



**CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING AGENDA**

**Wednesday March 11, 2020
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:00 p.m.

ROLL CALL: Phil Jaffarian, Chair
Patricia Hedges, Vice Chair
Danny Azevedo, Commission Member
Robert Leonard, Commission Member
John Rigler, Commission Member

PLEDGE OF ALLEGIANCE: Vice Chair Patricia Hedges

APPEAL NOTICE: In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee.

1. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. Be sure to complete a speaker card at the entrance of the room and present it to the Clerk so that you may be recognized.
2. **APPROVAL OF MINUTES:**
A. Minutes of Regular Meeting January 22,2020 **Recommended Action:**
Approval (Minutes Clerk)
3. **PUBLIC HEARING:**

Order of Presentation for Public Hearing Items:

1. *Staff Presentation*
2. *Commission Questions of Staff*
3. *Open Public Hearing*
 - a. *Comments by Applicant*
 - b. *Public Speakers in Favor, Against, or Neutral*
 - c. *Applicant Response to Comments*
 - d. *Questions of Applicants*
4. *Close Public Hearing*
5. *Commission Discussion and Action*

- A. **Conditional Use Permit 2019-09 (Rice):** A request for approval to allow a temporary mobile home for the elderly at 3551 Broken Twig Drive, located within A-1 Agricultural (Low Density) Zone.
 - B. **Variance 2019-05/Site Plan 2019-10 (Johnson):** A request for approval of an Accessory Building Use Permit to allow a 1,075 square-foot large vehicle parking building with an additional 365 square-foot other use area at 4276 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed size, wall height and setback requirements for accessory buildings in Norco Municipal Code Chapter 18.68 (Accessory Building Use Permits). **THESE ITEMS WILL BE PRESENTED TOGETHER**
4. **BUSINESS ITEM:**
- A. **Annual Progress Report (Annual Element Progress Report):** For submittal to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.
 - B. **Site Plan 2018-08 (Norco Gateway LLC), Condition No. 78:** Approval of a project art feature.
 - C. **Site Plan 2015-23 Modification No.2, Site Plan 2019-15 Conditional Use Permit 2019-06 (LDK Norco, LLC):** A proposal to modify approved Site Plan 2015-23 for the Norco Village Shopping Center existing at the corner of River Road and Corydon Street, to allow the construction of a 12,500 square foot retail building (Site Plan 2019-15) and to allow the construction of a 9,990 square-foot day care building with outdoor play area (Conditional Use Permit 2019-06). The corresponding addresses are 2470 and 2490 River Road located within the Commercial General (C-G) zone (APN 121-560-002).
 - D. **Site Plan 2019-13 (Solum):** A request for approval of an Accessory Building Use Permit to allow a 1,000 square-foot large vehicle parking building at 3181 Bronco Lane, located within the A-1-20 (Agricultural Low Density) Zone.
5. **PLANNING COMMISSION / STAFF COMMUNICATIONS:**
- A. Oral Reports from Various Committees
 - B. Request for Items on Future Agenda (within the purview of the Commission)

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

The meeting is recorded.



**CITY OF NORCO
PLANNING COMMISSION REGULAR MEETING MINUTES**

**Wednesday January 22, 2020
City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

CALL TO ORDER: 7:00 p.m.

ROLL CALL:
Present:
Phil Jaffarian, Chair
Danny Azevedo, Commission Member
Robert Leonard, Commission Member
John Rigler, Commission Member
Absent:
Patricia Hedges, Vice Chair

PLEDGE OF ALLEGIANCE: Commission Member Phil Jaffarian

APPEAL NOTICE: Read by Director King

1. PUBLIC COMMENTS:

- NONE

2. APPROVAL OF MINUTES:

A. Minutes of Regular Meeting November 13, 2019 and December 11, 2019.
Recommended Action: Approval (Minutes Clerk)

M/S RIGLER/LEONARD to approve Planning Commission Regular Meeting Minutes of November 13, 2019, as written; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, AZEVEDO, LEONARD, RIGLER
NOES: NONE
ABSENT: HEDGES
ABSTAIN: NONE

M/S RIGLER/LEONARD to approve Planning Commission Regular Meeting Minutes of December 11, 2019, as written; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, AZEVEDO, LEONARD, RIGLER
NOES: NONE
ABSENT: HEDGES
ABSTAIN: NONE

3. CONTINUED BUSINESS ITEMS:

- A. **Site Plan 2019-16 (Provencio):** A request for approval of an Accessory Building Use Permit to allow a 720 square-foot large vehicle parking building at 1611 Corona Avenue, located within the A-1-40 (Agricultural Low Density) Zone. **Recommended Action:** Approval (Senior Planner)

Planner Robles presented the staff report on file in the Planning Department. All requirements were met; staff recommends approval

Member Rigler asked if there was going to be a foundation or solid flooring or will it be dirt, Planner Robles stated her understanding is it will be dirt.

**Chair Jaffarian invited those wishing to speak, with no one wishing to speak
Chair Jaffarian brought discussion back to commission.**

M/S LEONARD/RIGLER to adopt Resolution 2020- to approve Site Plan 2019-16 to allow a 720 square-foot large vehicle parking building at 1611 Corona Ave; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, AZEVEDO, LEONARD, RIGLER

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

4. BUSINESS ITEMS:

- A. **Site Plan 2019-12 (Dean):** A request for approval of an Accessory Building Use Permit to allow a 900 square-foot large vehicle parking building at 2840 Walking Horse Ranch Drive, located within the A-1-20 (Agricultural Low Density) Zone. **Recommended Action:** Approval (Senior Planner)

Planner Robles presented the staff report on file in the Planning Department. All requirements were met; staff recommends approval

Chair Jaffarian invited those wishing to speak,

Bonnie Slager questioned if the access will be separate from the animal keeping area and that the animal keeping will be preserved.

Chair Jaffarian brought discussion back to commission.

Member Leonard noted that the doors are facing the animal keeping area.

Applicants represented explained the reason for the doors location and that it will not be used for an RV/Motorhome, it will be used for cars only and there is a distance of 25 feet before the animal keeping area.

Planning Commission Minutes

Page 3

January 22, 2020

M/S AZEVEDO/RIGLER to adopt Resolution 2020- to approve Site Plan 2019-12 to allow a 900 square-foot large vehicle parking building at 2840 Walking Horse Ranch Drive; the motion was carried by the following roll call vote:

AYES: JAFFARIAN, AZEVEDO, LEONARD, RIGLER

NOES: NONE

ABSENT: HEDGES

ABSTAIN: NONE

5. PLANNING COMMISSION / STAFF COMMUNICATIONS:

A. Oral Reports from Various Committees:

- NONE

B. Request for Items on Future Agenda (within the purview of the Commission)

- NONE

ADJOURNMENT: Chair Jaffarian adjourned the meeting at **7:19 p.m.**

Respectfully submitted,

Lacey David
Minutes Clerk
Planning Commission

**CITY OF NORCO
STAFF REPORT**

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2020

SUBJECT: **Conditional Use Permit 2019-09 (Rice):** A request for approval to allow a temporary mobile home for the elderly at 3551 Broken Twig Drive, located within A-1 Agricultural (Low Density) Zone.

RECOMMENDATION: Adopt Resolution 2020-09, approving Conditional Use Permit 2019-09

SUMMARY: Conditional Use Permit (CUP) 2019-09 is a request for approval to allow a temporary mobile home for the elderly at 3551 Broken Twig Drive (ref. Exhibit "A" – Location Map). The mobile home is intended to be occupied by the property owner's mother who is 65 years of age.

PROPERTY DESCRIPTION: The project site consists of about .46 acres, 20,250 square feet, and faces/fronts onto Broken Twig. The property is developed with a two-story single-family residence consisting of 2,553 square feet with an attached 363 square-foot garage, a rear patio cover of 328 square feet, and an animal keeping area, consisting of pipe rail stalls and fenced arena (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos).

PROJECT DESCRIPTION: The applicant (who is the property owner and who resides on the property) is requesting approval of a CUP to allow a temporary mobile home for use by an elderly parent (ref. Exhibit "D" – Application).

The mobile home is proposed to the rear of the home, approximately eighteen feet from the rear property line and approximately nine feet from the north side property line. (ref. Exhibit "E" – Site Plan). In anticipation of this project, the applicant obtained a City permit to excavate the sloped area and construct a retaining wall, for the placement of the mobile home. The applicant has not purchased the mobile home, but has plotted a 853 square foot mobile home on the attached site plan (853 square feet will not exceed the maximum size of 900 square feet allowed by Code). A preliminary floor plan and building elevations have been provided (ref. Exhibit "F" – Floor Plan & Elevations).

ANALYSIS: Per Section 18.30.35 of the Norco Municipal Code (NMC), a temporary mobile home for the elderly is allowed in any residential zone with the approval of a CUP. The intent of this provision in the Code is to allow housing for elderly family members who need care or assistance from their family.

The mobile home is allowed for the exclusive use of a maximum of two aged family members of the owner/occupant of a main dwelling on the property. At least one of two occupants allowed in the mobile home must be 62 years of age and the applicant must demonstrate the need for the family members care. This CUP application meets these requirements since the mobile home is proposed to be occupied by the property owner's mother, who is 65 years old.

The minimum lot size to be eligible for temporary mobile home is 20,000 square feet, and the mobile home must be placed to the rear of the main dwelling. The subject property is 20,250 square feet square feet and the mobile home is proposed to be placed at the rear of the property.

The mobile home must comply with all setback and lot coverage requirements of the NHSP. The mobile home must be a minimum of five feet away from side and rear property lines, a minimum of 10 feet away from any other structure, and the maximum lot coverage of 40 percent of the flat pad area cannot be exceeded. The proposed location of the mobile home will meet all the setback requirements and the pad coverage will not be exceeded with addition of the mobile home on the property.

The floor area of the mobile home cannot be less than 350 square feet nor larger than 900 square feet. The mobile home is proposed at no more than 853 square feet, which does not exceed the maximum size allowed.

The mobile home must be connected to the City's water and sewer system (through the existing on-site connections or otherwise as determined feasible by Public Works) and all utility connections (to include gas, electricity etc.,) serving the unit must meet applicable building codes. The project will be conditioned to require this.

The mobile home, although temporary, must be secured to withstand wind loads in accordance with the Uniform Building Code calculations but not be placed on a permanent foundation. The requirement for a temporary foundation is so that the mobile home is removed should it no longer be occupied by a qualified family member. The project has been conditioned to require that the mobile home be placed on a temporary foundation.

To ensure that the mobile home is not misused, the Code requires that a conditional use permit be granted for a one-year period, which may be extended on a year to year basis. To comply with this requirement, the project has been conditioned to indicate that the approval is granted for a maximum one-year period and will expire, if a request for extension is not filed with the Planning Division every year after the approval date. The project has also been conditioned to require that the applicant obtain approval for a change in the occupancy of the mobile home, so that compliance with the Code can be evaluated by staff. Furthermore, the project has been conditioned so that the current property owner records on the property title a clause that indicates that the mobile home must be removed prior to the sale of the property,

unless a modification to this permit is approved by the Planning Commission (for the new owner) to allow the unit to remain in accordance with Code requirements.

