



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

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

CALL TO ORDER: 6:15 p.m.

ROLL CALL: Kevin Bash, Mayor Pro Tem
Berwin Hanna, Council Member
Greg Newton, Council Member
Robin Grundmeyer, Council Member
Ted Hoffman, 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
One Case

RECONVENE PUBLIC SESSION: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Council Member Greg Newton

INVOCATION: Pastor Louie Monteith, Norco Calvary Chapel

REORGANIZATION OF CITY COUNCIL:

- A. Election of Mayor
- B. Election of Mayor Pro Tem

PRESENTATIONS: Eagle Scout Candidate Ryan Hoskings, Troop 444 - "Leave No Trace" Project

Norco Robotics Team - 2015 Trash Trek Project
for FIRST LEGO League

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

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

2. CITY COUNCIL CONSENT ITEMS: *All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Council, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Council or the audience request specific items be removed from the Consent Calendar. Items removed from the Consent Calendar will be separately considered under Item No.3 of the Agenda.*

A. City Council Regular Meeting Minutes of November 18, 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. Letter to Corona-Norco Unified School District Supporting the Establishment of a Future Farmers of America (FFA) Program at Riverview Elementary School. **Recommended Action: Approve the letter to the Corona-Norco Unified Schools District supporting a Future Farmers of America (FFA) Program at Riverview Elementary School.** (Planning Director)

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

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

5. LEGISLATIVE MATTERS: *No new evidence will be heard from the public as the public hearing has been closed regarding the items listed.*

A. **Ordinance No. 997, Second Reading.** An Ordinance Repealing Existing Norco Municipal Code Chapter 9.52 and Adopting a Revised Chapter 9.52 "Graffiti Prevention, Prohibition, removal and Abatement Procedures." Code Change 2015-06. (City Clerk)

The first reading of Ordinance No. 997 was held on November 18, 2015 and adopted by the City Council with a 4-0 vote. Ordinance No. 997 repeals existing Norco Municipal Code Chapter 9.52 and adopts a revised Chapter 9.52 titled "Graffiti Prevention, Prohibition, Removal and Abatement Procedures." Ordinance No. 997 provides the City with an abatement procedure for the removal of graffiti on public and private property.

Recommended Action: Adopt Ordinance No. 997, for second reading.

6. DISCUSSION / ACTION ITEM:

- A. Appointment to the Planning Commission to Fill One (1) Unscheduled Vacancy. (City Clerk)

As a result of former Planning Commissioner Ted Hoffman's election to the City Council in November, and his subsequent letter of resignation from the Planning Commission, the City Clerk's Office began accepting applications on November 9, 2015 for the unscheduled vacancy. The City Council is requested to review the applications submitted and make an appointment.

Recommended Action: Staff recommends that the City Council make one (1) appointment to the Planning Commission to fill an unscheduled vacancy with the term taking effect immediately and ending June of 2019.

7. APPEAL / PUBLIC HEARINGS:

- A. **Appeal Hearing Site Plan 2015-23. Appeal Hearing Conditional Use Permit 2015-26. Appeal Hearing Conditional Use Permit 2015-27. Appeal Hearing Conditional Use Permit 2015-28. Appeal Hearing Variance 2015-05. Tentative Parcel Map 36999:** A Proposal to Construct a 113,331 Square-Foot Commercial Center with Seven Buildings and to Subdivide Approximately 13.7 Net Acres Into 9 Parcels with Conditional Use Permits for the Sale of Distilled Spirits, Four Drive-Thru Lanes, and a Service Station; and a Variance Request to Reduce the Required 50-Foot Rear Building Setback to 38 Feet Located on the Southwest Side of River Road and the Northwest Side of Corydon Street in the C-G Zone (APNs 121-310-086, 121-310-087, 121-180-014). (Planning Director)

At its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-23, Conditional Use Permit 2015-26, Conditional Use Permit 2015-27, Conditional Use Permit 2015-28, Variance 2015-05, and the Norco Village Sign Program. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of Tentative Parcel Map 36999 which requires approval by the City Council. The proposed project is an integrated shopping center on 13.7 net acres on the southwest side of River Road at the northwest side of Corydon Street. The proposed center would be anchored by a major grocery store and a stand-alone pharmacy along with in-line retail buildings, pad sites, a 2-story office structure, and a service station. All proposed uses are either permitted, or conditionally-permitted uses in the C-G zone which is the zoning designation on the property. Staff prepared an initial study and a Mitigated Negative Declaration is proposed.

Actions Needed to Uphold the Actions of the Planning Commission:

Motion 1: Adopt a Mitigated Negative Declaration;

Motion 2: Adopt Resolution No. 2015-70, approving Site Plan 2015-23;

Motion 3: Adopt Resolution No. 2015-71, approving Conditional Use Permit 2015-26 for the development of four drive-thrus associated with Site Plan 2015-23;

Motion 4: Adopt Resolution No. 2015-72, approving Conditional Use Permit 2015-27 to allow the sale of distilled spirits associated with Site Plan 2015-23;

Motion 5: Adopt Resolution No. 2015-73, approving Conditional Use Permit 2015-28 for the development of a service station associated with Site Plan 2015-23;

Motion 6: Adopt Resolution No. 2015-74, approving Variance 2015-05 to reduce the required rear-yard setback from 50 feet to 38 feet associated with Site Plan 2015-23;

Motion 7: Adopt Resolution No. 2015-75, approving the Norco Village Sign Program associated with Site Plan 2015-23;

Motion 8: Adopt Resolution No. 2015-76, approving Tentative Parcel Map 36999 to subdivide 13.7 net acres into nine parcels associated with Site Plan 2015-23.

- B. Appeal Hearing Site Plan 2015-22. Appeal Conditional Use Permit 2015-25. Ordinance No. 998, First Reading General Plan Amendment 2015-01 and Zone Change 2015-01. Ordinance No. 999, First Reading Specific Plan 91-02, Amendment 13.** A Proposal to Construct a 6,205 Square-Foot Commercial Center with Two Restaurant Buildings and a Conditional Use Permit for One of the Buildings to Have a Drive-Thru, Located on the North Side of Hidden Valley Parkway East of Yasment Street (APNs 122-570-001; 122-660-002). (Planning Director)

At its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-22 and Conditional Use Permit 2015-25. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of General Plan Amendment 2015-01, Zone Change 2015-01, and Amendment 13 to Specific Plan 91-02 which require approval by the City Council. The proposed project involves the detachment of 1.1 acres from the Norco Hills Specific Plan and a rezoning of that acreage combined with an adjacent .29 acre in the A-1-20 zone (1.39 acres total) to C-4 (Commercial) zone. In addition to the zone change and general plan amendment the project includes a site plan approval for two restaurants and a conditional use permit for a drive-thru associated with one of the restaurant buildings. The concept architecture has

been approved but ultimate architecture will need approval by the Planning Commission Architectural Review Subcommittee once the tenants of the buildings are known.

Actions Needed to Uphold the Actions of the Planning Commission:

Motion 1: Adopt a Mitigated Negative Declaration

Motion 2: Adopt for First Reading Ordinance No. 998, approving General Plan Amendment 2015-01 and Zone Change 2015-01;

Motion 3: Adopt for First Reading Ordinance No. 999, approving Amendment 13 to Specific Plan 91-02 (Norco Hills Specific Plan);

Motion 4: Adopt Resolution No. 2015-77, approving Site Plan 2015-22;

Motion 5: Adopt Resolution No. 2015-78, approving Conditional Use Permit 2015-25 for a drive-thru associated with a proposed restaurant building in Site Plan 2015-22.

8. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

ADJOURNMENT

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in this meeting, please contact the City Clerk's office, (951) 270-5623, at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility. Staff reports are on file in the City Clerk's Office. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue during normal business hours.



**CITY OF NORCO
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, November 18, 2015
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

CALL TO ORDER: 7:02 p.m.

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

PLEDGE OF ALLEGIANCE: Council Member Kathy Azevedo

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

Due to an emergency, Pastor Fred Griffin was unable to attend the meeting. Mr. Geoff Kahan provided the invocation.

RECOGNITION: Council Member Kathy Azevedo

The following were in attendance to present Council Member Azevedo with a certificate or proclamation as well as to speak about Ms. Azevedo's contributions, commitment and dedication to the City and the region during her 12-year tenure on the Norco City Council:

Senator Richard Roth
Will Martinez, Field Representative, on behalf of Assembly Member Eric Linder
Jolyn Murphy, Field Representative, on behalf of Congressman Ken Calvert
Jurupa Valley Mayor Pro Tem Laura Roughton and Council Member Frank Johnston
Norco Area Chamber of Commerce President Diane Collins
City of Norco Economic Development Advisory Council Chair Patrick Malone
Former Norco City Manager Jeff Allred
Cal Fire Division Chief Jeff Johnson
Danny Azevedo, spouse
Norco Mayor Pro Tem Kevin Bash on behalf of the City of Corona City Council
Residents: Jodie Webber, Harvey Sullivan, Patricia Overstreet, Geoff Kahan

City Council Members and staff also shared memories and spoke of Ms. Azevedo's accomplishments and dedication. On behalf of the City Council, Mayor Pro Tem Bash presented Ms. Azevedo with a proclamation.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

1. A. City Council Communications / Reports on Regional Boards and Commissions

Council Member Hanna:

- Provided update on the West Nile Virus noted that cooler weather is providing some relief on the number of cases in Riverside County.

- Provided update on Riverside County Transportation Commission and the construction on the 91 freeway; www.rctc.org is updated regularly with the latest construction information.
- Attended a Riverside Transit Agency meeting and reported that ridership continues to increase.

Council Member Newton:

- Attended a Chino Basin Desalter Authority meeting in which an urban water management update was given. Among the member agencies, the current population water use is 601,000 and by the year 2025 is projected to be 830,000. Mr. Newton also reported that 19% of all electrical consumption in California is water related.
- Attended a Western Riverside County Regional Waste Water Authority (WRCRWA) meeting in which Board Members received an update on the treatment plant. The plant is 32% complete. The construction and energy efficient design of the facility will net a rebate to WRCRWA in the approximate amount of \$500,000, which will be divided amongst the five member agencies based on capacity use.
- Provided a brief update on the micro-tunneling project under the Santa Ana River. The micro-tunneling machine came against an object and remains approximately 25 under the river bed. City Manager Andy Okoro added that staff has been in discussions with Western Municipal Water District to explore various options for getting the water across the river.

Council Member Azevedo:

- No report given.

Mayor Pro Tem Bash:

- No report given.

- B. Verbal Update on the Lake Norconian Club Foundation Lawsuit Against California Department of Corrections and Rehabilitation Preliminary Court Injunction (City Attorney)

City Attorney John Harper reported that there has been concern for quite some time about the State of California allowing disrepair and deterioration of the Norconian Hotel. The Lake Norconian Club Foundation (LNCF) filed an environmental lawsuit, CEQA, against the California Department of Corrections and Rehabilitation. The City of Norco is named a real party in interest, which means while the City participates in the litigation, it is not an active litigant. The lawsuit addresses two issues in which there is no law: 1) under CEQA's definition of project, the State making an affirmative decision not to do anything; 2) statute of limitations under CEQA is limited and begins to run when an affirmative decision is made. The State of California's first response was to demur. The judge overruled the demur, which meant it sided in favor of LNCF. LNCF's next step was to seek a preliminary injunction, of which the judge granted in part. The court ordered that LNCF and the City be allowed access, be provided utilities, and be allowed to do non-permanent preservation and maintenance. LNCF and the City are also allowed to apply for orders that allow permanent work. The court did not order the State of California to pay for the work. The court also said that if LNCF is successful in the CEQA lawsuit, they will be entitled to reimbursement.

Mr. Harper stated that a case management conference has been scheduled for tomorrow, November 19th, to discuss with the judge how the case is progressing and several items of dispute including the State requiring background checks (2-6 weeks processing time) of all persons wanting to access the facility; no access on weekends; and requiring that all tools used for restoration and maintenance be removed on a daily basis.

Linda Dixon, President of LNCF, spoke regarding the lawsuit. She and Vice President Su Bacon have attended every hearing, meeting, and conference call. LNCF has provided an overwhelming amount of pictures and documents to the court. Ms. Dixon urged the Council to consider the significance of the recent action taken by the judge and the urgency of it. Ms. Dixon said that the historic district is the key to the future of Norco. Ms. Dixon showed the Council a short video of the history of the Norconian Hotel.

Diane Markham commented on the value of the Norconian Hotel and being prime real estate in the City. Ms. Markham stated that the entire region would benefit from this property. Ms. Markham, on behalf of LNCF, requested emergency support from the Council to make the necessary repairs to the Hotel.

Jodie Webber expressed her amazement of the history of the Norconian Hotel. Ms. Webber noted that this is a great opportunity for the community to participate with donations. She also requested emergency funds from the City.

Pat Overstreet, Historic Preservation Commissioner, thanked LNCF for the work and effort put in to this cause.

Diane Collins, spoke on behalf of the Norco Area Chamber of Commerce and commented on the potential of what the hotel could bring to the community. Ms. Collins expressed the importance of preserving the property.

Su Bacon, Vice President of LNCF, commented on her historic preservation experience. Ms. Bacon also talked about how Norco is special in so many ways. She expressed that the Norconian Hotel is a treasure that can bring great economic development to the City. Ms. Bacon asked for financial support for protecting the hotel.

Council Member Hanna thanked all who have been involved and expressed his support.

Council Member Newton acknowledged Senator Roth for his assistance in this matter. Mr. Newton said that the City and LNCF can partner, possibly with matching funds.

Council Member Azevedo said she supports assisting LNCF. Ms. Azevedo asked that a committee be formed to discuss this further and report back to the Council, at which time decisions can be made.

City Attorney Harper indicated that public access to the hotel means that LNCF has been granted access to conduct temporary remedial work. The City cannot have much involvement beyond money. The City could legally provide funding but could not use employees or contract out work for preservation of the hotel.

Mayor Pro Tem Bash thanked Senator Roth for his assistance. Countless hours have been used preparing for lawsuit. Mr. Bash commented on the need to look at the City's future and the responsibility of preserving history and heritage. Mayor Pro Tem Bash said he supports

preservation and committing funding. In response, City Attorney Harper said that the Council will have to make a finding making it necessary to commit funds on an emergency basis.

M/S BASH/HANNA to add an agenda item by urgency to discuss the Lake Norconian Club Foundation lawsuit and the City's participation with funding based upon the need to take action prior to the judge's case management meeting tomorrow and the need take action prior to the next regularly scheduled City Council meeting. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

In response to Council Member Azevedo, City Manager Okoro indicated that if this is a budget priority for the Council, then discretionary funds would be made available from the General Fund.

There was some discussion between Council and staff regarding the determination of costs for temporary measures and having a proper process for LNCF to follow, as well as forming an Ad-Hoc Committee to oversee the public funds committed to LNCF.

A motion was made by Mayor Pro Tem Bash to commit \$20,000 to LNCF with up to an additional \$30,000 in matching funds.

At this time, Mayor Pro Tem Bash allowed for public comment.

Roy Hungerford expressed that the City should commit more and suggested starting at \$50,000.

Robert Leonard asked the Council to spend more time to think about how much it will commit and to use the money wisely. Mr. Leonard commented that there are other areas in the City that need funding.

City Attorney Harper added that the money can only be used for temporary measures and protecting the building.

Su Bacon stated that she appreciates funding from the City and that LNCF will continue to raise funds.

Council Member Azevedo, as this is her last Council meeting, expressed concern about committing funds without having a better idea of how much is needed. She asked Ms. Dixon how much money LNCF would need until the next regular City Council meeting on December 2nd. In response, Ms. Dixon indicated that what will be discussed at the case management conference is that a realistic dollar amount cannot be placed until LNCF's contract get on the property. Ms. Dixon added, that based on past estimates, LNCF can get by with what has been suggested by Council thus far. Ms. Dixon stated that the key in the case management meeting is to show good faith. Mr. Harper said that the funding committed by the City will look favorably at the case management conference.

Council Member Azevedo suggested committing \$10,000 tonight and discuss additional funding at the December 2nd meeting when the new Council Members are seated.

An amendment to the original motion was made by Mayor Pro Tem Bash to commit \$20,000 to LNCF with an additional amount of up to \$30,000 in matching funds; the total funds to be used by contractors for the specific purpose for temporary restoration.

There was some discussion about not including the matching funds of up to \$30,000 at this time.

A substitute motion was made by Council Member Azevedo to commit \$20,000 in discretionary funds to the Lake Norconian Club Foundation for protection of the Norconian Hotel. The motion was seconded by Mayor Pro Tem Bash and was carried by the following roll call vote:

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

Mayor Pro Tem Bash recessed the meeting at 9:31 pm and reconvened the meeting at 9:39 p.m.

2. CITY COUNCIL CONSENT ITEMS:

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

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

- A. City Council Special Meeting Minutes of October 28, 2015 and Regular Meeting Minutes of November 4, 2015. **Action: Approved the City Council special and regular meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.** (City Clerk)
- C. Resolution Approving the City of Norco's Participation with the County of Riverside in the Mortgage Credit Certificate (MCC) Program. **Adopted Resolution No. 2015-67, approving the City's participation with the County of Riverside in the Mortgage Credit Certificate Program.** (Economic Development Consultant)

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

None.

4. PUBLIC COMMENTS:

Angie Bautista commented that she lives on Wagon Wheel and Bluff where the new white vinyl fencing was installed. One side has the vinyl fencing and the other has the wood fencing and

asked when the project would be completed to replace the remaining wood fencing. Mayor Pro Tem Bash referred Ms. Bautista to speak with Deputy City Manager Brian Petree.

Geoff Kahan commented on the Veteran's Day Event and the Veterans Memorial Plaza. Mr. Kahan thanked the dedicated Veteran's Committee and the City staff.

Diane Collins stated that some of the fencing in her neighborhood has been replaced with the vinyl fencing. Part of the neighborhood still has wood fencing. Ms. Collins said that the neighborhood looks disjointed and hopes that the rest of the neighborhood gets the vinyl fencing soon.

Diane Collins, spoke on behalf of the Norco Area Chamber of Commerce. Ms. Collins encouraged the public to shop Small Business Saturday, the Saturday after Thanksgiving, to support local businesses.

5. PUBLIC HEARINGS:

- A. **Ordinance No. 997, First Reading. Code Change 2015-06.** A City-Initiated Proposal to Repeal Existing Norco Municipal Code Chapter 9.52 and Adopt a Revised Chapter 9.52 "Graffiti Prevention, Prohibition, Removal and Abatement Procedures." (Sheriff Lieutenant)

Sheriff Lieutenant Eric Briddick reported that in May 2015, the City Manager directed Sheriff Staff to amend the existing "Control and Removal of Graffiti," Chapter 9.52. This existing ordinance was limited in content and did not provide the City with an abatement procedure for the removal of graffiti on public and private property.

Sergeant Del Valle reported that his proposed Ordinance was developed by reviewing the City's current Ordinance as well as other cities. Sergeant Del Valle expressed that graffiti is a public nuisance and affects the quality of life for residents and businesses. The goal is to make the City of Norco unattractive to criminals.

In response to Council Member Azevedo, Sergeant Del Valle stated that if the graffiti is visible to the public, it is a public nuisance. The property owner will be liable for removal. Currently the City pays for the abatement. The proposed Ordinance implements recovery of costs for the actual time and materials associated with performing the abatement.

Council Member Newton commented on item No. 1 Notice in the staff report, in which it states "the Public Works Director or designee will issue an abatement notice to remove the graffiti from the property within ten calendar days." Mr. Newton expressed that ten days is too long and recommends 48 hours. Sergeant Del Valle said to keep in mind the time needed if the property owner is not available and ten days allows staff to get paperwork processed. City Attorney John Harper indicated that the statute will need to be referenced. Council Member Newton also commented on Section 9.52.150 "Duty to Remove Graffiti." In response, City Attorney indicated that once the person(s) is cited for the graffiti, they have 24 hours to remove it. If not removed, the person(s) will receive another citation for failure to remove.

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

Ted Hoffman commented that public nuisance abatement can be done in 48 hours. Mr.

Hoffman said that the proposed Ordinance is a step in the right direction.

City Attorney Harper suggested that the Ordinance language can be amended to reflect abatement within 48 hours or the minimum allowed by statute not to exceed ten (10) days.

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

M/S BASH/HANNA to adopt Ordinance No. 997 for first reading with the amended notice language of 48 hours for abatement or the minimum allowed by statute not to exceed ten days, and schedule the second reading for December 2, 2015. The motion was carried by the following roll call vote:

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

- B. Approval of Projects for Use of Community Development Block Grant (CDBG) Funds, Program Year 2016-2017, through the U.S. Department of Housing and Urban Development and the County of Riverside Economic Development Agency. (Deputy City Manager)

Deputy City Manager Brian Petree reported that applications for the 2016-2017 Community Development Block Grant (CDBG) funds are due to the Riverside County Economic Development Agency (EDA) no later than December 10, 2015. The City has been asked to estimate funding needs based on funding received for current Program Year 2015-2016, and is presenting funding applications for Council consideration based on an estimate. Final adjustments will be made to selected programs and projects once the actual allocation amount is known.

In response to Council Member Hanna, Deputy City Manager Petree stated that the ADA restrooms/shower would be located at the far south side of Clark Arena, where there is currently a sewer connection. Future requests will be for restrooms on the east side. The requests are in accordance with the Master Plan.

Council Member Newton asked if any of the funding for the additional infrastructure on the east side can come from CDBG. In response, Mr. Petree indicated that funding is based on two areas of which the City qualifies to receive CDBG funding: 1) removing slum and blight; and 2) including ADA accessible features.

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

Ted Hoffman commented that a lot has been done since the Master Plan was developed. Mr. Hoffman suggested revisiting the Master Plan. He also expressed concern about the proposed location of the restroom.

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

M/S BASH/HANNA to approve the following projects to be submitted for funding through the CDBG Program for Program Year 2016-2017: 1) Senior Citizens Recreation and Community Service Leader; 2) Ingalls Park ADA Restroom Project. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

C. Public Hearing Confirming Costs for 2015 Tumbleweed Abatement. (Fire Chief)

Battalion Chief Scott Lane reported that the 2015 Tumbleweed Abatement Report of Costs lists property owners whose vacant parcels were abated by the City's weed abatement contractor in October 2015. After Council adopts the Resolution, property owners will be invoiced for payment of the abatement.

Mayor Pro Tem Bash 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 Pro Tem Bash closed the public hearing bringing the discussion back to Council Members.

M/S HANNA/BASH to adopt Resolution No. 2015-68, confirming the report of costs for abatement of tumbleweeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

6. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Hanna requested to agendaize discussion regarding televising City Council meetings.

M/S HANNA/BASH to agendaize discussion regarding televising City Council meetings. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Council Member Azevedo commented on the need for a staging area on the east side of the City. Ms. Azevedo suggested that the new Council consider discussion on opening up the bottom of Nellie Weaver Hall area with a sign "Welcome to Norco Horsetown USA Staging Area." Council Member Azevedo also mentioned that Silverlakes has over 2.5 miles of horse trails on the eastern portion of the property. Ms. Azevedo requested opening up the trails from Pedley Avenue to the river bottom to Silverlakes.

Mayor Pro Tem Bash commented that the Riverside City Council voted to uphold Proposition R and Measure C, which is a protection of the area across from the Hidden Valley area across from Crestlawn Mortuary.

Mayor Pro Tem Bash requested to agendize discussion at the December 16, 2015 meeting regarding the impact of the Navy's solar panels on the City.

M/S BASH/NEWTON to agendize discussion at the December 16, 2015 Council meeting regarding the impact of the Navy's solar panels on the City. The motion was carried by the following roll call vote:

AYES: AZEVEDO, BASH, HANNA, NEWTON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

In response to Council Member Newton, Deputy City Manager Brian Petree indicated that he would provide an update in the Weekly Highlights report regarding status of the paving on Temescal Avenue from First Street to Norco Elementary.

Council Member Newton commented on the proposed SCE power lines project that will impact the California Avenue/North Drive area of the City. The project was addressed back in September 2011 based on CEQA. Since that time, he suggested a letter be sent to SCE addressing the City's concerns. Mr. Newton also suggested a public outreach meeting. City Manager Okoro indicated that he spoke with the City's previous SCE representative regarding the project status and did not see the need for outreach as SCE had previously conducted an outreach meeting. The California Public Utilities Commission has asked that the environmental impact report be reissued, which will allow for public input.

ADJOURNMENT

Mayor Pro Tem Bash adjourned the meeting at 10:38 p.m. with a moment of silence in honor of the victims of the attacks in Paris, France this week.

Cheryl L. Link, City Clerk

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: December 2, 2015

SUBJECT: Letter to Corona-Norco Unified School District Supporting the Establishment of a Future Farmers of America (FFA) Program at Riverview Elementary School

RECOMMENDATION: Approve the letter to the Corona-Norco Unified School District supporting a Future Farmers of America (FFA) Program at Riverview Elementary School.

SUMMARY/BACKGROUND: The City Council directed staff to prepare a letter to the Corona-Norco Unified School District in support of the establishment of a Future Farmers of America Program for younger children with exceptional needs at Riverview Elementary School. A letter for review and signature (if approved) is attached.

Attachment: Draft Letter, CNUSD



CITY of NORCO

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December 2, 2015

Corona Norco Unified School District Board
2820 Clark Avenue
Norco, CA 92860

Re: Future Farmers of America for Students with Exceptional Needs

The City Council of the City of Norco wishes to encourage the Corona-Norco Unified School District (CNUSD) Board to establish a Future Farmers of America (FFA) Program for students with exceptional needs at Riverview Elementary School.

Per the CNUSD website, special education is defined in the California Education Code as “specially designed instruction to meet the unique needs of individuals with exceptional needs that cannot be met with modification of the general instruction program; and related services that help individuals with special needs to benefit from specifically designed instruction.”

Since Norco High School is the only CNUSD campus that currently has an FFA program, the Norco City Council recommends that a program to help younger students with exceptional needs be established to help steer and prepare those students, that could benefit from such a program, into full participation at the high school level; and ultimately into job and career opportunities in agricultural-related fields.

Thank you for your consideration.

Respectfully yours,

Kevin Bash
Mayor Pro Tem

Berwin Hanna
Council Member

Greg Newton
Council Member

Robin Grundmeyer
Council Member

Ted Hoffman
Council Member

cc: Dr. Michael Lin, Superintendent, Corona Norco Unified School District

CITY COUNCIL

KEVIN BASH
Mayor Pro Tem

BERWIN HANNA
Council Member

GREG NEWTON
Council Member

ROBIN GRUNDMEYER
Council Member

TED HOFFMAN
Council Member

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: December 2, 2015

SUBJECT: **Ordinance No. 997, Second Reading.**

RECOMMENDATION: Adopt **Ordinance No. 997** for second reading.

SUMMARY: The first reading of Ordinance No. 997 was held on November 18, 2015 and adopted by the City Council with a 4-0 vote. Ordinance No. 997 repeals existing Norco Municipal Code Chapter 9.52 and adopts a revised Chapter 9.52 titled "Graffiti Prevention, Prohibition, Removal and Abatement Procedures." Ordinance No. 997 provides the City with an abatement procedure for the removal of graffiti on public and private property.

Attachment: Ordinance No. 997

ORDINANCE NO. 997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, REPEALING EXISTING MUNICIPAL CODE CHAPTER 9.52 AND ADOPTING A REVISED CHAPTER 9.52 "GRAFFITI PREVENTION, PROHIBITION, REMOVAL AND ABATEMENT PROCEDURES." CODE CHANGE 2015-06.

WHEREAS, the spread of graffiti on public and private building, walls, signs, and other structures or places, or other surfaces causes blight within the City, resulting in a genuine threat to life and incalculable general deterioration of property and business values for adjacent and surrounding properties; and

WHEREAS, in May 2015, City staff initiated a review of the existing Chapter 9.52 and found that the current language in the Norco Municipal Code did not provide the City with an abatement procedure for the removal of graffiti on public and private property; and

WHEREAS, the proposed ordinance provides the Public Works Director or designee the ability to declare graffiti on public and private property as a public nuisance.

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: Existing Chapter 9.52 of the Norco Municipal Code is hereby repealed and amended to "GRAFFITI PREVENTION, PROHIBITION, REMOVAL AND ABATEMENT PROCEDURES" and the text of the Chapter is hereby amended to read in its entirety as follows:

Chapter 9.52

GRAFFITI PREVENTION, PROHIBITION, REMOVAL AND ABATEMENT PROCEDURES

Sections:

- 9.52.010 Purpose and Intent.**
- 9.52.020 Definitions.**
- 9.52.030 Graffiti Prohibited.**
- 9.52.040 Possession of Graffiti Implements or Paraphernalia Prohibited.**
- 9.52.050 Furnishing Graffiti Implements to Minors Prohibited.**

- 9.52.060 Display of Graffiti Implements.**
- 9.52.070 Graffiti Removal at City Expense.**
- 9.52.080 Notice.**
- 9.52.090 Graffiti Declared Public Nuisance.**
- 9.52.100 Abatement.**
- 9.52.110 Land Use Permit.**
- 9.52.120 Private Property Consent.**
- 9.52.130 Public Property.**
- 9.52.140 Limitation of Filing Judicial Action.**
- 9.52.150 Duty to Remove Graffiti.**
- 9.52.160 Rewards.**
- 9.52.170 Defendant's Liability for Cost of Graffiti Abatement.**

9.52.010 Purpose and Intent.

It is the purpose and intent of this chapter to help prevent the spread of graffiti and to establish a program for its removal from public and private property. The spread of graffiti on public and private buildings, walls, signs and other structures or places or other surfaces causes blight within the City, resulting in a genuine threat to life, incalculable economic losses to businesses in terms of physical property, profits and goodwill, and the general deterioration of property and business values for adjacent and surrounding properties. The power of graffiti to create fear and insecurity within the community and blight upon the landscape, reducing property values and detracting from the sense of the community enjoyed by residents of Norco is beyond the cost of cleanup or removal. Not only is graffiti a property crime, but a social crime on the quality of life and freedom from intimidation citizens' desire within their neighborhoods.

9.52.020 Definitions.

"Aerosol paint container" means any aerosol container, regardless of the material from which it is made, which is adapted or made for the purpose of spraying paint, dye, or other substances.

