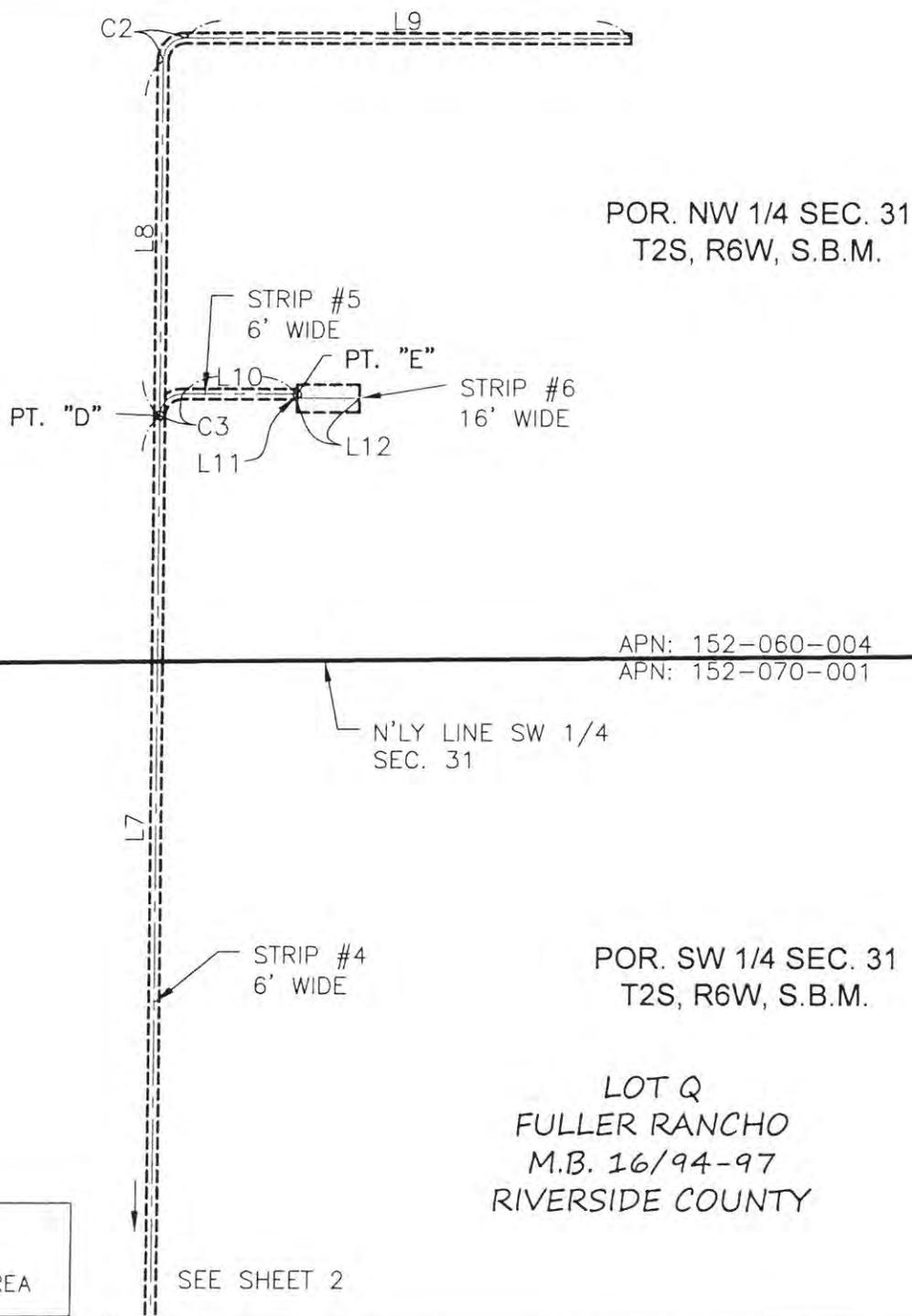
LINE TABLE		
LINE #	BEARING	LENGTH
L7	NORTH	728.06'
L8	NORTH	202.67'
L9	EAST	255.00'
L10	EAST	66.09'
L11	SOUTH	2.47'
L12	EAST	36.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C2	12.50'	90°00'00"	19.63'
C3	12.50'	90°00'00"	19.63'



SCALE: 1"=100'

LOT Q
FULLER RANCHO
M.B. 16/94-97
RIVERSIDE COUNTY



LEGEND	
	DENOTES SCE EASEMENT AREA

SEE SHEET 2

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: October 7, 2015

SUBJECT: **Ordinance No. 994, Second Reading.**

RECOMMENDATION: Adopt **Ordinance No. 994** for second reading.

SUMMARY: The first reading of Ordinance No. 994 was held on September 16, 2015 and adopted by the City Council with a 3-1-1 vote. (Newton voted No; Azevedo absent). Ordinance No. 994 amends Title 15 of the Norco Municipal Code Adding Chapter 15.110 "Small Residential Solar Energy Systems," which creates an expedited permitting process for small residential rooftop solar energy systems.

At the September 16, 2015 Council meeting, Council Member Newton expressed his concern with AB 2188 limiting the City to only one inspection per solar energy system permit. Inspections for solar installations will be expected to consist of one (1) inspection when possible. Multiple inspections may be required should inspections by another department, such as the Fire Department, be required or corrections are given upon the initial inspection.

Also, a finalized checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review is attached for Council review and approval.

Attachments: Ordinance No. 994
Eligibility Checklist

ORDINANCE NO. 994

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, AMENDING TITLE 15, ADDING CHAPTER 15.110 "SMALL RESIDENTIAL SOLAR ENERGY SYSTEMS" TO THE NORCO MUNICIPAL CODE. CODE CHANGE 2015-04.