Analysis per NMC Chapter 18.45 (CUP):

The NMC states: *“The purpose of the CUP is to review the location, site development, and/or conduct of certain land uses (and buildings). These are uses which generally have a unique and distinct impact on the area in which they are located, or are capable of creating special problems for adjacent properties unless given special review and special conditions. A Conditional Use Permit may be granted at the discretion of the Planning Commission, and is not the automatic right of any applicant.”*

The CUP application requires certain information from the applicant so that the Planning Commission can make its determination. The table below lists the required information and whether the information was provided:

CUP APPLICATION REQUIREMENTS (18.45.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	YES
3	Nine (9) copies of a Site Plan, containing all the information required by Section <u>18.40.08</u> (CONTENT OF A SITE PLAN).	YES (if applicable - see Chapter 18.40 analysis later in this report)
4	Such other information as the Planning Commission or City Council may require, including but not limited to market studies, design studies, engineering studies, and evidence of the ability and intention of the applicant to proceed with construction in accordance with approved plans within one year from the approval of the Conditional Use Permit.	N/A (no additional information requested)
5	Responsibility for Accuracy. The applicant shall be solely responsible for the accuracy of information submitted as part of his application. Submission of inaccurate plans, legal descriptions, surrounding property owners list, and other information shall be cause for invalidation of all actions regarding his petition.	YES
	18.45.08. The Commission shall cause to be made such investigation of facts bearing on the application for a Conditional Use Permit as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this Ordinance.	At the Planning Commission's Discretion
	18.45.10. In considering the Conditional Use Permit application, the Commission, and Council on Appeal, shall review the proposed plans	Site Plan review applies in terms of the

	under the terms and criteria of Chapter <u>18.40</u> (SITE PLAN REVIEW), and Chapter <u>18.41</u> (ARCHITECTURAL REVIEW) if applicable.	content of the site plan and the Architecture Review section is not applicable due to the temporary nature of the project and because the Code requires that the unit be a prefabricated mobile home
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Analysis per Chapter 18.40 (Site Plan): The CUP application requires the submittal of information based on required information for a site plan analysis. The intent of a site plan analysis is to provide for development of property in accordance with the general purpose of the Zoning Ordinance, as well as determine compliance with the property development standards stated in the Ordinance. It is further intended to provide for the review of those developmental qualities which are not subject to precise statement; all as a part of the City's desire to maintain its unique rural environment and atmosphere. The table below lists the required information for a site plan analysis:

CONTENT OF A SITE PLAN (18.40.08)		IS THE INFORMATION PROVIDED ON THE SITE PLAN?
1	Lot Dimensions.	YES
2	All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.	YES (A conceptual design of the proposed structure is provided which is ok since the requirement per the Code is that the structure be a mobile home. That requirement is what dictates the design)
3	All existing and proposed yards and spaces between buildings and structures.	YES (if a measurement is not called out, it can be scaled out on the plans)
4	All existing and proposed walls, fences and landscaping including the	N/A

	location, height, area, nature and type of design and material composition for the walls and fences and the type landscaping vegetation and irrigation system proposed for such.	(The existing perimeter fencing is called out on the attached site plan. No other walls or fencing are proposed and none are required.
5	All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof.	N/A
6	All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed.	YES as it pertains to a single-family residential lot
7	All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports.	N/A
8	All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles.	N/A
9	All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.	N/A
10	All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.	N/A
11	All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.	N/A
12	All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.	YES (Applicable onsite drainage is shown on the plans).
13	All existing and proposed waste disposal facilities, including the results of any percolation tests for on-site septic tank use.	N/A
14	Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.	None requested
	18.40.10. Procedure for site plan review and approval.	IS INFORMATION AVAILABLE FOR PC

		DECISION?
		YES. Site plan review procedures are superseded by CUP procedures that require a public hearing
	18.40.10 (5). Factors to consider in Site Plan Review.	
	(a) Compliance with all applicable requirements of the zoning ordinance.	YES Minimum zoning requirements are met to allow temporary mobile home for the elderly, but the Planning Commission (PC) has discretion to determine if development standards such as setbacks, need to be more than the minimum to reduce the impact on surrounding properties
	(b) Overall site design and architectural quality insofar as it relates to the intent and purpose of this Ordinance, and to the general nature of the area in which the development is to be located.	This is at the discretion of the Planning Commission
	(c) If a Variance or Conditional Use Permit is being considered, a site plan review shall be for the purpose of determining compliance with the circumstances necessitating said Variance or Conditional Use Permit in addition to those otherwise required by this Ordinance.	This is at the discretion of the Planning Commission

Chapter 18.45 of the NMC requires the following findings to approve a CUP:

The Commission in granting a Conditional Use Permit may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right of-way dedications, architecture, height of building, open spaces, parking areas, and conditions of operation of any enterprise or make any requirements that the Commission may consider necessary to prevent damage or prejudice to adjacent properties, or detriment to the welfare of the community.

Before a Conditional Use Permit may be granted, the Commission, or Council upon appeal to it, shall make a finding from the evidence as submitted, that all four of the following conditions exist in reference to the property being considered:

CONDITIONS NECESSARY TO GRANTING A CUP (18.45.14)	CAN THIS FINDING BE MADE FOR THIS PROJECT?
1 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.	This finding is generally centered on compliance with development standards/requirements and conditions. Furthermore, the project is temporary in nature and if approved, a conditioned will require removal if the unit is no longer occupied by a maximum of two aged family members, one of which must be a minimum of 62 years of age.
2 The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.	The project is generally exempt from CEQA but to make this finding, the Planning Commission needs to first make the finding No.1 listed above.
3 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.	The subject property is large enough to accommodate the proposed temporary mobile home in a manner that meets the minimum zoning requirements.
4 The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.	This finding can be made since the proposed use is limited to occupancy by no more than two persons, one of which must be at least 62 years of age.

Property owners within a 300-foot radius were notified of the project. No concerns or comments were received from surrounding neighbors.

Impact Analysis/Environmental Review: Staff has determined that the project is categorically exempt from environmental assessment under CEQA pursuant to Class 32 – Infill Development Projects. To be classified as “in-fill development” a project must meet certain minimum criteria: 1) consistent with the General Plan and Zoning designations; 2) within City limits on a project site of no more than 5 acres; 3) project site has no value as habitat for endangered, rare, or threatened species; 4) the project will not have any significant effects relating to traffic, noise, air quality, or water quality; 5) the site can be served by all required utilities and public services.

The categorical exemption determination does not automatically mean that other impacts cannot be identified in the review process thereby necessitating further environmental review.

Conditional Use Permit 2019-09
Page 8
March 11, 2020

A resolution for approval of CUP 2019-09 is attached should the Planning Commission determine at their discretion, to approve the project.

/adr

Attachments: Resolution 2020-09
 Exhibit "A" – Location Map
 Exhibit "B" – APN Map
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – CUP application
 Exhibit "E" – Site Plan
 Exhibit "F" – Floor Plan & Elevations

RESOLUTION NO. 2020-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW A TEMPORARY MOBILE HOME FOR THE ELDERLY AT 3551 BROKEN TWIG DRIVE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. CONDITIONAL USE PERMIT 2019-09

WHEREAS, JAMES RICE submitted an application to the City of Norco, California, for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code to allow a mobile home to be used as a temporary dwelling unit for the elderly on property generally described as:

Lot 33, Tract 23020, in the City of Norco, County of Riverside, State of California, as per Map recorded in Book 201, pages 7 through 12, inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County; and

More generally described as an irregular-shaped area of about .46 acres, having a frontage on the east side of Broken Twig Drive of 88.20 feet, a maximum depth of about 205.07 feet, and being further described as 3551 Broken Twig Drive (APN 130-422-006).

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 March 11, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is categorically exempt from environmental assessment.

NOW, THEREFORE, the Planning Commission 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.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

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.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Class 32 – In-fill Development Projects of the Californian Environment Quality Act (CEQA).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled on March 11, 2020 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "E" – Site Plan dated received on February 18, 2020 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions or by the Building and Safety Division.

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.

4. This approval shall become null and void unless building permits for the installation of the mobile home authorized by this approval have been issued

within one year after the granting of such approval and pursued diligently to completion.

5. The applicant shall obtain building permits and pay all applicable fees prior to placing the mobile home on the lot. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

6. Approval is granted for a maximum one-year period and will expire, if a request for extension is not filed with the Planning Division on or before March 11 10, 2020 and each year after. This extension shall indicate that the elderly family member(s), for whom the mobile home was approved, is still occupying the mobile home. If, and when, the mobile home is no longer occupied by the elderly family member(s), the mobile home shall be removed from the property within 60 days.

7. The applicant/property owner shall contact the Planning Division and provide a letter requesting approval for a change in the occupancy of the mobile home. The mobile home shall be occupied by no more than two aged family members of the owner/occupant of the main dwelling on the same property. One of the two occupants allowed in the mobile home shall be at least 62 years of age.

8. The current applicant/property owner shall record on the property title the requirement that the mobile home must be removed from the property prior to the sale of the property, unless a modification to this permit is approved by the Planning Commission (for the new owner) to allow the unit to remain in accordance with the Norco Municipal Code. **Proof of this recordation shall be submitted to the Planning Division before a building permit is issued by the Building Department for the mobile home.**

9. The mobile home shall be constructed either after September 15, 1971, and be issued an insignia of approval by the California Department of Housing and Community Development or be constructed after July 1, 1976, and be issued an insignia of approval by the US Department of Housing and Urban Development. In addition, the applicant shall provide a State inspection certificate that the mobile home meets all Code requirements at the time the conditional use permit is granted and/or when required by the Building Division. Mobile units constructed prior to these dates may be permitted provided that the unit is certified by the State inspector that it meets all current codes.

10. The floor area of the mobile home shall not be less than 350 square feet nor larger than 900 square feet.
11. The project shall comply with the minimum setback requirements and shall comply with all other applicable zoning requirements.
12. The temporary mobile home shall be connected to the City sewer system through the existing on-site sewer connection for the main dwelling. The applicant/property owner shall pay associated connection fees to the City of Norco prior to building permit issuance.
13. The temporary mobile home shall be connected to the City water system through the existing on-site connection. The applicant/property owner shall pay connection fees to the City of Norco for all water system service required prior to building permit issuance.
14. All utility connections serving the unit must meet applicable building codes. All utility connections to the mobile home shall be made through the existing utility connections for the main dwelling.
15. A home occupation shall not be permitted from the mobile home.
16. The mobile home, although temporary, shall be secured to withstand wind loads in accordance with the Uniform Building Code calculations, but not be placed on a permanent foundation.
17. Smoke detectors shall be installed pursuant to State Fire Marshal requirements.
18. Exterior appearance of the mobile home shall meet the approval of the Planning Division.
19. Skirting at the base of the mobile home may be required as determined by the Planning Director.
20. All utilities lines shall be placed underground.
21. No occupancy of the mobile home shall be allowed unless a final inspection is completed to the satisfaction of the Building Official.
22. The proposed mobile home shall not interfere with animal keeping on the adjacent lots.

Resolution 2020-09

Page 5

March 11, 2020

23. The applicant shall comply with Norco Fire Department requirements for access and turnarounds before building permits for the temporary mobile home are issued.

24. The Engineering Division shall confirm that drainage is per City Standards.

Resolution 2020-09
Page 6
March 11, 2020

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on March 11, 2020.