"Felt tip marker" means any indelible marker or similar implement with a tip, containing anything other than a solution which can be removed with water after it dries.

"Graffiti" means any unauthorized inscription, word, figure, or design that is marked, etched, scratched, drawn, or painted on any surface of public or private property, including but not limited to, buildings, walls, signs, structures or places, or other surfaces, regardless of the nature of the material of the structural component.

“Graffiti implement or paraphernalia” means any aerosol paint container, felt tip marker, paint or graffiti stick, gum label, masonry or glass drill bit, carbide drill bit, glass cutter, grinding stone, awl, carbide scribe, acid etching solutions, or etching tool or device capable of scarring any surface, including, but not limited to glass, metal, concrete or wood or any other marking implement that is commonly used to deface, damage, or destroy property; any piece, design or scrap book or drawings, illustrating graffiti marks or signs.

“Gum label” means any sheet of paper, fabric, plastic or other substance with an adhesive backing which, when placed on a surface, is not easily removed.

“Paint stick or graffiti stick” means any device containing a solid form of paint, chalk, wax, epoxy, or other similar substance capable of being applied to a surface by pressure, and upon application, leaving a mark at least one-sixteenth of an inch in width.

“Retail commercial establishment” means any business enterprise, including any person, partnership, association, corporation, company, or organization, which sells or trades aerosol paint containers or felt tip marker.

9.52.030 Graffiti Prohibited.

A. It is unlawful for any person to write, paint, spray, chalk, etch, or otherwise apply graffiti on public or privately owned buildings, signs, walls, permanent structures, places, or other surfaces located on public or privately owned property within the City.

B. It is unlawful for any person owning or otherwise in control of any real property within the City to permit or allow any graffiti to be placed upon or to remain on any permanent structure located on the property when the graffiti is visible from the street or public or private property.

9.52.040 Possession of Graffiti Implements or Paraphernalia Prohibited.

A. It is unlawful for any person to have in his or her possession any graffiti implement or paraphernalia while in or upon any highway, street, alleyway, public park, playground, swimming pool, public recreational facility, underpass, bridge abutment, storm drain, or private property without the written consent of the owner, with the specific intent to paint, spray, chalk, etch or otherwise apply graffiti on, or deface, damage, disfigure, destroy, or mar any of the following places or things, including but not limited to: public or privately owned buildings, signs, walls, permanent structures, places or other surfaces within the City.

Exceptions:

1. A minor who is attending and is actively enrolled in a class which requires use of such implements, of which written permission from the school is in his or her possession;

2. An authorized City employee of the City of Norco, or agent thereof, or its contractors.

B. It is unlawful for any minor (person under the age of 18) to have in his or her possession aerosol can tips, other than tips affixed to aerosol cans, and any graffiti implement or paraphernalia, not including aerosol cans, while in or upon any highway, street alleyway, public park, playground, swimming pool, public recreational facility, underpass, bridge abutment, storm drain, or private property without the written consent of the owner, whether the minor is or is not in a vehicle. This section shall not apply to any minor who is accompanied by a parent or guardian or under the immediate supervision of an adult teacher.

9.52.050 Furnishing Graffiti Implements or Paraphernalia to Minors Prohibited.

It is unlawful for any person, other than a parent or legal guardian, to sell, exchange, give, loan, or otherwise furnish, or cause or permit to be exchanged, given, loaned, any graffiti implement or paraphernalia to any person under the age of eighteen years without the prior written consent of the parent or lawfully designated custodian of the minor.

9.52.060 Display of Graffiti Implements.

It is unlawful for any person, firm, corporation, or retail commercial establishment doing business in the city, who owns, sells, conducts, operates, or manages such activity, to display in a manner viewable to the public any aerosol spray containers, or felt-tip marker tips, pens, or blades, without securing same in such a manner as to prevent the removal of any such graffiti implement without employee assistance

9.52.070 Graffiti Removal at City Expense.

Whenever the Public Works Director or designated representative determines that graffiti is so located on public or private property within the City so as to be capable of being viewed by persons utilizing any public right-of-way in the City, the Public Works Director or designated representative is authorized to provide for the removal of the graffiti at the City's expense, pending reimbursement from the property owner upon whose property the graffiti has been applied upon the following conditions:

A. In removing the graffiti, the painting or repair shall be limited to the minimum necessary to properly restore the defaced area.

B. Where a structure is owned by a public entity other than the City, the removal of the graffiti may be authorized only after securing the consent of the public entity having jurisdiction over the structure.

C. Where a structure is privately owned, the removal of the graffiti by City resources or by a private contractor under the direction of the City may be authorized only after securing the consent of the owner.

D. The City reserves the right to recover City costs and expenses pursuant to Sections 6.22.130 and 9.52.170 of the Norco Municipal Code, Penal Code Section 594, Civil Code Sections 731 and 1714.1, and Government Code Section 38771, et seq. and Welfare and Institutions Code Section 742.10 et seq. from any person who has willfully damaged property in a manner described within this Chapter.

9.52.080 Notice.

Graffiti which the Public Works Director or authorized representative has determined exists on any permanent structure in the City which is visible from a street or other public or private property is declared to be a public nuisance.

9.52.090 Graffiti Declared Public Nuisance.

Graffiti on public or private property is a blighting factor which not only depreciates the value of the property which has been the target of such vandalism but also depreciates the value of the adjacent and surrounding properties, and in so doing has a negative impact on the entire city. Section 53069.3 of the Government Code authorizes the City, under certain circumstances, to provide for the removal of graffiti and other inscribed materials from private as well as public property. The City Council finds and determines that graffiti is obnoxious and a public nuisance and unless it and other inscribed materials are removed from public and private property, they tend to remain. Other properties then become the target of graffiti with the result that entire neighborhoods are affected and the entire community depreciates in value and becomes a less desirable place in which to be.

9.52.100 Abatement.

Whenever the Public Works Director or authorized representative determines that graffiti on a particular structure constitutes a public nuisance, such graffiti shall be abated as follows:

A. Notice. The Public Works Director shall cause a notice to be issued to abate such nuisance. The property owner shall have 48 hours or the minimum allowed by statute not to exceed ten days after the date of the notice to remove the graffiti, or the property will be subject to abatement by the City.

B. Service of Notice. The notice to abate graffiti pursuant to this section shall cause a written notice to be served upon the owner(s) of the affected premises, as such owner's name and address appears on the last equalized property tax assessment rolls of the County of Riverside. If there is no known address for the owner, the notice shall be sent in care of the property address. The notice required by this chapter may be served in any one of the following manners:

1. By personal service on the owner, occupant or person in charge or control of the property.

2. By certified mail addressed to the owner at the last known address of said owner. If this address is unknown, the notice will be sent to the property address.

The notice shall be substantially in the following form:

NOTICE OF INTENT TO REMOVE GRAFFITI

"Date:

NOTICE IS HEREBY GIVEN that you are required by law at your expense to remove or paint over the graffiti located on the property commonly known as, Norco, California, which is visible to public view, within 48 hours or the minimum allowed by statute not to exceed ten days after the date of this notice; or, if you fail to do so, City employees or private contractors employed by the City will enter upon your property and abate the public nuisance by removal or painting over the graffiti. The cost of the abatement by the City employees or its private contractors will be assessed upon your property and such costs will constitute a lien upon the land until paid.

All persons having any objection to, or interest in said matters are hereby notified to submit any objections or comments to the Public Works Director for the City of Norco or designated representative within ten (10) days from the date of this notice. At the conclusion of the 48-hour period or the minimum allowed by statute not to exceed ten (10) days to abate, the City may proceed with the abatement of the graffiti inscribed on your property at your expense without further notice."

C. Appeal. Within ten (10) days from the mailing or personal service of the notice, the owner or person occupying or controlling such premises or lot affected may appeal to the City Council of the City of Norco. At a regular meeting or regular adjourned meeting of the City Council not more than twenty days thereafter, the Council shall proceed to hear and pass upon such appeal. The decision of the Council thereupon shall be final and conclusive.

D. Removal by City. Upon failure of persons to comply with the notice by the designated date, or such continued date thereafter as the Public Works Director or designated representative approves, then the Public Works Director is authorized and directed to cause the graffiti to be abated by City resources or private contract, and the City or its private contractor is expressly authorized to enter upon the premises for such purposes. All reasonable efforts to minimize damage from such entry shall be taken by the City, and any paint used to obliterate graffiti shall be as close as practicable to background color(s).

E. Record of Cost for Abatement. The Public Works Director and/or the Finance Director shall keep an account of costs (including, but not limited to, court costs, attorney's fees, cost of removal of the graffiti or other inscribed material, costs of repair and replacement of defaced property, incidental and

administrative costs, and any law enforcement costs incurred in the investigation and apprehension of a person causing the graffiti damage) of abating such nuisance on each separate parcel of land where the work is done and shall render an itemized report in writing to the City Council showing the cost of abatement; provided, that before the report is submitted to the Council a copy shall be served in accordance with the provisions of this section, together with a notice of time when the report shall be heard by the Council for confirmation.

1. The City Council shall set the matter for hearing to determine the correctness and reasonableness of such costs.

2. The term "incidental expenses" shall include, but not be limited to, the actual expenses and costs of the City in the preparation of notices, specifications and contracts and in inspecting the work, and the costs of printing and mailing required hereunder.

F. Report--Hearing and Proceedings. At the time and place fixed for receiving and considering the report, the City Council shall hear and pass the report of such costs of abatement, together with any objections or protests. Thereupon, the City Council may make such revision, correction or modification in the report as it may deem just, after which, by motion, the report as submitted or as revised, corrected or modified shall be confirmed. The decision of the City Council on all protests and objections which may be made shall be final and conclusive.

G. Assessment of Costs against Property. The total cost for abating such nuisance, as confirmed by the City Council, shall constitute a special assessment against the respective lot or parcel of land to which it relates, and upon notice and recordation in the office of the Riverside County Recorder of a notice of lien, as so made and confirmed, shall constitute a lien on the property for the amount of such assessment pursuant to Government Code Section 38773.5.

1. After such confirmation and recordation, a copy shall be filed with the Assessor and Tax Collector of Riverside County, acting for the City, in order that said County officials may add the amounts of the respective assessments to the next regular tax bills levied against the respective lots and parcels of land, and thereafter said amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary municipal taxes; or

2. After such recordation, such lien may be foreclosed by judicial or other sale in the manner and means provided by law.

H. Second or subsequent civil judgment. Upon the entry of a second or subsequent civil judgment within a two-year period, the City may find that an owner of property is responsible for a condition that may be abated in accordance with this code section, may request the court order treble damages pursuant to Government Code Section 38773.7.

9.52.110 Land Use Permits.

In approving tentative or parcel maps, conditional use permits, plot plans, public use permits, or other similar land use entitlements, the City may impose any or all of the following requirements to prevent and/or facilitate the removal of graffiti:

- A. Use of Anti- Graffiti Material. Developer shall apply an anti- graffiti material of a type and nature that is acceptable to the director of planning and development, to each of any publicly-viewable surfaces on the improvements to be constructed, on sites deemed to be likely to attract graffiti by the director of planning and development.
- B. Approved Color/Palette for Graffiti Attractive Surfaces. Developer shall use an approved color palette for paint and/or anti-graffiti material on surfaces which have been designated "graffiti attractive" by the director of planning and development. The palette shall include a range of five color choices approved by the director of planning and development.
- C. Owner to Immediately Remove Graffiti. Developer shall record or cause to be recorded as part of the conditions, covenants and restrictions, a covenant running with the land and for the benefit of the City, requiring removal of any graffiti placed thereon.
- D. Availability of Anti- Graffiti Material and Paint to City by Developer. Prior to the issuance of a building permit, developer shall provide to the city the name of the manufacturer and supplier of the anti-graffiti material referenced in subsection A of this section, and the color palette and manufacturer code number of the paint(s) utilized to cover all exterior surfaces of approved structures and walls. If the developer fails to abate a graffiti condition, either voluntarily or after requested to do so by the City, the City shall purchase the necessary anti-graffiti material and/or paint for the purpose of graffiti removal. All costs of removal shall be assessed in accordance with Section 6.22.110 through 6.22.130, and 9.52.170 of the Norco Municipal Code.

9.52.120 Private Property Consent.

Property owners in the City of Norco may consent in advance to City entry onto private property for graffiti removal purposes. The City will make forms for such consent available.

9.52.130 Public Property.

Where a structure is owned by a public entity other than the City, the removal of the graffiti may be authorized only after securing the consent of an authorized representative of the public entity having jurisdiction over the structure.

9.52.140 Limitation of Filing Judicial Action.

Any owner, lessee, occupant or other interested person having any objections or feeling aggrieved at any proceeding taken on appeal by the City Council in ordering the abatement of any public nuisance under the provisions of this chapter, must bring an action to contest such decision within thirty days after the date of such decision of the City Council. Otherwise, all objections to such decision shall be deemed waived.

9.52.150 Duty to Remove Graffiti.

Any person applying graffiti to any surface within the City shall have the duty to remove it within twenty-four hours after being notified by the City, or its agents. Failure to remove the graffiti shall constitute an additional violation of this Chapter.

9.52.160 Rewards.

1. Pursuant to Section 53069.5 of the California Government Code, the City reserves the right to offer a reward in an amount and as to such locations as may be set by resolution of the City Council, for information leading to the arrest and conviction of any person for violation. In the event of multiple contributions of information, the reward amount shall be divided by the City in the manner it shall deem appropriate. For the purposes of this section, diversion of the violator to a community service program, a plea bargain to a lesser offense, or the sustaining of any juvenile petition filed pursuant to California Welfare and Institutions Code Section 601, et seq., shall constitute a conviction.

2. Claims for rewards under this section shall be filed with the City. Each claim shall:

a. Specifically identify the date, location and kind of property damaged or destroyed;

b. Identify by name the person who was convicted;

c. Identify the court and the date upon which the conviction occurred.

3. No claim for a reward shall be allowed by the City Council unless the City investigates and verifies the accuracy of the claim and determines that the requirements of this section have been satisfied. Once the claim is verified and determination is made, the reward shall be paid within the City's ordinary course of business.

4. The person committing the graffiti-vandalism, and if an unemancipated minor, then the parent or lawful guardian of the minor, shall be civilly liable for any reward paid pursuant to this section pursuant to the provisions of California Government Code Section 53069.5

9.52.170 Defendant's Liability for Cost of Graffiti Abatement.

A. Defendant determined to be the responsible party. When the disposition of a criminal case or a proceeding pursuant to Welfare and

Institutions Code Section 602 determines that the defendant in that case is responsible for creating, causing or committing the graffiti which was abated by the City, that same defendant shall be liable for all costs incurred by the City. These costs shall include, but are not limited to, court costs, attorney's fees, costs of removal of the graffiti or other inscribed material, costs of repair and replacement of defaced property, and the law enforcement costs incurred by the City in the identification and apprehension of the defendant responsible for the graffiti or other inscribed material on publicly or privately owned permanent real or personal property within the City, as prescribed within Government Code Sections 38772-38773.6, 53069.3.

1. The determination of responsibility shall be presumed by any confession, admission, guilty plea, or plea of nolo contendere to any violation of Penal Code Sections 594, 594.3, 640.5, 640.6, or 640.7.

2. In the case of a minor defendant, responsibility shall be determined upon a conviction by final judgment or by the minor being made a ward of the Juvenile Court pursuant to Welfare and Institutions Code Section 602 by reason of the commission of any act prohibited under Penal Code Sections 594, 594.3, 640.5, 640.6, or 640.7.

B. City funds to be recovered. City shall recover all City funds used to remove graffiti, repair or replace graffiti damaged real or personal property within the City. These costs shall be recovered from the defendant who has been determined to be the responsible party as outlined above. These costs shall be recovered as follows:

1. Adult defendants. A civil action may be pursued to obtain a monetary judgment against the defendant for any amount not ordered or collected by the criminal court in which the matter was heard. Such monetary judgments may be filed or recorded to create a lien against personal or real property as permitted by Code of Civil Procedure Section 697.010, et seq.

2. Juvenile defendants. A civil action may be pursued to obtain a monetary judgment against the juvenile defendant and/or his or her parent(s) or guardian(s) having custody and control of the minor for any amount not ordered or collected by the juvenile court in which the matter was heard. Such monetary judgments will be filed or recorded to create a lien against personal or real property as permitted by Government Code Sections 38772, et seq.

a. Lien and personal obligation. The expense of abating the graffiti nuisance may result in a lien against the property of a minor and a personal obligation against the minor. The parent(s) or guardian(s) having custody and control of the minor shall be jointly and severally liable with the minor pursuant to Government Code Sections 38772, 38773.2 and 38773.6.

1. Notice of Intent to Lien. Notice of Intent to record a lien shall be given to the owner of record of any parcel prior to the recordation of any lien. The owner may be the minor, or the parent(s) or legal guardian having custody and control of the minor. Said notice shall be served by personal service in the same manner as a civil action in accordance with the Code of Civil Procedure Section 415.10. If

the owner of record, after diligent search cannot be found, the notice may be served by posting a copy of the Notice in a conspicuous place upon the property for a period of ten days and publication thereof in a newspaper of general circulation published in the county in which the property is located pursuant to Government Code Section 6062.

2. Recordation. A nuisance abatement lien shall be recorded in the County Recorder's Office in the county in which the parcel of land is located and from the date of recording shall have the force, effect, and priority of a judgment lien.

3. Specific data. A graffiti nuisance abatement lien authorized by this section shall specify the amount of the lien; the name of the agency on whose behalf the lien is imposed; the date of the abatement order; the street address, legal description, and assessor's parcel number of the parcel on which the lien is imposed; and the name and address of the recorded owner of the parcel.

4. If the lien is discharged, released, or satisfied through payment or foreclosure, notice of the discharge containing the information specified in Subsection (3) shall be recorded by the governmental agency. A graffiti nuisance abatement lien and the release of the lien shall be indexed in the grantor-grantee index.

5. A graffiti nuisance abatement lien may be satisfied through foreclosure in an action brought by the City.

6. The City may recover from the property owner any costs incurred regarding the processing and recording of the lien and providing notice to the property owner as part of its foreclosure action to enforce the lien.

b. Special assessment. As an alternate to the nuisance lien, the City may recover its costs, as delineated above, a special assessment against the parcel of land owned by the minor or by the parent or guardian having custody and control of the minor. The assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes pursuant to Government Code Section 38773.7.

c. Second or subsequent criminal judgment. Upon the entry of a second or subsequent criminal judgment within a two-year period, the City may find that an owner of property is responsible for a condition that may be abated in accordance with this code section, may request the court order treble damages pursuant to Government Code Section 38773.7.

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

SECTION 4. 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 5. This Ordinance shall take effect thirty days after approval as provided in Government Code Section 36937.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

APPROVED AS TO FORM:

John R. 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 November 18, 2015 and thereafter at a regular meeting of said City Council duly held on December 2, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on December 2, 2015.

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

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager

PREPARED BY: Cheryl L. Link, City Clerk

DATE: December 2, 2015

SUBJECT: Appointment to the Planning Commission to Fill One (1) Unscheduled Vacancy.

RECOMMENDATION: Staff recommends that the City Council make one (1) appointment to the Planning Commission to fill an unscheduled vacancy with the term taking effect immediately and ending June of 2019.

SUMMARY: As a result of former Planning Commissioner Ted Hoffman's election to the City Council in November, and his subsequent letter of resignation from the Planning Commission, the City Clerk's Office began accepting applications on November 9, 2015 for the unscheduled vacancy. The City Council is requested to review the applications submitted and make an appointment.

BACKGROUND/ANALYSIS: Former Planning Commissioner Ted Hoffman was elected to the City Council on November 3, 2015. Upon receiving Mr. Hoffman's letter of resignation on November 4, 2015, the City Clerk's Office began recruitment for the unscheduled vacancy on the Planning Commission. Applications for the Planning Commission vacancy were solicited through the release of a public notice on November 9, 2015 and were due by the deadline of Monday, November 23, 2015 at 6:00 p.m.

Any resident of the City of Norco may serve on a City commission. No member is selected on the basis of representing a specific business, district, organization, or cause. Applicants must be a permanent resident of Norco, at least 18 years of age, a citizen of the United States., take the oath of office, and never convicted of a felony.

The following applications were received from which the Council will make its recommendation:

Planning Commission (1 unscheduled vacancy)

Lou Paltza
Scott da Rosa
Danny Azevedo
Michael Thompson
Gary Schonne
Kevin Koch

Planning Commission Appointment

December 2, 2015

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This appointment is to fill an unscheduled vacancy. The term will begin effective immediately and end June 30, 2019. An appointment to a City Commission is an honor and a responsibility. The City Council has confidence in the judgment and integrity of its appointees and relies on them for information and recommendations on specific matters. As advisors to the Council, Commission Members are expected to regularly attend meetings, understand their duties and roles, and work to contribute to the betterment of the community.

Applications are on file in the City Clerk's Office

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: December 2, 2015

SUBJECT: **Appeal Hearing Site Plan 2015-23. Appeal Hearing Conditional Use Permit 2015-26. Appeal Hearing Conditional Use Permit 2015-27. Appeal Hearing Conditional Use Permit 2015-28. Appeal Hearing Variance 2015-05. Tentative Parcel Map 36999:** A Proposal to Construct a 113,331 Square-Foot Commercial Center with Seven Buildings and to Subdivide Approximately 13.7 Net Acres into 9 Parcels with Conditional Use Permits for the Sale of Distilled Spirits, Four Drive-Thru Lanes, and a Service Station; and a Variance Request to Reduce the Required 50-foot Rear Building Setback to 38 Feet Located on the Southwest Side of River Road and the Northwest Side of Corydon Street in the C-G zone (APNs 121-310-086, 087; 121-180-014).

ACTIONS NEEDED TO UPHOLD THE ACTIONS OF THE PLANNING COMMISSION:

Motion 1: Adopt a Mitigated Negative Declaration;

Motion 2: Adopt **Resolution No. 2015-70**, approving Site Plan 2015-23;

Motion 3: Adopt **Resolution No. 2015-71**, approving Conditional Use Permit 2015-26 for the development of four drive-thrus associated with Site Plan 2015-23;

Motion 4: Adopt **Resolution No. 2015-72**, approving Conditional Use Permit 2015-27 to allow the sale of distilled spirits associated with Site Plan 2015-23;

Motion 5: Adopt **Resolution No. 2015-73**, approving Conditional Use Permit 2015-28 for the development of a service station associated with Site Plan 2015-23;

Motion 6: Adopt **Resolution No. 2015-74**, approving Variance 2015-05 to reduce the required rear-yard setback from 50 feet to 38 feet associated with Site Plan 2015-23;

Motion 7: Adopt **Resolution No. 2015- 75**, approving the Norco Village Sign Program associated with Site Plan 2015-23;

Motion 8: Adopt **Resolution No. 2015-76**, approving Tentative Parcel Map 36999 to subdivide 13.7 net acres into nine parcels associated with Site Plan 2015-23.

SUMMARY: At its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-23, Conditional Use Permit 2015-26, Conditional Use Permit 2015-27, Conditional Use Permit 2015-28, Variance 2015-05, and the Norco Village Sign Program. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of Tentative Parcel Map 36999 which requires approval by the City Council. Hereafter "project" refers to the project in its entirety with all of the application components above.

The proposed project is an integrated shopping center on 13.7 net acres on the southwest side of River Road at the northwest side of Corydon Street. Approval of the project requires approval of the site plan, the three conditional use permits, a variance request from the rear yard setback requirement, a sign program, and the proposed parcel map. The proposed center would be anchored by a major grocery store and a stand-alone pharmacy along with in-line retail buildings, pad sites, a 2-story office structure, and a service station. All proposed uses are either permitted, or conditionally-permitted uses in the C-G zone which is the zoning designation on the property. Staff prepared an initial study and a Mitigated Negative Declaration is proposed.

The Planning Commission in its approval added the following conditions:

- Horse trail crossings on River Road at Sundance Lane and Corydon Avenue shall be marked with stamped asphalt and in-street crossing LED lighting and shall include equestrian-level crossing buttons. (Site Plan 2015-23 Resolution)
- Deliveries from tractor-trailer vehicles shall be limited to the hours between 6 a.m. and 7 p.m. (Site Plan 2015-23 and Conditional Use Permit 2015-64 resolutions)
- The proposed 15-foot pylon sign on Corydon Street shall be eliminated. (Site Plan 2015-23, Sign Program Resolution)
- No wall signage is permitted along any building face adjacent to a residential zone that does not front onto a public street. (Site Plan 2015-23, Sign Program Resolution)
- Drive-thru speakers shall be oriented away from the adjacent street. (Conditional Use Permit 2015-26 Resolution)

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- All proposed structures shall meet the minimum 50-foot building setback requirement with the exception of the "Major A Building" as identified on approved Site Plan 2015-23. (Variance 2015-05 Resolution)

In response to concerns expressed about the location of the service station the applicant has proposed a revision to site plan that relocates the service station to the east side of Sundance Lane as opposed to the west side adjacent to residences. The Pad "C" building is also relocated as a result to the west side of Sundance Lane and that building has been reduced in size from 3,198 square feet to 2,780 square feet. The site plan that was approved by the Planning Commission is shown in Exhibit "E" (Exhibit Reference Booklet). The revised site plan is included as Exhibit "B" with this report.

BACKGROUND/PROJECT DESCRIPTION: The applicant, Lewis Retail Centers, on behalf of the property owner, is proposing the development of a 113,331 square-foot shopping center consisting of the following buildings:

- Major "A" – 44,200 SF
- Major "B" – 14,576 SF
- Shops "1" – 7,938 SF (adjacent to Major A)
- Shops "2" – 9,198 SF (adjacent to Major A)
- Shops "3" – 6,456 SF with drive-through
- Office – 2-story, 22,000 SF
- Pad "A" – 2,780 SF with drive-through
- Pad "C" – 2,780 SF with drive-through
- Pad "D" – 2,965 SF service station

The proposed anchors are a full-service grocery store and a free-standing pharmacy. The free-standing pharmacy is proposed at the intersection of River Road and Corydon Street with a drive-thru. Three buildings along River Road (Pads A and B, and Shops 3) are also designed with drive-thrus for flexibility to be able to accommodate quick service restaurants though none are being proposed now. The service station is proposed on the east side of the intersection of River Road and Sundance Lane and the 2-story office building is proposed between the service station and adjacent residential. The project includes the development of a horse trail along River Road even though this is not a designated trail route on the City's Official Trail Map. The rear yard setback variance is being requested to accommodate the trail.

ANALYSIS/Land Use: The proposed retail uses are permitted uses in the C-G (Commercial General) zone where the property is located. The proposed drive-thrus, the sale of distilled spirits, and the service station all require approval of a conditional use permit (CUP). To approve a CUP certain findings that the proposed uses will not adversely affect the General Plan or public convenience or general welfare of persons residing in the neighborhood; or place an undue traffic burden on area streets. Staff analyzed the project and concluded that the findings could be made and the Planning Commission concurred. The attached respective CUP Resolutions include those findings.

Circulation and Traffic: The project is being proposed with three driveway accesses on River Road with the primary site access being at Sundance Lane. A new traffic signal will be installed at Sundance Lane that will allow full turning movements into and out of the center. The other two River Road accesses will be driveways next to the "Major B" building and the "Shops 3" Building. Both of these are not proposed for signalization and will be restricted to right-in/right-out only. There is also a proposed driveway access onto Corydon Street at the rear of the project site. As proposed this is restricted to right-in/right-out only with no left turns into or out of the site being permitted at this location. There will be dedicated right-turn lanes into the center at Sundance Lane and Corydon Street. All of the driveways will have enhanced paving entering the center.

To assess traffic impacts project vehicle trips are determined using standardized trip generation rates from the Institute of Transportation Engineers. The traffic impacts are then analyzed comparing before and after-project conditions under three scenarios. The first scenario compares existing traffic conditions to what they would be with project-related traffic added. The second scenario analyzes what the traffic conditions will be for the anticipated opening year of the project (2017), with and without project-related traffic. The third scenario analyzes a "horizon year" (2035) representing future cumulative traffic conditions, again comparing conditions with and without the project-related traffic added.

The method for determining traffic conditions was done using industry standard "Level-of-Service" categories for 21 intersections that could be impacted with project-related traffic. The LOS categories range from A to F where A represents free-flow conditions and F represents forced or breakdown flow where every vehicle moves in lockstep with the vehicle in front. Per the Norco General Plan project related traffic impacts cannot reduce a LOS below Level D without mitigations for the project-related traffic impacts.

Of the 21 intersections analyzed six already operate at a LOS E during morning or afternoon peak times before the project is even developed. The needed improvements to bring those intersections to LOS D or better are not changed when project-related traffic is added, and one intersection (Sundance Lane) will improve to LOS C with project development because of the new signal. The same holds true for the project opening year 2017 except that one additional intersection will have an afternoon LOS E that will exist with or without project-related traffic. For the horizon year 2035 five additional intersections will have a LOS worse than D and that will also occur regardless of project-related traffic.

Existing improvement programs are in place to provide infrastructure improvements to roads before conditions on those roads reach unacceptable levels-of-service (worse than D). Those programs include the City Capital Improvement Program that is funded with Development Impact Fees and other sources, and the Transportation Uniform Mitigation Fee Program (TUMF) administered by the Western Riverside Council of Governments. All development projects are conditioned to contribute funds to both of these programs as general mitigation to the incremental increases in traffic impacts. A project then is typically

conditioned to provide additional road improvements as mitigation to the traffic impacts that it specifically creates that are in addition to the traffic growth already expected to occur without the project, and for which these funding programs are established.

As noted above the same general level of road improvements will be needed for future traffic conditions whether the project is built or not. The only additional infrastructure that will be provided with the project is the signal at Sundance Lane that will allow that intersection to function as a full-movement intersection and will improve the LOS from F to C in the project opening year (2017) and to D in the horizon year projection (2035). Other road infrastructure that will be developed with the project, that is needed for future conditions with or without the project, include the widening of River Road and Corydon Street since the development of the center is hastening the impact and need for those improvements. Other infrastructure improvements including road restriping and reconfiguration of the existing signal at Corydon Street and River Road are included in the conditions of approval. The project has also been conditioned to provide dedicated right-turn lanes from River Road (at Sundance Lane) and Corydon Street into the center.