WHEREAS, the Legislature passed and the Governor signed into law AB 2188 (Muratsuchi), which amended Government Code Section 65850.5 to establish a policy of the State of California that local agencies encourage the installation of solar energy systems by removing obstacles to, and minimizing the costs of, permitting such energy systems; and

WHEREAS, as set forth in Government Code Section 65850.5(g), cities must adopt an ordinance on or before September 30, 2015, that creates an expedited and streamlined permitting process for small residential rooftop solar energy systems; and,

WHEREAS, the ordinance must substantially conform with the recommendations set forth in the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research, including the use of a checklist of all requirements that, if complied with, requires cities to approve the application and issue the applied for permits; and

WHEREAS, the City Council finds that it is in the interest of the health, welfare and safety of the public to provide an expedited permitting process to encourage the timely and effective installation of solar technology; and

WHEREAS, the City Council finds that this Ordinance will have the effect of encouraging the installation of small residential solar energy systems and minimizing barriers, obstacles, and costs of obtaining permits for their installation; and

NOW THEREFORE, THE CITY COUNCIL, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that the above recitals are true and correct and incorporates them by reference herein.

SECTION 2. Chapter 15.110 SMALL RESIDENTIAL SOLAR ENERGY SYSTEM of the Municipal Code is hereby added to read in its entirety as follows:

Section 15.110.010. Intent and purpose.

The intent and purpose of this article is to establish an expedited, streamlined solar permitting process to facilitate timely and cost-effective installations of small residential rooftop solar energy systems. This article is designed to encourage the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and

the City, and expanding the ability of property owners to install solar energy systems, all while protecting the public health and safety.

Section 15.110.020. Definitions.

- A. "Building department" means the Building and Safety Division of the City of Norco.
- B. "Building official" means the Building Official for the City of Norco.
- C. "City" means the City of Norco.
- D. "Electronic submittal" means the utilization of one or more of the following: email, the internet, or facsimile.
- E. "Expedited permitting" refers to an organized permitting process by which a majority of small, residential-sized photovoltaic (PV) systems under 10 KW-DC may be permitted quickly and easily.
- F. A "feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition or mitigation imposed by the City on another similarly situated application in a prior successful application for a similar permit.
- G. "Small residential rooftop solar energy system" means all of the following:
 - 1. A solar energy system that is not larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal.
 - 2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and all State health and safety standards.
 - 3. A solar energy system that is installed on a single or duplex family dwelling.
 - 4. A solar panel or module array that does not exceed the maximum legal building height established by the City for that zone.
- H. "Solar energy system" means either of the following:
 - 1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
 - 2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.
- I. "Specific, adverse impact" means a significant, quantifiable, direct and unavoidable impact, based on objective, identified and written public health or

safety standards, policies or conditions as they existed on the date the application was deemed complete.

Section 15.110.030. Applicability.

This Chapter applies to the permitting of all small residential rooftop solar energy systems in the City. Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this article are not subject to the requirements of this article unless physical modifications or alterations are undertaken that materially change the size, type, or components of such system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

Section 15.110.040. Solar energy system requirements.

- A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the City and the State of California.
- B. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.
- C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

Section 15.110.050. Duties of Building Department and Building Official.

- A. All documents required for the submission of an expedited small residential rooftop solar energy system application shall be made available on the City's publicly accessible website.
- B. Electronic submittal of the required permit application and documents via email, the City's website, or facsimile shall be made available to all small residential rooftop solar energy system permit applicants.
- C. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
- D. The Building Department shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply with to be eligible for expedited review.
- E. The small residential rooftop solar system permit process, standard plans, and checklist shall substantially conform to the recommendations for expedited

permitting, including the checklist and standard contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.

- F. Fees for the permitting of small residential rooftop solar energy systems shall be as established by resolution of the City Council must comply with Government Code Sections 65850.55 and 66015 and Health & Safety Code Section 17951.

Section 15.110.060. Expedited permit review and inspection requirements.

- A. The Building Department shall adopt an administrative, nondiscretionary review process to expedite the approval of small residential rooftop solar energy system applications within 30 days of adoption of this article. For an application for a small residential rooftop solar energy system that meets the requirements of the approved checklist and standard plan, the Building Official shall issue a building permit or other non-discretionary permit within three (3) business days. The Building Official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Planning Commission within ten (10) calendar days following the date of the decision in accordance with Chapter 15.110.140 of this Code.
- B. Review of the application shall be limited to the Building Official's review of whether the system proposed by the applicant meets local, state and federal health and safety requirements.
- C. If a rooftop solar energy system permit is required, the Building Official may deny an application for the permit if the official makes written findings based upon substantive evidence that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such findings shall include the basis for the rejection of any potential feasible alternatives for preventing the adverse impact. A denial may be appealed to the Planning Commission within ten (10) calendar days following the date of the denial decision.
- D. Any condition imposed on a small residential rooftop solar energy system shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost and without significantly increasing the cost of the system or significantly decreasing its efficiency or specified performance. For purposes of this subsection, "significantly" shall mean the same as defined in Civil Code Section 714(d)(1)(A)-(B).
- E. If an application for a small residential rooftop solar energy system is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permitting shall be sent to the applicant for resubmission.

- F. Only one inspection shall be required and performed by the Building Department for small residential rooftop solar energy systems eligible for expedited review. The inspection shall be scheduled within two business days of a request, shall be done in a timely manner, and should include consolidated inspections.
- G. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this section.

SECTION 3. The City Council finds and determines that the adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b) (3) [14 C.C.R. § 15061(b)(3)] which sets forth the rule that "CEQA" applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subdivision, sentence, clause, phrase, or portion of this Ordinance irrespective of the fact that one or more sections, subdivisions, sentences, clauses, phrases, or portions of this Ordinance be declared invalid.

SECTION 5. The City Clerk shall certify as to the adoption of this Ordinance and shall cause the same to be processed as required by law.

SECTION 6. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

Ordinance No. 994

Page 6

October 7, 2015

PASSED, APPROVED AND ADOPTED by the City Council of the City of Norco at a regular meeting held this 7th day of October, 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 16, 2015 and thereafter at a regular meeting of said City Council duly held on October 7, 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 October 7, 2015.

