



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

**Wednesday, April 20, 2016
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Present:

Kevin Bash, Mayor
Greg Newton, Mayor Pro Tem
Berwin Hanna, Council Member
Ted Hoffman, Council Member

Absent:

Robin Grundmeyer, Council Member

PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Greg Newton

INVOCATION:

Associate Pastor Daniel Kitheka, Beacon Hill Assembly of God, Swahili Faith Community

PROCLAMATION:

National Donate Life Month

Mayor Bash presented a proclamation to Terry and Kathy Andres of Donate Life and thanked them for efforts in creating awareness for the need of organ donors.

RECOGNITIONS:

Norco High School Girls Basketball CIF Champions

Mayor Bash presented certificates to the team and coaches for their outstanding achievement.

Ed Dixon, Economic Development Advisory Council

The City Council and the Economic Development Advisory Council Chairperson spoke about Mr. Dixon's accomplishments and presented him with a plaque and certificate.

PRESENTATIONS:

Norco Horsemen's Association's 2016 Ten Most Needed Trail Improvements

Bonnie Slager of the Norco Horsemen's Association presented the list of the most needed trail improvements.

Agenda Item: 2.A.

R.J. Brandes, Silverlakes Calendar of Events

Mr. R.J. Brandes provided a brief summary of the history since the opening. The soft opening took place in September 2015. At the beginning of 2016, the schedule began with twelve weeks of tournaments by Cal South Soccer League, which is the largest league in the United States. Mr. Brandes indicated that he hopes to have all contracts for June – August finalized by the end of May, at which time the calendar will be published on the website. He also stated that there will be three equestrian shows this year. There will be several other types of events in 2016. In September, there will be a 17,000-attendee track meet. There are other events for the school district as well as the Navy.

BUSINESS APPRECIATION HONOREE: Rancho Taco Shop

Mayor Bash and Economic Development Advisory Council Chair Patrick Malone presented a certificate to Rancho Taco Shop for its investment in the City of Norco and its strong community engagement.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

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

Council Member Hanna:

- Commented that lanes have been added on the 91 Freeway, from Arlington to the 60 Freeway.
- Will be attending a Vector Control meeting tomorrow, which will focus on West Nile Virus prevention as well as the use of drones to spray hard to reach areas.
- Commented on the upcoming National Day of the Cowboy event on July 23rd. The opening ceremonies will start at 5pm and this year bull fighting has been added to the program.

Council Member Hoffman:

- Attended the California Rehabilitation Center (CRC) Citizen's Advisory Committee on April 12th. CRC is updating and improving the facility as they are facing a standardized audit by the American Correctional Association scheduled for May 2017.
- Attended the Western Riverside Regional Wastewater Authority treatment plant tour on April 19th.
- Commented that Western Riverside Regional Wastewater Authority will be hosting a "Community Chat" tomorrow from 3:00-6:00 p.m. at the treatment plant in Eastvale. More information can be found on the Authority's website.

Mayor Pro Tem Newton:

- Attended the Chino Basin Desalter Authority Board of Directors meeting on April 13th, in which the Board approved a resolution authorizing the issuance of \$77 million in refunding bonds, which may provide a savings to member agencies.

Mayor Bash:

- Attended the Riverside County Sheriff's Department Annual Awards Ceremony on April 13th in which Council Member Grundmeyer and her sister were honored for coming to the aid of a Sheriff's Deputy.
- Attended the George Ingalls Day event on April 16th at the Veterans Memorial.
- Attended the Rose Eldridge Day on April 16th at the Senior Center.
- Toured a submarine and other ships at the San Diego Harbor.

