



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

**Wednesday, February 3, 2016  
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

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**CALL TO ORDER:** 6:00 p.m.

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

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  
Two Cases**

**RECONVENE PUBLIC SESSION:** 7:03 p.m.

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

City Attorney John Harper indicated that there was no reportable action on the first case item from Closed Session.

Carol Lew, Esq., Strandling Yocca Carlson & Rauth, reported on a resolution matter referencing a tax obligation from an IRS audit of a 2009 bond transaction. The City of Norco cooperated fully with the IRS audit, which questioned a bond proceed on an equestrian park; stating that it had nothing to do with public infrastructure, but the repayment obligation with Balboa Management. The audit has been resolved, requiring the City to make a payment of \$500,108; the bond remains tax exempt.

**PLEDGE OF ALLEGIANCE:** Mayor Pro Tem Greg Newton

**INVOCATION:** Youth Pastor Jeremy Williams, *Grace Fellowship Church*

**PRESENTATION:** Patricia Overstreet, *RURAL*

Mrs. Patricia Overstreet, on behalf of R.U.R.A.L., made a donation presentation to Deputy City Manager/Director of Parks and Recreation Brian Petree towards City of Norco programs, which included \$400 to the Norco Animal Shelter, \$400 for the Parade of Lights, and \$200 for Concerts in the Park.

**CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:**

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

**Council Member Hanna:**

- Council Member Hanna introduced Bill Vandyke, of Northwest Mosquito Abatement and Vector Control; Mr. Vandyke gave a presentation on the Zika Virus issue; noting how California is handling the issue, stating that it is similar to the West Nile Virus; described symptoms and potential causes in small children and newborns; cautioning pregnant women or those planning pregnancy from traveling to Central America; the Zika Virus is predominantly in Central America; currently CDC travel advisory is in place for travel to South/Central America. Mr. Vandyke referred everyone to Northwest Mosquito Abatement website for more information about Zika Virus, <http://www.northwestmvcd.org/Northwestmvcd/Zika.html>.
- Attended a CDC 2-day workshop in Palm Springs; a study will be in progress starting July 1<sup>st</sup>, to verify mileage driven on the public roads; 5,000 participants are needed state wide. [www.californiaroadchargepilot.com](http://www.californiaroadchargepilot.com)
- Attended Riverside Transit Authority meeting, reporting that the ridership has risen in Riverside County.

**Council Member Grundmeyer:**

- Attended joint meeting between Council Member Hoffman, City Manager Okoro and City of Eastvale Council Members and staff to discuss mutual issues such as the bridge project, traffic, and other issues.
- Attended the Peewee Basketball Awards event.
- Attended the special presentation by Assemblyman Linder at the Norco Fire Station honoring retired Firefighter Barry Rezac.

**Council Member Hoffman:**

- Attended a Colorado River 2-day trip by invitation from the Western Municipal Water District, visiting the river aqua duct and area.

**Mayor Pro Tem Newton:**

- Attending a Chino Desalter meeting in a few days, in Ontario
- Made a presentation at a recent R.U.R.A.L. meeting on miscellaneous and capital projects; he thanked Deputy City Manager Petree for his assistance in preparing for the meeting.

**Mayor Bash:**

- Attended an UNLOAD meeting, commended the presentation done by Lt. Eric Briddick, on teen use of drugs and alcohol.
- Attending the 18<sup>th</sup> Annual UNITY Awards Luncheon on February 25
- Attended a WRCOG meeting, reporting on an internship program, to get youth involved in government; and will attend the Mayors' Meeting on Feb. 18<sup>th</sup>
- Attended a La Sierra meeting, discussions regarding a 2012 Riverside City Council Open Space Initiative which allows them to turn down projects.
- Announced that the Navy Base will be submitted to the National Historic Register.

2. CITY COUNCIL CONSENT ITEMS:

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

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- A. City Council Regular Meeting Minutes of January 20, 2016. **Action: Approved the City Council regular meeting minutes.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved** (City Clerk)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR: **None**

4. PUBLIC COMMENTS:

- Vince Showalter shared Code Enforcement issues that he had reported to the Enforcement Officer approximately one month ago, stating that the issues have not been corrected to date.