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



CITY OF NORCO BUILDING AND SAFETY DEPARTMENT

Eligibility Checklist for Expedited Solar Photovoltaic Permitting for One- and Two-Family Dwellings

GENERAL REQUIREMENTS

- | | | | | |
|---|--------------------------|---|--------------------------|---|
| A. System size is 10 kW AC CEC rating or less | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| B. The solar array is roof-mounted on one- or two-family dwelling or accessory structure. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| C. The solar panel/module arrays will not exceed the maximum legal building height. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| D. Solar system is utility interactive and without battery storage. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| E. Permit application is completed and attached. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |

ELECTRICAL REQUIREMENTS

- | | | | | |
|---|--------------------------|---|--------------------------|---|
| A. No more than four photovoltaic module strings are connected to each Maximum Power Point Tracking (MPPT) input where source circuit fusing is included in the inverter. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| 1) No more than two strings per MPPT input where source circuit fusing is not included. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| 2) Fuses (if needed) are rated to the series fuse rating of the PV module. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| 3) No more than one noninverter-integrated DC combiner is utilized per inverter. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| B. For central inverter systems: No more than two inverters are utilized. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| C. The PV system is interconnected to a single-phase AC service panel of nominal 120/220 Vac with a bus bar rating of 225-A or less. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| D. The PV system is connected to the load side of the utility distribution equipment. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| E. A Solar PV Standard Plan and supporting documentation is completed and attached. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |

STRUCTURAL REQUIREMENTS

- | | | | | |
|--|--------------------------|---|--------------------------|---|
| A. Structural Design required. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| B. A completed Structural Criteria and supporting documentation is attached (if required). | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |

FIRE SAFETY REQUIREMENTS

- | | | | | |
|---|--------------------------|---|--------------------------|---|
| A. Clear access pathways provided. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| B. Fire classification solar system is provided. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| C. All required markings and labels are provided. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |
| D. A diagram of the roof layout of all panels, modules, clear access pathways and approximate locations of electrical disconnecting means and roof access points is completed and attached. | <input type="checkbox"/> | Y | <input type="checkbox"/> | N |

Notes:

1. These criteria are intended for expedited solar permitting process.
2. If any items are checked NO, revise design to fit within Eligibility Checklist; otherwise permit application may go through standard process

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: October 7, 2015

SUBJECT: **Ordinance No. 995, First Reading.** Code Change 2015-05. A Request to Amend Title 1 of the Norco Municipal Code Adding Chapter 1.07 "Public Notice Posting" Establishing Public Places for Posting of City Notices.

RECOMMENDATION: Adopt **Ordinance No. 995** for second reading and schedule the second reading for October 21, 2015.

SUMMARY: Since its incorporation, the City has designated various public places for the posting of City notices in accordance with the California Government Code. The listing of public places was previously established through the adoption of a resolution, which was amended from time-to-time to reflect a change of address or an addition/deletion of a designated location.

BACKGROUND: The City of Norco has utilized The Press-Enterprise for the advertising of public notices pursuant to California Government Code Section 54950 (The Brown Act) and Public Contract Code Section 20164 based upon The Press-Enterprise's status as an adjudicated newspaper of general circulation. As a consequence of a recent decision of the California Court of Appeals, the status of The Press-Enterprise as an adjudicated newspaper of general circulation covering the City of Corona and other cities within the County of Riverside, including the City of Norco, has been called into question. Public Contract Code Section 20164 provides that in the event that no newspaper of general circulation exists within the City, at least three public places within the City must be designated by ordinance for the posting of public notices.

In addition to advertising in The Press-Enterprise, the City Council established public places within the City for the posting of City notices. This policy has been established by resolution. Since 1993, several modifications have been made to reflect a change of address or a change of location that would best suit the public's needs in accessing the public notices. The City has currently designated five such places within the City, most recently by Resolution No. 2010-19 pursuant to statutory requirements other than Public Contract Code Section 20164. Public Contract Code Section 20164 requires that said places for public posting be established by Ordinance.

Ordinance No. 995

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The proposed Ordinance maintains what Resolution No. 2010-19 has established, which is the following five (5) public places are designated for posting of City notices:

1. Norco City Hall, 2870 Clark Avenue, Norco
2. Norco City Council Chambers, 2820 Clark Avenue, Norco
3. Norco Library, 3954 Old Hamner Road, Norco
4. Fire Station 47, 3902 Hillside Avenue, Norco
5. Norco Senior Center, 2690 Clark Avenue, Norco

Attachment: Ordinance No. 995

ORDINANCE NO. 995

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO ESTABLISHING PUBLIC PLACES FOR THE POSTING OF CITY NOTICES PURSUANT TO PUBLIC CONTRACT CODE SECTION 20164 AND OTHER RELATED STATUTORY PROVISIONS

WHEREAS, the City of Norco has utilized The Press-Enterprise for the advertising of public notices pursuant to Public Contract Code Section 20164 and other statutory provisions based upon said newspaper's status as an adjudicated newspaper of general circulation; and

WHEREAS, as a consequence of a recent decision of the California Court of Appeals, the status of The Press-Enterprise as an adjudicated newspaper of general circulation covering the City of Corona and other cities within the County of Riverside, including the City of Norco, has been called into question; and

WHEREAS, Public Code Section 20164 provides that in the event that no newspaper of general circulation exists within the City, at least three public places within the City must be designated by ordinance for the posting of public notices; and

WHEREAS, the City has currently designated five such places within the City, pursuant most recently by Resolution No. 2010-19 pursuant to statutory requirements other than Public Contract Code Section 20164; and

WHEREAS, Public Contract Code Section 20164 requires that said places for public posting be established by Ordinance;

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF NORCO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The City Council finds that the above recitals are true and correct and incorporates them by reference herein.

SECTION 2: Chapter 1.07 PUBLIC NOTICE POSTING of the Municipal Code is hereby added to read in its entirety as follows:

Section 1.07.010 Public Places for the Posting of City Notices.

The following public places within the City of Norco are established for the posting of all City notices as required by law to be posted, specifically including Public Contract Code Section 20164:

1. Norco City Hall
2870 Clark Avenue
Norco, California
2. Norco City Council Chambers
2820 Clark Avenue
Norco, California
3. Norco Library
3954 Old Hammer Avenue
Norco, California
4. Fire Station No. 47
3902 Hillside Avenue
Norco, California
5. Norco Senior Center
2690 Clark Avenue
Norco, California

PASSED, APPROVED AND ADOPTED by the City Council of the City of Norco at a regular meeting held this 7th day of October, 2015.