2. CITY COUNCIL CONSENT ITEMS:

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

AYES: BASH, HANNA, HOFFMAN, NEWTON

NOES: NONE

ABSENT: GRUNDMEYER

ABSTAIN: NONE

- A. City Council Special Meeting Workshop Minutes of March 23, 2016 and Regular Meeting Minutes of April 6, 2016. **Action: Approved the City Council special meeting minutes of March 23, 2016 and regular meeting minutes of April 6, 2016.** (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved** (City Clerk)
- C. Recap of Actions Taken by the Planning Commission at its Meeting Held on April 13, 2016. **Action: Received and filed.** (Planning Director)
- D. Quarterly Investment Report for Quarter Ended March 31, 2016. **Action: Received and filed.** (Finance Officer)
- E. Approval of Final Parcel Map 36999, located on the West side of the intersection of Corydon Avenue and River Road. **Action: 1) Approved Parcel Map 36999 and authorized the City Clerk to sign the map on behalf of the City; 2) Approved the TUMF Credit Agreement.** (City Engineer)

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

4. PUBLIC COMMENTS:

Patricia Overstreet commented on the upcoming Horseweek parade on Saturday, April 23rd. Ms. Overstreet also commented on the 10th Annual Ranch Tour scheduled for Saturday, May 14th. Ms. Overstreet said that the Norco Regional Conservancy is concentrating its efforts on trail preservation.

Geoff Kahan, Parks and Recreation Commissioner, commented on the upcoming Concerts in the Park series and the band lineup. He mentioned that the bands will play a full two hours, 30 minutes more than last summer. Mr. Kahan also thanked the sponsors – Norco Lions Club, Waste Management, Norco Mounted Posse, Supervisor Tavaglione’s Office, RURAL, Norco Horsemen’s Association, and AirTemp, Inc.

Bob Cuervo commented that there is a “No Firearms” sign on Corona Avenue and River Drive that is full of bullet holes and requested that the City replace the sign.

5. DISCUSSION / ACTION ITEM:

- A. Wyle Preservation and Development Zone, Preservation Open Space Plan.
(Planning Director)

Planning Director Steve King reported that the property owners of the former Wyle Labs property have started preparing applications seeking entitlements for development. It is not known what is being proposed at this time. The property is zoned Preservation and Development, which calls for the “coordinated development of planned commercial projects in an orderly and aesthetically pleasing manner that recognizes and preserves significant natural landscape features, open lands and historical buildings. Permanent residential uses are not permitted. The first step in the entitlement process is to identify those on-site features that need to be preserved in open space before a specific plan can be proposed.

Director King stated that what is being proposed is approval of the preservation open space plan for the property. Ultimately a specific plan with the related environmental documents will have to be prepared and approved based on the approved preservation open space plan, and needs to occur before any approvals for development can occur.

In response to Mayor Bash, Director King clarified that the Opportunities and Constraints Map was created by the property owner’s representatives to provide guidance to the Planning Commission to make its recommendation. Because of the unique circumstances, the map identifies development opportunities that would enhance the development of the property, and those opportunities are the view sites. The sites are not being proposed to be restricted from development; instead it is being considered as an asset to development.

Mayor Pro Tem Newton asked how much bearing do Exhibits A and B have on the Council’s recommendations. Director King noted that the areas that are the hardest to develop are the ones that are being proposed as open space. Mr. King also noted that there are areas identified by the Department of Toxic Substances Control that must be kept as open space.

Mayor Pro Tem Newton referenced language on Page 3 of the Opportunities and Constraints Report, “It is anticipated that potential development of the site will result in a balance of earthwork materials.” Mr. Newton asked about the bearing of this statement on the preservation of open space and will the City be able to protect itself in the Specific Plan. Director King stated that this item is recommending approval of the open space plan but the City Council may choose to make changes later in the Specific Plan.

Mayor Pro Tem Newton also referenced language on Page 6, under “Golf Cart Paths/Connections: Opportunities exist for the extensive use of golf carts throughout the Project site as an alternative and primary source of transportation for residents and visitors.” Mr. Newton expressed concern about this language because the Norco Municipal Code strictly prohibits residential development on this property. Director King noted that one of the stated intents is to provide a trail connection across the project site. The developers are considering some type of development such as camping or a hotel with use of golf carts to get to the golf course.