Phil Jaffarian, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

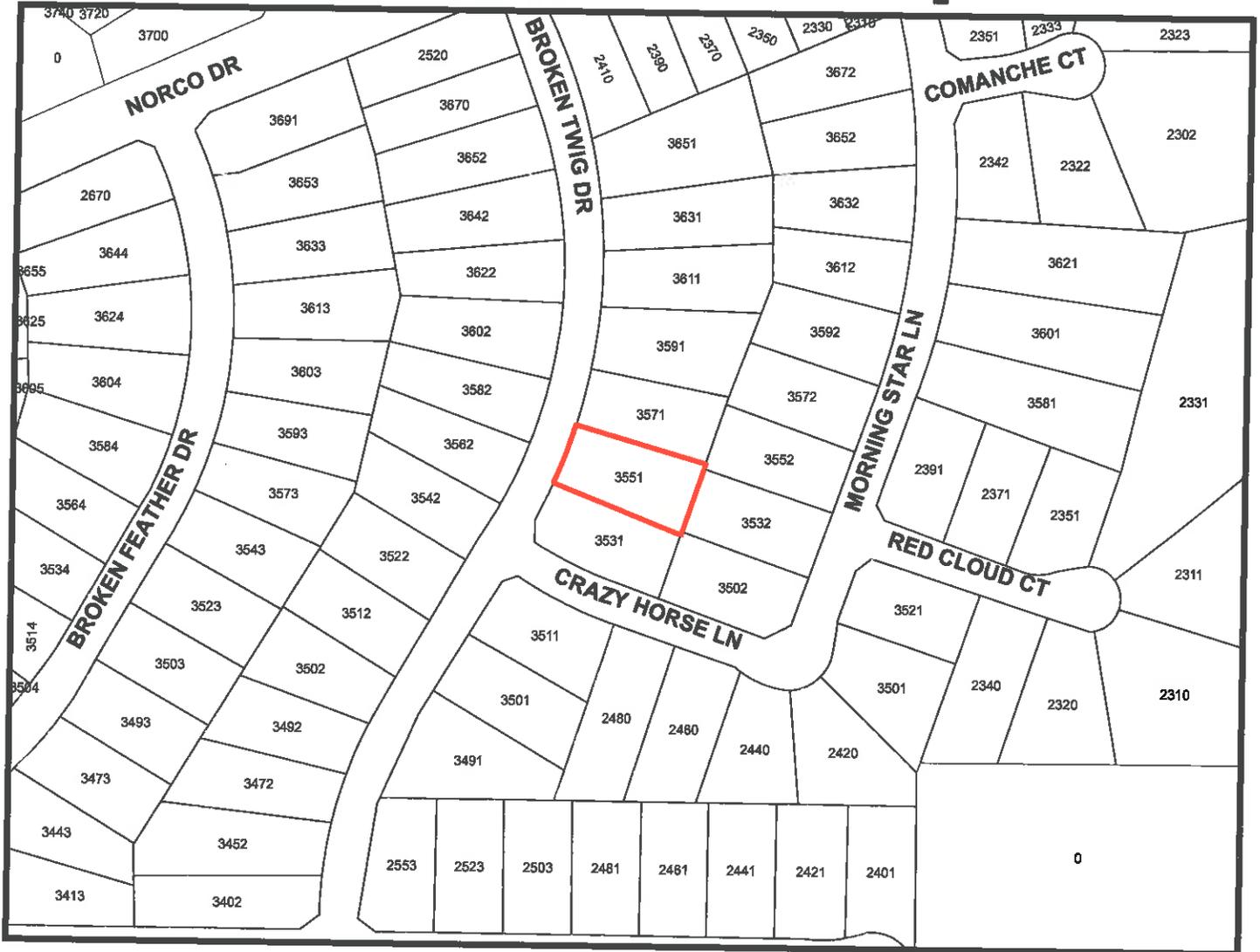
I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held on March 11, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

Location Map



Not to Scale



PROJECT: Conditional Use Permit 2019-09

APPLICANT: James Rice

LOCATION: 3551 Broken Twig Drive

Exhibit "A"



Goog

33556101271N 117234 09 50 1V 48W 637

3551 Broken Twig Dr

EXHIBIT "C"
1 OF 5

1994



EXHIBIT "C"
2 of 5

Oct 5, 2019 10:54:14 AM
Norco



EXHIBIT "C"
3 of 5

Oct 5, 2019 10:57:40 AM
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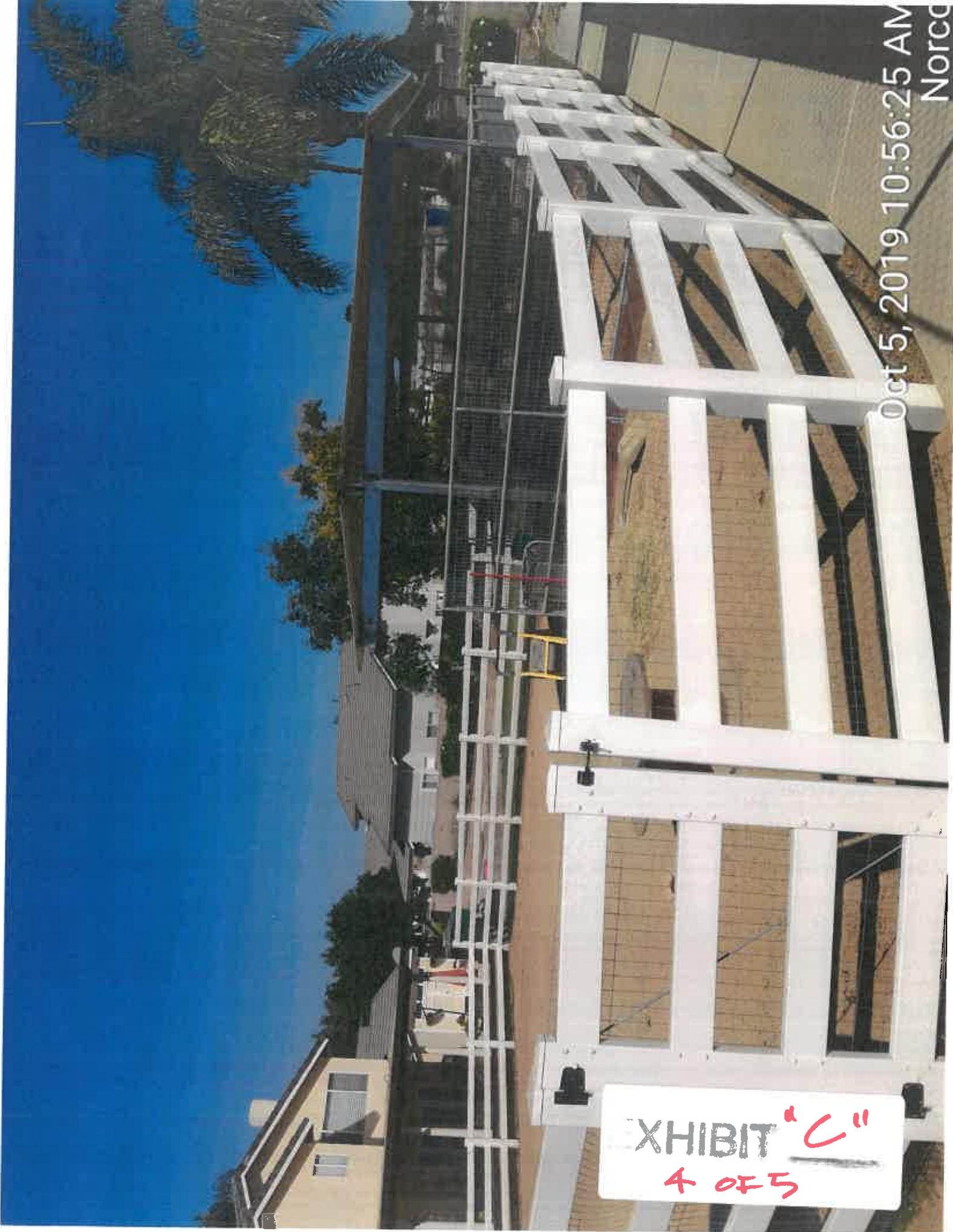


EXHIBIT "C"
4 OF 5

Oct 5, 2019 10:56:25 AM
Norco

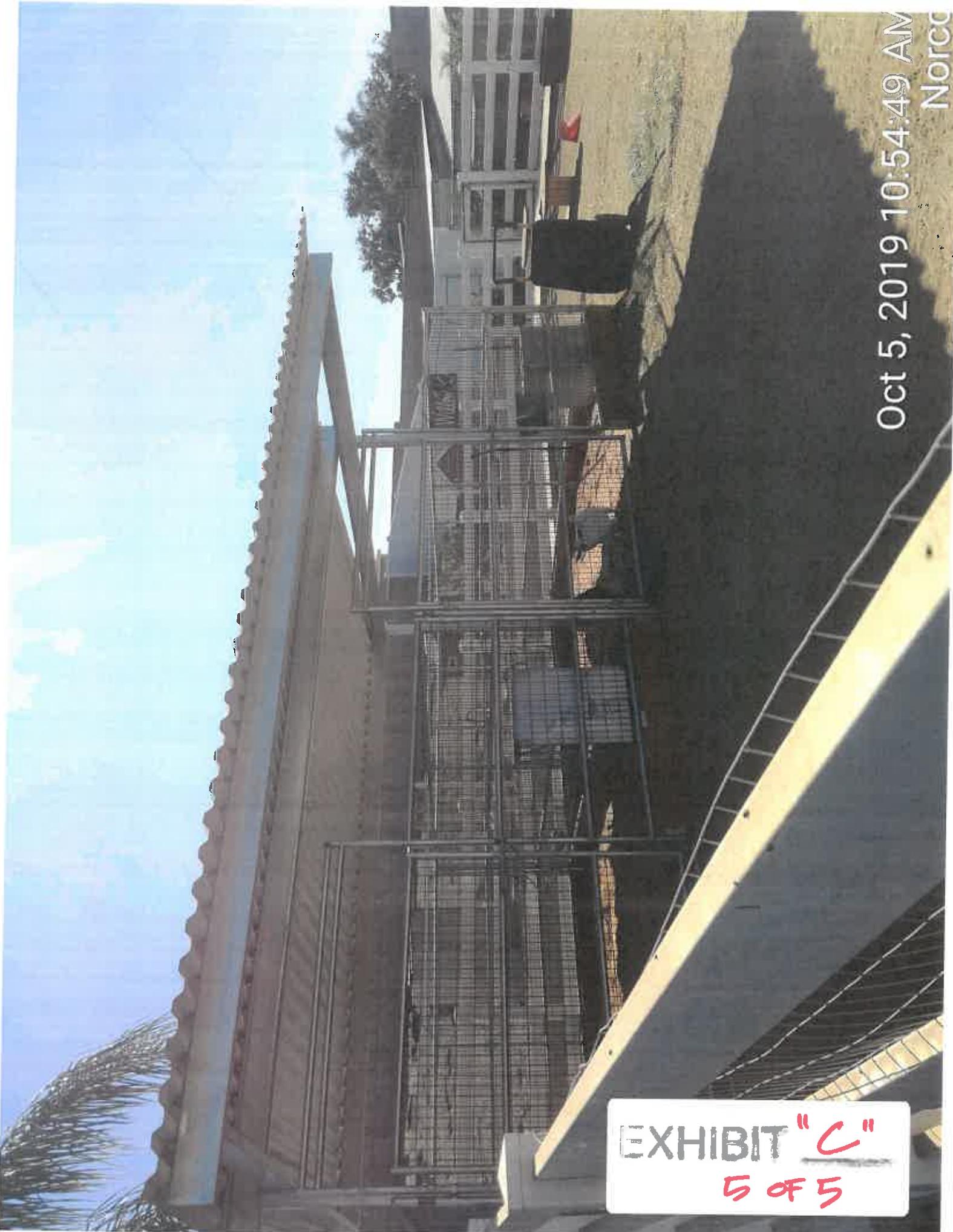


EXHIBIT "C"
5 of 5

Oct 5, 2019 10:54:49 AM
Norco



CITY OF NORCO

UNIFORM APPLICATION

File No: 2019-09
Related Files: _____
Date Filed: 11.21.19
Fees Paid: 2569

GENERAL INFORMATION:

Project Location: <u>3551 BROKEN TWIG DR NORCO CA 92860</u>	
Property Owner: <u>JAMES RICE</u>	Applicant: <u>SAME</u>
Address: <u>3551 BROKEN TWIG DR NORCO CA 92860</u>	Address:
Telephone:	Telephone:
Fax: _____ E-mail: _____	Fax: _____ E-mail: _____
Engineer: <u>JOHN ALVARADO</u>	Architect:
<u>DESIGN-SITE PLANNING</u>	
Address:	Address:
Telephone:	Telephone:
Fax: _____ E-mail: _____	Fax: _____ E-mail: _____
General Plan: _____ <u>hotmail.com</u>	Site Acreage:
Zoning:	Assessor's Parcel Number:
Description of Proposal: <u>TEMPORARY HOUSING FOR ELDERLY</u>	

REQUESTED REVIEW:

<input checked="" type="checkbox"/> Conditional Use Permit (includes major, minor and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input checked="" type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input type="checkbox"/> Variance (includes major and minor)
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Zone Change
	<input type="checkbox"/> Other

APPLICATION CERTIFICATION:

I hereby declare that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner: <u>JAMES RICE</u>	Applicant: <u>SAME</u> EXHIBIT "D"
Date: <u>10-17-19</u>	Date: _____



CITY OF NORCO

CONDITIONAL USE PERMIT JUSTIFICATION FOR APPROVAL

ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW.
ATTACH ADDITIONAL PAGES IF NECESSARY.

1. Explain how the requested conditional use permit will not adversely affect the general plan or the public convenience or the general welfare of persons residing or working in the neighborhood thereof.

THE PROPOSED TEMPORARY HOUSING WILL SIT TO REAR
OF EXISTING RESIDENTS PROPERTY

2. Explain how the requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

THE PROPOSED TEMPORARY HOUSING UNIT WILL BE
LOCATED ON EXISTING LOT, CONTAINED ON CURRENT
HOMEOWNERS PROPERTY.

3. Explain how 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.

THE PROPOSED TEMPORARY HOUSING WILL BE SINGLE
STORY, SMALL SIZE AND WILL BE LOCATED TO REAR
OF PROPERTY, NOT VISIBLE TO RESIDENTS ON EAST SIDE.

4. Explain how the traffic generated by the proposed use will not impose an undue burden on streets and highways in the area.

TRAFFIC, ON STREET PARKING NOT AFFECTED DUE TO ELDERLY
OCCUPANT WITH NO VEHICLE THEREFORE THERE'S NO ADDITIONAL
SPACE NEEDED FOR VEHICLES AND/OR TRAFFIC.

FORM "I"

ENVIRONMENTAL INFORMATION FORM

(To be completed by private project applicant to assist staff in completing initial study)

DATE FILED: 11-20-19

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Home BUILDER (PREFAB) 15 SILVERCREST BLOCK WALL, UTILITY CONTRACTOR - ULTIMATE MASONRY LIC # 705786
2. Address of project: 3551 BROOKER TWIG DR NORCO CA 92860
3. Assessor's Block and Lot Number: _____
4. Name, address, and telephone number of person to be contacted concerning this project: JAMES REEB - 3551 BROOKER TWIG DR. NORCO CA 92860
5. Indicate number of the permit application for the project to which this form pertains: NA
6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: BEFORE BUILDING PERMIT
7. Existing zoning district: A-1
8. Proposed use of site (project for which this form is filed): TEMPORARY HOUSING FOR ELDERLY

PROJECT DESCRIPTION

9. Site size. SECT PLANS
10. Square footage. 757.853 SQ. FT
11. Number of floors of construction. ONE
12. Amount of off-street parking provided. N/A
13. Attach plans.
14. Proposed scheduling. N/A
15. Associated projects. N/A
16. Anticipated incremental development. N/A

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected. ONE UNIT, 757-853 SQ. FT N/A-RENT.
18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities. N/A
19. If industrial, indicate type, estimated employment per shift and loading facilities. N/A
20. If industrial, indicate type, estimated employment per shift and loading facilities. N/A
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

Yes No

- 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours.
- 23. Change in scenic views or vistas from existing residential areas or public lands or roads.
- 24. Change in pattern, scale or character of general area of project.
- 25. Significant amounts of solid waste or litter.
- 26. Change in dust, ash, smoke, fumes or odors in vicinity.
- 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- 28. Substantial change in existing noise or vibration levels in the vicinity.
- 29. Site on filled land or on slope of 10 percent or more.
- 30. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc).
- 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- 33. Relationship to a larger project or series of projects.
- 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project?
- 35. If you answered yes to Question 33, may this project cause significant effects on the environment that were not examined in the prior EIR?

ENVIRONMENTAL SETTING:

36. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. *RESIDENTIAL - TEMPORARY HOUSING FOR EVICTEE ON EXISTING RESIDENTIAL PROPERTY.*
37. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. *RESIDENTIAL HOUSES*

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: <i>11.20.19</i>	Signature: 
For:	

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 22, 2020

SUBJECT: **Site Plan 2019-10/Variance 2019-05 (Johnson):** A request for approval of an Accessory Building Use Permit to allow a 1,075 square-foot large vehicle parking building with an additional 365 square-foot other use area at 4276 Corona Avenue located within the A-1-20 (Agricultural Low Density) Zone. A variance is being requested from the maximum allowed size, wall height and setback requirements for accessory buildings in Norco Municipal Code Chapter 18.68 (Accessory Building Use Permits).

RECOMMENDATION: Determine if approval of Site Plan 2019-10 with Variance 2019-05 is warranted.

SUMMARY: The accessory building being proposed is a combination use building that will incorporate an area for large vehicle parking and an area for a workshop. The combined total space is 1,440 square feet. The building has been analyzed in accordance to the criteria for "Large Vehicle Parking Building" under Chapter 18.68 – "Accessory Building Use Permit". A variance is also being requested from the maximum allowed size, wall height and setback requirements for accessory buildings.

BACKGROUND: The building reference above was constructed without permits by the previous owner of the property. The current owner acquired the property last year and has since been working with staff to obtain permits for the subject building and any other structures needing permits. Approval of subject building by the Planning Commission is the first step towards compliance before a building permit can be issued. Should the Planning Commission approve the structure, the property owner will proceed with the building permit process for this structure and any other structures (i.e. attached patios, fireplace etc.) that need permits.

PROPERTY DESCRIPTION: The project site is rectangular-shaped parcel consisting of .55 acres/24,090 square feet. The property does not front onto Corona Avenue, but is at the west end of a driveway that accessed off of Corona Ave. The property has a width of 146 feet, and a maximum depth of 165 feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map).

The property is developed with a 1,898 square-foot, single-story home with an attached 550 square-foot garage. Detached structures consist of the subject building, a barbeque cover and portable horse stalls (ref. Exhibit "C" – Aerial and Site Photos).

The entire site is flat (an average grade of 4% or less), and historically drains from east to west. The site is adjacent to property in the A-1 zone on all sides developed with residential homes, except for the property to the west which is a private school (Leaps and Bounds).

PROJECT DESCRIPTION: As noted, the accessory building being proposed is for a combination building that will consist of 1,075 square feet for large vehicle parking plus 365 square feet for other use (workshop). The total combined area is 1,440 square feet (ref. Exhibit "D" – Application and Exhibit "E" – Site Plan, and Exhibit "F" - Building Elevations and Floor Plan). The building exceeds size limitation being proposed at 1,075 (1,000 square feet for the large vehicle parking garage area), does not meet the minimum setback from the north property line (17.75 feet required based on the graduated setback requirement), and the wall height for the workshop area exceeds the maximum height of eight feet (nine feet being proposed), so a variance is being requested to allow the alteration in the requirements.

The building is proposed of metal construction with a transitioning roof line. The vehicle parking area is open on two sides (similar to a carport), proposed with a maximum height of 16.5 measured to the peak, but then transitions down to 9 feet at the wall. The workshop has a maximum height of 13 feet where it leans into the garage, and a wall height of 9 feet.

The building is proposed at the rear of the property towards the northwest corner and over 50 feet away from existing home, 10 feet away from the rear (west) property line, 10 feet away from the side (north) property line.

ANALYSIS: Residential accessory buildings that exceed 240 square feet require approval of an Accessory Building Use Permit by the Planning Commission. There are three categories of residential accessory buildings: 1) Large Vehicle Parking Building, 2) Animal-Keeping Shelters for Large Animals, and 3) All Other Accessory Buildings.

The proposed building was analyzed under the category of "Large Vehicle Parking Buildings" which is discussed below:

ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR LARGE VEHICLE PARKING BUILDING– MANDATORY REQUIREMENTS		DOES THE PROJECT MEET THESE STANDARDS?
Land Use:	A large vehicle parking building and additional space for other use are permitted ancillary uses in the A-1 Zone	YES
Maximum height:	For the large vehicle building: 16 feet at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the peak shall be 18 feet.	YES and NO (The roof pitch of the proposed large vehicle parking building does not exceed the roof pitch of the

	<p>For the other use: eight feet at the roof eave and maximum building height to the peak is 14 feet</p> <p><i>(Building height for an accessory building is the vertical distance measured from finished floor to the highest point of the roof measured from the front (primary entry whether for vehicle or person) of the building.)</i></p>	<p>existing home. The wall of large vehicle parking building is proposed at 9 feet to the eave and a maximum of 16.5 feet to the peak, thus meeting code. The "other space area" (workshop area) is proposed with a wall height of nine feet and a maximum roof height of about 13 feet. The nine-foot wall exceeds the maximum allowed height of eight feet and therefore approval of a variance is being requested.</p>
<p>Maximum allowed size:</p>	<p>Maximum allowed size for a large vehicle garage: 1,000 square feet; Maximum allowed additional square footage for other accessory building use: 400 square feet</p>	<p>YES and NO (The large vehicle parking area is proposed at 1,075 square feet and therefore a variance is being requested for 75 square feet. The other area (workshop) does not exceed the maximum size being proposed at 365 square feet.)</p>
<p>Maximum allowed lot coverage:</p>	<p>Cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question. In the A-1 zone, the maximum lot coverage for all permanent structures shall not be more than 40% of the total flat pad.</p>	<p>YES (18% coverage is being proposed)</p>
<p>Setbacks:</p>	<p>All portions of a proposed accessory building must meet the graduated setback requirement based on the height of any portion of the building per Exhibit 18.68.20-1 of Chapter 18.68. Accessory buildings on lots that have a recorded primary animal-keeping area (PAKA) are not subject to this setback requirement.</p>	<p>NO There is no PAKA on the property so the graduated setback applies. A minimum 17.75 foot setback is required from the north property line where the peak of the structure faces, but there is only a 10-foot setback. A variance is being requested to allow this 10-</p>

		foot setback. The building either meets or exceeds the minimum setback requirements on all other sides (ref. Exhibit "E" for the site plan.)
Washroom	The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.	N/A (not proposed)
Wall articulation	Any side of a building that exceeds 20 feet in length shall be required to include doors and/or windows for articulation.	YES (ref. Exhibit "F" for the building elevations)
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	YES (ref. Exhibit "F" for the floor plan)
Exterior Design and materials	Exterior wall finishes shall include materials, style, and colors of the primary dwelling (e.g., brick, siding, stucco, etc.); or can consist of materials, features, and colors typical of a barn vernacular, for approval by the Architectural Review Subcommittee (ARC) pursuant to the requirements of Chapter 18.41 (Architectural Review) prior to proceeding to the Planning Commission for its review.	TO BE DETERMINED BY THE PLANNING COMMISSION (See the Architectural Review Board comments discussed below)
Open animal keeping area buffer	A five-foot buffer shall be maintained around the required open animal area where the open animal area is adjacent to a property line or an existing or proposed structure	YES (ref. Exhibit "E" for the site plan)
Septic/Sewer	For any RV dump, interior floor drainage, and/or restroom proposed within an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include an RV dump, interior floor drainage, or restroom without prior connection (including fees) to the City sewer system.	N/A