5. PUBLIC HEARINGS:

- A. **Entertainment Permit 2012-01, Modification 2** (Craig/Jansen): A request to modify Entertainment Permit 2012-01 to remove the annual renewal requirement of the permit. (*Planning Director*)

Planning Director King presented the staff report on file in the City Clerk's Office. He stated that this request is to modify an existing entertainment permit, originally approved in 2012. It had been modified once before to add additional events and conditioned to renew annually. Staff supports the request, noting that the applicant has followed all previous conditions of approval.

In response to Mayor Pro Tem Newton, Lt. Briddick stated that his department has met with the applicant to make sure all requirements are understood, adding that the applicant voluntarily concurred with the requests. He further confirmed that the Sheriff's Department has no concerns in removing the annual renewal condition.

In response to Council Member Hoffman, Director King explained that although the original plan was for a two-level restaurant, it was not required; the site plan was modified to remove a designated area for donkeys and replaced with landscaping; a type 47 ABC license allows for a restaurant to serve distilled beverages.

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

**M/S HANNA/BASH** to adopt Resolution No. 2016-05, to approve Entertainment Permit 2012-01, Modification 2, to allow live entertainment at the Water Wheel Saloon and Restaurant located at 980 Sixth Street. The motion was carried by the following roll call vote:

**AYES: GRUNDMEYER, HANNA, BASH**

**NOES: NEWTON, HOFFMAN**

**ABSENT: NONE**

**ABSTAIN: NONE**

- B. **Tentative Tract Map 36717** (Dallape): A request to subdivide 26.69 gross acres into 32 parcels for single-family residential development on property located on the northeast side of River Road and south of Bluff Street in the A-1-20 zone (Assessor's Parcel Number 121-110-003). (*Planning Director*)

Planning Director King presented the staff report on file in the City Clerk's Office. He reviewed lot sizes, all lots will have a PAKA, storm drainage into the City's system; noting that the original ranch home will remain. He stated that Associate Engineer Sam Nelson worked with their Engineer to make sure the sewer system works at the best it can. All streets will be new, exit onto River Road, street improvements will be required for the length of area it feeds onto River Road. The equestrian trail is planned around the cul-de-sacs, and a second cul-de-sac trail is designed to go behind lots to connect at Ted Brooks Park which will then connect to the City's trail system. The Streets, Trails and Utilities Commission and the Planning Commission recommended that the City Council approves. He gave a correction for Condition 15, it should read "prior to sale of any residential home"; and asked that a condition be added regarding street improvements. Staff concurs with the Commissions and recommends approval.

Director King answered numerous questions from the Council, which included construction activities and how the time frame is enforced, the requirement of a Landscape Maintenance District (LMD), and PAKA locations on different lots.

Council Member Hanna asked that a bus turn-out be added, as other cities are doing so with new developments and RTA is looking at adding a route in the area. Director King stated he is confident it could be accommodated and that it will be done on the final map.

In response to Council Member Grundmeyer, Deputy City Manager Petree explained how the City maintains assessment districts, similar to an HOA.

Council Member Hoffman questioned the grading at ½ percent per 100 feet, asked for a guarantee that it will not affect neighboring properties; noted concerns with the cross drainage on lots 15, 16, 17 and 18, and concerned with PAKA locations on those lots; prefers vinyl fencing; further questioned the drainage and sewer plans, doesn't like it; and asked that a trail along River Road be added.

In response to Member Hoffman, Public Works Director Blais provided an overview on lift stations and its annual cost to maintain, adding that it gets upgraded every 10 years.

Mayor Pro Tem Newton supports the bus stop suggested; asked that compliance with the construction hours be strictly enforced, without warnings; asked that the traffic signal be fully paid for by the developer.

Associate Engineer Nelson explained the details of the sewer plan, how it will work, noting the research done on the ½ percent grade, and that the California water requirements, including water retention, had been met.

Mayor Bash noted his concern with the 10-foot wall planned against the Corona neighboring property lines, the cross drainage on the previously mentioned four properties, and the future cost of infrastructure. He inquired about an open area being used as a park, in response, Deputy City Manager Petree explained that staff had been discussed it but decided against a park based on its location and public safety issues. Mayor Bash also noted a planned reservoir above ground on north side of the properties, and asked why it wasn't planned underground. Public Works Blais explained that it had been planned many years ago and that the cost would be very high based on current available funding.

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

Bill Naylor agreed with many concerns noted; he suggested resizing the lots that back up to the empty field.

Kristy Rossi, resident on Bluff Street, stated she supports the housing project, but is concerned with additional signals on River Road. She suggested the addition of an equestrian park.