The applicant is proposing a horse trail connection along River Road from east of Trail Street to Corydon Avenue/Street even though this is not identified as an official trail route on the City's Horse Trail Map. The provision of this trail serves positive benefits by first helping to establish the western/equestrian theme of the center. More importantly it provides a connection between the Bluff Street/Trail Street neighborhood to trail access at Corydon Avenue and Sundance Lane where there will be street crossings for the trail including equestrian-level crossing buttons. Stamped asphalt at both crossings along with crosswalk flashers will help drivers be aware of the crossings. The applicant is also proposing a covered hitching area next to the trail.

Because there will be a trail along River Road there will not be a sidewalk since the trail legally can serve as both, and is defined in the NMC as pedestrian/equestrian access. This is similar to commercial development along Sixth Street where there is only trail. There will be a sidewalk along Corydon Street that will connect into the existing sidewalk south of the project site in the City of Corona.

Site Design/Buffer Treatments: The project site borders River Road and Corydon Street on two sides where the building setback requirement is 25 feet and the parking setback is 10 feet. The site plan meets these requirements. The rear-yard building setback in the C-G zone where it abuts a residential zone is 50 feet. The project site abuts residential zones on two sides. On the northwest side the property abuts six homes along Trail Street in the City of Norco. On the southwest side it abuts sixteen homes along Ellington Drive in the City of Corona. All of the proposed structures meet the 50-foot setback requirement the Major A building that is proposed at 40 feet.

That setback reduction is the subject of the Variance request associated with this project. Because of the addition of the trail where one is not required by the City Master Trail Plan, and the parking requirements for the anchor to have the number of parking spaces it

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needs in front of the store to make it work at this location, it was not possible to relocate or re-design the structure and still meet the setback requirement. Within the 40-foot setback the applicant has proposed a landscape buffer of 12. This travel width on the drive aisle is 27 feet 10 inches which is wide enough to meet the minimum 25 feet for access after allowing for swing-out exit doors on the building.

An issue that had been reported to the Planning Commission was the existence of three-foot gap between the existing block wall behind the residences along Ellington Drive and the actual rear property lines for those residences which appeared to be three feet beyond. This was based on chain-of-title information back to when a lot line adjustment was processed in the City of Corona before the homes were built. Further research has revealed that the block wall does actually exist on the property line so there is no "gap." As a result the proposed rear yard setback for Building "A" increases to 40 feet from 38 feet which still needs the Variance.

The maximum height of a wall between the C-G zone and a residential zone is nine feet with that portion over six feet not having more than 10% obstruction of visibility. The maximum allowed height of a wall in a residential zone is six feet but there is provision for the Planning Director to require more height in the interest of public health and safety. Based on these provisions the project was conditioned to provide a block wall with a height that is minimum six feet high on the side facing residences along the two property lines where it abuts residential zoning. On the commercial side of these walls the height will range from 6 to 9 feet depending on the height of the retaining wall portion that is needed in some locations. Since the block wall behind the homes along Ellington Drive is already six feet high and is on the property line the only location where the wall condition will apply is where the project abuts homes along Trail Street in Norco.

Walls are one aspect of buffer treatments between residential and commercial zones. Another is landscaping. In the attached exhibit it shows the line-of-sight cross-sections between the rear yards of the residences closest to the Major A Building. If you increase the height of the wall adjacent to the residential rear yards to nine feet minimum it would result in a wall height of up to 12 feet on the commercial side and it would not completely block the view of the tops of the commercial building. Landscaping, however, can be planted such that it will provide the additional height and would provide additional sound attenuation if planted at the right density and with the right specimens to provide dense foliage. The project has been conditioned to provide appropriate landscaping to be approved by the Architectural Review Subcommittee.

Parking: All of the retail and office uses in the center are required to be parked at a 1 space per 250 square feet of floor space ratio. Restaurants are parked at a 1:100 ratio and all spaces within the length of a drive-thru are counted toward the overall total for that use. Pads A and C Buildings are anticipated to be drive-thru/quick serve restaurants and at least a portion of the Shops 3 Building has been designed for a quick-serve restaurant with a drive-thru. Based on these uses, assuming nothing but retail in the Shops 1 and 2

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Buildings, and with the Shops 3 Building being assumed for restaurant use, the parking requirement would be 529.

The developer has made allowance for more restaurant uses in the Shops 1 and 2 Buildings and has determined the ultimate parking demand to be 617 with 648 being provided. Based on the minimum requirements of the Norco Municipal Code (NMC) and the assumed greater demand by the developer, and then exceeding that number with the number of stalls being provided there should be enough parking to allow for a mix of retail and restaurant uses.

In addition to parking stalls the NMC requires a loading zone for each building with each loading zone being a minimum of 12 feet wide by 25 feet long and they all have been designed to meet those standards. The Shops 3 Building does not show a loading zone on the site plan and the project has been conditioned for the provision of one.

Tentative Parcel Map (TPM) 36999: The proposed TPM is designed with nine parcels to correspond to the various components of Site Plan 2015-23. The minimum lot size in the C-G zone is 13,125 square feet and all of the proposed lots exceed that minimum.

Sign Program: The NMC regulates the number, type, and size of signs allowed for commercial developments. Typically signs are regulated based on individual lots and businesses but for larger integrated centers a sign program allows for an increase in the number of allowed signs, and size and height as needed, so as to accommodate more businesses onto a sign and thereby prevent a proliferation of sign clutter along the street and on the faces of buildings. The Planning Commission approved the Sign Program but that was appealed by the City Council.

The allowed square-footage of wall signs that is proposed in the Sign Program is similar to what is allowed per the NMC (2 sq. ft. per linear ft. of frontage) for the Pad A, C, and D Buildings and the Shops 3 Building. The Office, and Shops 1 and 2 Buildings are proposed at 1 sq. ft. per linear ft. which is less than what the NMC allows. The proposed sign allowance for the Major Buildings in the Sign Program is 2 sq. ft. of sign area per 1 sq. ft. of lease area and staff is recommending this be changed to 2 sq. ft. per linear ft. of frontage the same as NMC.

The Sign Program is proposing six monument/pylon signs including the price sign for the service station. The height of the signs is proposed as follows:

Service station price sign	6'
Multi-tenant monument: River Road/Sundance Lane	6'
Multi-tenant monument: River Road/center driveway	9'
Multi-tenant pylon: River Road/east driveway	15'
Norco Village identification monument: River/Corydon corner	6'
Multi-tenant pylon: Corydon Street/south driveway	15'

The allowed height for a monument sign in the C-G zone is six feet however this is the only location where a project in the C-G zone is located adjacent to a horse trail. Similar to the C-4 zone on Sixth Street higher signs are warranted due to the horse trail fencing that obstructs visibility of the lower portion of the sign structure. The proposed 15-foot pylon on River Road is appropriate given that River Road is an arterial road with the potential for attracting pass-by trips from through traffic. Staff, however, recommended, and the Planning Commission approved the Sign Program eliminating the proposed 15-foot pylon on Corydon Street since it would only serve a captive traffic pattern for that neighborhood with little potential for attracting pass-by customers. The Sign Program was also approved with an added restriction that no signage be permitted on any building faces that are adjacent to a residential zone and not facing a public street frontage.

Architecture: The proposed architecture reflects the western and equestrian design theme of Norco with such elements as fiber cement siding with the appearance of wood both in vertical and horizontal patterns, knee bracing, parapets, and standing seam metal roofs. The Sign Program reflects the same architectural theme of the buildings. The Architectural Review Subcommittee reviewed the architecture and recommended approval but with a condition that the rear faces of the buildings be improved with more design articulation. A condition was added by the Planning Commission that revised rear elevations be submitted for approval by the Architectural Review Subcommittee.

Landscape Concept and Site Plan Photometric Exhibits: In addition to the large plans the attachments include an Exhibit Reference Booklet which is just reduced copies of the larger plans. Within that booklet there is a Landscape Concept Plan and a Site Lighting Plan. Approval of the project is only conceptual approval of these two plans as contained in the booklet. The final plans will be filed with separate permit and application fees for approval at staff level after the project has been approved and prior to application for building permits. This is the process that is followed for all commercial projects and conditions are included to require the separate submittals. The Site Plan has been designed to include 2.17 acres of landscaping which is 15.8 percent of the project site. The requirement in the C-G zone is a minimum of 15 percent.

Project Review: The project was reviewed at Project Review Board on October 7, 2015 and all discussion has either been incorporated into the Site Plan or has been added as conditions of approval. Likewise the project and traffic analysis were provided to the Cities of Corona and Eastvale. The City of Corona provided comments and recommendations and those also have been incorporated into the conditions of approval as appropriate.

Attachments: Resolution No. 2015-70, Site Plan 2015-23 Appeal
 Resolution No. 2015-71, Conditional Use Permit 2015-26 Appeal
 Resolution No. 2015-72, Conditional Use Permit 2015-27 Appeal
 Resolution No. 2015-73, Conditional Use Permit 2015-28 Appeal
 Resolution No. 2015-74, Variance 2015-05 Appeal
 Resolution No. 2015-75, Norco Village Sign Program Appeal
 Resolution No. 2015-76, Tentative Parcel Map 36999

- Exhibit "A" – Location Map
- Exhibit "B" – Revised Site Plan
- Exhibit "C" – Elevations (See Exhibit E)
- Exhibit "D" – Materials and Colors Sheet (See Exhibit E)
- Exhibit "E" – Exhibit Reference Booklet
- Exhibit "F" – Norco Village Sign Criteria
- Exhibit "G" – Line of Sight/Buffer Exhibits
- Exhibit "H" – Tentative Parcel Map 36999

RESOLUTION NO. 2015-70

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA APPROVING SITE PLAN 2015-23 FOR DEVELOPMENT OF A 113,331 SQUARE-FOOT COMMERCIAL CENTER CONSISTING OF SEVEN BUILDINGS: MAJOR "A" (44,200 SF), MAJOR "B" (14,576 SF), SHOPS 1 (7,938 SF), SHOPS 2 (9,198 SF), SHOPS 3 (6,456 SF), PAD "A" (2,780 SF), PAD "C" (3,198 SF), PAD "D" (2,965 SF) AND OFFICE (2-STORY, 22,000 SF) ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. SITE PLAN 2015-23 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for site plan approval for the development of a 113,331 square-foot commercial center consisting of seven buildings: Major "A" (44,200 SF), Major "B" (14,576 SF), Shops 1 (7,938 SF), Shops 2 (9,198 SF), Shops 3 (6,456 SF), Pad "A" (2,780 SF), Pad "C" (3,198 SF), Pad "D" (2,965 SF) and Office (2-story, 22,000 SF) on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

WHEREAS, the Planning Commission adopted Resolution 2015-60 approving Site Plan 2015-23 subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. The proposed site plan as conditioned complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the zoning is consistent with the General Plan Land Use Designation of Community Commercial and the site plan is designed in accordance with the zoning standards of said zone.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid

application for site plan approval is granted, subject to the conditions provided in Section 18.40.10 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "B" – Revised Site Plan (dated 11-5-15) and Exhibit "C" – Elevations, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
6. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval

of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.

10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.
11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. A six-foot high decorative solid block wall on top of any retaining wall facing the commercial center shall be provided along the project boundaries adjoining residential zoning where a block wall does not already exist and that is not across a public street to help screen and buffer existing residential neighborhoods. Development of the block wall shall be required prior to issuance of occupancy permits for any building approved with Site Plan 2015-23.

A minimum 10-foot screen wall measured from the top of a loading ramp shall be installed for the "Major A" building loading zone.

13. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
14. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be minimum 24-inch planter box. Shrubs to be installed shall be minimum 5-gallon container. Landscape plans shall include a water budget in accordance with the state Water Conservation in Landscaping Act. The inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements.

Landscape plans shall incorporate *Tristania conferta* and/or *melaleuca quinqueneria* planted at 10-foot on center intervals for screening adjacent to any residences.

15. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping.
16. A detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval by the Planning Division prior to issuance of building permits. Said plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property.
17. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.
18. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
19. Trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by the authorized waste-hauler. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
20. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
21. A minimum of 617 standard parking spaces shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of

accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.

The loading zone along the rear property line for the "Office" building shall be relocated away from the property line to the other side of the drive aisle. A loading zone shall be added for the Shops 3 Building.

All parking and drive aisle areas shall be maintained free from outdoor storage of pallets, racking, trash, debris, etc., other than for scheduled pick-up.

22. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.

All drive-thru lane speaker boxes shall be oriented away from the adjoining street.

24. Any stop work order caused by a failure to make application for building permits with the City of Norco will cause a revocation hearing to be agendized at the next regularly scheduled meeting of the Planning Commission.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits.
26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.

27. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
28. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Director.
29. Trash enclosures proposed for this site, near buildings where food uses are anticipated, shall be protected from surface run-off by a six-inch concrete curb or masonry wall and shall drain inward to a sewer inlet to the satisfaction of the Building Division. Access to enclosures from entry drives will not be permitted.
30. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer. An alternative surfacing material such as "Stalok" shall be used as approved by the City Engineer in accordance with standard City policies.
31. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
32. Encroachment Permits shall be obtained from either the City of Norco or Corona for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
33. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
34. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
35. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.

36. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20,' unless approved differently.
37. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
38. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall dedicate those drainage easements to the City as are determined necessary to the City Engineer.
39. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit a Storm Water Pollution Plan (SWPPP) covering all construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
40. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) during all phases of construction.
41. All slopes shall be a maximum of 2:1, unless a slope stability analysis prepared by a registered soils engineer is submitted recommending steeper slope gradients. Review and approval of this analysis shall be at the sole discretion of the City Engineer and in no case shall slopes steeper than 1.5:1 be permitted. Slopes greater than 5 feet in height and slopes adjacent to street right-of-way shall be planted and irrigated with an approved plant material. Review and approval of corresponding landscaping/irrigation plans shall be performed by the Planning Division.
42. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Planning Director. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.

43. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
44. Street improvements, including a new traffic signal at Sundance Lane, dedicated right-turn lanes on eastbound River Road at Sundance Lane and on Corydon Street, a signal modification at Corydon Avenue/Street, stamped asphalt trail crossings with in-street LED lights, and striping as needed, are required with this project. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval. Any necessary modifications to the existing signal shall be included with the street improvement plans.
45. The applicant shall dedicate all vehicular access rights to River Road and Corydon Street, except across driveway openings as indicated on the approved site plan prior to issuance of a building permit.
46. The developer may be subject to payment of regional traffic improvements for affected intersections in the cities of Norco and Corona, the terms of which will be determined with each City.
47. This development shall be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on 24" x 36" mylar, by a registered civil engineer, for approval by the City Engineer.
48. The project shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance. Grease interceptors shall be required for all food service uses.
49. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.
50. The project shall include the installation of purple pipe for ultimate connection to the City's reclaimed water system.
51. Separate water meters shall be required for each unit within each building and are required to be installed prior to issuance of a certificate of occupancy for each unit.

52. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
53. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
54. Prior to the issuance of a grading permit, the applicant shall apply for a National Pollution Discharge and Elimination System (NPDES) permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Division prior to start of work. No work shall be done that causes a violation of the City-wide NPDES Permit.
55. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
56. Fire lanes, turn-around/access any yard hydrants shall be in accordance with the 2001 California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
57. A knock box is required for any building which has multiple tenant spaces or for a building that has multiple entrances.
58. All gates shall be installed in compliance with the 2001 edition of the California Code, Section 902 and approval of the Norco Fire Department is required.
59. Fire Department roof access ladders are required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
60. The developer/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.
61. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and

interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to beginning construction.

62. Portable fire extinguishers shall be installed in accordance with Fire Department standards prior to occupancy. The developer should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
63. A fully supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Division. (Information sheet available from the Fire Department.)
64. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Division shall approve materials.
65. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-contractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.
 - Building Architectural Plans
 - On-Site Water & Fire Hydrant Utility Plans
 - Detailed Site Plan with Islands and Drive Aisles
 - Fire Sprinkler
 - Fire Alarm/Sprinkler Monitoring
 - Fire Lanes
 - Flammable Liquid/Hazardous Materials
66. Approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must contrast with their background. The minimum sizes of the numerals shall be as specified by the following:
 - Industrial/Commercial: 12-inch height minimum on building located front and rear and 6-inch minimum height on suites, both front and rear doors.
67. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
68. The project site shall be screened during construction.

69. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
70. A mutual agreement, in the form of a covenant running with the land and prepared in a form and manner satisfactory to the City Attorney and the Planning Director shall be recorded with the property prior to any subdivision to ensure reciprocal vehicular and pedestrian access and circulation, in perpetuity, regardless of any existing or future land divisions.
71. The project developer shall move the existing Southern California Edison poles so as to be out of the ultimate street right-of-way and in accordance with the approved driveway locations for the shopping center. All pole relocations shall be as approved by Southern California Edison.
72. Revised architectural elevations for the rear building faces that face toward the existing residential neighborhood in Corona shall be submitted for approval by the Architectural Review Subcommittee prior to the issuance of building permits.
73. Horse trail crossings on River Road at Sundance Lane and Corydon Avenue shall be marked with stamped asphalt and in-street crossing LED lighting and shall include equestrian level crossing buttons.
74. Deliveries from tractor-trailer vehicles shall be limited to the hours not before 6 a.m. and not after 7 p.m. daily.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

RESOLUTION NO. 2015-71

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-26 FOR DEVELOPMENT OF FOUR DRIVE-THRU LANES ASSOCIATED WITH SITE PLAN 2015-23 ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AND THE NORTHWEST SIDE OF CORYDON STREET. CONDITIONAL USE PERMIT 2015-26 (APNs121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code for the development of four drive-thrus on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-62 approving Conditional Use Permit 2015-26 subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Commercial, which is consistent with the C-G (Commercial General) zoning. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the project includes adequate screening to adjoining properties including block walls and landscaping to mitigate added noise and light. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.

- E. The City of Norco 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Elevations associated with Site Plan 2015-23, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. Approval is subject to the same conditions of approval associated with Site Plan 2015-23 as applicable.
3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
5. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
6. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
7. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.

8. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
9. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
11. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services.
12. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Departments, and all other applicable departments and agencies.
13. Drive-thru speakers shall be oriented away from the adjacent street.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

RESOLUTION NO. 2015-72

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-27 FOR THE SALE OF DISTILLED SPIRITS ASSOCIATED WITH SITE PLAN 2015-23 ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AND THE NORTHWEST SIDE OF CORYDON STREET. CONDITIONAL USE PERMIT 2015-27 (APNs121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code for the development of four drive-thrus on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-63 approving Conditional Use Permit 2015-27 subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Commercial, which is consistent with the C-G (Commercial General) zoning. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco 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 will not have a significant negative impact pursuant to the California

Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is subject to the same conditions of approval associated with Site Plan 2015-23 as applicable.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC), and these conditions of approval, not specifically waived in compliance with City procedures shall constitute cause for beginning immediate and automatic revocation and/or termination of the approvals granted under authority of permit, bypassing City Code compliance procedures.
4. Litter shall be removed from the premises on a daily basis, including adjacent public sidewalks and all parking areas under the control of the licensee.
5. The property owner shall maintain the required trash enclosure, keep the trash bins inside the enclosure, and ensure that no debris is littering the trash enclosure area.
6. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
7. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 48 hours of notification.
8. Signs shall comply with all City of Norco sign ordinance requirements. No more than 25% of the total window area and clear doors shall bear advertising or signs of any type. Windows signs shall be placed and maintained in a manner so that

there is a clear and unobstructed view of the interior of the premises from the right-of-way and entrance to the premises.

9. The exterior of the premises, including adjacent public right-of-way and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness the business is open, at the public right-of-way or parking surface, at a minimum of two foot candles of light.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate.

Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

11. No signs are authorized by approval of this conditional use permit. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.
12. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and orders of the State Alcoholic Beverage Control Department. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.
13. Entertainment beyond events televised on the television screens during normal broadcast times, shall not be permitted without the issuance of a special event permit from the Planning Division, or approval of an entertainment permit by the City Council.
14. Hours of operation shall be limited to the hours between 6 a.m. and 2 a.m. the following morning, seven days a week.
15. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by the State Department of Alcoholic Beverage Control. The restaurant shall maintain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only sandwiches or salads shall not be deemed to be in compliance with this requirement.

16. Except within City-approved outdoor eating places which are adequately separated from direct public access, no alcoholic beverages shall be consumed outside of an enclosed building.
17. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the restaurant and wagering area total sales, which includes all food and all alcoholic and non-alcoholic beverages.
18. The owner of the establishment shall, upon request, provide the City of Norco with an audited report of sales ratio of food and wagering to alcoholic beverages.
19. In the event security problems occur and at the request of the Sheriff's Department, the permittee, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested and directed by the Sheriff's Department.
20. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - a. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - b. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
21. "No Trespassing" after-hours signage shall be posted on the rear of all buildings.
22. Adequate lighting shall be maintained during business hours at night.
23. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of this CUP. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the

enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

Irrespective of the self-audit requirement, the City maintains the option to open an investigation of CUP compliance at any time.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

RESOLUTION NO. 2015-73

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-28 FOR THE DEVELOPMENT OF A SERVICE STATION ASSOCIATED WITH SITE PLAN 2015-23 ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AND THE NORTHWEST SIDE OF CORYDON STREET. CONDITIONAL USE PERMIT 2015-28 (APNs121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code for the development of a service station on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-64 approving Conditional Use Permit 2015-28 subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Commercial, which is consistent with the C-G (Commercial General) zoning. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that appropriate buffer treatment consisting of block walls and landscaping is being developed against adjoining properties to attenuate noise and light impacts from the project. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.

- E. The City of Norco 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "B", Site Plan, and Exhibit "C", Elevations associated with Site Plan 2015-23 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. Approval is subject to the same conditions of approval associated with Site Plan 2015-23 as applicable.
3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC), and these conditions of approval, not specifically waived in compliance with City procedures shall constitute cause for beginning immediate and automatic revocation and/or termination of the approvals granted under authority of permit, bypassing City Code compliance procedures.
5. This approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two (2) years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six (6) months, provided that after consulting with the City Engineer and Fire Marshall, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.

No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate.

6. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements therefor.
7. Litter shall be removed from the premises on a daily basis, including adjacent public sidewalks and all parking areas under the control of the licensee.
8. The property owner shall maintain the required trash enclosure, keep the trash bins inside the enclosure, and ensure that no debris is littering the trash enclosure area.
9. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
10. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 48 hours of notification.
11. The exterior of the premises, including adjacent public right-of-way and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness the business is open, at the public right-of-way or parking surface, at a minimum of two foot candles of light.
12. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director, or designee, as appropriate.

Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

13. No signs are authorized by approval of this conditional use permit. Any signs proposed for this project shall be submitted to the Planning Division for review

and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.

14. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations, and orders of the State Alcoholic Beverage Control Department. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.
15. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - a. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - b. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
16. The owner/operator of the business, regardless of any changes in ownership, shall provide a self-audit of compliance with the conditions of approval to the Planning Commission on a form or in a manner determined by the Planning Division, and inclusive of the payment of any fees as may be set by the City Council. Said report shall demonstrate that the project is in compliance with all the conditions of approval and shall be submitted for review no later than six months from the approval date of this CUP. The owner/operator shall be responsible for all staff and attorney fees that may be incurred in the enforcement of the terms of the conditions of approval, whether they are annual inspections or compliance hearings.

Irrespective of the self-audit requirement, the City maintains the option to open an investigation of CUP compliance at any time.
17. Deliveries from tractor-trailer vehicles shall be limited to the hours not before 6 a.m. and not after 7 p.m. daily.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

RESOLUTION NO. 2015-74

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A VARIANCE FROM NORCO MUNICIPAL CODE SECTION 18.29.30 SITE DEVELOPMENT STANDARDS TO REDUCE THE REAR YARD SETBACK REQUIREMENT FROM 50 FEET TO 40 FEET LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. VARIANCE 2015-05 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for a variance under provisions of Title 18 of the Norco Municipal Code on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-65 approving Variance 2015-05 subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

WHEREAS, further research has revealed that the Variance request is to reduce the setback requirement to 40 feet as opposed to 38 feet as originally reported; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. There are special characteristics attached to related project Site Plan 2015-23 and the addition of a horse trail at a location not identified on the Norco Horse Trail Map as a location for a trail, which does not generally apply to other properties in the C-G zone since trails typically are not applied to projects in the C-G zone.
- B. The granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code since the proposed addition of the trail cannot be achieved without compromising the ability of the project to meet the standard minimum setback requirement.
- C. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, nor be detrimental to the public health, safety, or welfare since granting the variance will allow use of the property similar to that which is enjoyed by other commercial properties in the C-G zone where there is not a horse trail.
- D. The granting of the variance will not be detrimental or contrary to the General Plan since the proposed reduction in setback requirement will accommodate a trail at a location where there had not been a trail identified in the Norco Trail Map and which will provide connectivity within the city-wide trail system which is a component of the General Plan and the Circulation Element of the General Plan.
- E. 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based on Exhibit "B," Site Plan associated with Site Plan 2015-23, and incorporated herein by reference and on file with the Planning Division. The subdivision shall occur as shown unless otherwise noted in these conditions or modified by the City Council.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this recommended approval before the tentative tract map shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of any approval.
4. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
5. The applicant shall apply for all necessary building permit applications and the applicant shall pay all applicable City of Norco development fees prior to issuance of any permits.
6. The variance granted under the provisions of this approval shall become null and void unless the construction authorized by said variance shall have been commenced within two years after the granting of the variance and pursued diligently to completion.
7. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division.

8. The applicant/contractor shall be responsible for reasonable cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off-site.
9. All proposed structures shall meet the minimum 50-foot building setback requirement with the exception of the "Major A Building" as identified on approved Site Plan 2015-23.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

RESOLUTION NO. 2015-75

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA APPROVING THE SIGN PROGRAM FOR NORCO VILLAGE (SITE PLAN 2015-23) FOR DEVELOPMENT OF A 113,331 SQUARE-FOOT COMMERCIAL CENTER CONSISTING OF SEVEN BUILDINGS: MAJOR "A" (44,200 SF), MAJOR "B" (14,576 SF), SHOPS 1 (7,938 SF), SHOPS 2 (9,198 SF), SHOPS 3 (6,456 SF), PAD "A" (2,780 SF), PAD "C" (3,198 SF), PAD "D" (2,965 SF) AND OFFICE (2-STORY, 22,000 SF) ON 13.7 ACRES LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. SITE PLAN 2015-23 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for approval of a Sign Program associated with the development of a 113,331 square-foot commercial center consisting of seven buildings: Major "A" (44,200 SF), Major "B" (14,576 SF), Shops 1 (7,938 SF), Shops 2 (9,198 SF), Shops 3 (6,456 SF), Pad "A" (2,780 SF), Pad "C" (3,198 SF), Pad "D" (2,965 SF) and Office (2-story, 22,000 SF) on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard before 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 2015-66 approving the Sign Program for Norco Village (Site Plan 2015-23) subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the Sign Program is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines.

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

I. FINDINGS:

- A. The requested sign program will not adversely affect the General Plan or the public convenience or general welfare of the community or persons residing or working in the neighborhood thereof.
- B. The requested sign program will not adversely affect land uses or property in the same proximity in which the signs are proposed to be located.
- C. The location or configuration of the proposed signs will not cause visual interference for the traveling public nor interfere with sighting of other signs or nearby buildings.
- D. The signs in the sign program are compatible to the architecture of the center which reflects a western theme and are dimensioned and are in proportion to the site and the viewing needs of the traveling public and customers.
- E. 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 Sign Program is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid application for sign program approval is granted, subject to the following conditions:

1. The Sign Criteria for Norco Village (Site Plan 2015-23), shall be revised and submitted for file purposes to the Planning Division (4 copies) to reflect all standards and conditions as approved by the Planning Commission prior to the submittal of any sign permit application for any signs on the subject property.
2. All details of any sign plan, including but not limited to; dimensions, area, copy, colors, materials, location and lighting shall be subject to review and approval by the Planning Director prior to issuance of building permits for said sign.
3. No permanent signs shall be erected or constructed prior to the issuance of building permits, including final inspections of the subject sign by the Building Division in compliance with all procedures and requirements.
4. The developer, owner, or center management agency or organization shall maintain, and refurbish upon change in tenants, all signs and sign locations in accordance with this sign program, or with the City sign standards whichever is applicable, and in a clean condition. Failure to do so may result in the "center" being cited for code violations.
5. The approval of this permit shall be suspended in the event of non-compliance with the sign program, with any of the conditions of approval, or compliance with City of Norco sign standards.
6. In the event that standards adopted in the Sign Program are inconsistent with the sign standards of the Norco Municipal Code, the standards of the Sign Program shall supersede.
7. Where standards or criteria are not established by the Sign Program, all signs shall be subject to the sign standards of the Norco Municipal Code.
8. The proposed 15-foot pylon sign on Corydon Street shall be eliminated.
9. No wall signage is permitted along any building face adjacent to a residential zone that does not front onto a public street.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

RESOLUTION NO. 2015-76

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA APPROVING TENTATIVE PARCEL MAP 36999 TO SUBDIVIDE 13.7 ACRES INTO NINE PARCELS LOCATED ON THE SOUTHWEST SIDE OF RIVER ROAD AT THE NORTHWEST SIDE OF CORYDON STREET IN THE C-G ZONE. TENTATIVE PARCEL MAP 36999 (APNs 121-310-086; 121-310-087; 121-180-014)

WHEREAS, LEWIS RETAIL CENTERS initiated an application for a tentative parcel map to subdivide 13.7 acres into nine parcels on property generally described as:

Being a subdivision of those portions of the town of Auburndale, in the City of Norco, County of Riverside, state of California, as shown by Map on file in Book 6 Page 21 of Maps, Records of San Bernardino County, California.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-61 recommending to the City Council that Tentative Parcel Map 36999 be approved; and

WHEREAS, hearing for the application for the tentative parcel map was duly noticed and scheduled for public hearing by the City Council at their meeting of December 2, 2015 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the time and place the City Council held a public hearing and received oral and written testimony pertaining to said application; and

WHEREAS, the proposed map depicted on Tentative Parcel Map 36999 on file with the Planning Division, is consistent with the City's General Plan, and meets all regulations regarding subdivisions; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. The proposed tentative map as conditioned complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the zoning is consistent with the General Plan Land Use Designation of Community Commercial and the tentative map is designed in accordance with the zoning standards of said zone.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, the City Council of the City of Norco, California, in session assembled on December 2, 2015 does hereby approve Tentative Parcel Map 36999 for a period of 24 months, subject to the following conditions:

1. Approval is based on Exhibit "H," associated with Site Plan 2015-23, and incorporated herein by reference and on file with the Planning Division. The subdivision shall occur as shown unless otherwise noted in these conditions or modified by the City Council.
2. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this recommended approval before the tentative tract map shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of any approval.
4. The applicant shall pay all applicable fees associated with this proposal and the subdivision of land. Furthermore, the applicant shall pay all development fees in accordance with the NMC prior to approval of the final map.
5. All provisions of Chapters 17 and 18 of the NMC shall be met as it relates to the division of land.
6. A tentative map shall be approved prior to the issuance of a grading permit and a final map, in accordance with the provisions of the State Subdivision map Act and the City Subdivision Ordinance, shall be recorded prior to the issuance of any permits for development and within 24 months from the date of tentative map approval.
7. Approval of the tentative parcel map shall expire if the subject map has not been recorded within a two-year period from the date of City Council approval.
8. Extension of the tentative parcel map approval shall only be considered if the applicant filing the map submits a written request for extension to the City Planning Division stating the reason for the request, at least 30 days before the tentative parcel map approval is due to expire, pursuant to and in compliance with Section 17.16.170 of the City Subdivision Ordinance.
9. Prior to recordation of the final subdivision map, the applicant shall pay off any and all special assessments on the property to be subdivided. In lieu of the payment of any special assessment, the applicant shall pay to have the special assessment "split" for each proposed parcel on the tentative tract map.
10. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and

this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.