Herb Higgins, Mayor
City of Norco, California

ATTEST:

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

APPROVED AS TO FORM:

John Harper, City Attorney
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 16, 2015 and thereafter at a regular meeting of said City Council duly held on October 7, 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 October 7, 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: Steve King, Planning Director

DATE: October 7, 2015

SUBJECT: **Resolution No. 2015-63. Conditional Use Permit 2008-09, Finding of Consistency (SilverLakes):** A finding of consistency with the Development Agreement for SilverLakes Equestrian and Sports Park to allow the development of an on-site irrigation storage reservoir.

RECOMMENDATION: Adopt **Resolution No. 2015-63**, making of Finding of Consistency with the Development Agreement for Conditional Use Permit 2008-09.

SUMMARY: This is a request for a Finding of Consistency by the City Council that a proposed on-site irrigation reservoir is consistent with the Development Agreement for SilverLakes Equestrian and Sports Park.

BACKGROUND: Conditional Use Permit (CUP) 2008-09 authorized the development of SilverLakes Equestrian and Sports Park. A Development Agreement (DA) was approved in 2011 to which a revised site plan was also approved (ref. Exhibit "A"). The revised site plan included an on-site conservation area (shown in the red oval) to mitigate the loss of riverine habitat when the project was developed. That on-site conservation area is now going to be replaced with an off-site conservation area in combination with a conservation area that City had to establish for the widening of Hamner Avenue and the ensuing loss of riverine habitat there. The City Council has already approved the off-site conservation area referred herein as the Hamner Widening/SilverLakes Transfer (HWST) conservation area and it is just awaiting final approval by the California Department of Fish and Wildlife so that it can be recorded.

Once the HWST conservation area is recorded the intent was that the on-site conservation area would be converted to additional parking. It is now being proposed as an on-site irrigation supply reservoir. When CUP 2008-09 was first approved it was thought at the time that existing on-site wells would supply the adequate amount of non-potable water needed to irrigate the natural turf areas. Now that the project is in development and the turf areas have been installed it has been discovered that the on-site wells are not consistently producing the amount of water needed for irrigation. The reservoir is needed to provide a continual and stable source for the irrigation water.

ANALYSIS: The approved DA included a clause that the City would not impose any restrictions on the provision of water to serve the project:

“4.14 Water Supply. City shall provide domestic, potable water at its promulgated rate and cost to Balboa for use at the Project, without any added profit mark-up. Balboa shall have the right to non-potable water from the water wells on the Property and the City shall not charge any rate or cost for this right. City shall not impose any restrictions on the provision of water to serve the Project. Balboa shall not have the right to sell or receive proceeds from the sale of the non-potable water from the water wells on the Property.”

Since the on-site wells are not able to produce the amount of water originally anticipated for the turf area, the provision of an on-site reservoir to allow SilverLakes to meet its irrigation demand is consistent with the intent of the DA that the City would make provision for the use of non-potable water from wells on-site without restrictions in order to serve the project.

Attachments: Resolution No. 2015-63
Exhibit “A” – Revised Silverlakes Master Site Plan

RESOLUTION NO. 2015-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA ADOPTING A FINDING OF CONSISTENCY TO THE SILVERLAKES EQUESTRIAN AND SPORTS PARK DEVELOPMENT AGREEMENT FOR A PROPOSED ON-SITE IRRIGATION RESERVOIR.

WHEREAS, SILVERLAKES EQUESTRIAN AND SPORTS PARK is proposing an on-site irrigation storage reservoir which necessitates a Finding of Consistency from the City of Norco, California, finding that the proposed project is consistent with the approved Development Agreement for the SilverLakes Equestrian and Sports Park.

WHEREAS, said Resolution for a finding of consistency was noticed for public hearing in the manner and for times required by law; and

WHEREAS, at the time set, at 7 p.m. on October 7, 2015 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the City Council for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines, pursuant to Class 32.

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

- A. The project is consistent with the Norco General Plan. The site is designated "Park" on the General Plan and is zoned Open Space which is consistent with the General Plan designation.
- B. The proposed irrigation supply reservoir is consistent with the intent of the approved Development Agreement for Conditional Use Permit 2008-09 (SilverLakes Equestrian and Sports Park) wherein the City agreed to provide potable and non-potable water and that the City would not impose any restrictions on the provision of those water supplies.
- C. The City of Norco, acting as the Lead Agency, has determined that the project is categorically exempt from environmental assessment per the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Class 32 (Infill Development Projects).

NOW, THEREFORE, the City Council of the City of Norco, California, does hereby resolve that a proposed irrigation supply reservoir on the SilverLakes Equestrian and Sports Park is consistent with the approved Development Agreement for said project.

PASSED AND ADOPTED by the City Council at a regular meeting held on October 7, 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 held on October 7, 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 October 7, 2015.

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



Exhibit "A"

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: October 7, 2015

SUBJECT: **Ordinance No. 996, First Reading. Zone Code Amendment 2015-06:** Amend the Norco Municipal Chapter 18.23 "C-4" (Commercial) Zone; Permitted and Conditionally-Permitted Uses

RECOMMENDATION: Adopt **Ordinance No. 996** for first reading and schedule the second reading for October 21, 2015.

SUMMARY: This is the first phase of a planned update and revision to the C-4 zone to improve economic opportunities on Sixth Street and encourage more retail development. This phase is a proposed revision to the list of permitted uses that are currently allowed in the C-4 zone to broaden and redefine the categories, and eliminate the specificity, thereby allowing more retail uses by inclusion.

PROJECT DESCRIPTION/BACKGROUND: As its first goal, a City Council/Planning Commission Working Group set out to make the C-4 zone more development friendly, spur more development opportunities and maintain the animal-keeping retail and western theme. Sixth Street generally has development constraints because of the current lot configuration and layout along the street where many of the lots are narrow and deep which is not generally conducive to successful retail design. The goals and recommendations of the Working Group were discussed at the July 10 and August 14, 2013 Planning Commission meetings and on September 11, 2013 the project was tabled so as to address an overall amendment to the C-4 zone but split it into phases to be more effective.