ACCESSORY BUILDING ANALYSIS: APPLICATION INFORMATION AND OTHER DISCRETIONARY REVIEW.		WHAT IS THE IMPACT?
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	LESS THAN SIGNIFICANT Minimal (less than 60 cubic yards) soil will be moved

		since the building will remain on relatively flat land. Moving 60 cubic yards or more will require a grading permit.
Drainage:	What is the existing drainage pattern and how will the building impact that flow.	LESS THAN SIGNIFICANT With the subject building, the drainage will emulate existing drainage pattern.
Animal Keeping Area:	<ol style="list-style-type: none"> 1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed (five animal units allowed) 	<p>TO BE DETERMINED BY THE PLANNING COMMISSION</p> <p>A minimum of 2,880 square feet is required is provided towards the northeast side of the property where noted on the attached site plan. Access to the subject building does not have to cross the designated open animal keeping area. In addition to the required area, the required five-foot buffer around the animal keeping area is also being provided. The Planning Commission can use this information to determine if the proposed building will impact the animal keeping potential of the lot</p>
View:	Does the location for size of the proposed building negatively impact the view of adjoining properties?	<p>TO BE DETERMINED BY THE PLANNING COMMISSION</p> <p>The Planning Commission will have to determine if the proposed building will negatively impact the view of adjoining properties (ref back to Exhibit "C" for the aerial).</p>

VARIANCE: A noted, the applicant is requesting a variance from Chapter 18.68 "Accessory Building Use Permits". Specifically Section 18.68.20, Subsection 2(b) to allow a waiver of the size and height requirement, and Section 18.68.20 (d) to allow a waiver of the graduated setback requirement.

Prior to granting any variance, the following findings are required to be made and addressed, which subsequently allow the Planning Commission to approve the requested accessory building:

1. *There are special characteristics attached to the subject property, which do not generally apply to other properties in the area.*

The subject property has special characteristics that do not generally apply to the other properties in the area. The configuration of the lot is more "square like", that does not have the minimum 200-foot lot depth and the 80-foot frontage on a public street required in the A-1 zone. The property is tucked back away from the street, in an area that is adjacent to the rear portions of adjoining properties and away from the surrounding homes. This unique setting of the property is such that visibility of improvements are minimal from the surrounding properties and the public street, and therefore the requested variance in size, wall height and setback, can be determined to not be significant. One of the goals of the accessory building requirements is to minimize impacts to adjacent properties and the unique setting of the subject property can still allow this goal to be achieved even with the requested variance. In addition, the configuration of the property (square) and the location of the existing improvements creates a situation where the northwest corner of the lot is the most practical area for the subject structure to remain, in order to allow adequate circulation around the property.

2. *Granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code.*

There are unique characteristics associated with the subject property, but this finding will need to be made at the discretion of the Planning Commission. Without the variance, the subject building will need to be demolished.

3. *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.*

The granting of the variance would not result in material damage or prejudice to the other properties in the vicinity and would not give a special privilege to the subject property. All property owners within the same zone have the right to apply and have a variance approved if conditions warrant the approval. Furthermore, the granting of the variance will not be detrimental to the public health, safety or welfare, as the applicant will be required to obtain building permits for all construction improvements.

4. *Granting of the variance will not be detrimental or contrary to the General Plan.*

The granting of the variance would not be detrimental or contrary to the City's General Plan, as the general plan designation for the subject property is "Residential Agricultural"

and the zoning designation of "A-1-20" of the property is consistent with the General Plan that allows residential and associated structures.

The Planning Commission has directed staff to make the following additional finding prior to granting a variance.

5. *Granting of the variance will not limit animal keeping on the subject lot.*

The granting of the variance will not limit animal keeping on the lot, since the open animal keeping area required in the approval of accessory buildings can be provided.

PROJECT REVIEWS:

Architectural Review Sub-Committee (ARC): The ARC had concerns over the architecture. One member indicated that the architecture seems inconsistent with the home. The other member indicated that the building appears too big for the property, the location for the building is good, but that the building needs to be scaled down considerably. This same member agreed that additional windows would need to be added to the west side, should the building remain as is, but that the structure just looks like a big metal building. However, no recommendations for changes were provided other than requiring matching colors.

The applicant is requesting approval of the building as is, but with the addition of fake windows on the west side of the building and with paint that will match the house when it is eventually repainted.

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): Staff has determined that this project can be except from CEQA review per Class 32 – In-fill Development Projects. There are categories of projects identified in CEQA (categorical exemptions) for which if a project meets the definition criteria it is exempt from CEQA review. One of those categories is "In-Fill Development." Most of the City's properties developed with residential uses meet the definition criteria of this category: 1) consistent with the General Plan and Zoning designations; 2) within City limits on a project site of no more than 5 acres; 3) project site has no value as habitat for endangered, rare, or threatened species; 4) the project will not have any significant effects relating to traffic, noise, air quality, or water quality; 5) the site can be served by all required utilities and public services. For a residential project that could be anticipated to create significant impacts relating to noise, traffic, air quality, water quality, public safety, etc. then it might not be exempt from CEQA and would have to have a full Initial Study analysis which would likely result in the adoption of a Negative Declaration once mitigation measures for the impacts have been identified for approval with the project.

Notices were mailed to surrounding property owners within a 300-foot radius (with at least 25 properties notified as required by the accessory building ordinance). No written comments were received.

To approve the project as proposed, the Planning Commission will need to determine if approval of the variance is warranted. Along with the review of standard requirements, the Planning Commission will also need to determine if the proposed building will impact the animal keeping potential of the lot, and if it will impact the view of adjoining properties. A resolution of approval for Variance 2019-05 and Site Plan 2019-10 has been attached should the Planning Commission determine to approve the project.

Attachments: Resolution 2020-12(Variance 2019-05)
 Resolution 2020-11 (Site Plan 2019-10)
 Exhibit "A" – Location Map
 Exhibit "B" – APN MAP
 Exhibit "C" – Aerial and Site Photos
 Exhibit "D" – Application
 Exhibit "E" – Site Plan
 Exhibit "F" – Building Elevations and Floor Plan

RESOLUTION 2020-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW A 1,075 SQUARE-FOOT LARGE VEHICLE PARKING BUILDING AT 4276 CORONA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. SITE PLAN 2019-10.

WHEREAS, RAMONA JOHNSON submitted an application for an Accessory Building Use Permit to the City of Norco, California under the provisions of Chapter 18.68, Title 18 of the Norco Municipal Code, on property located at 4276 Corona Avenue (APN 131-070-005).

WHEREAS, at the time set; at 7 p.m. on March 11, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid application and received both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

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

I. FINDINGS:

A. The requested accessory building use permit is consistent with the General Plan and zoning requirements of the zone in which the property in question is located including the protection of adequate open animal areas on lots where the keeping of large animals is permitted.

B. The requested accessory building use permit will not have an adverse effect on the public convenience or general welfare of persons residing or working in the neighborhood thereof and will not adversely affect adjoining land uses including runoff and drainage impacts and architectural compatibility.

C. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Class 32 – In-fill Development Projects of the Californian Environment Quality Act (CEQA).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled March 11, 2020 that the application for Accessory Building Use Permit application is approved, subject to the conditions provided in Chapter 18.68 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based Exhibit "E" – Site Plan, Exhibit "F" – Building Elevations and Floor Plan dated received March 4, 2020 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department 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) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit. All mandatory requirements of the NMC are applicable as they pertain to accessory buildings.
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 Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of the building 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 thereof.
6. The applicant shall apply and obtain all necessary building permits and the applicant shall pay all applicable City of Norco fees prior to issuance of any permits.
7. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

8. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
9. The building shall complement the existing house in color or in the colors as approved by the Planning Commission.
10. A home occupation business shall not be permitted from the subject building.
11. Any restrictions or conditions required by the approving body or other approving body on appeal in the granting of an accessory building use permit under the provisions of Chapter 18.68 must be complied with. If such conditions or requirements are not met, the Planning Commission shall hold a hearing in the manner as set forth in Chapter 18.46 (Revocation and Expiration of Permits and Variances).
12. Building permits for this accessory building are issued within the confines of this approval. Any violation of a condition resulting in a revocation of this approval may result in an order to remove the accessory building at the owner's expense.
13. A copy of the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.
14. Prior to the issuance of a building permit the applicant shall provide a grading and drainage impact analysis, signed and stamped by a certified engineer, for approval by the Engineering Division.

##

Resolution 2020-11
Page 4
March 11, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 11, 2020.

Philip Jaffarian, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held March 11, 2020 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

RESOLUTION NO. 2020-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A REQUEST FOR A VARIANCE FROM THE MAXIMUM ALLOWED SIZE, WALL HEIGHT AND SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS IN NORCO MUNICIPAL CODE CHAPTER 18.68 (ACCESSORY BUILDING USE PERMITS), TO ALLOW A 1,075 SQUARE-FOOT LARGE VEHICLE PARKING BUILDING (UNDER SITE PLAN 2019-10) AT 4276 CORONA AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. VARIANCE 2019-05

WHEREAS, RAMONA JOHNSON submitted an application to the City of Norco, California, for a variance under provisions of Title 18 of the Norco Municipal Code, on property generally described as:

The northerly 165 feet of Lot 5 in Block 44 of Norco Farms Tract No.1, in the City of Norco, County of Riverside, State of California, as shown by Map on File in Book 11, Page 3 of Maps, Records of Riverside County, California; and

More generally described as a rectangular-shaped property consisting of approximately 24,090 square feet/.55 acres, having a width of 146 feet, a maximum depth of 165 feet, and being further identified as 4276 Corona Avenue (Assessor's Parcel Number 131-070-005).