11. All parcels within this development shall only be served by underground utilities. All utility locations shall be incorporated into the public improvements plans and shall be prepared on standard size sheets by a registered civil engineer for approval by the City Engineer. A plan check deposit fee per sheet shall be posted prior to checking and standard fees paid prior to plan approval.
12. A copy of the improvement plans, grading plans, and final subdivision map, along with supporting hydrologic and hydraulic calculations, should be submitted to the Riverside County Flood Control District for review and approval prior to recordation of the final map. Any conditions imposed and/or required by the Riverside County Flood Control District shall become conditions of this map as approved by the City Engineer.
13. A final map must be prepared on 18"x26" sheets and approved by the City Engineer prior to recordation. A plan check deposit must be posted prior to plan check.
14. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Departments, and all other applicable departments and agencies.
15. This subdivision of property shall satisfy all conditions of the Subdivision Map Act relating to the "Quimby Act" as applicable prior to the recordation of the final map. The applicant shall contact the City of Norco Parks and Recreation Department for payment of any required fees. Proof of compliance/payment of required fees shall be required and provided for final recordation of the subject map.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

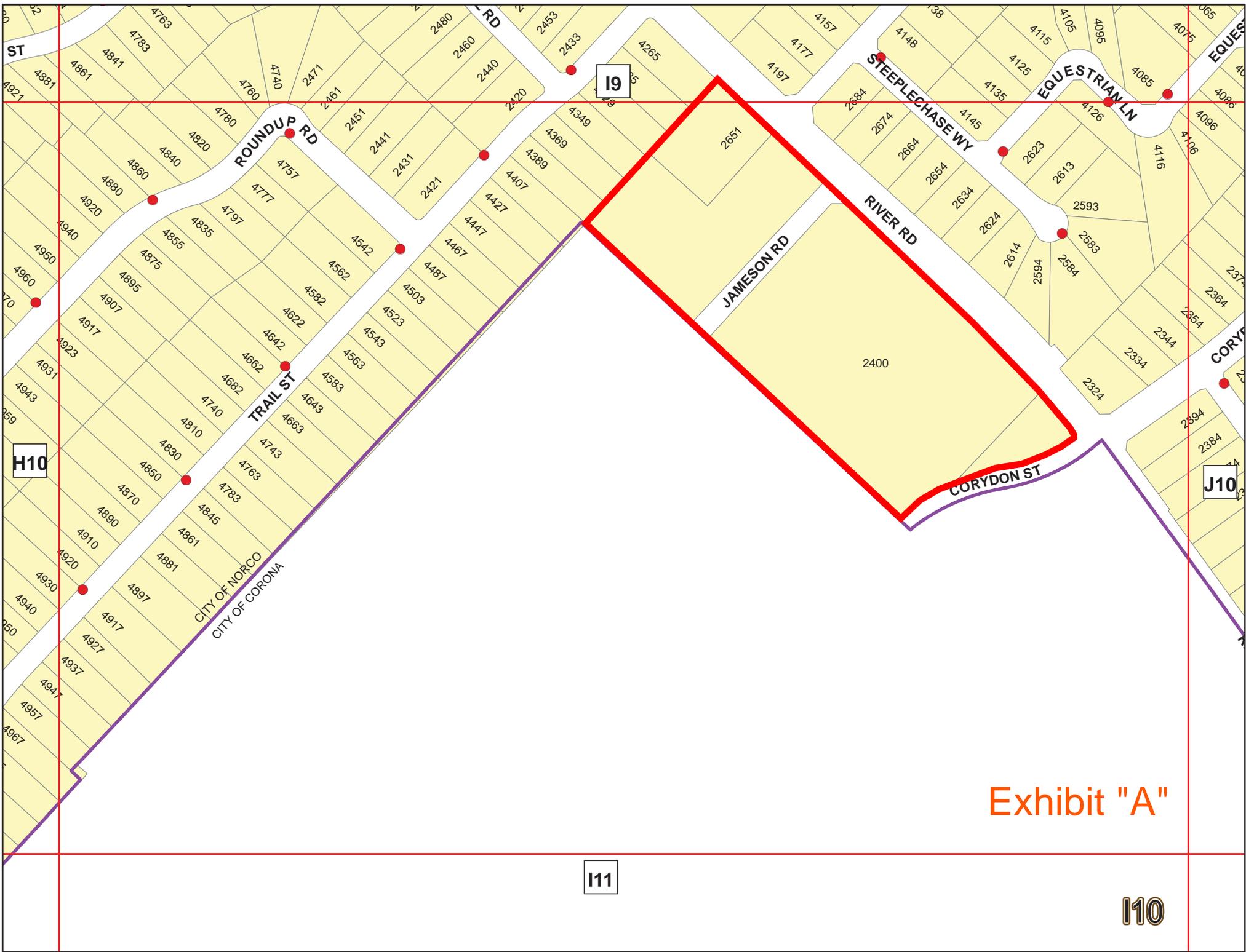


Exhibit "A"

Exhibit "B" is available for viewing at the City Clerk's Office.

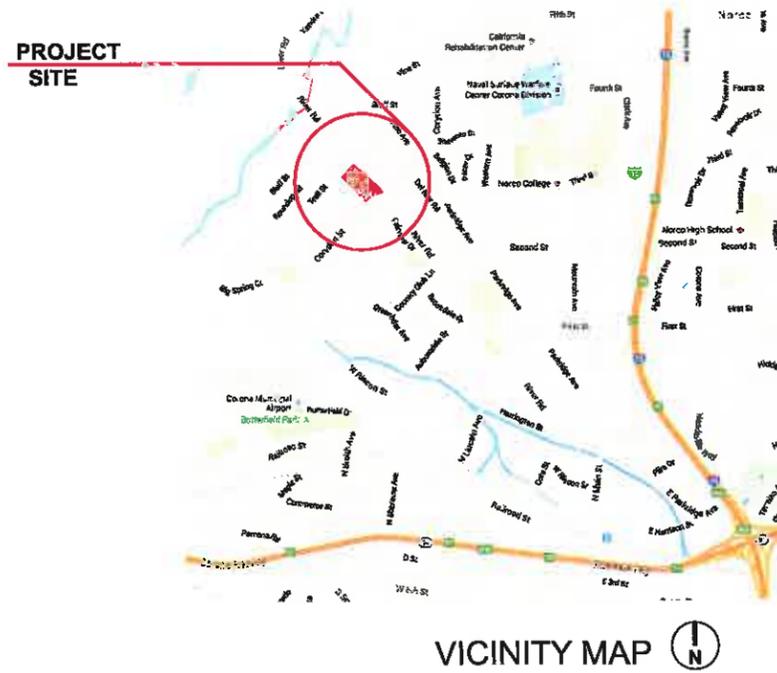
For Exhibit "C" see Exhibit "E".

For Exhibit "D" see Exhibit "E"



COMMERCIAL DEVELOPMENT
 SWC RIVER RD. & CORYDON ST., NORCO, CA

A COMMERCIAL PROJECT FOR:
DeKRUYF/ LEWIS RETAIL CENTERS
 1156 N. MOUNTAIN AVE., P.O. BOX 670 UPLAND, CA 91785



SHEET INDEX

- T1 - TITLE SHEET
- SP6 - PRELIMINARY SITE PLAN
- A-2.1 - CONCEPT ELEVATIONS
- A-2.2 - CONCEPT ELEVATIONS
- A-2.3 - CONCEPT ELEVATIONS
- A-2.4 - CONCEPT ELEVATIONS
- CB - COLORS AND MATERIALS
- CLP1 - CONCEPTUAL LANDSCAPE PLAN
- CLP2 - PLANT EXHIBIT
- CLP3 - CONCEPTUAL LANDSCAPE ENLARGEMENTS
- CLP4 - CONCEPTUAL SITE FURNISHINGS
- ES-1 - SITE LIGHTING / PHOTOMETRIC PLAN
- ES-2 - SITE LIGHTING / TITLE 24

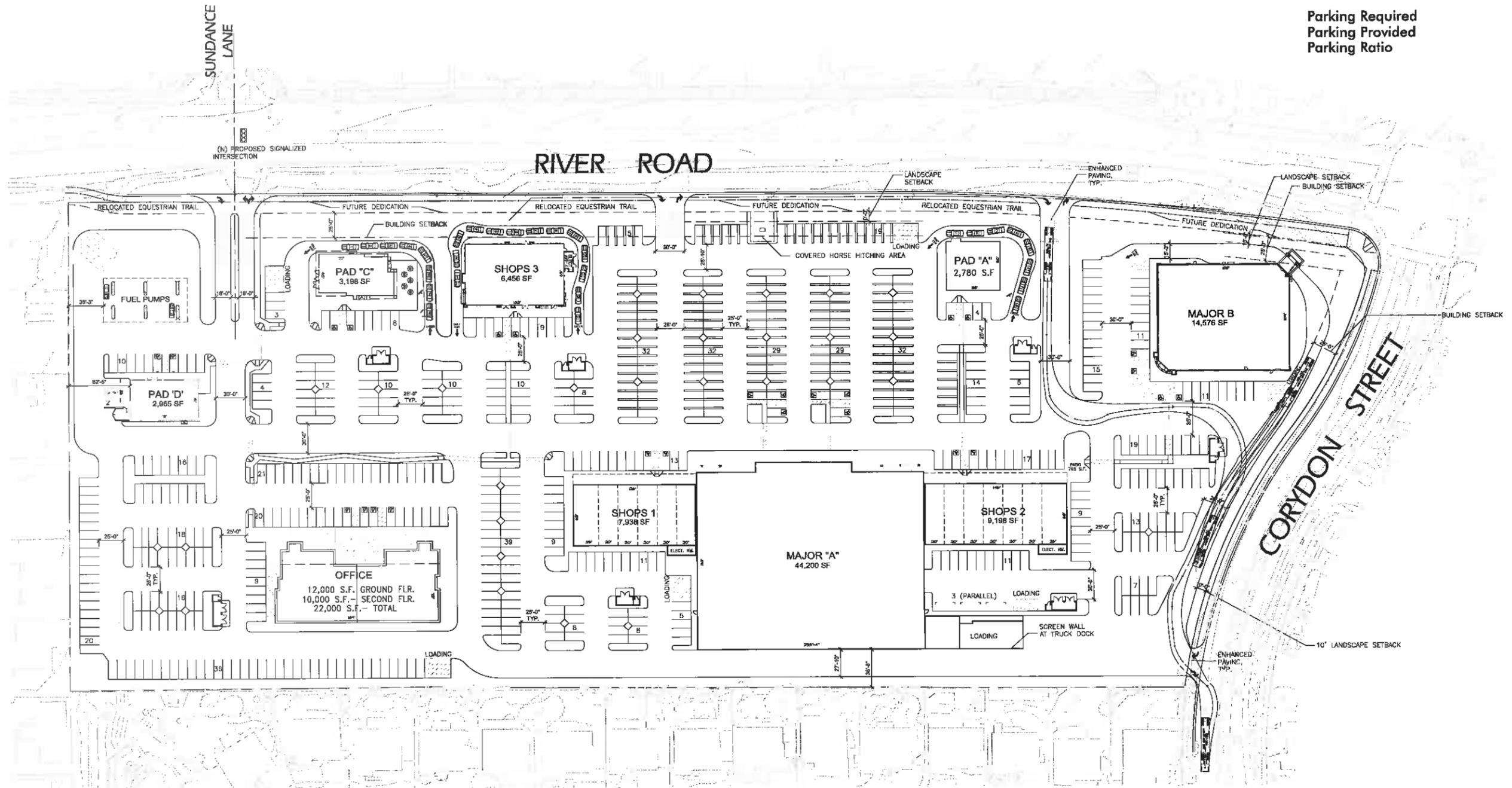
EXHIBIT "E"

Summary

Net Land Area ±13.7 AC ±596,640 SF
(less dedication)

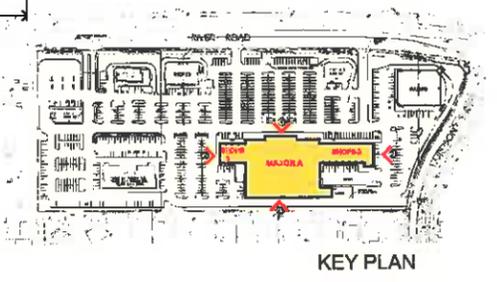
Building 113,311 SF
Land-to-Bldg Ratio 4.27/1 (19%)

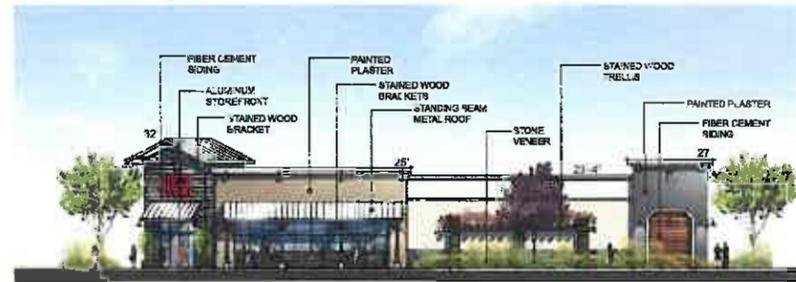
Parking Required 617 stalls
Parking Provided 648 stalls
Parking Ratio 5.72/1,000



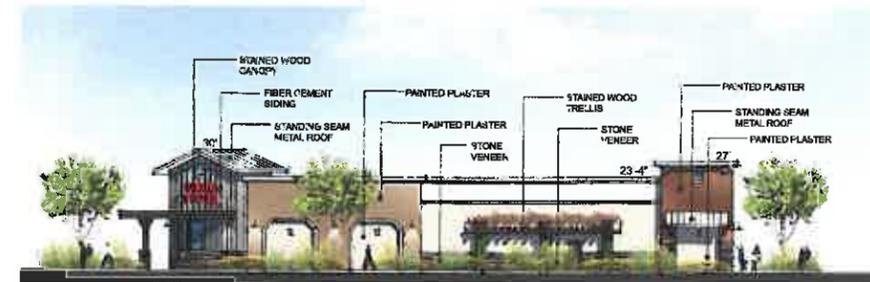
SITE PLAN
SCALE: 1:40'







1 - FRONT ELEVATION (SOUTH)



3 - REAR ELEVATION (NORTH)



2 - LEFT ELEVATION (WEST)



4 - RIGHT ELEVATION (EAST)

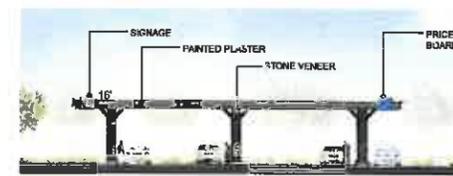
MAJOR B



5 - FRONT ELEVATION (SOUTH)

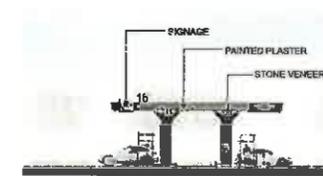


8 - RIGHT ELEVATION (EAST)



9 - FRONT/REAR ELEVATIONS

GAS STATION



10 - SIDE ELEVATIONS



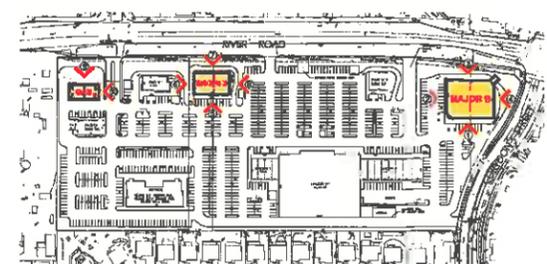
6 - LEFT ELEVATION (WEST)



7 - REAR ELEVATION (NORTH)

SHOPS 3

KEY PLAN

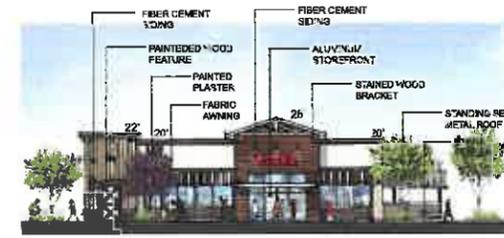




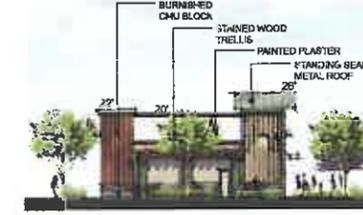
1 - FRONT ELEVATION (SOUTH)



2 - LEFT ELEVATION (WEST)



9 - FRONT ELEVATION (NORTH)



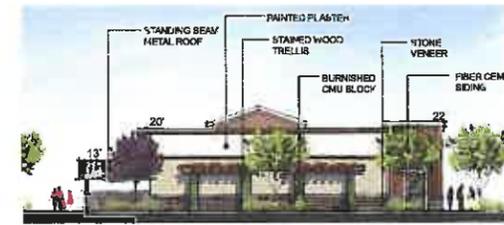
10 - LEFT ELEVATION (EAST)



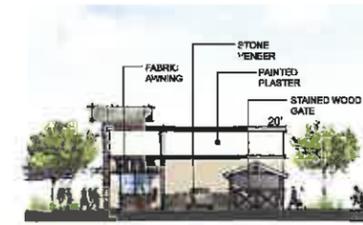
3 - REAR ELEVATION (NORTH)



4 - RIGHT ELEVATION (EAST)



11 - REAR ELEVATION (SOUTH)



12 - RIGHT ELEVATION (WEST)

PAD A

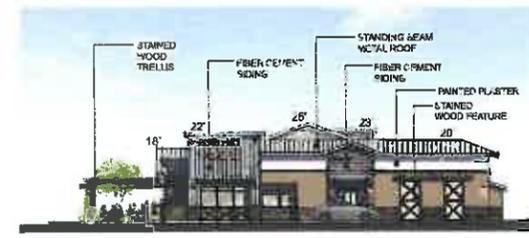
PAD D



5 - FRONT ELEVATION (SOUTH)



6 - RIGHT ELEVATION (EAST)



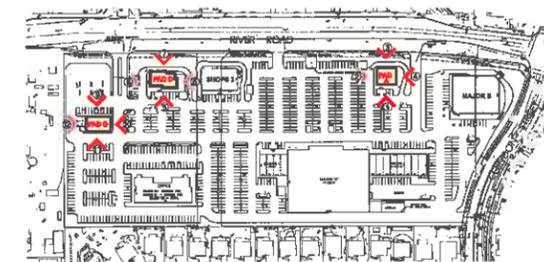
7 - REAR ELEVATION (NORTH)



8 - LEFT ELEVATION (WEST)

PAD C

KEY PLAN



SCALE
 0' 4' 8' 16' 32' 48' 64'
 Conceptual Elevations
 Pads A, C & D
 08.21.2015

A2.3
 15.116



1-FRONT ELEVATION (NORTH)



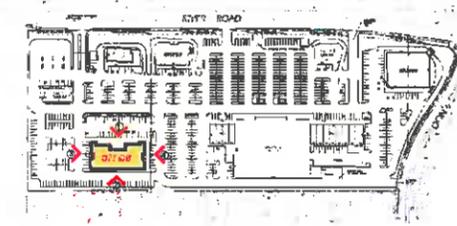
3-RIGHT SIDE ELEVATION (WEST)



2-REAR ELEVATION (SOUTH)



4- LEFT SIDE ELEVATION (EAST)



KEY PLAN

SCALE
 0' 4' 8' 16' 32' 48' 64'

Conceptual Elevations
 Office Building
 08.21.2015



A2.4

15.116

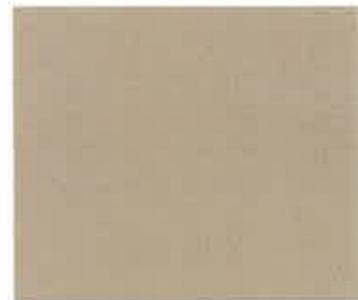
COLOR TO MATCH
SW6154 "NACRE"



COLOR TO MATCH
SW6227 "MEDITATIVE"



COLOR TO MATCH
SW0038 "LIBRARY PEWTER"



COLOR TO MATCH
SW7725 "YEARLING"

COLOR TO MATCH
SW7049 "NUANCE"



COLOR TO MATCH
SW2827 "COLONIAL REVIVAL STONE"



COLOR TO MATCH
SW2822 "DOWNING SANDY"



COLOR TO MATCH
SW6236 "GRAYS HARBOR"



COLOR TO MATCH AEP SPAN
"FOREST GREEN"



COLOR TO MATCH AEP SPAN
"COOL METALLIC SILVER"



COLOR TO MATCH AEP SPAN
"COOL METALLIC COPPER"



STOREFRONT
COLOR TO MATCH ARCADIA
#AB-4 "MEDIUM BRONZE"



FIBER CEMENT SIDING TO MATCH - ALLURA
"MAHOGANY, REDWOOD & CEDAR"



CONCRETE MASONRY UNITS
COLOR TO MATCH - ANGELUS BLOCK
"SIENNA BROWN BURNISHED"



WALL SCONCE / BASELITE RLM
PAINTED TO MATCH
PPG UC106693F "BISTRO BRONZE"



STOREFRONT INSULATED GLASS
PPG "SOLARBAN 70XL"



WOOD ACCENTS AND TRELLIS
STAIN TO MATCH - OLYMPIC STAINS
"DARK MAHOGANY & OXFORD BROWN"



CANVAS AWNINGS TO MATCH
SUNBRELLA FIRESIST
"SAND & BLACK 6" STRIPE"



DRYSTACK VENEER
COLOR TO MATCH - ELDORADO STONE
"SAWTOOTH - RUSTIC LEDGE"



SCALE: 1:40'

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
(Symbol)	AGO FILE	AGONS flexilis 'Burgundy'	PEPPERMINT TREE	24" BOX
(Symbol)	LAC IND	LACERSTICMA indica 'holcheri'	MULTI TRUNK GRAPE MYRTLE	36" BOX
(Symbol)	PN BRU	FINUS bruta	CALABRIAN PINE	24" BOX
(Symbol)	POP NEG	POPULUS nigra 'Italica'	LONBARDY POLAR	15' GAL
(Symbol)	PLA ACE	PLATANUS acerifolia	LONDON PLANE TREE	15' GAL
(Symbol)	QUE SUB	QUERCUS suber	CORK OAK	36" BOX
(Symbol)	TRI CON	TRISTANIA conferta	BRISBANE BOX	15 GAL
SHRUBS				
(Symbol)	AGA VL	AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL
(Symbol)	CAL VM	CALLISTEMON viminalis 'Little John'	LITTLE JOHN BOTTLEBRUSH	5 GAL
(Symbol)	CIS SAL	CISTUS Salicifolius 'Prostratus'	SAGELLIA ROCKROSE	5 GAL
(Symbol)	DE VEG	DIETES vegeta	FORTNIGHT LILY	5 GAL
(Symbol)	LAV IND	LAVANDELA officinalis	SPANISH LAVENDER	5 GAL
(Symbol)	LIG JAP	LIQUSTRUM japonicum 'Tessatum'	TEXAS PRIVET	5 GAL
(Symbol)	MIS SIN	MISCANTHUS sinensis	CHINESE SILVER GRASS	5 GAL
(Symbol)	MUL RIC	MULLENBERGIA rigida	DEER GRASS	5 GAL
(Symbol)	MYR COM	MYRTUS communis	MYRTLE	5 GAL
(Symbol)	SEN MAN	SEMEDO maderasiana	BLUE CHALK STICKS	1 GAL
(Symbol)	RHA IND	RHAPHIDOLEPIS indica 'Balerina'	INDIA HAWTHORNE	5 GAL
(Symbol)	ROS OFF	ROSMARINUS officinalis	ROSEMARY	5 GAL
(Symbol)	YUC FL	YUCCA filamentosa	ADAM'S NEEDLE	5 GAL
VINES				
(Symbol)	BOU JAM	BOUGAINVILLEA 'Raspberry Ice'	BOUGAINVILLEA	5 GAL
(Symbol)	DIS BUC	DISTICTIS buccellaria	BLOOD RED TRUMPET VINE	5 GAL
(Symbol)	TRA JAS	TRACHELOSPERMUM jasminoides	STAR JASMINE	1 GAL

Landscape Calculations

Site Area - 592,840sf x 15% = 88,926sf required landscape (2.04 acres)
 Landscape area provided: 15.8% 94,663sf (2.17 acres)
 Parking Lot Stalls - 663/ 1 tree per 5 stalls = 131 Required
 Parking Lot Trees Provided: 135
 River Road Street Trees - 1 tree per 25lf of 1,315' = 52 Required
 River Road Trees Provided: 53
 Corydon Street Trees - 1 tree per 25lf of 450' = 18 Required
 Corydon Street Trees Provided: 18





Lagerstroemia indica 'Natchez' - Grape Myrtle: Entry Tree



Platanus acerifolia - London Plane Tree: Parking Lot



Agonis flexuosa - Peppermint Tree: Street



Pinus elderrica - Afghan Pine: Rear Screen



Populus nigra 'Italica' - Lombardy Poplar: Rear Screen



Quercus suber - Cork Oak: Street and Entry



Tristania conferta - Brisbane Box: Parking Lot



Diets vegeta - Fortnight Lily



Distictis buccinatoria - Red Trumpet Vine



Yucca filamentosa - Adam's Needle



Raphiolepis indica - Indian Hawthorne



Agave vilomorianiana - Octopus Agave



Callistemon viminalis 'Little John'



Cistus salvifolius - Prostrate Rock Rose



Lavendula stoechas - Spanish Lavender



Miscanthus sinensis 'Varigated' - Silver Grass



Muhlenbergia rigens - Deer Grass



Myrtus communis - Myrtle



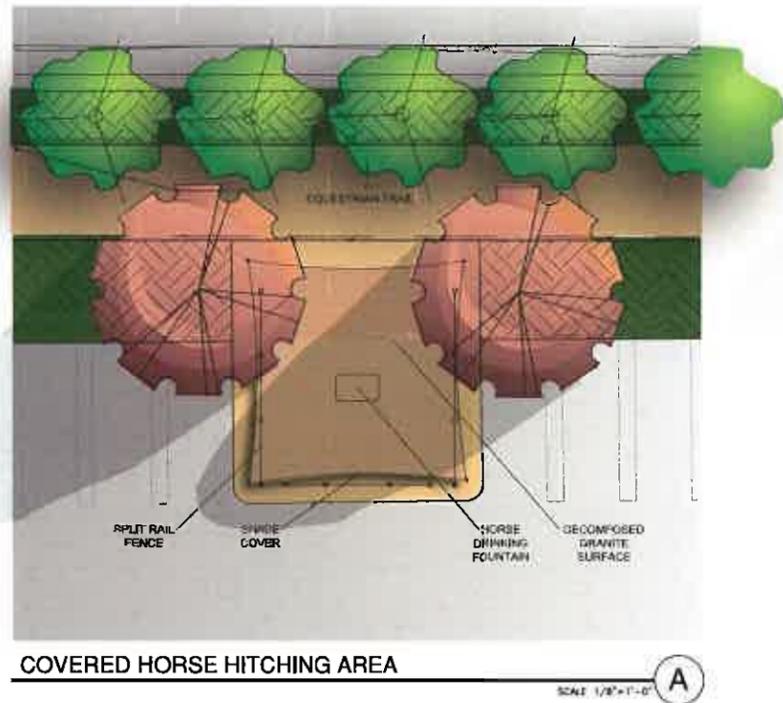
Senecio mandraiccae - Blue Chalks



Rosmarinus officinalis 'Prostrate' - Rosemary



Trachelospermum jasminoides - Star Jasmine



COVERED HORSE HITCHING AREA

SCALE 1/8"=1'-0" **A**



SHOPS 1 FRONTAGE

SCALE 1/8"=1'-0" **B**



SHOPS 2 FRONTAGE

SCALE 1/8"=1'-0" **C**



SHOPS 3 FRONTAGE

SCALE 1/8"=1'-0" **D**

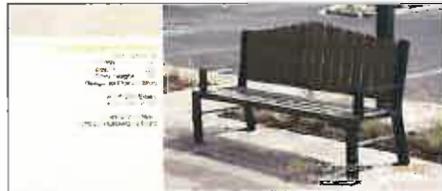
SHOPS 3
6,456 SF



HORSE SHADE ALTERNATES



HORSE WATERING



6' BENCH



TRASH RECEPTACLE



CONCRETE SPLIT RAIL FENCING



BIKE RACK

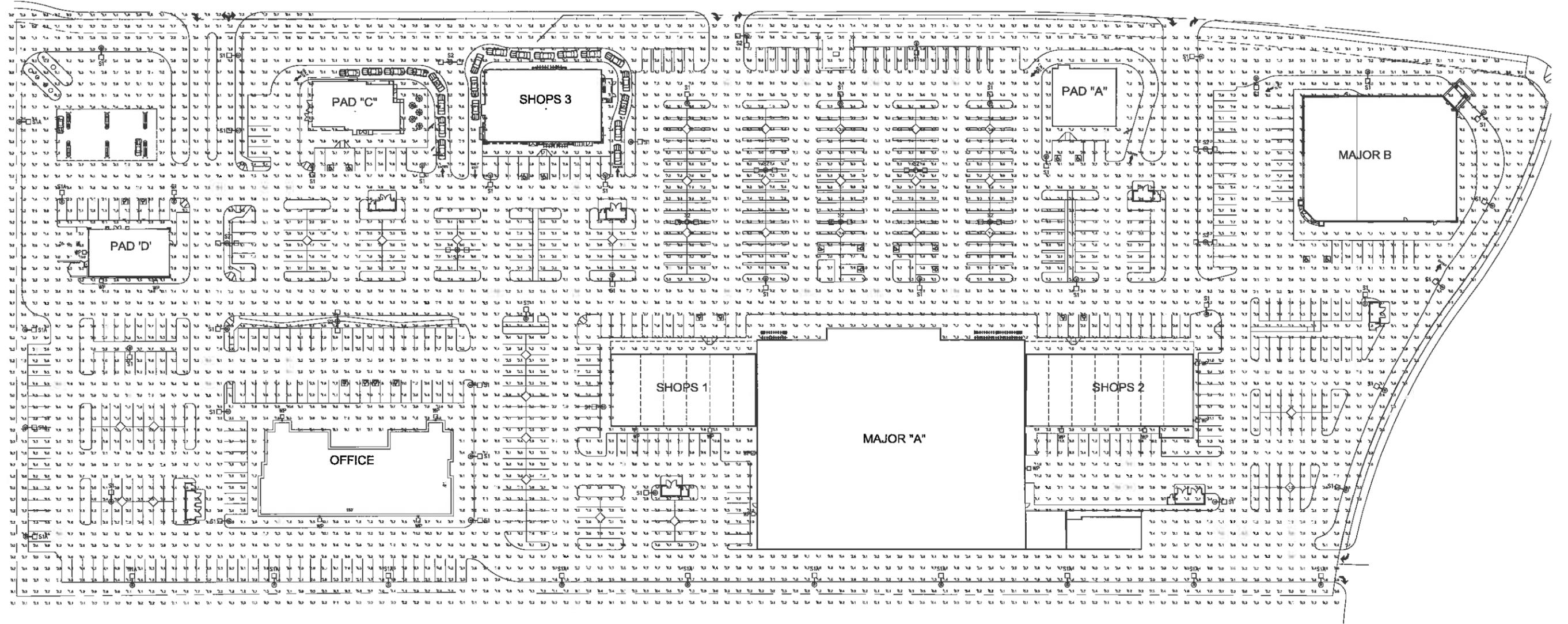


TABLES AND CHAIRS



PLANTER POTS





SITE PLAN - LIGHTING PHOTOMETRIC
SCALE: 1/32"=1'-0"