Bud Thatcher, Thatcher Engineering, complimented the City staff for their hard work and assistance in developing the map to be the best it can be; noting his frustration on the many items brought up in discussion, as all items of concern were discussed, reviewed and worked on with staff for over a year. He stated that the map being presented tonight was developed to solve any potential future issues. Mr. Thatcher offered to verify the grade of the sewer system, have safe guards put in place for proper function, and camera-verified under his professional signature that it will be functional.

In response to Council Member Grundmeyer, City Attorney Harper stated that once the individual property is purchased, the property owner becomes responsible for the sewer section on the private property should anything go wrong in the future; the City is only responsible for the section on the its property.

In response to Council Member Hoffman's suggestion of an arena in a park setting, Deputy City Manager Petree reiterated why the City opposes a park in the back of the track, which includes no visibility from the street or access by the Sheriff Department which makes it a public safety issue.

Dan Hinson, Architect, suggested to procure the right-of-way on the trail, and offered to build the trails or provide funds for the City to do itself.

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

**M/S HANNA/NEWTON to adopt Resolution No. 2016-06, to approve Tentative Tract Map 36717; adding the following conditions: a trail on the North side of lots 20 and 24 to connect to Ted Brooks Park; a turn-out for busses; a trail on both sides of “C” Street; require the Civil Engineer’s signature on the sewer lines once set; and require vinyl trail fencing instead of tube steel.**

**The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**Recessed: 9:47p / Reconvened: 9:57p**

6. APPEAL HEARING:

- A. **Conditional Use Permit 2015-35** (Sandoval): A request for approval to allow a detached accessory building consisting of a 1,152 square-foot Recreational Vehicle (RV) garage at 1593 Clydesdale Court located within the Norco Hills Specific Plan (NHSP) Amendment No.1(Ito Farms). (*Planning Director*)

Planning Director King presented the staff report on file in the City Clerk’s Office. He explained that although an animal keeping area may be a concern, a Primary Animal Keeping Area (PAKA) is not required as per this specific plan; all design standards and all requirements are met; this project was approved by the Planning Commission on a 3-2 vote. He reviewed the three options the Council has to vote.

Council Member Hoffman stated that his appeal of this item is based on his concern of the lack of a PAKA on this property, which based on a recently approved code by Council, requires that all properties within the specific plan have an animal keeping area. He suggested that the animal keeping area issue for the specific plan be sent back to the Planning Commission for discussion and correction.

Mayor Pro Tem Newton questioned the lot coverage, noting that if the pool and coping were included it may be more than 40 percent.

Director King explained that the lots within this area of the NHSP were not designed for horse keeping, and further clarified that another ordinance was adopted which requires pools and coping to be included in lot coverage, but strictly in the A-1 Zone for lots without a PAKA, not in the NHSP or the Norco Ridge Ranch Specific Plan (NRRSP).

Council Members Grundmeyer and Hanna and Mayor Bash concurred with the Planning Commission’s approval.

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

Mike Garrison, property owner, didn’t realize his project would cause issues; adding he cannot have horses, the RV garage will not restrict future residents from having horses, the lot is large enough. Mr. Garrison commended the staff for their assistance.

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

**M/S HOFFMAN/BASH to uphold the Planning Commission's approval of Conditional Use Permit 2015-35, as approved. The motion was carried by the following roll call vote:**

**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

**7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:**

- City Manager Okoro reported on a fire incident occurring earlier this evening at the 2700 block of Sierra Avenue; it was reported to him that only one minor injury was sustained by a civilian/resident; the call was received at 6:11 p.m., six engines and a Battalion Chief responded.
- Council Member Hoffman:  
**M/S Hoffman/Bash** to agendaize a discussion to review lot coverage in the Norco Hills Specific Plan and other areas of the City not currently covered.  
**AYES: GRUNDMEYER, HANNA, HOFFMAN, NEWTON, BASH**
- Mayor Pro Tem Newton asked staff for a status report on the items brought up during public comments.
- Mayor Bash announced that Corinne Holder was appointed to the GG Board with the Corona-Norco Unified School District; asked staff for updates on the Crestlawn issue and the Ingalls Memorial landscape area.

**ADJOURNMENT:** Mayor Bash adjourned the meeting at **10:18pm**

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Diane Germain  
Deputy City Clerk