Before being tabled at the September 11, 2013 meeting, there had been general agreement within the Planning Commission on the proposed changes to the list of permitted uses. Addressing the list of permitted uses is the first phase of amending the C-4 zone. The second phase will address development standards and ways to encourage and incentivize lot consolidation along with other changes to make development easier. The City Council has also directed that the Planning Commission analyze re-adopting the Sixth Street Revitalization Specific Plan, in whole or in parts, as part of the overall goal of making Sixth Street more attractive to commercial development. The review of the Specific Plan will be part of the second phase that will resume at a later date.

ANALYSIS: Exhibit "A" shows a comparison of the current permitted uses in the C-4 zone against the changes that have been recommended by the Planning Commission based on

early direction by the Working Group. The permitted use D6 (under Proposed Revisions) was modified to allow live-work opportunities in existing single-family homes for things such as artist's galleries and the like. This had been discussed by the Working Group although there had not been any specific direction provided before the group was disbanded. The Planning Commission in its recommendation agreed that live-work opportunities in an existing residence should be a permitted use.

This Zone Code Amendment is addressing one of constraints that had been identified in the C-4 zone: that being the limited number of retail uses, and the disjointed types of uses that are currently allowed. The intent is to increase the number and type of allowed commercial uses thereby opening up Sixth Street to more retail development. The Zone Code Amendment eliminates the specificity that is currently in the C-4 zone and congregates uses into broader generalized categories. With the broader categories, the list of allowed uses expands because the specificity that excluded uses before is gone. As an example: the current retail uses that are allowed in the C-4 zone are listed as follows:

- "I. Convenience Sales. Activities typically include, but are not limited to:*
 - 1. Convenience markets;*
 - 2. Drug stores;*
 - 3. Beauty and barber shops;*
 - 4. Dry cleaning establishments."*

And the uses allowed under animal care are:

- "B. Animal Care. Activities include, but are not limited to:*
 - 1. Grooming;*
 - 2. Animal care treatment;*
 - 3. Boarding services for large and small animals;*
 - 4. Veterinary services and animal clinics;*
 - 5. Large and small animal hospitals."*

These are the closest categories for someone proposing a pet store which should be a permitted use in an animal-keeping community. A strict interpretation of the Code would say that the use is not permitted unless one takes a broad interpretation of the clause "but are not limited to" in "Category I: Convenience Sales." But at first glance a potential proponent of a pet store would be left with the perception that the use is not permitted on Sixth Street and move on to other locations. With the proposed Zone Code Amendment pet store use would fall under the category:

- D. General Retail Sales.

As currently drafted under the above category there are uses listed that are stated as "included" signifying that there are more uses allowed than just these. The discretion would be handled at staff level and if a use is proposed with the potential for controversy then there is a clause that staff reserves the right to take any proposed use for consideration by the Planning Commission in that situation.

The proposed draft also includes uses that are specifically prohibited, for clarity, so that there is no confusion on the part of a business proponent regarding a use that may approach in definition one of the permitted use categories even though the use itself has been previously determined to not fit the intent of the C-4 zone such as “auto sales”.

A recently approved “Similar Use Permit” that added the use: “gun and ammunition sales” to the list of permitted uses in the C-4 zone, would have been allowed under the category “General Retail Sales” thus eliminating the need for a prolonged application and public hearing process that a Similar Use Permit requires.

Attachment: Ordinance No. 996

Exhibit “A” – Revised C-4 Zone Permitted Uses Comparison (Existing, Proposed)

ORDINANCE NO. 996

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CODE AMENDMENT 2015-06 AMENDING CHAPTER 18.23 "C-4" (COMMERCIAL) ZONE, WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND THE PERMITTED AND CONDITIONALLY-PERMITTED USES. ZONE CODE AMENDMENT 2015-06.

WHEREAS, THE PLANNING COMMISSION, initiated an application for a zone code amendment to amend the permitted and conditionally-permitted uses in the C-4 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 July 8, 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 2015-35 recommending that the City Council approve Zone Code Amendment 2015-06; 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 October 7, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92960, said petition was heard by the City Council for the City of Norco; and

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

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

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

- A. The proposed zone code amendment is consistent with the Zoning Ordinance and the intent of the C-4 zone and related zoning standards. The

zone code amendment will re-classify and re-group permitted and conditionally-permitted uses so as to clarify the intent of the zone and eliminate specificity that by exclusion restricts uses that are consistent with the intent of the C-4 zone. The Zone Code Amendment will eliminate the need for Similar Use Permits or Zone Code Amendments for uses that are already considered consistent with the intent of the C-4 zone. The proposed revisions 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:

**Chapter 18.23
C-4 Commercial Zone**

Sections:

18.23.06 Review of Proposed Land Uses by the Planning Commission

18.23.04 Permitted Uses.

P – Permitted Use; CUP – Requires a Conditional Use Permit; ● – Not Permitted		
A.	Administrative, Medical, and Professional Offices.	P
	1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.	P
	2. Includes out-patient health care services.	P
	● Does not include facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on site.	
	● Does not include facilities for inpatient health care services.	
B.	Animal Care, Animal Services, Boarding Services, and Animal-Related Equipment Sales.	P
	1. Includes animal-keeping at a lawfully existing or legal non-conforming use pursuant to the animal-keeping standards of the A-1 zone. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1(part), 1985)	P
C.	Building Supplies Sales and Rentals.	CUP
	1. Includes ancillary truck rentals for delivery of merchan-	CUP

	dise/equipment.	
	2. Includes companies that provide building maintenance services.	CUP
	<ul style="list-style-type: none"> Does not include auto rental facilities or truck rentals as a primary use. 	
D.	General Retail Sales	P
	1. Includes convenience stores.	P
	2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
	3. Includes food and non-alcoholic beverage sales.	P
	4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	6. Includes art-craft studios, artist studios, metalsmithing and other craftwork designed for demonstration combined with sales, that can include live-work arrangements in existing single-family residences; or as a stand-alone business in a building with commercial occupancy.	P
	7. Includes the retail sale of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies.	P
	8. Includes lumber stores, hardware stores, and building supply stores such as brick, block, sand, masonry and gravel.	P
	<ul style="list-style-type: none"> Does not include contractor's storage yards as a primary or ancillary use. 	
	<ul style="list-style-type: none"> Does not include auto sales facilities, service facilities, or repair facilities. 	
E.	Business Support Services.	P
	1. Includes rental or repair from the premises of office equipment, office supplies, and similar office goods.	CUP
F.	Non Drive-Thru Eating and Drinking Establishments.	P
	1. Includes the sale of beer and wine for on-site consumption, either as an ancillary or primary use.	P
	2. Includes the sale of distilled spirits for on-site consumption, either as an ancillary or primary use.	P
	3. Includes outdoor smoking areas or hookah smoking areas or hookah smoking areas only as an ancillary use (not more than 20% of indoor floor area) to an otherwise permitted use in this category.	P
	<ul style="list-style-type: none"> Does not include indoor smoking lounges or hookah bars 	