WHEREAS, said application for a variance was submitted to the City of Norco Planning Commission for decision and scheduled for a public hearing on or about 7 p.m. on March 11, 2020 in the City Council Chambers, 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, notice of public hearing on said variance was given in the manner and for times required by law; and

WHEREAS, at the time and place set, said Planning Commission did hold a public hearing to consider the aforesaid variance and did receive both oral and written testimony pertaining to the said application; and

WHEREAS, the proposed variance on file with the Planning Division is consistent with the City's General Plan; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment under CEQA pursuant to Class 32 – Infill Development Projects; and

WHEREAS, after the close of said hearing and deliberation, the Planning Commission did find and determine by formal action based on the evidence presented to the Commission during the said hearing as follows:

I. FINDINGS:

A. There are special characteristics attached to the subject property, which do not generally apply to other properties in the area. The configuration of the lot is more “square like”, that does not have the minimum 200-foot lot depth and the 80-foot frontage on a public street required in the A-1 zone. The property is tucked back away from the street, in an area that is adjacent to the rear portions of adjoining properties and away from the surrounding homes. This unique setting of the property is such that visibility of improvements are minimal from the surrounding properties and the public street, and therefore the requested variance in size, wall height and setback, can be determined to not be significant. One of the goals of the accessory building requirements is to minimize impacts to adjacent properties and the unique setting of the subject property can still allow this goal to be achieved even with the requested variance. In addition, the configuration of the property (square) and the location of the existing improvements creates a situation where the northwest corner of the lot is the most practical area for the subject structure to remain, in order to allow adequate circulation around the property.

B. Granting of the variance is necessary to avoid practical difficulty, undue hardship, or results inconsistent with the general purpose of the Zoning Code. There are unique characteristics associated with the subject property. Without the variance, the subject building will need to be demolished.

C. 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. The granting of the variance would not result in material damage or prejudice to the other properties in the vicinity and would not give a special privilege to the subject property. All property owners within the same zone have the right to apply and have a variance approved if conditions warrant the approval. Furthermore, the granting of the variance will not be detrimental to the public health, safety or welfare, as the applicant will be required to obtain building permits for all construction improvements.

D. Granting of the variance will not be detrimental or contrary to the City's General Plan. The general plan designation for the subject property is “Residential Agricultural” and the zoning designation of A-1-20 of the property is consistent with the General Plan that allows residential and associated structures.

E. The granting of the variance will not limit animal keeping on the lot. The open animal keeping area required in the approval of accessory buildings is provided.

II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in regular session assembled March 11, 2020 that the aforesaid application for a variance is hereby granted subject to the following conditions:

1. Approval is based Exhibit "E" – Site Plan, Exhibit "F" – Building Elevations and Floor Plan dated received March 4, 2020 and incorporated herein by reference and on file with the Planning Department. 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 becomes effective.
3. The project shall be in compliance with the City of Norco Municipal Codes, Ordinances, and Resolutions. Noncompliance with any provisions of the Norco Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. The applicant shall comply with all the requirements of the Planning, Engineering, Building Divisions; and the Fire and Sheriff's Departments and all other applicable departments and agencies for development of the site.
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 for development of the site.
6. This is not an approval to begin work. No work shall be commenced until proper permits have been issued by the Building Division and all other applicable departments.

##

Resolution No. 2020-12
Page 4
March 11, 2010

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on March 11, 2020.

Philip Jaffarian, Chairman
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on March 11, 2020 by the following roll call vote:

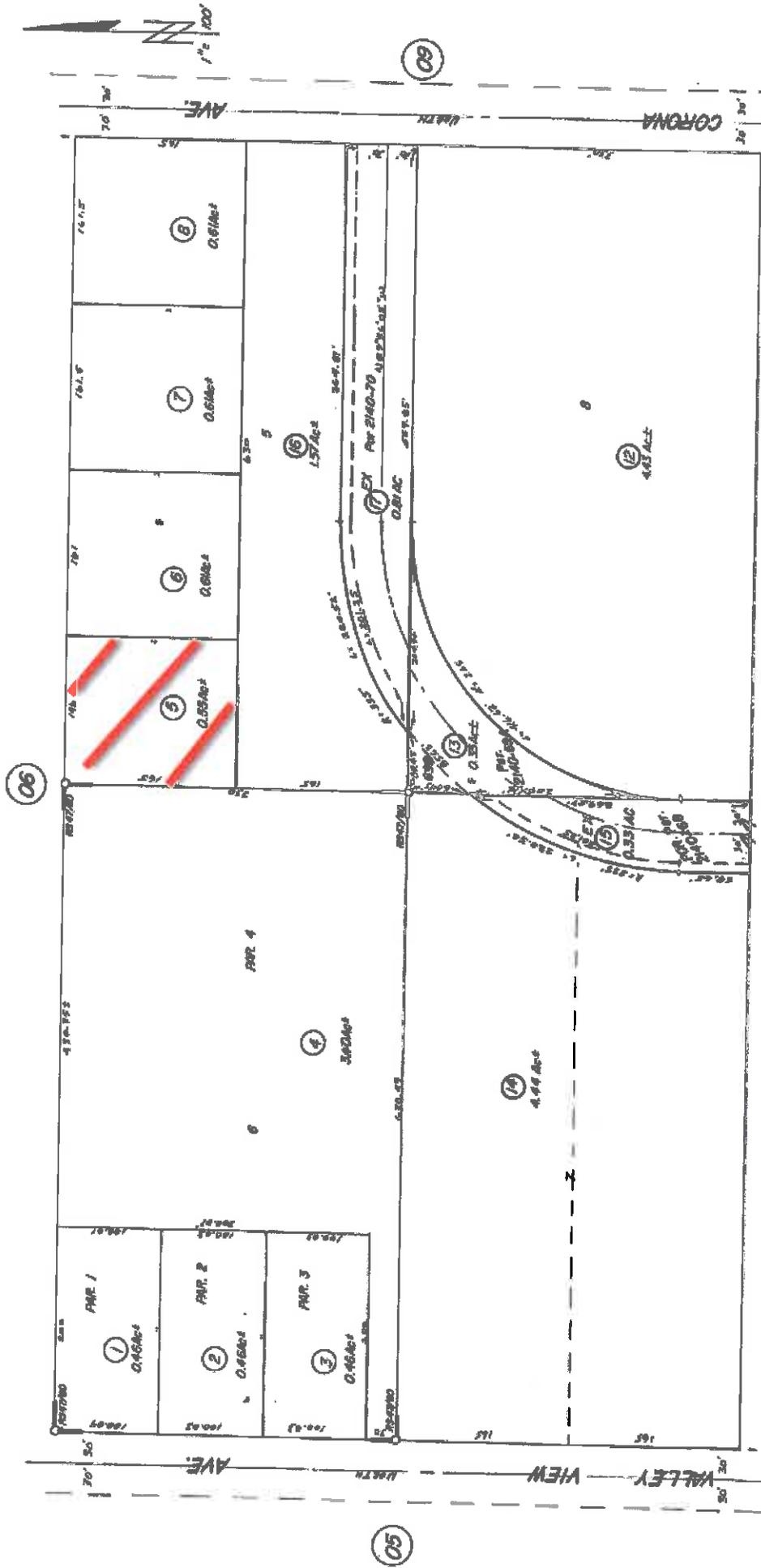
AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/adr

9-5
T.R. A. 015-07 131-07

FOR N1/2 NE1/4 SEC. 6, T35R6W.
FOR CITY OF NORCO



DATE	NO.	NO.	NO.	NO.	NO.
1/7/64	11	12	13	14	15
3/1/65	16	17	18	19	20

EXHIBIT "B"

M.B. 11/3 Norco Farms Tract No. 1
R.S. 47/60

ASSESSOR'S MAP BK. 131 PG. 07
RIVERSIDE COUNTY, CALIF.

AUG. 1974

Untitled Map

Write a description for your map.

Legend

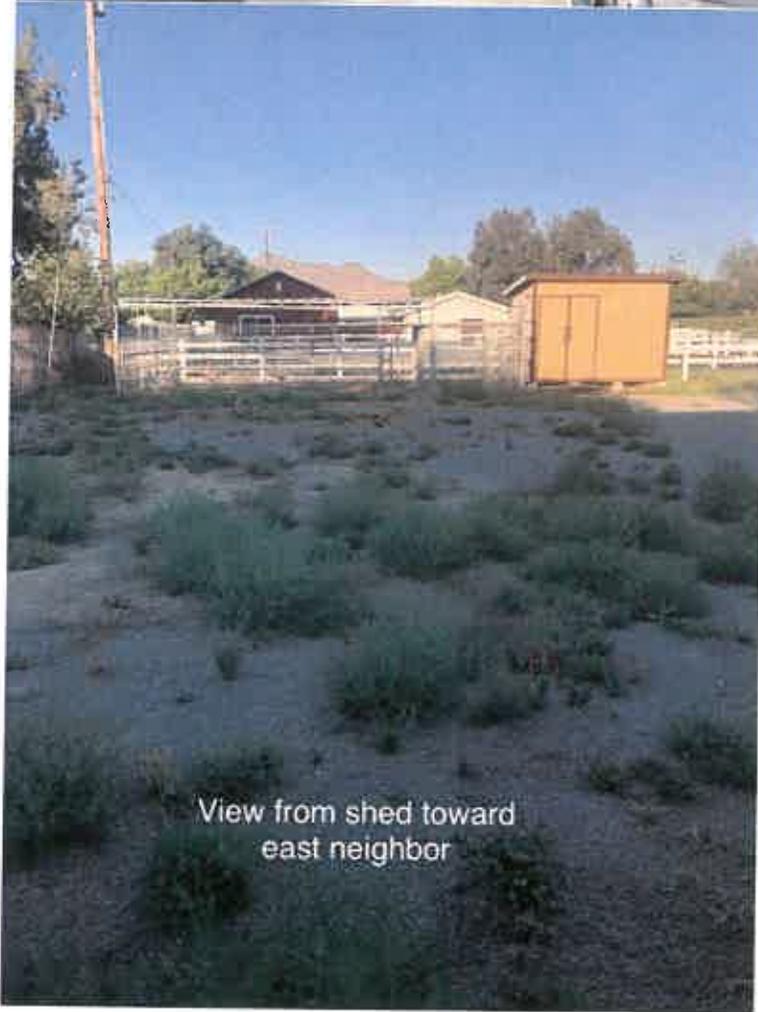
-  4276 Corona Ave
-  Huffman Ranch

4276 Corona Ave

Exhibit "C"
1 of 4



400 ft



View from shed toward
east neighbor



Exhibit "C"
3 of 4





CITY OF NORCO

UNIFORM APPLICATION

File No.: 2019-10
Related Files: VA-2019-05
Date Filed: 6/27/19
Fees Paid: 2308.-

GENERAL INFORMATION:

Project Location: <u>4276 CORONA AVE, NORCO, CA 92860</u>	
Property Owner: <u>KAMONA E. JOHNSON</u>	Applicant: <u>same</u>
Address:	Address:
Telephone:	Telephone:
Fax:	Fax:
Email:	Email:
Engineer: <u>N/A</u>	Architect: <u>N/A</u>
Address:	Address:
Telephone:	Telephone:
Fax:	Fax:
Email:	Email:
General Plan:	Site Acreage: <u>0.55</u>
Zoning:	Assessor's Parcel Number: <u>131-070-005</u>
Description of Proposal: <u>I recently purchased this property (June 2019). There are 3 structures that have not been permitted by 2 previous owners. It is my desire to get permits in compliance with City of Norco.</u>	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional Use Permit (includes major, minor, and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input checked="" type="checkbox"/> <u>Site Plan Review</u> (includes major, minor, modifications, development phasing plan, model homes sales complex, wall and fence plan review, and accessory building use permit)	<input checked="" type="checkbox"/> Variance (includes major and minor)
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Zone Change
	<input checked="" type="checkbox"/> Other <u>permits for structures currently in place</u>

APPLICATION CERTIFICATION:

I hereby certify that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner: <u>Kamona E. Johnson</u>	Applicant: <u>KAMONA E. JOHNSON</u>
Date: <u>6/23/19</u>	Date: <u>6/23/19</u>

Exhibit "D"

DISCRETIONARY PROJECT REVIEW (ADDITIONAL INFORMATION)

Please note that the approval of an accessory building is at the discretion of the Planning Commission and is not the automatic right of the applicant. A proposed accessory building to park large recreational or agricultural vehicles needs to minimally meet the non-discretionary requirements listed above before it can be considered for approval by the Planning Commission. To assist the Planning Commission in its discretionary review the applicant needs to provide the attached additional information. Please refer to the requirements above when answering the attached questions as needed (answer all non-shaded questions).