Symbol	Lead	Qty	Coloring Number	Description	Lamp	Flt	Lumens	LLF	Watts
⊙	01	40	ADA-N001-SSD-3L	PHILIPS Large AreaShop Area WITH TYPE 3L OPTIC	LEDORNE 2-LIGHT ARRAY OF 180 LEDs (60/60 IN EACH DIMENSION)	ADA-18001- SSD-3L	4700lm	0.85	283.6
⊙	02	12	ADA-N001-SSD-3L	PHILIPS Large AreaShop Area WITH TYPE 3L OPTIC	LEDORNE 2-LIGHT ARRAY OF 180 LEDs (60/60 IN EACH DIMENSION)	ADA-18001- SSD-3L	4700lm	0.85	507
⊙	WP	18	UNPLEDGM/ ALEDRM (3- DEGREE UPFLY)	CAST FINISHED METAL HOURS 2-PIECE EXTRUDED METAL HOUSING WITH 4 CLEAR BRONZE FACETS WITH 1 LED. MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTIC. COMPARTMENT WITH 1 ARBITRARY PLEDS. CLEAR PLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME	FOUR WHITE 18W T8 CFL LIGHT EMITTING DIODES (E180, SILVER 45-DIGREES FROM VERTICAL BASE-UP POSITION) 3 LEDs CARRIED TO CORNERS FROM STRAIGHT ANGLE	28740 lm	0.80	112.3	
⊙	01A	15	ADA-N001-SSD-3L- HSE	PHILIPS Large AreaShop Area WITH TYPE 3L OPTIC WITH HOUSE SIDE SHELD	LEDORNE 2-LIGHT ARRAY OF 180 LEDs (60/60 IN EACH DIMENSION)	ADA-18001- SSD-3L- HSE	4700lm	0.85	283.6

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.8%	12.2%	0.1%	122.01	382.1

CITY OF SAN JOSE
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CENTRAL CITY PLANNING
COMMERCIAL DEVELOPMENT

PROJECT ADDRESS: 1150 WEST MANCOSA BLVD, SUITE 100, SAN JOSE, CA 95128
PROJECT NAME: COMMERCIAL DEVELOPMENT
DATE: 08-05-15

SECTION 1: GENERAL INFORMATION

SECTION 2: DECLARATION OF REQUIRED CERTIFICATION OF ACCEPTANCE

SECTION 3: SCHEDULE OF DEMANDS

SECTION 4: DECLARATION OF REQUIRED CERTIFICATION OF ACCEPTANCE

CITY OF SAN JOSE
OUTDOOR LIGHTING
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CENTRAL CITY PLANNING
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DATE: 08-05-15

SECTION 5: MANDATORY OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

Item	Location	Control	Field Inspection	Notes
1	1150 WEST MANCOSA BLVD	Section 120.2.1	Pass	
2	1150 WEST MANCOSA BLVD	Section 120.2.2	Pass	
3	1150 WEST MANCOSA BLVD	Section 120.2.3	Pass	
4	1150 WEST MANCOSA BLVD	Section 120.2.4	Pass	
5	1150 WEST MANCOSA BLVD	Section 120.2.5	Pass	
6	1150 WEST MANCOSA BLVD	Section 120.2.6	Pass	
7	1150 WEST MANCOSA BLVD	Section 120.2.7	Pass	
8	1150 WEST MANCOSA BLVD	Section 120.2.8	Pass	
9	1150 WEST MANCOSA BLVD	Section 120.2.9	Pass	
10	1150 WEST MANCOSA BLVD	Section 120.2.10	Pass	
11	1150 WEST MANCOSA BLVD	Section 120.2.11	Pass	
12	1150 WEST MANCOSA BLVD	Section 120.2.12	Pass	
13	1150 WEST MANCOSA BLVD	Section 120.2.13	Pass	
14	1150 WEST MANCOSA BLVD	Section 120.2.14	Pass	
15	1150 WEST MANCOSA BLVD	Section 120.2.15	Pass	
16	1150 WEST MANCOSA BLVD	Section 120.2.16	Pass	
17	1150 WEST MANCOSA BLVD	Section 120.2.17	Pass	
18	1150 WEST MANCOSA BLVD	Section 120.2.18	Pass	
19	1150 WEST MANCOSA BLVD	Section 120.2.19	Pass	
20	1150 WEST MANCOSA BLVD	Section 120.2.20	Pass	
21	1150 WEST MANCOSA BLVD	Section 120.2.21	Pass	
22	1150 WEST MANCOSA BLVD	Section 120.2.22	Pass	
23	1150 WEST MANCOSA BLVD	Section 120.2.23	Pass	
24	1150 WEST MANCOSA BLVD	Section 120.2.24	Pass	
25	1150 WEST MANCOSA BLVD	Section 120.2.25	Pass	
26	1150 WEST MANCOSA BLVD	Section 120.2.26	Pass	
27	1150 WEST MANCOSA BLVD	Section 120.2.27	Pass	
28	1150 WEST MANCOSA BLVD	Section 120.2.28	Pass	
29	1150 WEST MANCOSA BLVD	Section 120.2.29	Pass	
30	1150 WEST MANCOSA BLVD	Section 120.2.30	Pass	
31	1150 WEST MANCOSA BLVD	Section 120.2.31	Pass	
32	1150 WEST MANCOSA BLVD	Section 120.2.32	Pass	
33	1150 WEST MANCOSA BLVD	Section 120.2.33	Pass	
34	1150 WEST MANCOSA BLVD	Section 120.2.34	Pass	
35	1150 WEST MANCOSA BLVD	Section 120.2.35	Pass	
36	1150 WEST MANCOSA BLVD	Section 120.2.36	Pass	
37	1150 WEST MANCOSA BLVD	Section 120.2.37	Pass	
38	1150 WEST MANCOSA BLVD	Section 120.2.38	Pass	
39	1150 WEST MANCOSA BLVD	Section 120.2.39	Pass	
40	1150 WEST MANCOSA BLVD	Section 120.2.40	Pass	
41	1150 WEST MANCOSA BLVD	Section 120.2.41	Pass	
42	1150 WEST MANCOSA BLVD	Section 120.2.42	Pass	
43	1150 WEST MANCOSA BLVD	Section 120.2.43	Pass	
44	1150 WEST MANCOSA BLVD	Section 120.2.44	Pass	
45	1150 WEST MANCOSA BLVD	Section 120.2.45	Pass	
46	1150 WEST MANCOSA BLVD	Section 120.2.46	Pass	
47	1150 WEST MANCOSA BLVD	Section 120.2.47	Pass	
48	1150 WEST MANCOSA BLVD	Section 120.2.48	Pass	
49	1150 WEST MANCOSA BLVD	Section 120.2.49	Pass	
50	1150 WEST MANCOSA BLVD	Section 120.2.50	Pass	

CITY OF SAN JOSE
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PROJECT NAME: COMMERCIAL DEVELOPMENT
DATE: 08-05-15

SECTION 6: OUTDOOR LIGHTING POWER ALLOWANCES

SECTION 7: OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

SECTION 8: OUTDOOR LIGHTING POWER ALLOWANCES

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SECTION 9: MANDATORY OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

Item	Location	Control	Field Inspection	Notes
1	1150 WEST MANCOSA BLVD	Section 120.2.1	Pass	
2	1150 WEST MANCOSA BLVD	Section 120.2.2	Pass	
3	1150 WEST MANCOSA BLVD	Section 120.2.3	Pass	
4	1150 WEST MANCOSA BLVD	Section 120.2.4	Pass	
5	1150 WEST MANCOSA BLVD	Section 120.2.5	Pass	
6	1150 WEST MANCOSA BLVD	Section 120.2.6	Pass	
7	1150 WEST MANCOSA BLVD	Section 120.2.7	Pass	
8	1150 WEST MANCOSA BLVD	Section 120.2.8	Pass	
9	1150 WEST MANCOSA BLVD	Section 120.2.9	Pass	
10	1150 WEST MANCOSA BLVD	Section 120.2.10	Pass	
11	1150 WEST MANCOSA BLVD	Section 120.2.11	Pass	
12	1150 WEST MANCOSA BLVD	Section 120.2.12	Pass	
13	1150 WEST MANCOSA BLVD	Section 120.2.13	Pass	
14	1150 WEST MANCOSA BLVD	Section 120.2.14	Pass	
15	1150 WEST MANCOSA BLVD	Section 120.2.15	Pass	
16	1150 WEST MANCOSA BLVD	Section 120.2.16	Pass	
17	1150 WEST MANCOSA BLVD	Section 120.2.17	Pass	
18	1150 WEST MANCOSA BLVD	Section 120.2.18	Pass	
19	1150 WEST MANCOSA BLVD	Section 120.2.19	Pass	
20	1150 WEST MANCOSA BLVD	Section 120.2.20	Pass	
21	1150 WEST MANCOSA BLVD	Section 120.2.21	Pass	
22	1150 WEST MANCOSA BLVD	Section 120.2.22	Pass	
23	1150 WEST MANCOSA BLVD	Section 120.2.23	Pass	
24	1150 WEST MANCOSA BLVD	Section 120.2.24	Pass	
25	1150 WEST MANCOSA BLVD	Section 120.2.25	Pass	
26	1150 WEST MANCOSA BLVD	Section 120.2.26	Pass	
27	1150 WEST MANCOSA BLVD	Section 120.2.27	Pass	
28	1150 WEST MANCOSA BLVD	Section 120.2.28	Pass	
29	1150 WEST MANCOSA BLVD	Section 120.2.29	Pass	
30	1150 WEST MANCOSA BLVD	Section 120.2.30	Pass	
31	1150 WEST MANCOSA BLVD	Section 120.2.31	Pass	
32	1150 WEST MANCOSA BLVD	Section 120.2.32	Pass	
33	1150 WEST MANCOSA BLVD	Section 120.2.33	Pass	
34	1150 WEST MANCOSA BLVD	Section 120.2.34	Pass	
35	1150 WEST MANCOSA BLVD	Section 120.2.35	Pass	
36	1150 WEST MANCOSA BLVD	Section 120.2.36	Pass	
37	1150 WEST MANCOSA BLVD	Section 120.2.37	Pass	
38	1150 WEST MANCOSA BLVD	Section 120.2.38	Pass	
39	1150 WEST MANCOSA BLVD	Section 120.2.39	Pass	
40	1150 WEST MANCOSA BLVD	Section 120.2.40	Pass	
41	1150 WEST MANCOSA BLVD	Section 120.2.41	Pass	
42	1150 WEST MANCOSA BLVD	Section 120.2.42	Pass	
43	1150 WEST MANCOSA BLVD	Section 120.2.43	Pass	
44	1150 WEST MANCOSA BLVD	Section 120.2.44	Pass	
45	1150 WEST MANCOSA BLVD	Section 120.2.45	Pass	
46	1150 WEST MANCOSA BLVD	Section 120.2.46	Pass	
47	1150 WEST MANCOSA BLVD	Section 120.2.47	Pass	
48	1150 WEST MANCOSA BLVD	Section 120.2.48	Pass	
49	1150 WEST MANCOSA BLVD	Section 120.2.49	Pass	
50	1150 WEST MANCOSA BLVD	Section 120.2.50	Pass	

CITY OF SAN JOSE
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PROJECT NAME: COMMERCIAL DEVELOPMENT
DATE: 08-05-15

SECTION 10: OUTDOOR LIGHTING POWER ALLOWANCES

SECTION 11: OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

SECTION 12: OUTDOOR LIGHTING POWER ALLOWANCES

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SECTION 13: OUTDOOR LIGHTING POWER ALLOWANCES

SECTION 14: OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

SECTION 15: OUTDOOR LIGHTING POWER ALLOWANCES

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OUTDOOR LIGHTING
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DATE: 08-05-15

SECTION 16: OUTDOOR LIGHTING POWER ALLOWANCES

SECTION 17: OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

SECTION 18: OUTDOOR LIGHTING POWER ALLOWANCES

CITY OF SAN JOSE
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DATE: 08-05-15

SECTION 19: OUTDOOR LIGHTING POWER ALLOWANCES

SECTION 20: OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

SECTION 21: OUTDOOR LIGHTING POWER ALLOWANCES

CITY OF SAN JOSE
OUTDOOR LIGHTING
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DATE: 08-05-15

SECTION 22: OUTDOOR LIGHTING POWER ALLOWANCES

SECTION 23: OUTDOOR LIGHTING CONTROL SCHEDULE AND FIELD INSPECTION CHECKLIST

SECTION 24: OUTDOOR LIGHTING POWER ALLOWANCES

Norco Village

Norco California

LATEST UPDATE:
August 25, 2015

SIGN CRITERIA

Drawing #26725

Prepared by

 **National Sign & Marketing Corporation**


ELECTRONIC SIGNS

Norco, CA

APN:

Legal Description:

Recorded Book/Page:

Subdivision Name:

Lot/Parcel:

Block:

Tract Number:

Surrounding Zones:

Thomas Guide Reference:

Applicant: Patrick Faranal
 c/o National Sign and Marketing
 13580 5th St.
 Chino, CA 91710
 Tel 909.591.4742 Fax 909.591.9792
 Lic# 745030 - Exp. 01/31/12

Exhibit Prepare: Sean Duffy / Patrick Faranal
 C/O National Sign and Marketing
 13580 5th St.
 Chino, CA 91710
 Tel 909.591.4742 Fax 909.591.9792
 Lic# 745030 - Exp. 01/31/12

Land Owner: Lewis Retail Centers & De Kruyf
 P.O. Box 670
 Upland, CA 91785-0670

PROJECT DIRECTORY

Developer: Lewis Retail Centers
 P.O. Box 670
 Upland, CA 91785-0670

Signage Consultant: National Sign & Marketing
 13580 Fifth Street
 Chino, CA 91710
 Contact: Ed Gardner
 (909) 591-4742
 fax (909) 591-9792

City Planning: Norco, CA

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Norco, CA

Overview

1. Purpose: The purpose of the following criteria is to establish a coordinated sign program that gives each Tenant adequate identification, while achieving a unified, attractive appearance among all lease spaces. In order to maintain the integrity of the criteria and balance among all occupants, deviations from the criteria will not generally be approved.
2. Owner Approval: To secure Landlord's approval, Tenant agrees to conform to the following procedures:
 - a. Three (3) copies of the detailed sign design. One to be in full color of the proposed sign or signs, submitted to Landlord prior to submittal to Norco, CA.
 - b. The detailed sign design shall be submitted on sheets of no larger than 11" x 17".
 - c. Submit copies to:
Lewis Retail
1156 N. Mountain, Upland, CA 91785
Attn: Tenant Coordinator
3. City Approval: Prior to sign fabrication, the Tenant shall submit drawings of the proposed sign or signs to the Norco, CA per their requirements. Upon approval tenant shall provide a copy of the permitted plans to Owner.
4. Permits: The Tenant or the Tenant's sign contractor shall secure a sign permit from the Norco, CA by submitting three (3) copies of fully dimensioned scaled drawings as follows:
 - a. A site plan showing the location of the occupant space on the site.
 - b. A detailed elevation of the Tenant's lease space drawn to scale and showing sign or signs placement and Tenant's space width, showing all colors, materials, dimensions and copy.
 - c. Fabrication and installation details, including structural and engineering data, U.L. electrical specifications.
 - d. Any other drawings, details and information as required by the Norco, CA.
5. Cost of permits: All permits for signs and the installation thereof shall be obtained by the Tenant's sign contractor and paid for by the Tenant.
6. Compliance with Codes: All signs and the installation thereof shall comply with all current local zoning, building and electrical codes.
7. A copy of the signed off permit job card shall be provided to the landlord.

Norco, CA

Submittals and Approval (Part 1)

There is a formal process for the creation, review and approval of Tenant's signs at Norco Village. All Tenant signage is subject to the Owner's, or their managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Norco Village.

A. Submittal to Owner:

Tenant shall submit three (3) color copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Submit copies to: Landlord, Attn. Tenant Coordinator. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the Norco, CA.

Submittals shall include the following:

1. Storefront Elevations:

Scaled elevation of Tenant's storefront depicting the proposed sign design and all dimensions as they relate to the Tenant's storefront.

2. Shop Drawings:

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing dimensioned projection of the face of the letter of the sign panel and the illumination.

If the shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program shall be submitted to the Owner for approval and then submitted to the Norco, CA for approval only if approved in writing by Owner. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

Norco, CA

Submittals and Approval (Part 2)

B. Submittal to City:

Tenant or their Sign Contractor must submit to the Norco, CA Planning and Building Department, and will be responsible for all applicable applications, due diligence, and permit fees as required in order to attain permits.

Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped or signed set of final drawings reflecting the Owner's and the Norco, CA approval shall be on file in the Owner's office.
2. All sign contractors must be fully insured and approved by Owner prior to installation. Owner must receive the Sign Contractor's Certificate of Insurance naming Owners as additional insured prior to commencement of any work. Coverage to be a minimum of three million dollars general aggregate.
3. The Owner must be notified 48 hours in advance prior to sign installation.

Norco, CA

Submittals and Approval (Part 3)

C. Installation:

Tenant's Sign Contractor shall install required signage within 90 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. Tenant's Responsibility:

The Owner may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program

If the Tenant chooses to change their exterior sign at anytime during the term of their lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to sign program for this center after the execution of their lease agreement.

Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, include those of the Owner, City, UL, and the Uniform Electrical Code.

Tenant shall be responsible for all expenses relating to signage for their store, including but not limited to:

- Design consultant fees (if applicable)
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. label.
3. Sign Company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in a color and finish to match existing exterior.
5. Internal illumination to be led installed and labeled in accordance with the "National Board of Fire Underwriters Specifications"
6. Painted Surfaces to have glossy or satin finish. Only paint containing acrylic or polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font.
8. All sign fabrication shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standards.
9. All lighting must match the exact specifications of the approved working drawings. No exposed conduit or raceways will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coating shall exactly match the colors specified on the approved plans.
12. Joining materials (e.g., seams) shall be finished in a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
17. All raceways, conduits, etc. installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be approved by the architect or landlord.
18. Premises identification signs (address numerals) are subject to the approval of the City Engineering and Fire Department.
19. Construction hours shall be limited to Monday through Friday, 6:30 am to 7:00 pm, no construction may occur on Saturdays and Sundays or legal holidays, as per the city of Norco, CA Code Requirements.

Norco, CA

Miscellaneous Restrictions

1. Hours of Business and Telephone Numbers: Limited to no more than 3 square feet or less than 10% of window area, whichever is less, for each business frontage with a customer entrance.
2. Flashing Signs: Animated, flashing or audible signs will not be permitted.
3. Lettering painted directly on a building surface, including windows will not be permitted.
4. Projections above or below the designated sign area will not be permitted.
5. Temporary Signs: Shall be shall be subject to Landlord review/approval and comply with city code requirements.
6. Sign cabinets (except logo elements) are not allowed.
7. Any item not addressed in this sign criteria shall be governed by the applicable municipal, state or federal laws, and must be approved in writing by the Owner.

Norco, CA

All Companies Bidding to Manufacture

1. Substitutions: All companies bidding to manufacture and install an Tenant's signs are advised that no substitutes will be accepted by the Landlord whatsoever, unless so indicated in the specifications which are approved in writing by the Landlord. Signs that deviate from these criteria without such approval must be removed at the Tenant's expense.
2. Insurance: The Tenant's sign fabrication and installation company shall carry Worker's Compensation and Public Liability Insurance against all damage suffered to any and all persons and/or property while engaged in the construction or erection of signs in the amount of Three Million Dollars (\$3,000,000.00) combined single limit.
3. Erection: The Tenant's sign company shall completely erect and connect (including all wiring) the subject sign in accordance with these criteria and all local zoning, building and electrical codes.

Norco, CA

Major A & B Tenant Wall Signs

1. Approval Required: All signs shall be attached to the building only at a location approved by the Landlord and the Norco, CA.
2. Primary Wall Sign: The main business identification sign shall be located on the building fascia at the location shown on elevation pages.
3. Suite Address Number Sign: The suite number or address of the lease space shall be centered above the door per fire department requirement with white vinyl film.
4. Sign type: Tenants signs shall be composed of channel letters.
 - a. The aggregate sign area (all signs on one wall) shall not exceed paragraph #5 below.
 - b. Sandblasted or painted signs are not permitted.
5. Tenant Identification Signs:
 - a. The maximum sign area allowed for the Primary Wall Sign is as follows: Two (2) square foot of signage for one square foot of lease space.
 - b. The maximum size for the Primary Wall Sign shall not exceed 150 square feet with a maximum height of five (5) feet letters and six (6) feet logos. The Primary Wall sign can consist of channel letters, logos or icons. A sublease tenant is allowed one (1) wall sign per sub-establishment, maximum of two(2) sublease businesses, not to exceed 75 square feet.
 - c. Location: Landlord shall reasonably approve location of Major Tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.
6. Materials:
 - a. Sign Face: Acrylic sheet (i.e. Plexiglas). Landlord must approve colors prior to sign permit submittal.
 - b. Letter return material: Aluminum, painted to match building colors or Landlord approved colors.
 - c. Letter return depth: Not to exceed 5" from the face of the building.
7. Lighting:
 - a. All signs shall be internal LED illuminated with no exposed lighting.
 - b. All signs to be U.L. listed.
 - c. Halo lighting

Shop 3 Wall Signs

1. Approval Required: All signs shall be attached to the building only at a location approved by the Landlord and the City of Norco, CA.
2. Primary Wall Sign: The main business identification sign shall be located on the building fascia at a location shown on elevation pages.
3. Suite Address Number Sign: The suite number or address of the lease space shall be centered above the door per fire department requirement with white vinyl film.
4. Sign type: Tenants signs shall be composed of channel letters.
 - a. The aggregate sign area (all signs on one wall) shall not exceed paragraph #5 below.
 - b. Sandblasted or painted signs are not permitted.
5. Tenant Identification Signs:
 - a. The maximum sign area allowed for the Primary Wall Sign is as follows: Two (2) square foot for each lineal foot of building frontage.
 - b. The maximum size for the Primary Wall Sign shall not exceed 150 square feet with a maximum height of (60) five foot letters and/or logos. The Primary Wall sign can consist of channel letters, logos or icons. A sublease tenant is allowed one (1) wall sign per sub-establishment, maximum of two(2) sublease businesses, not to exceed 75 square feet.
 - c. Location: Landlord shall reasonably approve location of Major Tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.
6. Materials:
 - a. Sign Face: Acrylic sheet (i.e. Plexiglas). Landlord must approve colors prior to sign permit submittal.
 - b. Letter return material: Aluminum, painted to match building colors or Landlord approved colors.
 - c. Letter return depth: Not to exceed 5" from the face of the building.
7. Lighting:
 - a. All signs shall be internal LED illuminated or 30ma low output neon with no exposed tubing.
 - b. All signs to be U.L. listed.
 - c. Halo lighting.

Pad Tenant A, B, C, and D Wall Signs

1. Approval Required: All signs shall be attached to the building only at a location approved by the location shown on elevation pages.
2. Main Building ID Sign: The main business identification sign shall be located on the building fascia at a location shown on elevation pages.
3. Window Sign: The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
4. Suite Number Sign: The suite number or address of the lease space shall be centered above the door 4" high with white vinyl film.
5. Sign type: Tenants signs shall be composed of channel letters.
 - a. Sandblasted or painted signs are not permitted.
6. Tenant Identification Signs:
 - a. The maximum sign area allowed for the main ID sign is as follows: Two (2) square foot for each lineal foot of building frontage.
 - b. The maximum size for the main ID sign shall not exceed 75 square feet with a maximum height of 24 inch letters and 36" logos . The main ID sign can consist of channel letters, logos or icons Secondary signs shall not exceed 24 inches.
 - c. Tenants with elevations that faces a street or parking lot shall be permitted signage on that elevation with a total of three (3) signs. Signs shall not exceed two (2) square feet of signage per one (1) foot of building.
 - d. Location: Landlord shall reasonably approve location of Major Tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.
 - e. Every business with a drive thru facility is permitted a maximum of two (2) menu/order board signs. The sign shall be adjacent to the drive thru aisle. The sign shall not be located as to impair the vision of the driver of a vehicle traveling either into, out of, or through the drive thru aisle. The area of each sign shall not exceed fifty (50) square feet. The height of the sign including the pole or base shall not exceed eight (8) feet from grade to the top of the sign.
 - f. Exit and Enter signs shall be placed as needed to insure traffic flow and will not be included in the overall square footage allowed. A plot plan showing all signs (Menu Boards and Exit and Enter signs) must be approved by the Owner and City of Norco, CA.
 - g. Not to exceed 50% of building frontage.
7. Materials:
 - a. Sign Face: Acrylic sheet (i.e. Plexiglas). Landlord must approve colors prior to sign permit submittal.
 - b. Letter return material: Aluminum, painted to match building colors or Landlord approved colors.
 - c. Letter return depth: Not to exceed 5" from the face of the building.
8. Lighting:
 - a. All signs shall be internal LED illuminated or 30ma low output neon with no exposed tubing.
 - b. All signs to be U.L. listed.
 - c. Halo lighting.

Office, Shop 1, and Shop 2 Wall Signs

1. Approval Required: All signs shall be attached to the building only at a location approved by the Landlord and the City of Norco, CA.
2. Primary Wall Sign: The main business identification sign shall be located on the building fascia at a location shown on elevation pages.
3. Window Sign: The business identification window sign shall be centered on the store front glass nearest the main pedestrian entrance. The sign shall not exceed three (3) square feet or less than 10% of the window area, whichever is less, and shall be composed of white vinyl Helvetica medium lettering. Copy shall consist of name of business, hours of operation and emergency phone numbers.
4. Suite Number Sign: The suite number or address of the lease space shall be centered above the door 4" high with white vinyl film.
5. Sign type: Tenants signs shall be composed of channel letters.
 - a. Sandblasted or painted signs are not permitted.
6. Tenant Identification Signs:
 - a. The maximum sign area allowed for the main ID sign is as follows: One (1) square foot for each lineal foot of building frontage.
 - b. The maximum size for the main ID sign shall not exceed 150 square feet with a maximum height of 24 inches. The main ID sign can consist of channel letters, logos or icons. Secondary signs shall not exceed 18 inches.
 - c. Tenant with elevations that face a street or parking lot shall be permitted signage on that elevation with a total of three (3) signs. Signs shall not exceed one square feet of signage per one (1) foot of building.
 - d. Location: Landlord shall reasonably approve location of Major Tenant signs which shall be in keeping with the architectural design of the building. Signs to be located only within the space and surface specifically provided for on the building.
 - e. Sign width not to exceed 50% of frontages.
7. Materials:
 - a. Sign Face: Acrylic sheet (i.e. Plexiglas). Landlord must approve colors prior to sign permit submittal.
 - b. Letter return material: Aluminum, painted to match building colors or Landlord approved colors.
 - c. Letter return depth: Not to exceed 7" from the face of the building.
8. Lighting:
 - a. All signs shall be internal LED illuminated or 30ma low output neon with no exposed tubing.
 - b. All signs to be U.L. listed.
 - c. Halo lighting.

Norco, CA

Sign Types

Creative and imaginative signage is strongly encouraged and will be the standard for Landlords review/approval of all sign design submittals.

There are many acceptable sign treatments, however, a mixed media three-dimensional approach combining several different fabrication and lighting techniques is preferred.

Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Acceptable sign styles include:

1. Front and halo 5" illuminated channel letters.
2. Note: acrylic face, internally illuminated channel letters will not be permitted unless successfully used as a part of an approved mixed media three-dimensional sign.
3. 3" deep halo illuminated letters.
4. Channel letter 2½" deep open channel letters with exposed neon (at Landlord's discretion).
5. Mixed media/3 dimensional signs using images, icons, logos, etc.
6. Signs painted gold, silver or copper leaf.
7. Neon accents will be approved at the sole discretion of the landlord and should be proposed only if a part of the overall tenant design concept; Dimensional geometric shapes.
8. Sand blasted, textured and/or burnished metal-leaf faced dimensional letters, pin mounted from facade.
9. Signs mounted to hard canopies, eyebrows or other projecting architectural elements.
10. Screens, grids, or mesh; Etched, polished, patina or abraded materials.

For Example: Prismatic face letter forms with full facet strokes:

Rounded face letter forms with radius faces and eased edges.

Layered letter forms with face and liner. Letter face must be at least one (1) inch thick and the liner must be a minimum of 1/2" inch thick.

Notes:

Mixed media signs are signs employing two or more illumination and fabrication methods (for example, halo lit reverse channel letters with exposed neon accents).

Although simple rectangular cabinet signs are generally not allowed, mixed media signs may be composed of several elements, one of which may be a cabinet. Sculpted, contoured or rectangular cabinets are strongly encouraged. However, the cabinet sign should not exceed 50% of the total sign area.

With the Landlord's approval, complex shaped (i.e. polyhedron) sign cabinets may be used alone if they incorporate dimensional elements such as push-thru letters and/or exposed neon.

Norco, CA

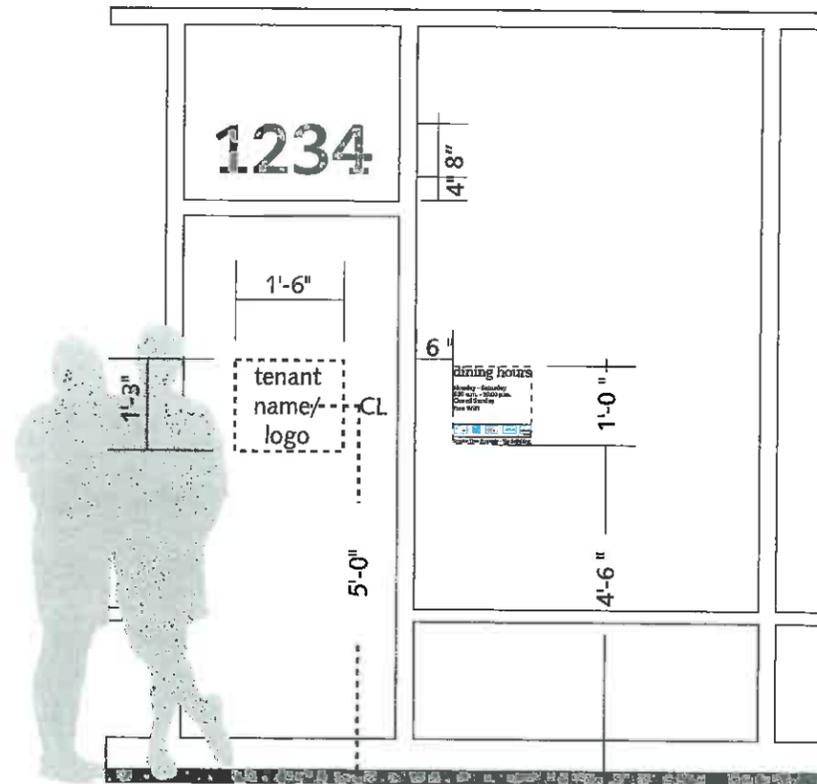
Permanent window and door signage is limited to the following:

Tenant Entry Information

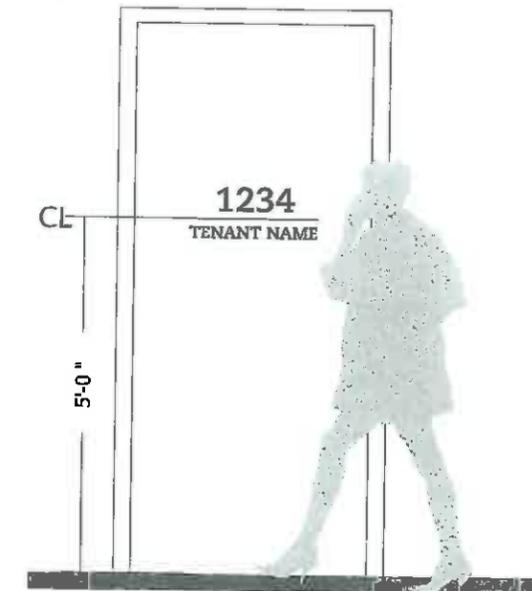
- Materials:** Matte white vinyl letters on entry glass.
- Copy:** 8" overall height of suite letter or address numerals
 Tenant entry / Hours of operation information 12" x 12"
 Credit card and social media information
- Sign Area:** 3.0 square foot maximum sign area
- Typeface:** Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface
- Location:** Address or suite number centered over the main entry door(s).
 Tenant and/or hours of operation on entry glass panel on the same side as door handle or right side, as applicable.

Rear Entry I.D.

- Materials:** Vinyl letters on door in contrasting color.
- Copy:** 4" overall height of suite letter or address numerals
 2" high Tenant Name
- Sign Area:** 2.5 square foot maximum sign area
- Typeface:** Caecilia 55 Roman, Caecilia 75 Bold or other Property Owner approved corporate standard for typeface



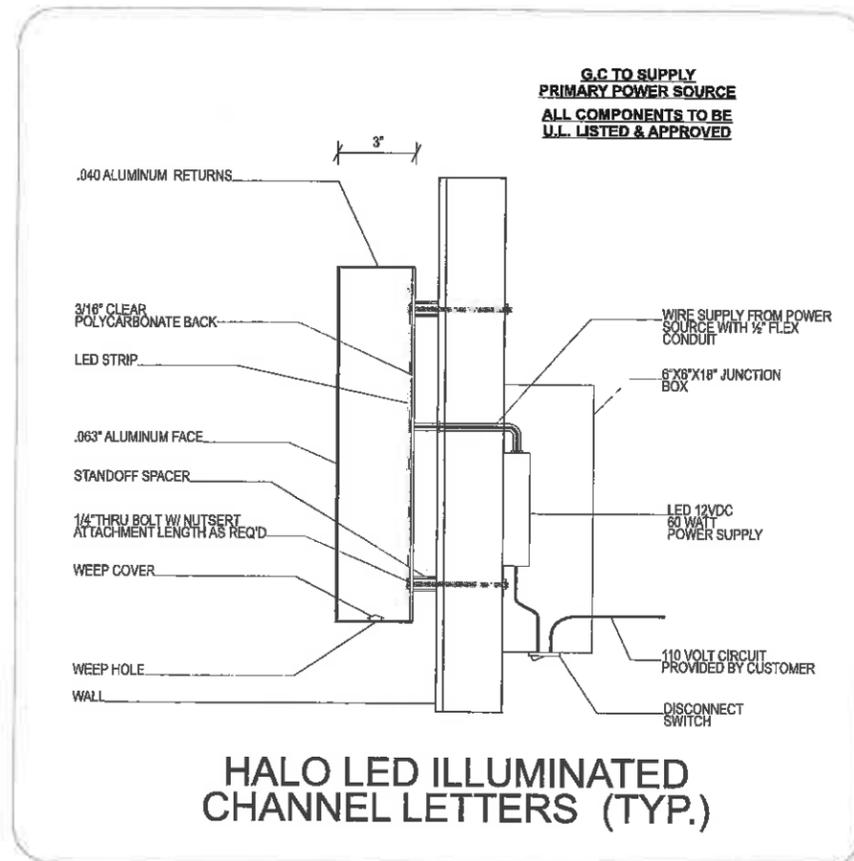
Typical Elevation



Typical Elevation

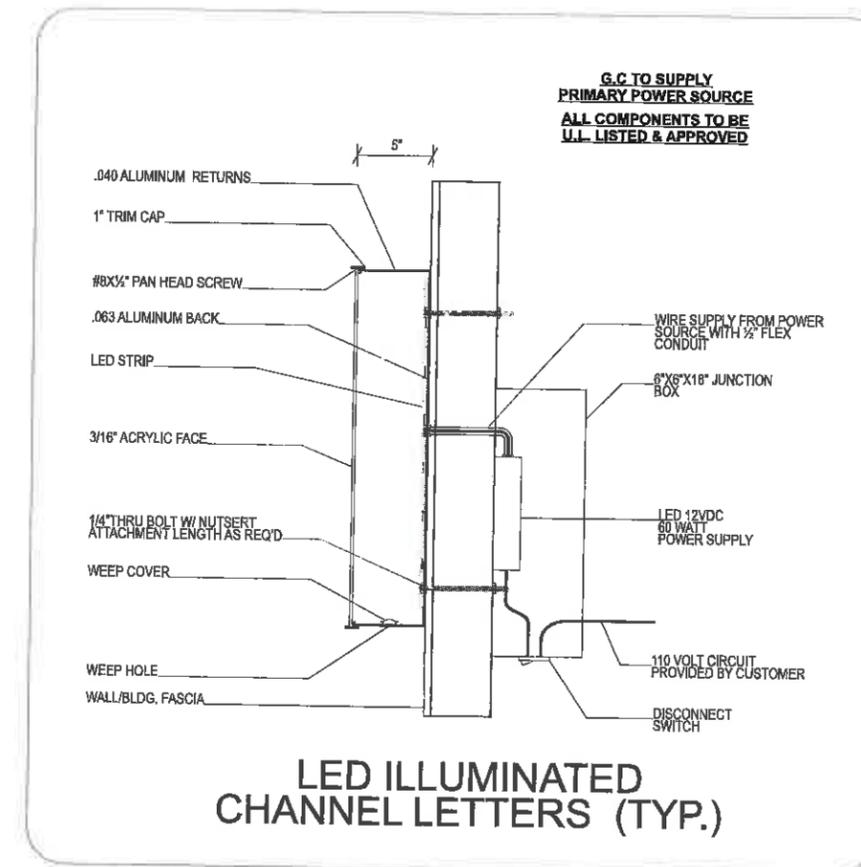
HALO-LIT CHANNEL LETTERS (TYP.)

G.C to supply primary power source



FACE-LIT CHANNEL LETTERS (TYP.)

G.C to supply primary power source

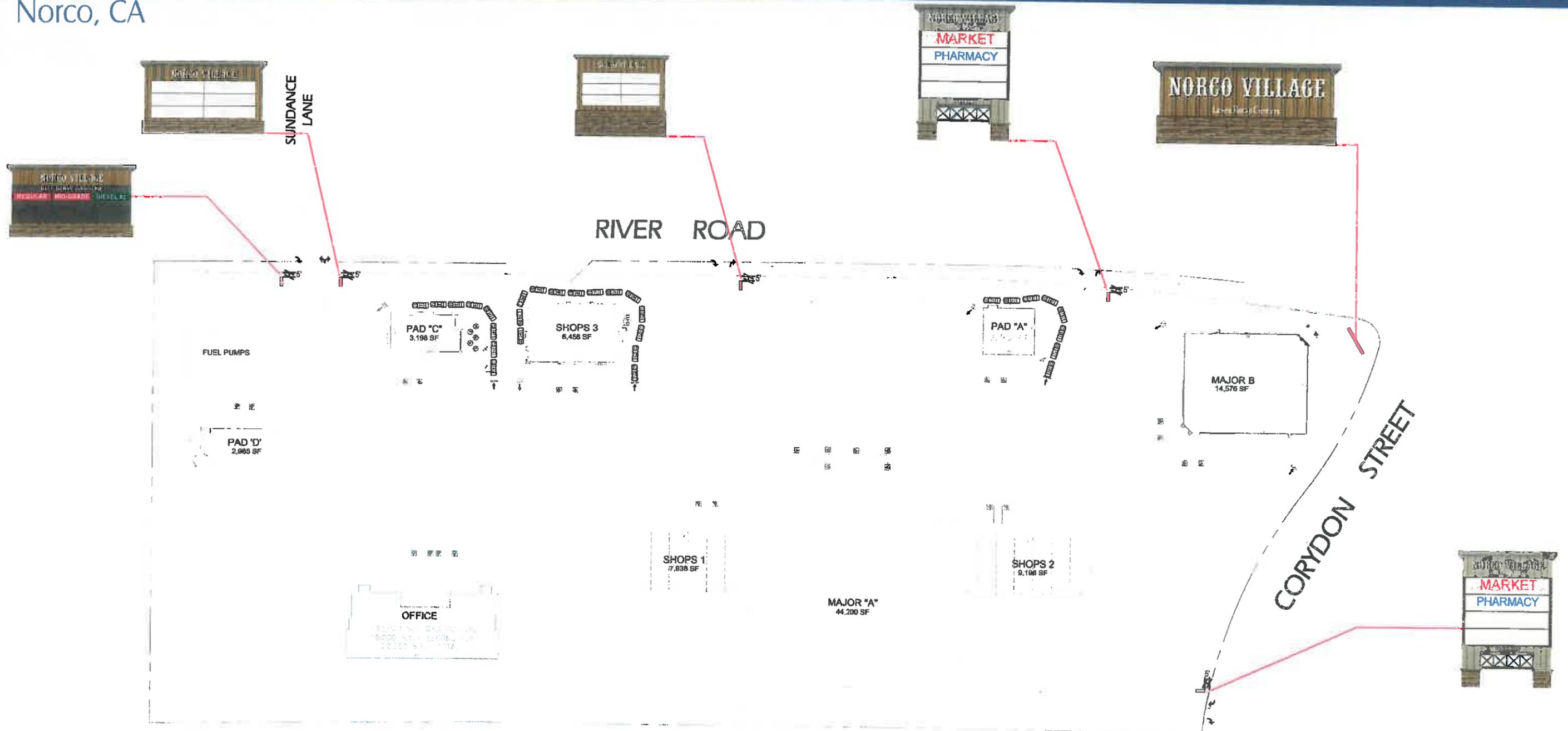


- Faces: Face Lit Channel Letters or Semi-Individual Channel Letters; Acrylic to match approved colors.
- Trim Cap: Trim cap to match faces or Corporate colors.
- Returns: Paint to match faces & trim cap, building or Corporate colors.
- Logos: White Plexiglas face with 3M vinyl films. No color restrictions.

Norco Village

Site and Vicinity Maps

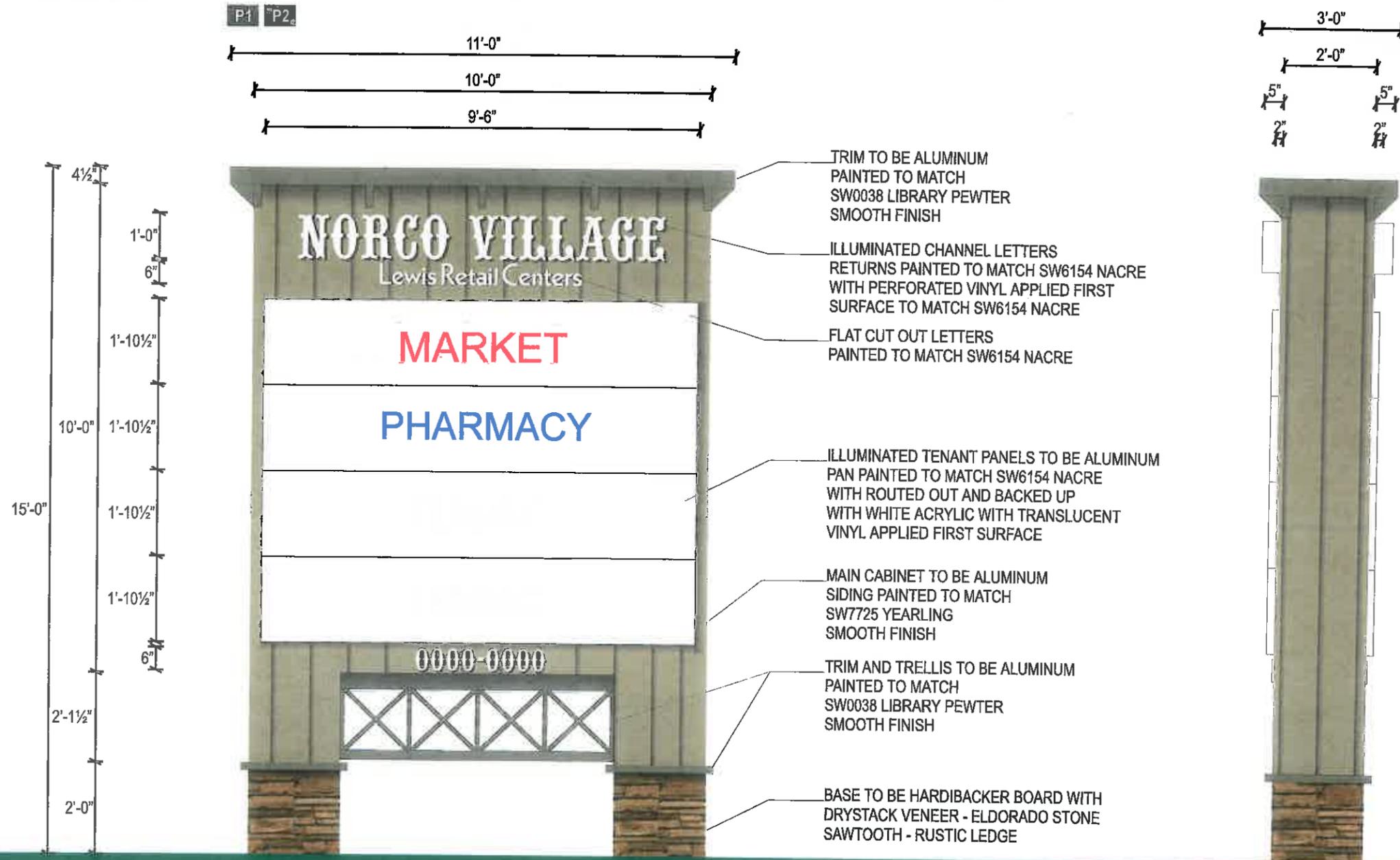
Norco, CA



Norco Village

Multi Tenant Panel Pylon Signs

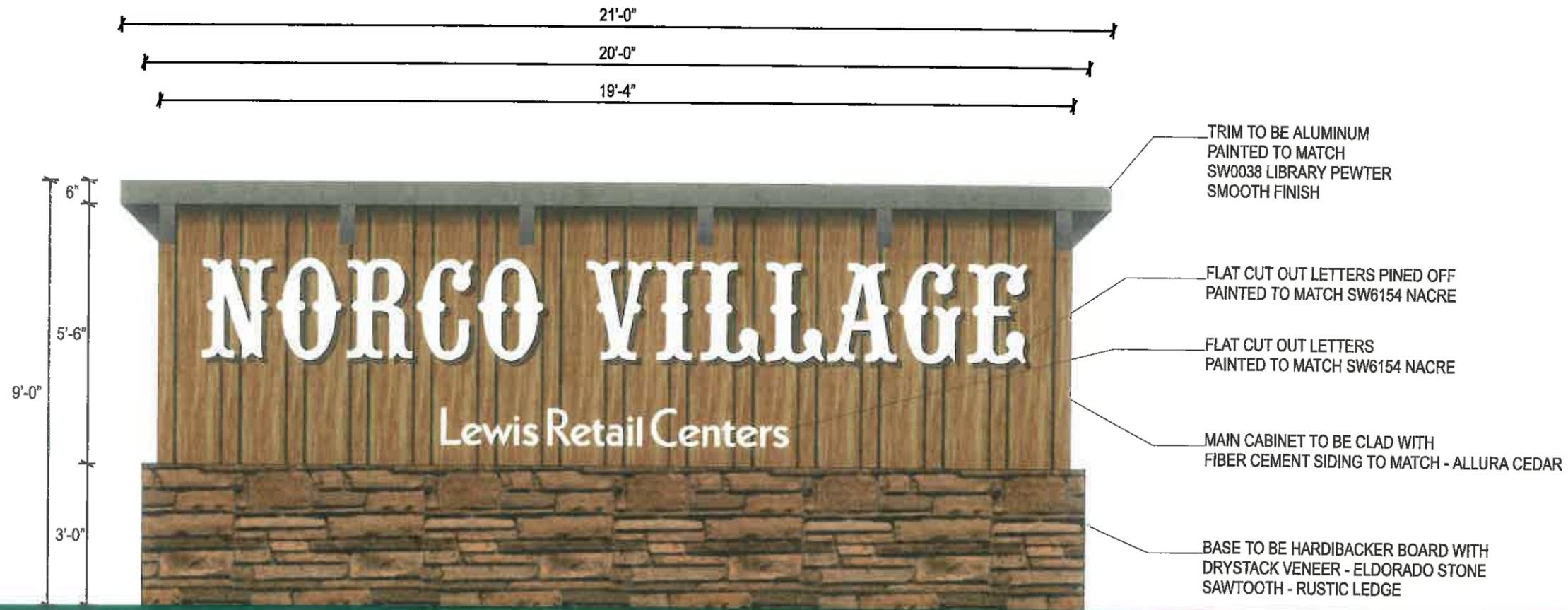
Norco, CA



SCALE: 3/8" = 1'-0"

Norco, CA

ID:1



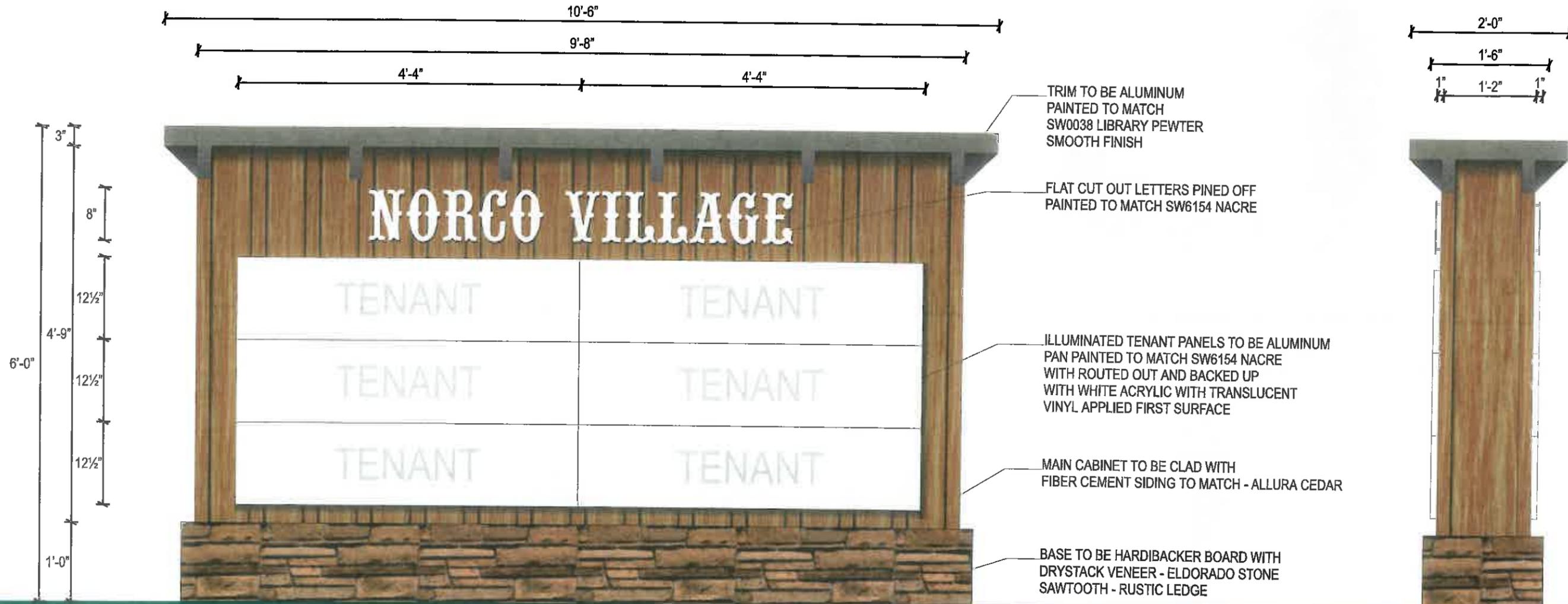
SCALE: 3/8" = 1'-0"

Norco Village

Norco, CA

D/F Illuminated Multi-Tenant Panel Monument Sign

M1



27.06 SQ FT

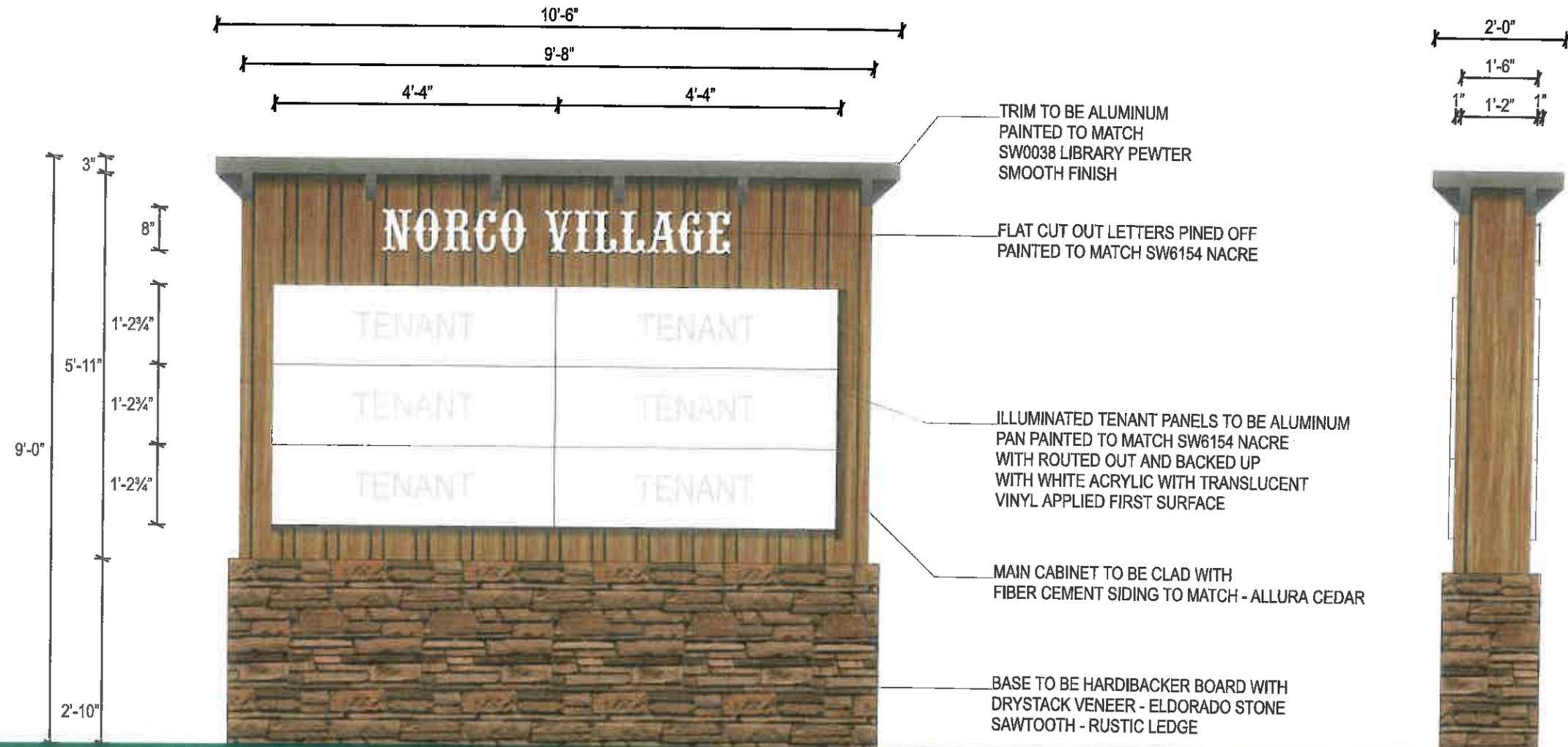
SCALE: 3/4" = 1'-0"

Norco Village

Norco, CA

M2

D/F Illuminated Multi-Tenant Panel Monument Sign



SCALE: 1/2" = 1'-0"