Mayor Pro Tem Newton referenced language on Page 7 “Existing Golf Course. The Hidden Valley Golf Club is located easterly of the Project site. Potential opportunities exist for future residents of, and visitors to the Project to use golf carts (or vehicles) to access the clubhouse.” Mr. Newton says that this statement also gives the assumption of future residential development. Director King clarified the “Preservation Development Zone,” is meant for the coordinated development of planned commercial projects and permanent residential uses are not permitted; transient uses can be approved with the Specific Plan. The property owners may approach the City Council with a zone change which would allow a different use such as residential development.

Council Member Hoffman said there is existing K-rail, which separates the Upper Basin from the Lower Basin of the property and asked if the Council could approve one portion or does the entire property have to be approved. Director King indicated that the Council may approve any portion, or all, of the plan. There was some discussion about the contaminated portions of the property. When the Specific Plan is prepared, an Environmental Impact Report (EIR) will be done, which will include soil contamination reports, exposure, impacts, and possible mitigation.

City Attorney Harper clarified that what is being asked of the Council tonight is to review and adopt the Preservation Development Zone Open Space Plan, not the Opportunities and Constraints Report. The report is information that was provided to prepare the maps. Regardless of what the reports states, the Council is not committing to any development. The Council is only approving an outline of the open space on the property. The Opportunities and Constraints Report cannot be amended, but the Council can be clear that any use has to be consistent with the overlying zone and the Specific Plan.

Council Member Hanna expressed concern about grading of the hills and suggested to leave those areas as is. City Attorney Harper said his concerns could be addressed during the approval of the Specific Plan.

Rick Hoffman, Hoffman Consulting, spoke on behalf of the property owners. Mr. Hoffman commented on the uniqueness of the property and the language in this report has never been done before. He expressed that he wants to work with the City. He noted that it is impractical to approve one side of the property at a time because of access. Mr. Hoffman mentioned that grading is part of the plan and subject to approvals. However, he does not foresee hillside grading. Mr. Hoffman added that DTSC will also be a partner with the grading plans and in other aspects.

Pat Overstreet noted that the property is divided into two parts, in which the lower portion is contaminated and the upper portion is clean. Ms. Overstreet said she is concerned about grading contaminated soil, considering there are entire neighborhoods touched by cancer. She suggested that the City concentrate on the east portion of the property which is clean and the leave the contaminated portion completely as open space.

Linda Dixon commented that there is little open space left in the City and asked the Council to move forward slowly and carefully. Ms. Dixon suggested that each step of this approval process be scrutinized.

Council Member Hoffman agreed with comments made by Ms. Overstreet and expressed concerns about the ground contaminants. He commented that he does not want to see it developed and it remain vacant because of fear of contamination, which would blemish Norco.

M/S NEWTON/HANNA to approve the proposed preservation open space plan, not including the Opportunities and Constraints Report, and any development is subject to the existing zoning, Norco Municipal Code Chapter 18.62, notwithstanding any language in the Opportunities and Constraints Report. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HOFFMAN, NEWTON

NOES: NONE

ABSENT: GRUNDMEYER

ABSTAIN: NONE

6. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Council Member Hoffman thanked Fire personnel for their successful efforts in fighting the brush fire near Pumpkin Rock. He also thanked Field Maintenance Worker Keith Price for reporting the incident.

Lt. Briddick commented that last weekend Norco Citizens Patrol (NCP) lost a valuable member, Anna Harper. Lt. Briddick noted Ms. Harper's contributions to NCP and stated that the services will be on April 30th at 12:00 p.m. at St. Mel's Catholic Church.

ADJOURNMENT

Mayor Bash adjourned the meeting at 8:49 p.m. with a moment of silence in honor of Anna Harper.