INSPECTIONS (ADDITIONAL INFORMATION)

Please note that in addition to required building permit and grading permit inspections all buildings approved with an Accessory Building Use Permit shall be subject to immediate inspection by City Officials upon a 24-hour notice to the resident to ensure that no unauthorized use is occurring pursuant to the approved permit.

RECORDATION (ADDITIONAL INFORMATION)

Please note that the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.

1. Property size: What is the square-footage of the property in question? 24090
(Correct and scaled dimensions of the property need to be shown on the site plan) 165 x 146 =
2. Lot coverage: What is the proposed building coverage as a percentage of the flat pad portion of the lot in question for all existing and proposed buildings (including pools and a five-foot coping area around the pools)? 18%
(All existing and proposed buildings, including pools and coping areas, need to be correctly located and scaled correctly on the site plan) large shed: 14,400 sq ft
(The flat pad of the lot is a total of all portions of the lot that are at 4% grade or less)

OFFICE USE: Does the proposed building meet lot coverage allowances?

YES NO

3. Building use: What are the proposed uses of the building?
parking for large vehicles, including horse trailers, etc
4. Building size: What is the square footage of the proposed building?
1440 sq ft

SEE VARIANCE 2019-05 APPLICATION
OFFICE USE: Does the proposed building meet the size limitation for the proposed use?

YES NO

5. Building height: What is the proposed building height at roof eave?
What is the proposed building height at the highest point?
9'
16'6"

SEE VARIANCE 2019-05 APPLICATION
OFFICE USE: Does the proposed building height meet the height limitation for the proposed use?

YES NO

6. Building setbacks: What are the proposed building setbacks of the proposed structure to property lines and nearest buildings?
10' MIN

(All proposed building setbacks to property lines and nearest existing buildings, including pools and coping areas, need to be correctly labeled and scaled on the site plan)

SEE VARIANCE 2019-05 APPLICATION

OFFICE USE: Does the proposed building meet setback and building separation requirements? YES NO

7. Building floor plan:

Is a restroom or washroom proposed? YES NO

Are any interior wall separations proposed? YES NO

OFFICE USE: Is the proposed building designed in accordance with the type of building requested? YES NO

8. Grading: How many cubic yards of soil will need to be moved in the preparation of a pad site for the construction of the proposed building?

NONE / Existing structure

Is the area of the subject site where the building is proposed flat (4% grade or less)? YES NO

If not, will the building pad require cutting into an existing slope, or? YES NO

Will fill material be needed to create the building pad? YES NO

What is the differential between the finished building pad and the site elevation measured two feet from the building on all sides? _____

Will the location of the building or the required grading affect existing drainage and run-off patterns with the potential to create drainage impacts to neighboring properties? YES NO

If yes, what on-site retaining features are being proposed so as not to increase amount, or rate of flow, of run-off to adjoining properties from existing conditions (prior to the proposed building)?

No Difference whether or Not Structure There

If no, explain why there would be no increase

same total area whether roof or dirt for rain down fall

(All proposed grading including any proposed cut and fill material needs to be shown on the site plan including the areas where cut or fill will occur. The site plan needs to show existing drainage patterns prior to the building and if those patterns will change after the building is constructed. If those patterns will change, the proposed drainage pattern post construction also needs to be shown on the site plan including any on-site retaining facilities that the City determines is needed. The applicant may be required to provide a cubic-feet-per-second (CFS) change analysis to determine if on-site retaining will be needed).

OFFICE USE: Does the proposed building and related grading avoid creating potential run-off and drainage impacts to adjoining properties?

YES NO

9. Drainage and run-off: What is the existing drainage pattern on-site prior to construction of the proposed accessory building (show on site plan)?

During a storm event or irrigation run-off does your property currently take run-off from neighboring properties? *I have been told by neighbors that "yes". I only purchased property mid June 2019 so obviously no rainfall. Neighbor reports water flows from Coronado Ave all along driveway for all properties and flows toward 4211 Valley View*

YES NO

If so, indicate where and from what properties on the site plan.

If not, indicate on the site plan where run-off from neighboring properties drains to.

Is your property located in a 100-year or 500-year flood zone as shown on the Flood Insurance Rate Maps (FIRM) by the Federal Emergency Management Agency (FEMA)? (Maps located at City Hall)

Not To My Knowledge: see attached Flood Map

YES NO

If so, indicate which zone, and location of the zone on the site plan, and indicate what mitigation measures will be needed to address the impact of being in that zone.

How will the existing drainage flow and run-off patterns be changed after construction of the accessory building (show on site plan)?

Will the increased run-off from the proposed building discharge onto adjacent properties? *as structure present for several years* NO CHANGE

OFFICE USE: Does the proposed building and site design protect adjacent properties from a significant increase in run-off and/or significant changes to existing drainage?

YES NO

10. Animal-keeping area: Does the location of the structure preserve adequate open animal area on the property (as defined in the zoning requirements)?

Is there an open animal area equal to 576 square feet X allowed number of animal units?

YES NO

Is there a 5-foot buffer between the open animal area and property lines and buildings? YES NO

Does vehicular access to the accessory building have to cross the open animal area? YES NO

OFFICE USE: Does the proposed building preserve an adequate open animal area including any required buffer areas? YES NO

11. Architecture: Does the design of the building incorporate the materials, style, and colors of the primary residence; or do the materials, features, and colors establish a barn vernacular? YES NO

If yes, what are the exterior wall finishes of the primary dwelling that have been incorporated into the design of the building; or what are the design features of a barn vernacular that have been incorporated?
shed is light brown
house is light brown/yellow ; *see photos*

If yes, what is/are the colors of the primary dwelling and what will the color of the proposed building be?

OFFICE USE: Is the design of the proposed building compatible in design with the primary dwelling?
To be Determined by the Planning Commission YES NO

12. View: Does the location or size of the proposed building negatively impact the view of adjoining properties? YES NO

If yes, what views will be impacted? *None, building present for several years*



CITY OF NORCO

UNIFORM APPLICATION

File No: 2019-05
Related Files: STEP 100 2019
Date Filed: 6-27-19
Fees Paid: \$1485

GENERAL INFORMATION:

Project Location: <u>4276 Corona Ave, Norco, CA 92860</u> <u>Parcel Number 131-070-005</u>	
Property Owner: <u>RAMONA JOHNSON</u>	Applicant: <u>RAMONA JOHNSON</u>
Address: _____	Address: _____
Telephone: _____	Telephone: _____
Fax: _____	E-mail: _____
Engineer: <u>N/A</u>	Architect: <u>N/A</u>
Address: _____	Address: _____
Telephone: _____	Telephone: _____
Fax: _____	E-mail: _____
General Plan: _____	Site Acreage: <u>0.55</u>
Zoning: _____	Assessor's Parcel Number: <u>131-070-005</u>
Description of Proposal: <u>I recently purchased this property (June 2019). There are 2 structures that have not been permitted by 2 previous owners. It is my desire to get permits in compliance with the City of Norco.</u>	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional Use Permit (includes major, minor and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input checked="" type="checkbox"/> Variance (includes major and minor)
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Zone Change
	<input checked="" type="checkbox"/> Other <u>permits for structures currently in place</u>

APPLICATION CERTIFICATION:

I hereby declare that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner: <u>Ramona E Johnson</u>	Applicant: <u>Ramona E Johnson</u>
Date: <u>6/23/2019</u>	Date: <u>6/23/2019</u>



CITY OF NORCO

VARIANCE JUSTIFICATION FOR APPROVAL

ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW.
ATTACH ADDITIONAL PAGES IF NECESSARY.

1. Explain how your property differs from others in the same zone and neighborhood in terms of unusual topography, size and/or shape.

None, Property is at dead end of driveway. RV/carport is at far back NW corner of lot adjacent to Leaps + Bounds arena with trees along the fence line.

2. Explain what rights and privileges enjoyed by other properties in the same zone and neighborhood would be denied your property by enforcement of the zoning ordinance.

NONE, Because property is at end of dead end driveway, both structures are not visible from driveway and fairly hidden by trees from other vantage points.

3. Explain how the granting of this variance will not be detrimental or injurious to other properties and/or improvements in the same zone and neighborhood.

None, No detriment or injury
Structure is good looking and much better than rusty junked vehicles on property to north of shed

4. Explain how the granting of this variance will not be contrary to the objectives of the general plan.

None, Known. Structures present for several years with no indication of complaints from 2 current neighbors immediately adjacent to property.

5. Explain how the proposed variance will not limit animal keeping on the subject property.

See overview picture. Structures are pre-existing for several years prior to my purchase and there is significant space remaining, especially in the NE corner of the property

FORM "1"

ENVIRONMENTAL INFORMATION FORM

(To be completed by private project applicant to assist staff in completing initial study)

DATE FILED: 6/27/19

GENERAL INFORMATION

1. Name and address of developer or project sponsor: RAMONA JOHNSON
2. Address of project: 4276 CORONA AVE
NORCO, CA
3. Assessor's Block and Lot Number: 131-070-005
4. Name, address, and telephone number of person to be contacted concerning this project:
RAMONA JOHNSON
5. Indicate number of the permit application for the project to which this form pertains:

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
building permits
7. Existing zoning district: A1
8. Proposed use of site (project for which this form is filed):
Residential

PROJECT DESCRIPTION

9. Site size. 24090 sq ft (165x146)
10. Square footage. 14405 sq ft.
11. Number of floors of construction. 1
12. Amount of off-street parking provided. 10
13. Attach plans. 1 set
14. Proposed scheduling. N/A
15. Associated projects. N/A
16. Anticipated incremental development. N/A

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected. *N/A*
18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities. *N/A*
19. If industrial, indicate type, estimated employment per shift and loading facilities. *N/A*
20. If industrial, indicate type, estimated employment per shift and loading facilities. *N/A*
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required *RV/carport: see attached dimension information & spacing*

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | Yes | No | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 29. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 30. Use or disposal of potentially <u>hazardous</u> materials, such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Relationship to a larger project or series of projects. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 35. If you answered yes to Question 33, may this project cause significant effects on the environment that were not examined in the prior EIR? |

ENVIRONMENTAL SETTING:

36. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.
37. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 6/23/19	Signature: Ramona E. Johnson
	For: self (RAMONA E. JOHNSON)

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: March 11, 2020

SUBJECT: **Annual Progress Report (Annual Element Progress Report):** For submittal to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

RECOMMENDATION: Receive and File.

SUMMARY: Exhibit A is the Annual Element Progress Report on Housing Element implementation. It is being presented for information and review of the Planning Commission prior to submittal to the Governor's Office of Planning and Research (OPR) and California Department of Housing and Community Development (HCD) as required by state law. The report will also be submitted for information and review to the City Council at its March 18, 2020 meeting prior to submittal to the state agencies.