	as primary uses.	
G.	Entertainment/Recreation Establishments.	P
	1. Includes amusement centers: public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
	2. Includes indoor sports and recreation: typical uses are bowling alleys, billiard parlors, skating rinks, indoor sports courts.	P
	3. Includes outdoor sports and recreation: typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, equestrian staging areas.	P
	4. Includes rental stables east of Pedley Avenue.	P
	5. Includes sale of prepared foods and beverages ancillary to the primary use.	P
H.	Personal Services/Sales.	P
	1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.	P
	2. Includes full-body massage, as an ancillary or primary use, upon approval of a conditional use permit and only after compliance with the requirements of NMC Section 5.48.	CUP
	3. Includes indoor tattoo parlors, body art parlors, and permanent make-up as an ancillary use (not more than 20% of interior floor area) to an otherwise permitted use.	P
I.	Civic and Community-Related Uses.	CUP
	1. Includes public, quasi-public, and private civic administrative and management activities.	CUP
	2. Includes public and privately operated cultural facilities.	CUP
	3. Includes public and private education facilities.	CUP
	4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
	5. Includes public parking lots.	CUP
	6. Includes churches and facilities for religious assembly.	P
	7. Includes clubs and lodges for fraternal organizations.	CUP
J.	Drive-In/Drive-Thru Facilities (Ref. Section 18.23.08).	CUP
K.	Hospitality Uses (west of Center Street).	CUP
	1. Includes hotels (interior room entrance).	CUP
	2. Includes motels (exterior room entrance).	CUP
	3. Includes bed and breakfast inns subject to the following definitions and requirements.	CUP
	a. Can only be applied to structures classified as single-family residences in the C-4 zone at the time of this adoption.	CUP
	b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related	CUP

overnight stays in addition to the operator's residence rooms.	
c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1(part), 1985)	CUP

18.23.06 Review of Proposed Land Uses by the Planning Commission.

In the event of uncertainty about the compatibility of a proposed land use, or when a proposed use does not clearly fall within an approved permitted use category, at the discretion of the City said use(s) shall be presented to the Planning Commission for review and approval, or denial.

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

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

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

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held October 7, 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 October 7, 2015 and thereafter at a regular meeting of said City Council duly held on October 21, 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 October 21, 2015.

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

EXISTING C-4 ZONE	➔ PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	

<p>A. Administrative and Professional Offices. Activities include, but are not limited to:</p>	<p>A. Administrative, Medical, and Professional Offices.</p>	P
<p>1. Data storage;</p>	<p><i>INCLUDED UNDER BROAD CATEGORY</i></p>	
<p>2. Financial records;</p>		
<p>3. Auditing centers;</p>		
<p>4. Architects;</p>		
<p>5. Lawyers;</p>		
<p>6. Insurance sales and claims offices;</p>		
<p>7. Real estate offices;</p>		
<p>8. Financial planners;</p>		
<p>9. Accountants' and bookkeepers' offices.</p>		
	<p>1. Includes dispatch and office support services for the operation of taxicab/vehicles for hire businesses.</p>	P
	<p>2. Includes out-patient health care services.</p>	P
	<p>* Does not include facilities for the storage, staging, standing, or parking of taxicab/vehicles for hire company vehicles on site.</p>	*
	<p>* Does not include facilities for inpatient health care services.</p>	*
<p>B. Animal Care. Activities include, but are not limited to:</p>	<p>B. Animal Care, Animal Services, Boarding Services and Animal-Related Equipment Sales.</p>	P
<p>1. Grooming;</p>	<p><i>INCLUDED UNDER BROAD CATEGORY</i></p>	
<p>2. Animal care treatment;</p>		
<p>3. Boarding services for large and small animals;</p>		
<p>4. Veterinary services and animal clinics;</p>		
<p>5. Large and small animal hospitals.</p>		
<p>C. Building Maintenance Services. Activities typically include, but are not limited to:</p>	<p><i>INCLUDED UNDER CATEGORY C: "RETAIL BUILDING SUPPLIES AND RENTAL SERVICES."</i></p>	
<p>1. Custodial services;</p>		
<p>2. Window cleaning services;</p>		
<p>3. Disinfecting and exterminating</p>		

EXISTING C-4 ZONE	➔ PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	CUP

services;		
4. Janitorial services.		
D. Building Supplies and Sales. Activities typically include, but are not limited to:	C. Building Supplies Sales and Rentals	CUP
1. The retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies;	<i>RETAIL USES INCLUDED UNDER CATEGORY D: "General Retail Sales" RENTAL USES INCLUDED IN CATEGORY D ONLY AS ANCILLARY USES</i>	
2. Lumber stores;		
3. Hardware stores;		
4. Building materials, such as brick, block, masonry, sand, and gravel;		
5. Ancillary rental of trucks.	1. Includes ancillary truck rentals for delivery of merchandise/equipment.	CUP
	2. Includes companies that provide building maintenance services.	CUP
	* Does not include auto rental facilities or truck rentals as a primary use.	*
E. Business Printing Services.	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
F. Business Supply Retail and Services. Activities typically include, but are not limited to:	D. General Retail Sales.	P
1. Retail sales;	<i>INCLUDED UNDER BROAD CATEGORY D: "General Retail Sales"</i>	
2. Rental or repair from the premises of office equipment, office supplies and similar office goods.	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
	1. Includes convenience stores.	P
	2. Includes retail equestrian and agricultural supplies/services. Typical uses are feed and grain stores, and saddle/tack shops.	P
	3. Includes food and non-alcoholic beverage sales.	P

