



MINUTES
CITY OF NORCO
PLANNING COMMISSION
NORCO CITY HALL, 2870 CLARK AVENUE
CONFERENCE ROOM A&B
SPECIAL MEETING/STUDY SESSION
December 14, 2015

CALL TO ORDER: 6:00 p.m.

ROLL CALL: Chair Hedges, Vice Chair Leonard, Commission Members Azevedo and Rigler; Jaffarian - absent.

STAFF PRESENT: Planning Director King and Deputy City Clerk Germain

GUEST PRESENT: Rick Hoffman, Project Manager; Joel Morse, Planning Manager; Matthew Fagan, Environmental Manager; Adam Eventov

PLEDGE OF ALLEGIANCE: Commission Member Rigler

1. DISCUSSION:

A. Discussion of the Wyle Lab Property and the Preservation and Development Zone

Director King opened the discussion for the presentation on the future use of the Wyle property. He reviewed the Preservation and Development Zone currently on the former Wyle Lab property; allowed uses, such as commercial, park, and tourist type uses. He clarified that this meeting is strictly for workshop/table top discussions only, no decisions will be made this evening. As a matter of record, Director King noted that the Commission Members have had the opportunity to tour the property with staff and Consultant Rick Hoffman. He explained the steps to be taken to decipher what the City, and its residents, would like to see on the property. He affirmed that an environmental impact study will eventually be done, as required by State law.

Rick Hoffman, Hoffman Consultants, confirmed that there is constant clean up at the property, which is being supervised by the DTSC (Department of Toxic Substance Control); this will be ongoing and monitored continuously. In reviewing a map of the property, he pointed out three areas with certain deed restrictions, but could be used for open space such as parking lots, arenas, or open park land. Photos of the property, taken by staff on the day of the visit, were shared with everyone from a PowerPoint presentation. He shared that back in 1939, the property was a granite quarry, and that the property contains a natural water runoff from the golf course. Mr. Hoffman shared that the property owner is considering the prospects of what can be created on the property, reviewing constraints on the site, and the opportunities for connectivity onto the property. He mentioned the limited vehicle access to the property, stating an option to consider is access from Norco Hills Parkway, possibly connecting to the golf course, and there is the horse trail connection to consider as well.

Planning Commission Special Meeting/Study Session Minutes

Page 2

December 14, 2015

In response to Vice Chair Leonard, Mr. Hoffman stated that, based on staff input, a Second Street/Hillside Avenue entrance is off limits for regular traffic; it will only be set as an emergency access only, due to potential traffic impact.

In response to Commission Member Rigler, Mr. Hoffman agreed that an open air use is definitely an option in areas with contamination issues and confirming that there are power lines within the property but transformers have been removed.

Commission Member Azevedo shared that the property offers great view spots of the City and surrounding areas; suggesting that these areas be designated as viewing sights.

Discussion ensued on numerous subjects pertaining to the uses on the property. In response to Commission's inquiry, Mr. Hoffman stated that while there is a possibility for golf cart, jeep and horseback access to the property, discussions have primarily been geared towards horse trail access; noting that although the property encompasses 430 acres, 200 acres of it is unusable.

Vice Chair Leonard pointed out his concern with golf cart access; in response, Chair Hedges disagreed, stating that it could provide hotel and/or golf course access for visitors/guests.

Director King reiterated the purpose of tonight's discussions, the Commission is to make recommendations on what is to be preserved on the property, such as the granite hills, the quarry, which is documented historic, natural beautiful valley, and it's secluded location.

Commission Member Azevedo suggested that structures/improvements, etc. be located near main roads, leaving the central area of the property untouched. No access should be provided from Second Street, due to current traffic issues; consider access from Hidden Valley Parkway and Valley Drive.

Vice Chair Leonard asked that the natural stream be preserved and its surrounding area.

In Response to Member Rigler, Joel Morse explained that the south side is already a flat area, it would provide easy access and should be considered as the primary access to the property; other areas contains hills which would require much grading. He also mentioned that there is an existing crossing over the stream; an improvement, if needed, may be approved by the Department of Fish and Wildlife, since it has already impacted the area.

Mr. Hoffman stated that the flat top area provides an opportunity for spectacular views of the surrounding areas, it could be considered for a restaurant and/or hotel; the property also contains a natural amphitheater setting which will also be considered. Once recommendations are made, an EIR study will be done, which will include all

areas noted, as well as a traffic study. The wells are being observed; they are permanent and will continue to be monitored, suggesting that a structure can be built around them, but numerous measures must be followed such as ventilation, use of special concrete to vapor proof the area.

Mr. Hoffman stated that the only study done to date is a biological study, which produced no issues or problems.

2. PUBLIC COMMENTS:

- **Betsy Roberts** noted her concerns on health issues due to many residences in the area, at having an amphitheater, and doesn't like the resort suggestion as there are ground water issues.
- **Karen Leonard** questioned where 230 usable acres are to be developed, and what the property owner's thought was on usage when purchasing the land.

In response, Mr. Hoffman pointed out the eastern portion of the property on the map as the area being looked at for potential development; he shared that the property owner purchased the land without any preconceptions; and noted that he and a colleague visited the neighboring residences for over one year to get ideas from the locals as to what the community would like on the land.

3. ADJOURNMENT: Chair Hedges adjourned the meeting at **7:20 p.m.**

Respectfully submitted,

Steve King, Secretary
Planning Commission

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