Norco Village

D/F Illuminated Fuel Center Monument Sign

Norco, CA

M3

REGULAR TO BE ON STREET SIDE ON BOTH FACES

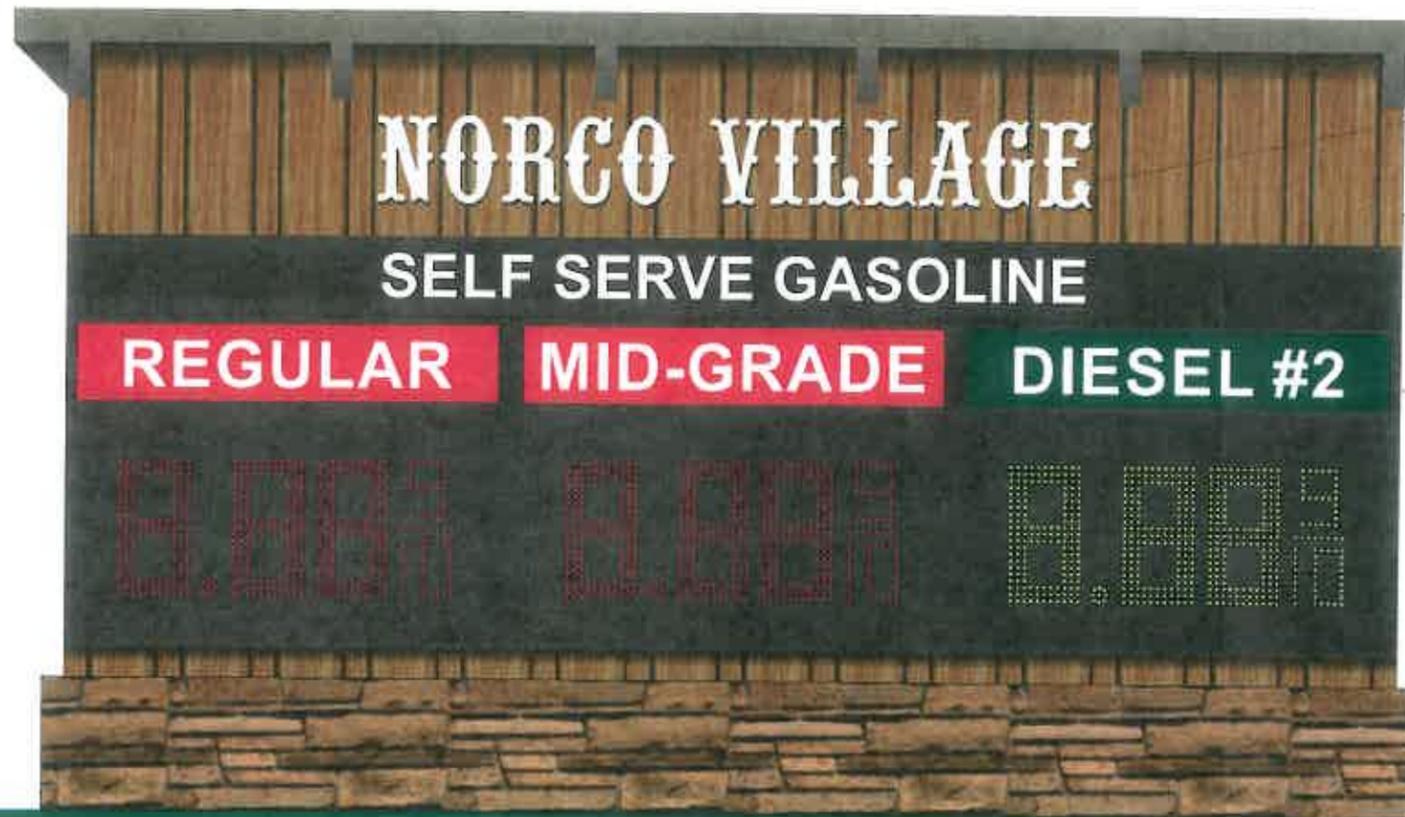
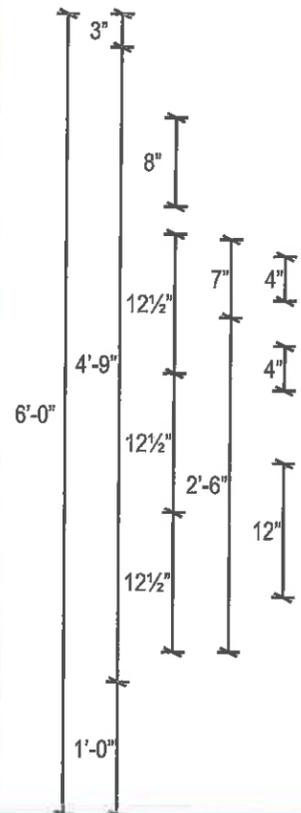
10'-10"

10'-0"

3'-1"

2'-7"

2'-3"



TRIM TO BE ALUMINUM
PAINTED TO MATCH
SW0038 LIBRARY PEWTER
SMOOTH FINISH

FLAT CUT OUT LETTERS PINED OFF
PAINTED TO MATCH SW6154 NACRE

MAIN CABINET TO BE CLAD WITH
FIBER CEMENT SIDING TO MATCH - ALLURA CEDAR

ILLUMINATED LED FUEL CENTER
PRICE SIGN

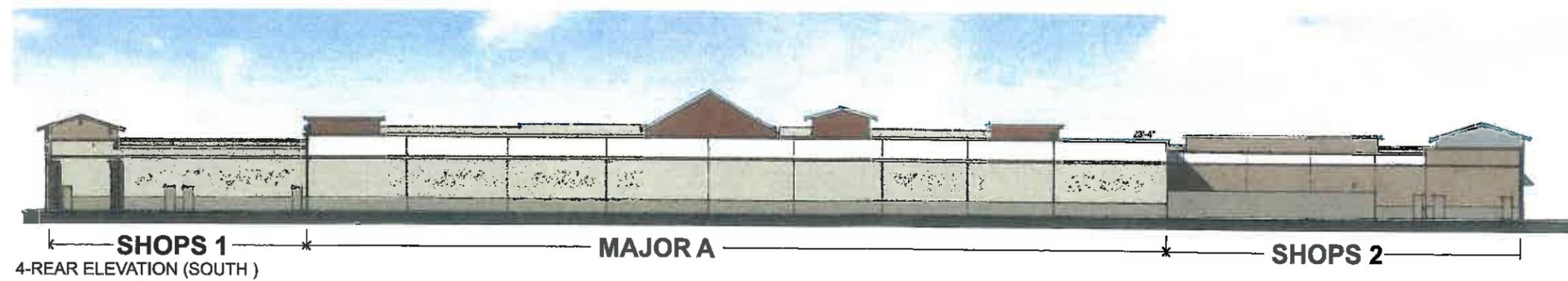
BASE TO BE HARDIBACKER BOARD WITH
DRYSTACK VENEER - ELDORADO STONE
SAWTOOTH - RUSTIC LEDGE

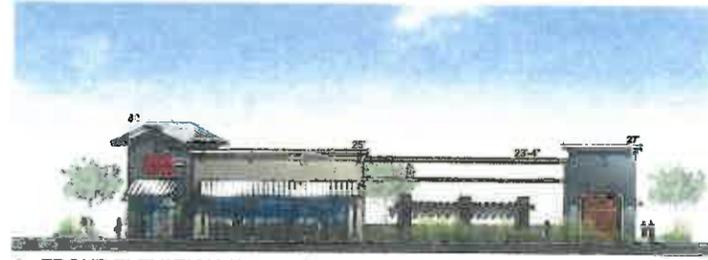


31.67 SQ FT

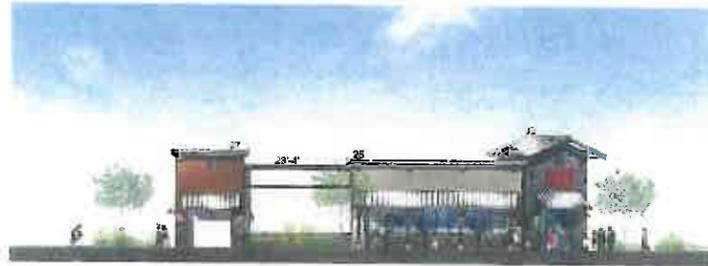
SCALE: 3/4" = 1'-0"

Norco, CA



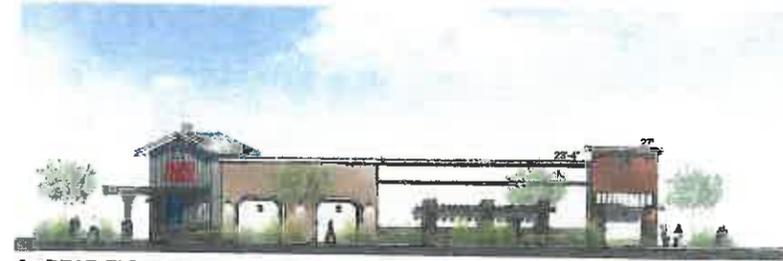


1 - FRONT ELEVATION (SOUTH)



2 - LEFT ELEVATION (WEST)

MAJOR B



3 - REAR ELEVATION (NORTH)



4 - RIGHT ELEVATION (EAST)



5 - FRONT ELEVATION (SOUTH)



8 - RIGHT ELEVATION (EAST)



6 - LEFT ELEVATION (WEST)



7 - REAR ELEVATION (NORTH)

SHOPS 3



9 - FRONT/REAR ELEVATIONS



10 - SIDE ELEVATIONS

GAS STATION

Norco, CA

COLOR TO MATCH
SW6154 "NACRE"



COLOR TO MATCH
SW6227 "MEDITATIVE"



COLOR TO MATCH
SW0038 "LIBRARY PEWTER"



COLOR TO MATCH
SW7725 "YEARLING"

COLOR TO MATCH
SW7049 "NUANCE"



COLOR TO MATCH
SW2827 "COLONIAL REVIVAL STONE"



COLOR TO MATCH
SW2822 "DOWNING SANDY"



COLOR TO MATCH
SW6236 "GRAYS HARBOR"



COLOR TO MATCH AEP SPAN
"FOREST GREEN"



COLOR TO MATCH AEP SPAN
"COOL METALLIC SILVER"



COLOR TO MATCH AEP SPAN
"COOL METALLIC COPPER"



STOREFRONT
COLOR TO MATCH ARCADIA
#AB-4 "MEDIUM BRONZE"



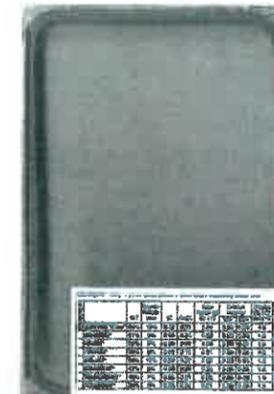
FIBER CEMENT SIDING TO MATCH - ALLURA
"MAHOGANY, REDWOOD & CEDAR"



CONCRETE MASONRY UNITS
COLOR TO MATCH - ANGELUS BLOCK
"SIENNA BROWN BURNISHED"



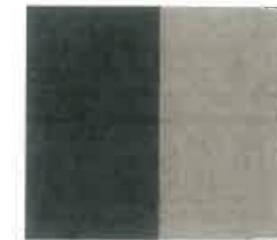
WALL SCONCE / BASELITE RLM
PAINTED TO MATCH
PPG UC106693F "BISTRO BRONZE"



STOREFRONT INSULATED GLASS
PPG "SOLARBAN 70XL"



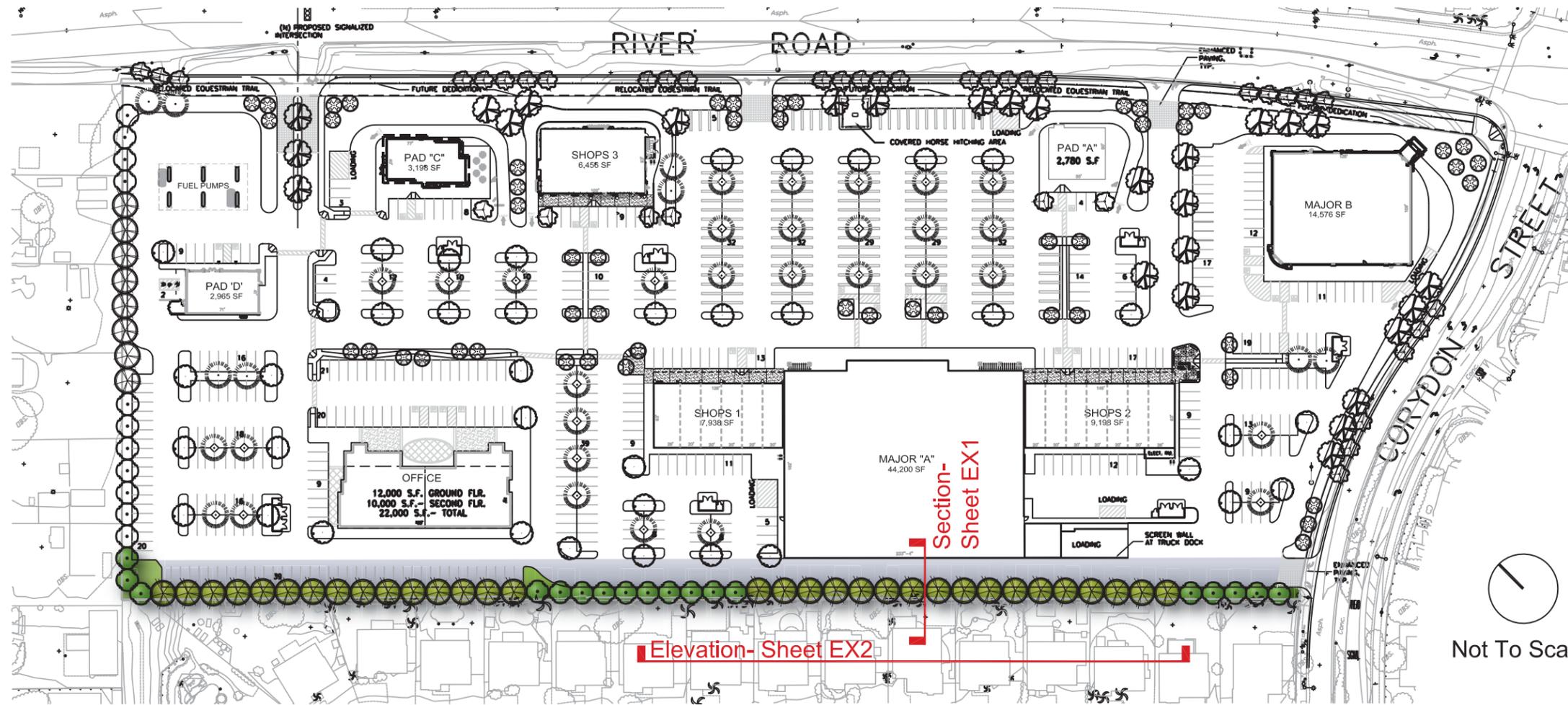
WOOD ACCENTS AND TRELIS
STAIN TO MATCH - OLYMPIC STAINS
"DARK MAHOGANY & OXFORD BROWN"



CANVAS AWNINGS TO MATCH
SUNBRELLA FIRESIST
"SAND & BLACK 6" STRIPE"



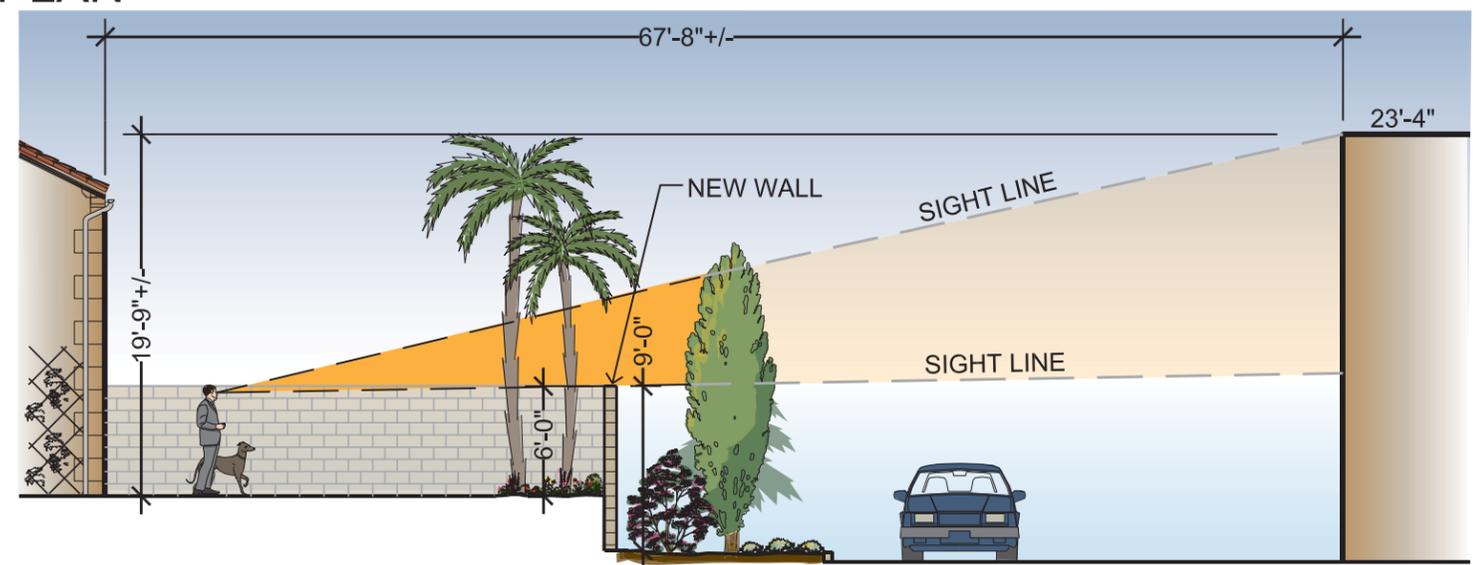
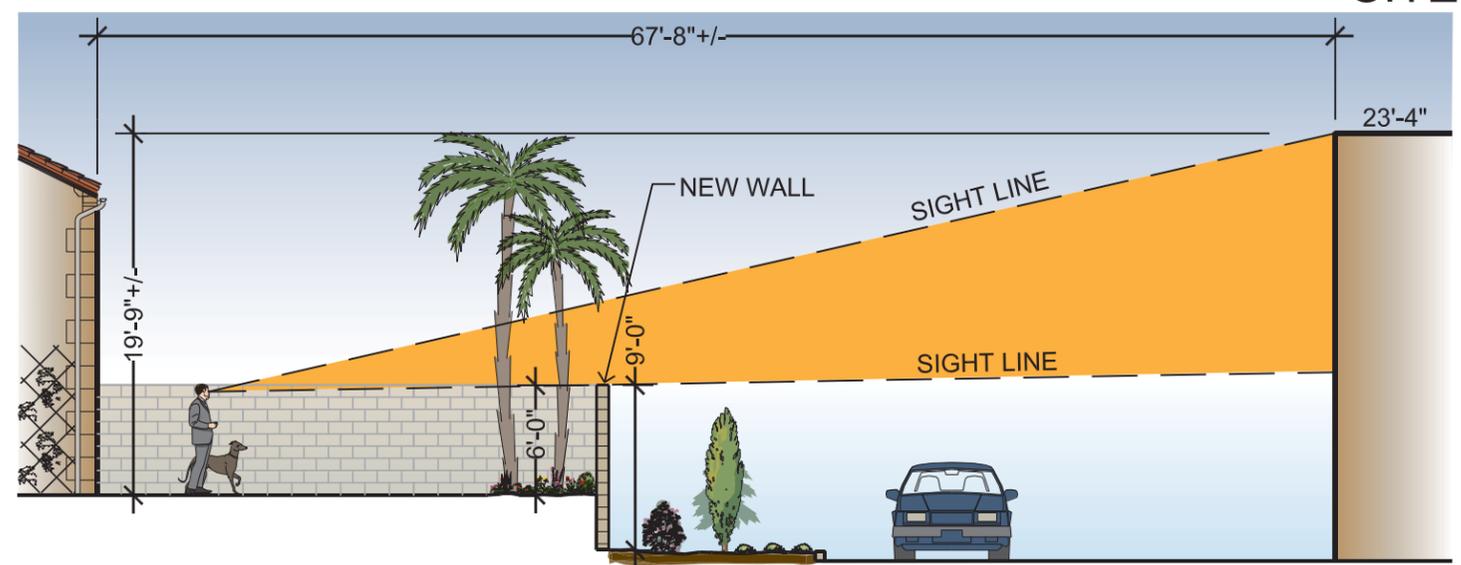
DRYSTACK VENEER
COLOR TO MATCH - ELDORADO STONE
"SAWTOOTH - RUSTIC LEDGE"



Elevation- Sheet EX2

Section- Sheet EX1

SITE PLAN



SECTION: Newly Planted Landscape Buffer

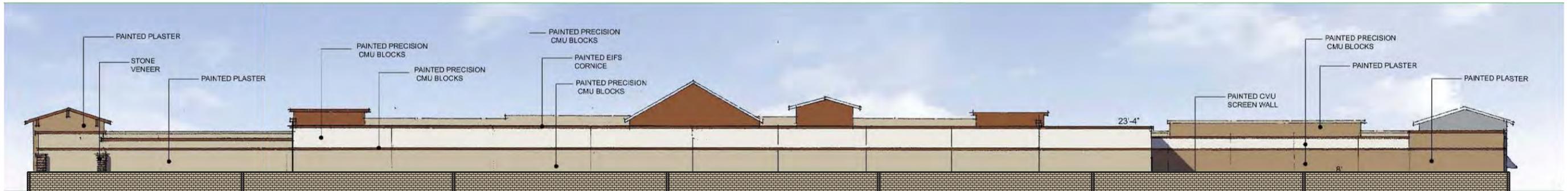
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SECTION: Projected Growth After 3 Years

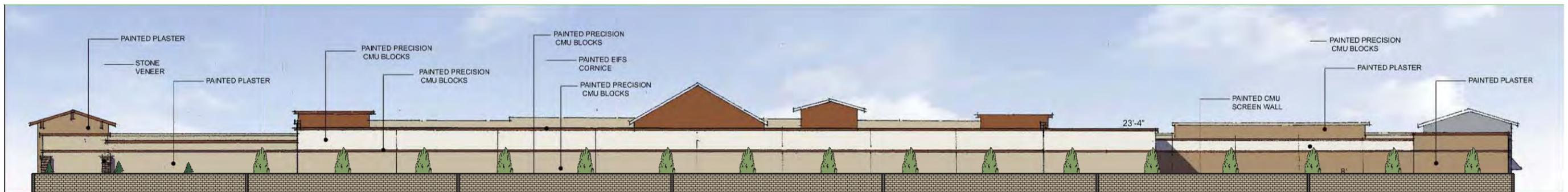
Scale: 1"=10'-0"

LINE OF SIGHT EXHIBIT-Conceptual Landscape Plan

10/13/15



ELEVATION: Newly Planted Landscape Buffer with New 6' High Block Wall Scale: 1/32"=1'-0"



ELEVATION: Projected Growth After 3 Years with New 6' High Block Wall Scale: 1/32"=1'-0"

LINE OF SIGHT EXHIBIT-Conceptual Elevations at Back of Building-Major A

10/13/15

Exhibit "H" is available for viewing at the City Clerk's Office.

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: December 2, 2015

SUBJECT: **Appeal Hearing Site Plan 2015-22. Appeal Hearing Conditional Use Permit 2015-25. Ordinance No. 998, First Reading General Plan Amendment 2015-01 and Zone Change 2015-01. Ordinance No. 999, First Reading Specific Plan 91-02, Amendment 13:** A proposal to Construct a 6,205 Square-Foot Commercial Center with Two Restaurant Buildings and a Conditional Use Permit for One of the Buildings to Have a Drive-Thru Located on the North Side of Hidden Valley Parkway East of Yasment Street (APNs 122-570-001; 122-660-002).

ACTIONS NEEDED TO UPHOLD THE ACTIONS OF THE PLANNING COMMISSION:

Motion 1: Adopt a Mitigated Negative Declaration;

Motion 2: Adopt **Ordinance No. 998**, for first reading approving General Plan Amendment 2015-01 and Zone Change 2015-01;

Motion 3: Adopt for First Reading **Ordinance No. 999**, approving Amendment 13 to Specific Plan 91-02 (Norco Hills Specific Plan);

Motion 4: Adopt **Resolution No. 2015-77**, approving Site Plan 2015-22;

Motion 5: Adopt Resolution No. 2015-78, approving Conditional Use Permit 2015-25 for a drive-thru associated with a proposed restaurant building in Site Plan 2015-22.

SUMMARY: At its meeting on October 28, 2015 the Planning Commission approved Site Plan 2015-22 and Conditional Use Permit 2015-25. The City Council appealed the approvals of the Planning Commission on November 4, 2015. The Planning Commission had also recommended approval of General Plan Amendment 2015-01, Zone Change 2015-01, and Amendment 13 to Specific Plan 91-02 which require approval by the City

Council. Hereafter “project” refers to the project in its entirety with all of the application components above.

The proposed project involves the detachment of 1.1 acres from the Norco Hills Specific Plan and a rezoning of that acreage combined with an adjacent .29 acre in the A-1-20 zone (1.39 acres total) to C-4 (Commercial) zone. In addition to the zone change and general plan amendment the project includes a site plan approval for two restaurants and a conditional use permit for a drive-thru associated with one of the restaurant buildings. The concept architecture has been approved but ultimate architecture will need approval by the Planning Commission Architectural Review Subcommittee once the tenants of the buildings are known.

At its meeting the Planning Commission added the following conditions:

- Any existing utility boxes or facilities within a 12-foot horse trail extension between existing trails on Hidden Valley Parkway and Corona Avenue/El Paso Drive shall be relocated outside of the 12-foot trail easement.
- Removable steel bollards shall be installed at each end of the trail extension between the Hidden Valley Parkway trail and the Corona Avenue/El Paso Drive trail to prevent general vehicular traffic but to allow evacuation of vehicles during times of neighborhood or regional emergencies.
- The hitching post/tie-up area shall not include a watering trough.

BACKGROUND/PROJECT DESCRIPTION: The applicant, Jim Olsen, is proposing the development of a commercial center consisting of two restaurants on 1.39 acres located on the north side of Hidden Valley Parkway, east of Yasment Street. The project consists of a proposed sit-down restaurant along with a proposed quick-serve/fast food restaurant with a drive-thru. The development requires a zone change be approved on the property in question from the existing zone (Specific Plan 91-02 and A-1-20) to C-4 (Commercial) along with the corresponding change to the General Plan designation. The project also requires an amendment to Specific Plan 91-02 (Norco Hills Specific Plan) to remove 1.1 acres from the Specific Plan. Finally the project requires approval of a conditional use permit for a proposed drive-thru associated with the quick-serve restaurant.

ANALYSIS/Land Use: The property in question consists of 1.1 acres that are located within the Norco Hills Specific Plan (SP) Equestrian Residential District and an additional .29 acres from adjacent property that is located in the A-1-20 zone. The adjacent property is also owned by the applicant and a lot line adjustment application has been filed with the City so that the entire needed 1.39 acres are combined into one parcel.

The primary parcel within the Specific Plan was originally slated to be the location of a third fire station for the City. Because of the mutual aid agreement the City has with the City of Corona there is no longer a need for a fire station at this location and the property was

surplused and sold to the current owner. Once the lot line adjustment is completed the parcel will consist of 1.39 acres, the amount needed for the proposed development.

The development of two restaurants on the site requires a zone change to commercial zoning on the property. One option was to do a Specific Plan amendment to annex the .29 acre from the adjacent property and then change the SP Equestrian Residential District to the SP Commercial district. SP Commercial is the zoning of the shopping center at Hidden Valley Parkway and El Paso Drive. The other option, and the one chosen as most conducive to the development of the proposed project, was to remove the 1.1 acres from the Specific Plan and combine it with the .29 acre from the adjacent parcel through the lot line adjustment and then rezone the resulting 1.39 acres to one of the commercial zones in the Norco Municipal Code (C-G or C-4).

Because of the size of the property and the proximity of residential land uses it was determined that the most appropriate zone was the C-4 zone which is the zoning of commercial property along Sixth Street. The C-4 zone was designed because of the closeness of residential zoning to the rear on both sides of the street, similar to this site. The C-4 zone does not have rear and side yard building setback requirements from residential zoning which is conducive to this site given that the site is lower than the surrounding residential zones. The minimum lot size in the C-4 zone is 20,000 square feet which this site will meet. To change the zoning from Specific Plan and A-1-20 to C-4 requires a 4/5ths approval vote from the City Council based on the City's Charter Amendment.

The proposed uses (sit down and quick-serve restaurants) are permitted uses in the C-4 zone. The sale of distilled spirits is also a permitted use in the C-4 zone and does not need a conditional use permit (CUP), however, the drive-thru does. To approve a CUP certain findings need to be made that the proposed use will not adversely affect the General Plan or public convenience or general welfare of persons residing in the neighborhood; or place an undue traffic burden on area streets. Staff analyzed the project and concluded that the required findings could be made and the Planning Commission concurred. The findings are included in the attached Resolution.

Circulation and Traffic: The project is being proposed with two driveway accesses on Hidden Valley Parkway with the primary driveway access being at the existing traffic signal. A second driveway on the west side of the site will be restricted to right-in/right-out only with no left turns into or out of the site being permitted at this location.

To assess traffic impacts project vehicle trips are determined using standardized trip generation rates for land uses taken from the Institute of Transportation Engineers Trip Generation Manual. The level of impact is then determined by comparing what conditions would be with project-related traffic being added to what conditions would be like without the project traffic. The first analysis is existing traffic conditions to determine if there are already existing problems. Then the comparison is made for future conditions when the

anticipated trips from project development are factored in while also taking into consideration ambient growth in traffic that is going to occur with or without the project.

The method for determining traffic conditions is done using industry standard "Level-of-Service" (LOS) categories. The LOS categories range from A to F where A represents free-flow conditions and F represents forced or breakdown flow where every vehicle moves in lockstep with the vehicle in front. Per the Norco General Plan project related traffic impacts cannot reduce a LOS below Level D without mitigations for the project-related traffic impacts.

The existing LOS at the main driveway currently operates at a LOS A and will operate at that level with project-related traffic added to the mix and the cumulative traffic impacts anticipated to occur from regional growth. The conclusion of the traffic analysis was that the existing signal would provide better protected left-turn access into and out of the project site given the curvature of Hidden Valley Parkway at this location. The City of Corona had been proposing a traffic signal at Via Blairo further east along Hidden Valley Parkway when it was thought that this existing signal at the project site was going to be removed. Now that the signal is being maintained the planned signal at Via Blairo is not going forward. If that changes in the future the two signals would have to be synchronized with each other.

A sidewalk is being proposed along the Hidden Valley Parkway continuing from the existing sidewalk to the west in front of the residential neighborhood. The horse trails that come down the north side of Hidden Valley Parkway east of the project site will turn north into the project site just east of the signalized driveway. The trail will continue north and connect into trails on Corona Avenue and Sedona Lane. The project has been conditioned that any existing utility facilities within the horse trail extension will have to be relocated. There will not be a horse trail in front of the center west of the traffic signal. A hitching post and watering station is being provided east of the main driveway access and adjacent to the existing residence that is located on the south side of Sedona Lane.

Site Design/Buffer Treatments: The project site fronts Hidden Valley Parkway on the south side where the building setback requirement is 30 feet. Parking is allowed within the 30-foot setback and there is no minimum setback for the parking. The project site also borders the knuckle where Corona Avenue connects to Sedona Lane but since there will be no project access to these streets and there will be a block wall with a landscaped parkway around the knuckle there is no "front" to those streets and the front building setback requirement does not apply. As stated earlier there is no side or rear-yard building setback requirement for interior lots but buffer landscaping is being provided on both sides and along the rear side of the lot. The project has been conditioned so that final landscaping plans incorporate appropriate tree species at a spacing that will provide quick growth and dense foliage to attenuate noise and light impacts from the project.