EXISTING C-4 ZONE	➔ PROPOSED REVISIONS	P or CUP
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	4. Includes the sale of beer and wine for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	5. Includes the sale of distilled spirits for on-site consumption, or for off-site consumption, and either as an ancillary or primary use.	P
	6. Includes art-craft studios, artist studios, metalsmithing, and other craftwork designed for demonstration combined with sales, that can include live-work arrangements in existing single-family residences; or as a stand-alone business in a building with commercial occupancy.	P
	7. Includes the retail sale of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies;	P
	8. Includes lumber stores, hardware stores, and building supply stores such as brick, block, sand, masonry and gravel.	P
	* Does not include contractor's storage yards as a primary or ancillary use.	*
	* Does not include auto sales facilities, service facilities, or repair facilities.	*
G. Business Support Services. Activities typically include, but are not limited to:	E. Business Support Services.	P
	1. Rental or repair from the premises of office equipment, office supplies and similar office goods.	CUP
1. Firms rather than individuals of a clerical, employment, or minor processing nature, including bookkeeping and medical transcribing, multi-copy and blueprint services;	<i>INCLUDED UNDER CATEGORY E: "BUSINESS SUPPORT SERVICES."</i>	
2. Dispatch and office support services for the operation of taxicab/vehicles for hire businesses. This does not include the	<i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES."</i>	

EXISTING C-4 ZONE	➔	PROPOSED REVISIONS	P or CUP
PERMITTED USES		PERMITTED USES	

storage, staging, standing, or parking of company vehicles on site.			
H. Child Care Homes and Facilities. Activities typically include, but are not limited to:		<i>USES ELIMINATED FROM C-4 ZONE</i>	
1. Daytime nonmedical care and supervision of children or seniors in an appropriate environment. Typical uses include:			
a. Family home day care infant centers;		<i>USES ELIMINATED FROM C-4 ZONE</i>	
b. Preschools;			
c. Extended child care facilities.			
I. Convenience Sales. Activities typically include, but are not limited to:		<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
1. Convenience markets;		<i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i>	
2. Drug stores;			
3. Beauty and barber shops;		<i>INCLUDED UNDER CATEGORY H: "PERSONAL SERVICES/SALES."</i>	
4. Dry cleaning establishments.			
J. Eating and Drinking Establishments. Activities typically include, but are not limited to (ref. Section 18.23.08):	F. Non Drive-thru Eating and Drinking Establishments.		P
1. Restaurants;		<i>INCLUDED UNDER BROAD CATEGORY</i>	
2. Donut shops;			
3. Coffee sales.			
	1. Includes the sale of beer and wine for on-site consumption, either as an ancillary or primary use.		P
	2. Includes the sale of distilled spirits for on-site consumption, either as an ancillary or primary use.		P
	3. Includes outdoor smoking areas or hookah smoking areas only as an ancillary use (not more than 20% of indoor floor area) to an otherwise permitted use in this category.		P
	* Does not include indoor smoking lounges or hookah bars as primary uses.		*

EXISTING C-4 ZONE	➔ PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	

K. Entertainment/Recreation. Specific entertainment/recreation use types include (ref. Section 18.23.08):	G. Entertainment/Recreation Establishments.	P
1. Amusement Center. Public places of amusement or business in which four or more coin-operated amusement devices are installed.	1. Includes Amusement Centers: Public places of amusement or business in which four or more coin-operated amusement devices are installed.	P
2. Clubs and Lodges. Predominantly halls and meeting facilities for fraternal organizations. Typical groups include Elk and Moose.	<i>INCLUDED UNDER CATEGORY I: "CIVIC AND CIVIC-RELATED USES."</i>	
3. Indoor Sports and Recreation. Typical uses include:	2. Includes Indoor Sports and Recreation: Typical uses are bowling alleys, billiard parlors, skating rinks, indoor sport courts.	P
a. Bowling alleys;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Billiard parlors;		
c. Ice and roller skate rinks;		
d. Indoor basketball and racquetball courts;		
e. Sale of prepared foods and beverages is permitted ancillary to the primary sports and recreational character of the use.		
4. Outdoor Sports and Recreation. Typical uses:	3. Includes Outdoor Sports and Recreation: Typical uses are tennis courts, batting cages, equestrian riding rings, miniature golf, athletic education, athletic practice facilities, water recreation, equestrian staging areas.	P
a. Tennis courts;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Batting cages;		
c. Equestrian riding rings;		
d. Miniature golf;		
e. Athletic education;		

EXISTING C-4 ZONE	➔ PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	

<p>f. Athletic practice facilities;</p> <p>g. Sale of prepared foods and beverages is permitted ancillary to the primary use.</p>		
	<p>4. Includes rental stables east of Pedley Avenue.</p>	P
	<p>5. Includes sale of prepared foods and beverages ancillary to the primary use.</p>	P
<p>L. Equestrian and Agricultural Supplies and Services. Uses typically include, but are not limited to:</p>	<p><i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i></p> <p><i>OR UNDER CATEGORY B: "ANIMAL CARE, ANIMAL SERVICES, BOARDING SERVICES AND ANIMAL-RELATED EQUIPMENT SALES."</i></p>	
<p>1. Feed and grain stores;</p>		
<p>2. Retail saddle/tack shops.</p>		
<p>M. Financial Institutions. Uses typically include, but are not limited to:</p>	<p><i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES."</i></p>	
<p>1. Banks;</p>		
<p>2. Savings and loans;</p>		
<p>3. Credit unions.</p>		
<p>N. Food and Beverage Sales. Uses typically include:</p>	<p><i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i></p>	
<p>1. Markets;</p>		
<p>2. Mini-markets;</p>		
<p>3. Liquor stores;</p>		
<p>4. Retail bakeries.</p>		
<p>O. Health Care Services. Does not include facilities for inpatient treatment.</p>	<p><i>INCLUDED UNDER CATEGORY A: "ADMINISTRATIVE, MEDICAL, AND PROFESSIONAL OFFICES."</i></p>	
<p>P. Newsstands.</p>	<p><i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i></p>	
<p>Q. Nurseries.</p>	<p><i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES."</i></p>	
<p>R. Personal Services and Sales. Uses typically include:</p>	<p>H. Personal Services/Sales.</p>	P
<p>1. Beauty and barber shops;</p>	<p><i>INCLUDED UNDER BROAD CATEGORY</i></p>	
<p>2. Florist shops;</p>		

EXISTING C-4 ZONE	➔ PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	

<p>3. Photography studios;</p> <p>4. Apparel laundering and dry cleaning agencies;</p> <p>5. Contract post offices;</p> <p>6. Travel agencies.</p>		
	<p>1. Includes businesses that provide only facial and scalp massages as an ancillary or primary use.</p>	P
	<p>2. Includes full-body massage, as an ancillary or primary use, upon approval of a conditional use permit and only after compliance with the requirements of Section 5.48.</p>	CUP
	<p>3. Includes indoor tattoo parlors, body art parlors, and permanent make-up as an ancillary use (not more than 20% of interior floor area) to an otherwise permitted use.</p>	P
	<p>4. Includes outdoor smoking areas or hookah smoking areas only as an ancillary use (not more than 20% of indoor floor area) to an otherwise permitted use.</p>	P
	<p>* Does not include businesses that provide tattoos, body piercing, or body branding, permanent makeup or similar service as a primary use.</p>	*
	<p>* Does not include indoor smoking lounges or hookah bars as primary uses.</p>	*
<p>S. Artcrafts. Uses typically include, but are not limited to:</p> <p>1. Restoration and repair of antiques;</p> <p>2. Artists' studios (including painting and sculpting);</p> <p>3. Basket making;</p> <p>4. Blacksmithing;</p> <p>5. Candle making;</p> <p>6. Cartoon and animation;</p> <p>7. Book restoration and custom binding;</p>	<p><i>INCLUDED UNDER CATEGORY D: "GENERAL RETAIL SALES." and CATEGORY M: "SINGLE-FAMILY RESIDENTIAL LIVE/WORK"</i></p>	

EXISTING C-4 ZONE	➔ PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	

8. Ceramics and pottery;		
9. Production of glass crystal figures, glass art, and stained glass;		
10. Custom jewelry design and manufacturing;		
11. Metal engraving;		
12. Manufacture and repair of musical instruments;		
13. Photography studios;		
14. Picture mounting and framing;		
15. Leather goods, including custom shoe making;		
16. Ornamental iron;		
17. Silk screen production;		
18. Taxidermy;		
19. Textile weaving by hand looms;		
20. Watch and clock making;		
21. Woodcarving;		
22. Custom furniture.		
T. Civic Use Types.	I. Civic and Civic-Related Uses.	CUP
1. Civic Administration. Activities typically include, but are not limited to:	1. Includes public, quasi-public, and private civic administration and management activities.	CUP
a. Public and private post offices and mail processing;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Management, administration, or clerical services performed by public, quasi-public, and utility agencies.		
2. Cultural Facilities. Activities typically include:	2. Includes public and privately-operated cultural facilities	CUP
a. Museums and art galleries;	<i>INCLUDED UNDER BROAD CATEGORY</i>	
b. Public and private libraries;		
c. Public and private observatories;		
d. Facilities for the performing arts.		
3. Education Facilities. Activities typically include:	3. Includes public and private education facilities.	CUP
a. Public or private instruction	<i>INCLUDED UNDER BROAD CATEGORY</i>	

EXISTING C-4 ZONE	PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	CUP

required to be taught by the California Education Code;		
b. Vocational instruction;		
c. Music, art, or dance instruction in a classroom or studio setting.		
4. Flood control/utility corridor.		
5. Public Assembly.	4. Includes public and private assembly and event facilities, both indoor and outdoor.	CUP
a. Parks, gardens, and passive open space areas;		
b. Public and semi-public playgrounds and playing fields and active use recreation areas;		
c. Public meeting halls, gymnasiums and youth and community centers;		
d. Public parking lots;	5. Includes public parking lots.	CUP
e. Equestrian staging areas;		
6. Religious assembly.	6. Includes churches and facilities for religious assembly.	CUP
	7. Includes clubs and lodges for fraternal organizations.	CUP
U. Ancillary and Accessory Uses.	ANCILLARY AND ACCESSORY USES	
1. Animal keeping at a lawfully existing or legal nonconforming use. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	1. Includes animal keeping at a lawfully existing or legal nonconforming use. (Ord. 951 Sec. 1, 2012; Ord. 872, 2007; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	P
CONDITIONALLY PERMITTED USES	CONDITIONALLY PERMITTED USES	
A. Drive-in/Drive-Through Facilities (Ref. Section 18.23.08).	A. Drive-in/Drive-Through Facilities (Ref. Section 18.23.08).	CUP
B. Building Contractors Offices and Storage Yards. Activities typically include, but are not limited to (ref. Section 18.23.08):		
1. Offices;		
2. Storage of equipment, materials,		

EXISTING C-4 ZONE	 PROPOSED REVISIONS	P or CUP
PERMITTED USES	PERMITTED USES	

vehicles and contractors supplies.		
C. Hospitality Uses (West of Center Street Only).	B. Hospitality Uses (West of Center Street Only).	CUP
1. Hotels (interior room entrance);	1. Includes hotels (interior room entrance);	CUP
2. Motels (exterior room entrance);	2. Includes motels (exterior room entrance);	CUP
3. Bed and Breakfast Inns. A bed and breakfast inn is subject to the following definitions and requirements:	3. Includes bed and breakfast inns. A bed and breakfast inn is subject to the following definitions and requirements:	CUP
a. Can only be applied to structures classified as a single-family residence in the C-4 zone at the time of the adoption of Ordinance No. 951.	a. Can only be applied to structures classified as a single-family residence in the C-4 zone at the time of the adoption of Ordinance No. 951.	CUP
b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	b. Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operator's residence rooms.	CUP
c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	c. Length of stay shall not exceed 14 consecutive overnight stays. (Ord. 951 Sec. 1, 2012; Ord. 802, 2003; Ord. 539 Sec. 1 (part), 1985)	CUP