December 2, 2015

Parking: Restaurants are parked at a 1 space per 100 square feet of floor space ratio per the Norco Municipal Code (NMC). Additionally all spaces within the length of a drive-through are counted toward the overall parking requirement. Based on the site plan of 6,205 square feet of restaurant space the parking requirement would be 63 spaces with a total of 68 spaces being provided. The applicant was directed during Project Review Board that one loading zone would be appropriate for both buildings given the small size of the lot. It has not yet been provided on the site plan but has been conditioned to revise the Site Plan for approval by staff prior to the issuance of a building permit. The same is true for trash receptacles (one each) that have to be shown on the site plan also.

Architecture: The proposed architecture reflects a design theme with modernized elements of western features. The Architectural Review Subcommittee reviewed an earlier rendering of the proposed architecture which was rejected for not providing enough detail. The newer architectural concepts are provided with more detail but will likely change once the tenants for the buildings become known. The site plan is conditioned so that final architectural plans for each building, including materials and colors, are reviewed and approved by the Architectural Review Subcommittee prior to issuance of building permits.

Landscaping and Lighting Plans: The site plan has been conditioned so that landscaping and lighting plans are approved at staff level prior to application for building permits. This is the same process that is followed for all commercial projects. In the C-4 zone the minimum required landscaping is five percent of the site and as designed the project exceeds that requirement.

Project Review: The project was reviewed at Project Review Board on October 7, 2015 and all discussion has either been incorporated into the Site Plan or has been added as conditions of approval. Likewise the project and traffic analysis were provided to the City of Corona who did provide comments and recommendations that have been incorporated into the conditions of approval as appropriate

Attachments:

Ordinance No.998, General Plan Amendment 2015-01/Zone Change 2015-01

Ordinance No.999, Specific Plan 91-02, Amendment 13

Resolution No. 2015-77, Site Plan 2015-22 Appeal

Resolution No. 2015-78, Conditional Use Permit 2015-25 Appeal

Exhibit "A" – Location Map

Exhibit "B" – Site Plan

Exhibit "C" – Elevations

ORDINANCE NO. 998

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2015-01 CHANGING EXISTING ZONING FROM SPECIFIC PLAN (SP) AND AGRICULTURAL LOW-DENSITY (A-1-20) TO COMMERCIAL (C-4) AND CHANGE THE CORRESPONDING GENERAL PLAN DESIGNATION FROM SPECIFIC PLAN AND RESIDENTIAL AGRICULTURE TO COMMERCIAL COMMUNITY ON 1.39 ACRES ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT STREET. ZONE CHANGE 2015-01, GENERAL PLAN AMENDMENT 2015-01 (APNs 122-570-001, 122-660-002)

WHEREAS, JIM OLSEN initiated Zone Change 2015-01 and General Plan Amendment 2015-01 on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-67 recommending that the City Council approve General Plan Amendment 2015-01 and Zone Change 2015-01; and

WHEREAS, said application has been duly submitted to the City Council of the City of Norco for decision at a public hearing for which proper notice was given; and

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

WHEREAS, at the time set at 7 p.m. on December 2, 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 project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

- A. The proposed zone change complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed zoning is consistent with the proposed General Plan Land Use Designation of Community Commercial.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood because of site design features that include restricted access with no through traffic between Hidden Valley Parkway and Corona Avenue, landscape buffering, and controlled lighting.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

SECTION 1: The zoning on 1.39 acres located on the north side of Hidden Valley Parkway east of Yasment Street, otherwise identified by APNs 122-570-001, 122-660-002 (partial) is changed from Agricultural Residential (A-1-20) and Specific Plan-Residential to Commercial (C-4); and the corresponding General Plan Land Use Designation is changed from Residential Agricultural and Specific Plan to Commercial Community;

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 December 16, 2015.

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 December 2, 2015 and thereafter at a regular meeting of said City Council duly held on December 16, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

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

ORDINANCE NO. 999

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2015-01 APPROVING SPECIFIC PLAN 91-02, AMENDMENT 13 TO DETACH APPROXIMATELY 1.1 ACRES ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT STREET. SPECIFIC PLAN 91-02, AMENDMENT 13 (APN 122-570-001)

WHEREAS, JIM OLSEN initiated Specific Plan 91-02, Amendment 13 on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-68 recommending that the City Council approve Amendment 13 to Specific Plan 91-02; and,

WHEREAS, said application has been duly submitted to the City Council of the City of Norco for decision at a public hearing for which proper notice was given; and

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

WHEREAS, at the time set at 7 p.m. on December 2, 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 project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

NOW, THEREFORE, the Planning Commission of the City of Norco does hereby FIND as follows:

- A. The proposed amendment to Specific Plan 91-02 complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed zoning is consistent with the proposed General Plan Land Use Designation of Community Commercial.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

SECTION 1: Approximately 1.1 acres located on the north side of Hidden Valley Parkway east of Yasment Street, otherwise identified by APN 122-570-001 is detached from Specific Plan 91-02 (Norco Hills Specific Plan);

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 December 16, 2015.

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 December 2, 2015 and thereafter at a regular meeting of said City Council duly held on December 16, 2015, it was duly passed and adopted by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

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

RESOLUTION NO. 2015-77

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA APPROVING SITE PLAN 2015-22 FOR DEVELOPMENT OF A 6,205 SQUARE-FOOT COMMERCIAL CENTER CONSISTING OF TWO RESTAURANT BUILDINGS ON 1.39 ACRES LOCATED ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE. SITE PLAN 2015-22 (APNs 122-570-001, 122-660-002)

WHEREAS, JIM OLSEN initiated an application for site plan approval for the development of two restaurant buildings on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-69 approving Site Plan 2015-22 subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. The proposed site plan as conditioned complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed zoning is consistent with the proposed General Plan Land Use Designation of Community Commercial and the site plan is designed in accordance with the zoning standards of said zone.
- B. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- C. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- D. 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid application for site plan approval is granted, subject to the conditions provided in

Section 18.40.10 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Elevations, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division, for recorded purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
6. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
7. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
8. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this

application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.

10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.
11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. A six-foot high decorative solid block wall on top of any retaining wall facing the commercial center shall be provided along the west, north, and east property lines to help screen and buffer existing residential neighborhoods.
13. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
14. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be minimum 24-inch planter box. Shrubs to be installed shall be minimum 5-gallon container. Landscape plans shall include a water budget in accordance with the state Water Conservation in Landscaping Act. The inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements.

The landscape planter adjacent to the drive-thru land shall be enhanced with a row of hedges having a minimum height of three feet at the time of planting (as feasible) to reduce headlight glare into on-coming Hidden Valley Parkway traffic.

15. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping.

16. A detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval by the Planning Division prior to issuance of building permits. Said plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent property.
17. All ground-mounted utility appurtenances such as transformers shall be located out of public view of the main building area and adequately screened through the use or combination of concrete masonry walls, berms, and landscaping to the satisfaction of the Planning Division.
18. Any mechanical equipment such as: air conditioning, heating or cooling equipment, etc. and/or appurtenant ducts, vents, pipes or cable which are proposed to be mounted either on top of, or outside of, any building or structure shall be subject to review and approval by the Planning Director prior to the issuance of building permits. Plans showing the nature, extent, and location of all such appendages and method of architectural integration, visual, and acoustical treatment of the same shall be submitted to the Planning Division for review and approval prior to issuance of building permits.
19. Prior to the issuance of a building permit the applicant shall submit a trash enclosure location plan for approval by the Planning Division. Trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by Waste Management. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards, and shall be equipped with a six-foot high sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.

All trash enclosures shall be located away from Hidden Valley Parkway.

20. The developer and subsequent owners shall participate in recycling programs that are in compliance with state requirements and the City's recycling program, and shall place recycling facilities as approved by the City and the City's waste hauler.
21. A minimum of 63 standard parking spaces shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.

All loading spaces shall be located away from Hidden Valley Parkway.

22. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.
24. Any stop work order caused by a failure to make application for building permits with the City of Norco will cause a revocation hearing to be agendized at the next regularly scheduled meeting of the Planning Commission.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits.
26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
27. A bond or surety device shall be posted and an agreement executed to the satisfaction of the Planning Director and City Attorney, guaranteeing completion of any building prior to the issuance of a building permit for said building. NOTE: Upon the issuance of a Certificate of Occupancy on said structure, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
28. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Saturdays, Sundays or holidays without prior written approval from the Planning Director.

29. Trash enclosures proposed for this site, near buildings where food uses are anticipated, shall be protected from surface run-off by a six-inch concrete curb or masonry wall and shall drain inward to a sewer inlet to the satisfaction of the Building Division. Access to enclosures from entry drives will not be permitted.
30. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer. An alternative surfacing material such as "Stalok" shall be used as approved by the City Engineer in accordance with standard City policies.
31. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
32. A City of Norco Encroachment Permit shall be obtained for all work in the public right-of-way prior to the start of work. All work shall be done in accordance with City Standards, and/or as otherwise specified to the satisfaction of the City Engineer and completed prior to certificate of occupancy.
33. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
34. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
35. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
36. A registered civil engineer shall prepare an on-site precise grading, paving, and drainage plan for approval by the City Engineer. Plans shall be 24"x36", ink on mylar, with elevations to the nearest 0.01 foot, and scale of 1" = 20,' unless approved differently.
37. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
38. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall

dedicate those drainage easements to the City as are determined necessary to the City Engineer.

39. Prior to the issuance of a grading permit, the applicant's engineer shall prepare and submit a Storm Water Pollution Plan (SWPPP) covering all construction. Maintenance of the necessary erosion control devices shall be the responsibility of the applicant. Any emergency repair to these devices performed by City forces shall be billed to the applicant and paid for prior to the release of certificate of occupancy.
40. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sandbags, desilting basins, etc.) during all phases of construction.
41. All slopes shall be a maximum of 2:1, unless a slope stability analysis prepared by a registered soils engineer is submitted recommending steeper slope gradients. Review and approval of this analysis shall be at the sole discretion of the City Engineer and in no case shall slopes steeper than 1.5:1 be permitted. Slopes greater than 5 feet in height and slopes adjacent to street right-of-way shall be planted and irrigated with an approved plant material. Review and approval of corresponding landscaping/irrigation plans shall be performed by the Planning Division.
42. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Planning Director. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Street Tree Master Plan as approved by the Parks and Recreation Commission and City Council.
43. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
44. Street improvements and a signal modification are required with this project. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit may be required prior to plan checking and standard fees shall be paid prior to plan approval. Any necessary modifications to the existing signal shall be included with the street improvement plans.
45. The applicant shall dedicate all vehicular access rights to Hidden Valley Parkway, except across driveway openings as indicated on the approved site plan prior to

- issuance of a building permit. The applicant shall dedicate all vehicular access rights to Corona Avenue/Sedona Lane prior to the issuance of a building permit.
46. This development shall be served by underground utilities. All utility locations shall be incorporated into the on-site utility plan and shall be prepared on 24" x 36" mylar, by a registered civil engineer, for approval by the City Engineer.
 47. The project shall be connected to the City's sewer system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance. Grease interceptors shall be required for all food service uses.
 48. The project shall be connected to the City's water system; and the applicant shall pay all associated connection fees to the City of Norco, prior to building permit issuance.
 49. Separate water meters shall be required for each unit within each building and are required to be installed prior to issuance of a certificate of occupancy for each unit.
 50. A fire hydrant shall be provided on Chaparral Drive.
 51. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
 52. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
 53. Prior to the issuance of a grading permit, the applicant shall apply for a National Pollution Discharge and Elimination System (NPDES) permit. Proof of compliance (a copy of the Notice of Intent and application fee) shall be submitted to the Engineering Division prior to start of work. No work shall be done that causes a violation of the City-wide NPDES Permit.
 54. The applicant shall meet with the Norco Fire Department to determine locations of fire hydrants, red curbing and signage by fire hydrants, Fire Department connections, and designated fire lanes on-site.
 55. Fire lanes, turn-around/access any yard hydrants shall be in accordance with the 2001 California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.

56. A knock box is required for any building which has multiple tenant spaces or for a building that has multiple entrances.
57. All gates shall be installed in compliance with the 2001 edition of the California Code, Section 902 and approval of the Norco Fire Department is required.
58. Fire Department roof access ladders are required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
59. The developer/general contractor is responsible for reasonable continuous cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on- and off-site. Open fires are not permitted as they pose a hazardous situation; consequently, the developer/general contractor would be cited for this.
60. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees prior to beginning construction.
61. Portable fire extinguishers shall be installed in accordance with Fire Department standards prior to occupancy. The developer should contact the Fire Department to determine the exact number, type, and placement required. Where exterior-mounted extinguishers are provided, it is suggested that installation be in recessed cabinets for aesthetics and to reduce theft or vandalism.
62. A fully supervised automatic fire sprinkler system is required for buildings of 2,500 square feet or greater. Supervision must include monitoring to a listed and U.L. certified Central Station. Said system design to include provisions for future tenant improvement, if applicable. Plans must be submitted to the Building Division. (Information sheet available from the Fire Department.)
63. All roof coverings shall be of fire-resistive materials only (Class A or Class B according to the Uniform Building Code). The Building Division shall approve materials.
64. The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-

contractors. Plan review fees and permit fees may apply - check with the Fire Department for confirmation.

- Building Architectural Plans
- On-Site Water & Fire Hydrant Utility Plans
- Detailed Site Plan with Islands and Drive Aisles
- Fire Sprinkler
- Fire Alarm/Sprinkler Monitoring
- Fire Lanes
- Flammable Liquid/Hazardous Materials

65. Approved numbers or addresses must be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must contrast with their background. The minimum sizes of the numerals shall be as specified by the following:
 - Industrial/Commercial: 12-inch height minimum on building located front and rear and 6-inch minimum height on suites, both front and rear doors.
66. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
67. The project site shall be screened during construction.
68. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Divisions, and all other applicable departments and agencies.
69. A mutual agreement, in the form of a covenant running with the land and prepared in a form and manner satisfactory to the City Attorney and the Planning Director shall be recorded with the property prior to any subdivision to ensure reciprocal vehicular and pedestrian access and circulation, in perpetuity, regardless of any existing or future land divisions.
70. Any existing utility boxes or facilities within a 12-foot horse trail extension between existing trails on Hidden Valley Parkway and Corona Avenue/El Paso Drive shall be relocated outside of the 12-foot trail easement.
71. Removable steel bollards shall be installed at each end of the trail extension between the Hidden Valley Parkway trail and the Corona Avenue/El Paso Drive trail to prevent general vehicular traffic but to allow evacuation of vehicles during times of neighborhood or regional emergencies.
72. The hitching post/tie-up area shall not include a watering trough.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL L. LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 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 December 2, 2015.

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

RESOLUTION NO. 2015-78

A RESOLUTION BY THE CITY COUNCIL, ON APPEAL, OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT 2015-25 FOR DEVELOPMENT OF A DRIVE-THRU LANE ASSOCIATED WITH SITE PLAN 2015-22 ON 1.39 ACRES LOCATED ON THE NORTH SIDE OF HIDDEN VALLEY PARKWAY EAST OF YASMENT DRIVE. CONDITIONAL USE PERMIT 2015-25 (APNs 122-570-001, 122-660-002)

WHEREAS, JIM OLSEN initiated an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code for the development of a drive-thru on property generally described as:

All the certain real property in the County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 25779, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 284, Pages 20 through 30 of Maps, in the office of the County Recorder of said County.

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

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

WHEREAS, at the time set at 7 p.m. on October 28, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before 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 2015-70 approving Conditional Use Permit subject to conditions; and

WHEREAS, the Norco City Council appealed the action of the Planning Commission at its meeting held on November 4, 2015; and

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

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

WHEREAS, at the time set at 7 p.m. on December 2, 2015, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said appeal was advertised for hearing before the City Council for the City of Norco; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

NOW, THEREFORE, the City Council of the City of Norco does hereby make the following FINDINGS AND DETERMINATIONS:

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof, by reason that the Norco General Plan designated the site as Commercial, and the proposed C-4 (Commercial) zoning of the site is consistent with that designation. The proposed land use is a conditionally permitted use in this zone and subject to conditions. The use can be operated in a manner so as to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
- B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located by reason that the adjoining properties are all elevated above the project site and will have the added noise and light attenuation features of a block wall and landscaped buffer. The proposed use, when operated in compliance with the conditions of approval, will be complementary and compatible with surrounding properties and therefore will not have an adverse effect on adjoining properties.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area as the proposed development meets all applicable development standards.

- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, based on compliance with conditions of approval.
- E. The City of Norco 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 will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norco, California, in session assembled December 2, 2015, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Elevations associated with Site Plan 2015-22, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. Approval is subject to the same conditions of approval associated with Site Plan 2015-22 as applicable.
3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
5. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.

6. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
7. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
8. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
9. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
11. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establishment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:
 - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services.
12. The applicant shall meet all standards and conditions of the Planning, Fire, Engineering, Building and Safety Departments, and all other applicable departments and agencies.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held December 2, 2015.

Mayor
City of Norco, California

ATTEST:

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

I, CHERYL LINK, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on December 2, 2015 by the following vote of the City Council:

AYES:

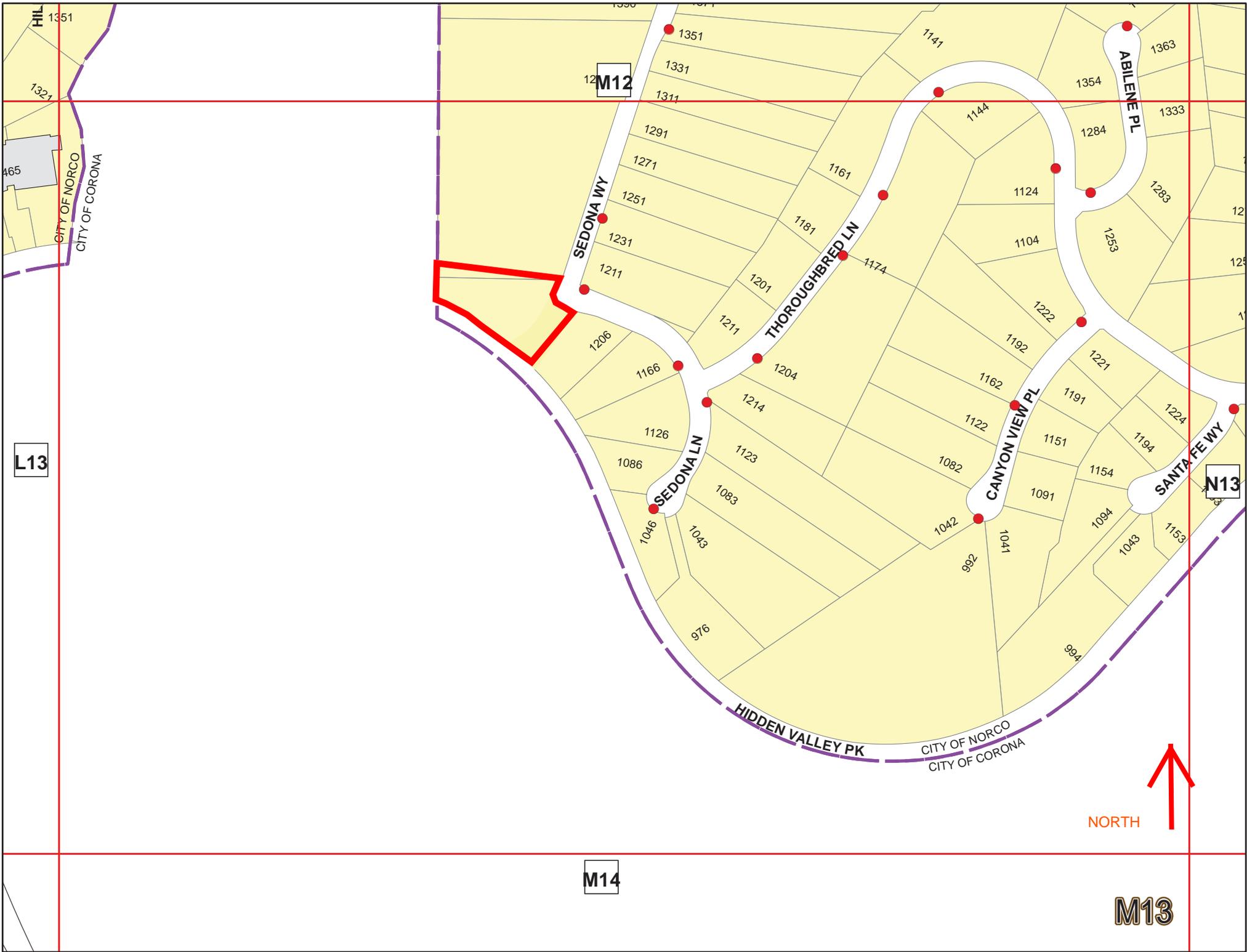
NOES:

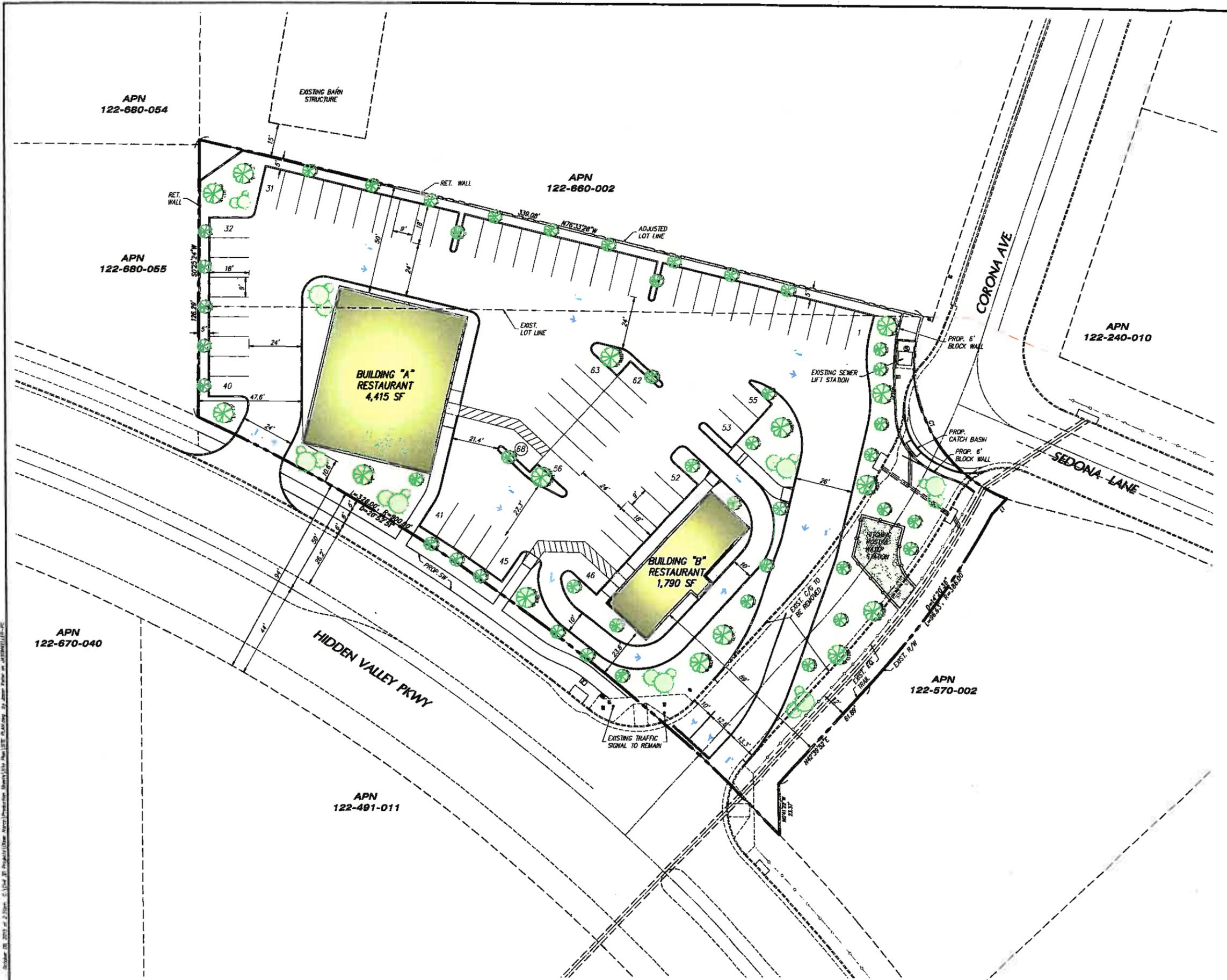
ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California on December 2, 2015.

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





ENGINEER
 KELLER CONSULTING, INC.
 24455 VIA ARRIBA LINDA
 YORBA LINDA, CA 92887
 PH: (951) 733-9128
 CONTACT: JASON KELLER, P.E.
 E-MAIL: jkeller@keller.com

OWNER/APPLICANT
 JAMES OLSEN
 7641 EAST CORTO ROAD
 ANAHEIM, CA 92808
 PH: (951) 515-1803
 FAX: (714) 281-2516-MAIL:
 jomesolse03@gmail.com

ASSESSOR'S PARCEL NUMBER
 122-570-001

SECTIONS, TOWNSHIPS AND RANGES
 POR. SECTION 19 T.35 R.6W S.B.B.M.

LAND USE

GENERAL PLAN:	SP
ZONING:	SP
PROPOSED GENERAL PLAN:	SP
PROPOSED ZONING:	C-4
EXISTING LAND USE:	UNDEVELOPED
SPECIFIC PLAN:	NORCO HILLS SPECIFIC PLAN

UTILITY SURVEYORS

WATER:	CITY OF NORCO
ELECTRICAL:	SCE
CABLE:	CHARTER COMMUNICATIONS
SEWER:	CITY OF NORCO
GAS:	SOUTHERN CALIFORNIA GAS CO.

SCHOOL DISTRICT
 CORONA NORCO UNIFIED SCHOOL DISTRICT

PROJECT NOTES

SITE AREA:	60,700 SF = 1.39 AC (NET)
BUILDING "A":	4,415 SF
BUILDING "B":	1,790 SF
TOTAL BUILDING AREA:	6,205 SF
PARKING REQUIRED:	63 STALLS (1 PER 100 SF FLOOR AREA)
PARKING PROVIDED:	68 STALLS

LEGAL DESCRIPTION

APN 122-570-001
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

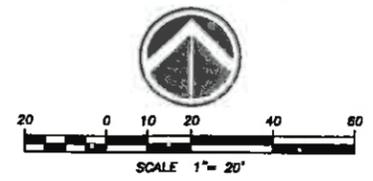
LOT 1 OF TRACT NO. 25779, IN THE CITY OF NORCO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 264, PAGES 20 THROUGH 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	10.01'	S43°18'35.68"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	101.39'	65.00'	89°22'07"



SITE PLAN
 CITY OF NORCO, CA
 PREPARED DATE: OCTOBER 9, 2015

KELLER
 CONSULTING INC.
 24455 Via Arriba Linda
 Yorba Linda, CA 92887
 Ph: 951.733.9128

APN 122-670-040

APN 122-680-054

APN 122-680-055

APN 122-680-002

APN 122-240-010

APN 122-570-002

APN 122-491-011

COLORED ELEVATIONS



SOUTH ELEVATION BUILDING "A"



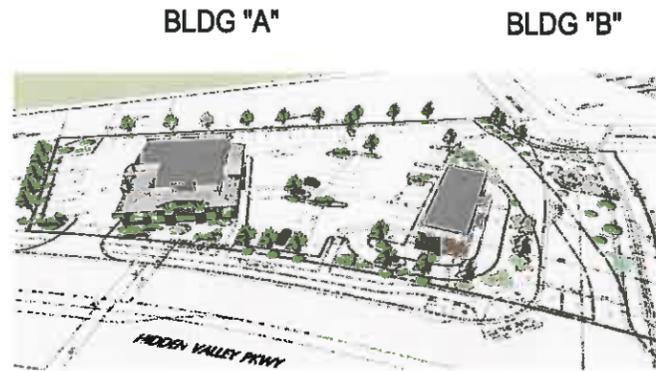
WEST ELEVATION BUILDING "A"



NORTH ELEVATION BUILDING "A"



EAST ELEVATION BUILDING "A"



SITE PLAN



SOUTH ELEVATION BUILDING "A"



WEST ELEVATION BUILDING "B"



NORTHEAST ELEVATION BUILDING "B"



NORTHWEST ELEVATION BUILDING "B"

OWNER/APPLICANT
 JAMES OLSEN
 7641 EAST CORTO ROAD
 ANAHEIM, CA 92808
 PH: (951) 515-1803
 FAX: (714) 281-2516E-MAIL:
 jamesolsen03@gmail.com

ASSESSOR'S PARCEL NUMBER
 122-570-001

SECTIONS, TOWNSHIPS AND RANGES
 POR. SECTION 19 T.3S R.6W S.B.B.M.

LAND USE
 GENERAL PLAN: SP
 ZONING: SP
 PROPOSED GENERAL PLAN: SP
 PROPOSED ZONING: C-4
 EXISTING LAND USE: UNDEVELOPED
 SPECIFIC PLAN: NORCO HILLS SPECIFIC PLAN

UTILITY JURISDICTIONS
 WATER: CITY OF NORCO
 ELECTRICAL: SCE
 CABLE: CHARTER COMMUNICATIONS
 SEWER: CITY OF NORCO
 GAS: SOUTHERN CALIFORNIA GAS CO.

SCHOOL DISTRICT
 CORONA NORCO UNIFIED SCHOOL DISTRICT

PROJECT NOTES
 SITE AREA: 60,700 SF = 1.39 AC (APX)
 BUILDING "A": 4,415 SF
 BUILDING "B": 1,790 SF
 TOTAL BUILDING AREA: 6,205 SF
 PARKING REQUIRED: 63 STALLS
 PARKING PROVIDED: 60 STALLS

LEGAL DESCRIPTION
 APN: 122-570-001
 ALL THAT CERTAIN REAL PROPERTY SITUATED
 IN THE COUNTY OF RIVERSIDE, STATE
 OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 1 OF TRACT NO. 25779, IN THE
 CITY OF NORCO, COUNTY OF RIVERSIDE, STATE
 OF CALIFORNIA, AS PER MAP RECORDED IN
 BOOK 284, PAGES 28 THROUGH 30 OF
 MAPS IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.