BACKGROUND: In 2017 the state enacted a package of new housing laws through 15 new bills that were signed by the Governor. One of the new requirements is that Charter Cities must now submit Annual Element Progress Reports (APR) on the development of new housing. Prior to 2017 the City did not submit APR's per Government Code Section 65700 that exempted Charter Cities from having to prepare annual reports on the status of the housing element. In 2019 there were five (5) new residential units in the City, all of them for above-moderate income levels.

Attachments: Annual Element Progress Report (APR)

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Steve King, Planning Director

DATE: March 11, 2020

SUBJECT: **Site Plan 2018-08 (Norco Gateway LLC), Condition No. 78:**
Approval of a project art feature.

RECOMMENDATION: Approve by minute order (roll call vote) the following: a project art feature as required in Condition 78 of Resolution No. 2018-19 that approved Site Plan 2018-08.

SUMMARY: On September 12, 2018, the City Council approved on appeal the development of a 26,588 square-foot commercial center in three buildings on the south side of Sixth Street east of Sierra Avenue. The approval included a condition of approval for an art feature to be approved by the Planning Commission.

PROJECT DESCRIPTION: The approved project (Site Plan 2018-08) consists of three buildings: 1) an 18,000 square foot Grocery Outlet store, 2) a 2,558 square foot Taco Bell with a drive through, and a 6,000 square foot multi-tenant retail building all of which are under construction. Resolution No. 2018-19 included the following condition:

78. The project art feature shall be moved to a different location so as to enlarge the proposed corral area. The art feature shall be approved by the Planning Commission and installed prior to the issuance of occupancy permits. The corral entry gate(s) shall not swing into the trail.

The applicant is requesting approval of the attached art feature (horse statue) as shown on Exhibit "A" (Site Plan with Art Feature). As required by the condition the horse statue was moved away from the corral and the corral was enlarged; and the gate was moved so as not to swing into the trail.

Attachment: Exhibit "A" – Site Plan with Art Feature



SIERRA AVE

6TH STREET

PROPOSED HORSE
STATUE

BUILDING "B"
QSR
2,558 SFT
NOT A PART

BUILDING "C"
PROPOSED RETAIL
5,886 SFT
(NOT A PART)

BUILDING "A"
PROPOSED GROCERY
18,000 SFT
(NOT A PART)

EXISTING
BLDG.

LOT 22
P.M. 4658
ZONE: A-1-20 (AGRICULTURE - LOW DENSITY)

LOT 23
P.M. 4038
ZONE: A-1-20 (AGRICULTURE - LOW DENSITY)

EXISTING
BLDG.

LOT 24
P.M. 8068
ZONE: A-1-20 (AGRICULTURE - LOW DENSITY)

LOT 33
P.M. 8088
ZONE: C-4 (COMMERCIAL)

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2020

SUBJECT: **Site Plan 2015-23 Modification No.2, Site Plan 2019-15 Conditional Use Permit 2019-06 (LDK Norco, LLC):** A proposal to modify approved Site Plan 2015-23 for the Norco Village Shopping Center existing at the corner of River Road and Corydon Street, to allow the construction of a 12,500 square foot retail building (Site Plan 2019-15) and to allow the construction of a 9,990 square-foot day care building with outdoor play area (Conditional Use Permit 2019-06). The corresponding addresses are 2470 and 2490 River Road located within the Commercial General (C-G) zone (APN 121-560-002).

RECOMMENDATION: If approval is warranted, motion to:

Adopt Resolution 2020-13, approving Site Plan 2015-23, Modification No.2;

Adopt Resolution 2020-14, approving Site Plan 2019-15; and,

Adopt Resolution 2020-15, approving Conditional Use Permit 2019-06.

SUMMARY: This is a proposal to modify the approved site plan for the Norco Village Shopping Center located at River Road and Corydon. The shopping center was approved with a 22,000 square-foot, two-story office building towards the northwest corner of the center. Instead of this building, the applicant is proposing to build a single-story retail building (2470 River Road) and a day care center for children (2490 River Road). The retail building is a permitted use by right requiring site plan approval, and the day care/child care center requires approval of a conditional use permit (CUP).

PROPERTY DESCRIPTION: The project site is a rectangular-shaped lot consisting of about 2.22 acres/96,769 square feet, having a width of approximately 229 feet and a depth of approximately 422 feet, and is an individual parcel within the shopping center (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map). The parcel does not have frontage on River Road or Corydon Street, but is accessed through the shopping center.

The site is adjacent to properties in the C-G zone developed with commercial uses (part of the shopping center) on the east and south sides, adjacent to properties in the A-1 zone

developed with residential uses on the north side, and adjacent to properties in the City of Corona developed with residential uses to the west. The site is relatively flat and vacant, but trees have been planted along the property lines that are adjacent to residential uses (Exhibit "C" – Aerial and Site Photos).

PROJECT DESCRIPTION: The proposed modification to approved Site Plan 2015-23 is to include the proposed retail building and child care center instead of the approved two-story office building. Site Plan 2019-15 is being processed to ensure that the retail building complies with the development standards of the C-G zone. CUP 2019-06 is being requested for approval of the child care since it's a conditionally permitted land use (and requiring a discretionary approval by the Planning Commission) and to ensure that the child care building complies with the development standards of the C-G zone and the requirements for child care centers (ref. Exhibit "D" – Applications).

The proposed retail building is single-story and will consist of 12,500 square feet, the child care building is single story and proposed to consist of 9,990 square feet and will include an outdoor play area. The architecture for the buildings is proposed to be consistent with the architecture of the existing shopping center. The project also includes on-site improvements to consist of drive aisles, required parking, trash enclosures and the required landscaping, which will tie in with all of the existing onsite improvements for the shopping center (ref. Exhibit E"– Site Plan, "E' – Preliminary Grading Plan, Floor Plans, Building Elevations, and Preliminary Landscape Plans).

Minimal grading will be necessary and minimal fill will be needed to balance out the site. A preliminary grading plan has been provided (the preliminary grading plan is within Exhibit E") which shows grading sections of the development in relationship to the surrounding residential properties. In summary, the proposed retail building and the adjacent parking improvements will be situated lower in elevation ranging from 6 inches to 5 feet relative to the existing westerly residential properties. The proposed child care building and adjacent improvements will be situated lower in elevation approximately five feet relative to the existing westerly residential property with exception to the most westerly corner of the development which is approximately six inches higher in elevation. The proposed child care building and adjacent improvements will be situated higher in elevation ranging from 6 to 18 inches relative to the existing residential properties located to the north on Trail Street.

ANALYSIS:

Land Use: A retail use is a permitted land use by right in the C-G zone and a child care center requires approval of a CUP by the Planning Commission to be allowed.

ANALYSIS PER NMC CHAPTER 18.40 (SITE PLAN): A site plan application, the CUP application requires the submittal of information based on required information for a site plan analysis. The intent of a site plan analysis is to provide for development of property in accordance with the general purpose of the Zoning Ordinance, as well as determine

compliance with the property development standards stated in the Ordinance. It is further intended to provide for the review of those developmental qualities which are not subject to precise statement; all as a part of the City's desire to maintain its unique rural environment and atmosphere. The table below lists the required information for a site plan analysis:

CONTENT OF A SITE PLAN (18.40.08)		IS THE INFORMATION PROVIDED ON THE SITE PLAN?
1-6	Lot Dimensions; existing and proposed buildings; yards and spaces; walls, fences, landscaping, and irrigation; off-street parking and internal circulation for cars, horses (as applicable), and pedestrians.	YES
7	All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports.	NO (under separate application later)
8	All existing and proposed loading zones and internal circulation for loading vehicles	YES (ref. Exhibit "E" – for the Site Plan)
9	All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.	NO (under separate application later)
10	All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.	N/A (all required street improvements are existing)
11	All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.	N/A (no outdoor storage proposed or permitted)
12	All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.	YES (Included in Exhibit "E" is a preliminary grading plan. As a condition of approval, a precise grading plan will be required for approval before any building permits are issued)
13	All existing and proposed waste disposal facilities, including the results of any percolation tests for on-site septic tank use.	N/A

14	Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.	N/A (none required at this time)
	PROCEDURE FOR SITE PLAN REVIEW AND APPROVAL (18.40.10.)*	IS INFORMATION AVAILABLE FOR PC DECISION?
	Site plans review and approval is required for the proposed retail building. Site plan review is also being incorporated into the review and approval of the CUP for the child care for compliance with development standards.	YES
	FACTORS TO CONSIDER IN SITE PLAN REVIEW (18.40.10; 5)*	
	(a) Compliance with all applicable requirements of the zoning ordinance. * Minimum zoning requirements are met for the C-G zone but the Planning Commission (PC) has discretion to determine if the project meets the intent and purpose of the zone in addition to the minimum requirements.	YES, except for landscaping (see explanation) ←
	(b) Overall site design and architectural quality insofar as it relates to the intent and purpose of this Ordinance (Zoning), and to the general nature of the area in which the development is to be located.	PLANNING COMMISSION (PC) DISCRETION
	(c) If a Variance or Conditional Use Permit is being considered, a site plan review shall be for the purpose of determining compliance with the circumstances necessitating said Variance or Conditional Use Permit in addition to those otherwise required by this Ordinance.	PC DISCRETION

ANALYSIS PER NORCO MUNICIPAL CODE (NMC) CHAPTER 18.45 (CUP): The NMC states: *"The purpose of the CUP is to review the location, site development, and/or conduct of certain land uses (and buildings). These are uses which generally have a unique and distinct impact on the area in which they are located, or are capable of creating special problems for adjacent properties unless given special review and special conditions. A Conditional Use Permit may be granted at the discretion of the Planning Commission, and is not the automatic right of any applicant."*

The CUP application requires certain information from the applicant so that the Planning Commission can make its determination. The table below summarizes the required information and whether the information was provided:

CUP APPLICATION REQUIREMENTS (18.45.06)	DID THE APPLICANT PROVIDE THE INFORMATION?
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1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	YES
3	Nine (9) copies of a Site Plan, containing all the information required by Section <u>18.40.08</u> (CONTENT OF A SITE PLAN).	SEE SITE PLAN ANALYSIS ABOVE
4	Such other information as the Planning Commission or City Council may require, including but not limited to market studies, design studies, engineering studies, and evidence of the ability and intention of the applicant to proceed with construction in accordance with approved plans within one year from the approval of the Conditional Use Permit.	N/A (no additional studies requested at this time)
5	Responsibility for Accuracy. The applicant shall be solely responsible for the accuracy of information submitted as part of his application. Submission of inaccurate plans, legal descriptions, surrounding property owners list, and other information shall be cause for invalidation of all actions regarding his petition.	YES
6	Such applications shall be numbered consecutively in the order of their filing and shall become a part of the permanent official records of the City, and there shall be attached to each such application copies of all reports, notices and actions pertaining thereto.	YES
	18.45.08. The Commission shall cause to be made such investigation of facts bearing on the application for a Conditional Use Permit as will provide necessary information to assure that the action on each such application is consistent with the intent and purpose of this Ordinance.	Planning Commission (PC) Discretion
	18.45.10. In considering the Conditional Use Permit application, the Commission, and Council on Appeal, shall review the proposed plans under the terms and criteria of Chapter <u>18.40</u> (SITE PLAN REVIEW), and Chapter <u>18.41</u> (ARCHITECTURAL REVIEW) if applicable.	SEE ANALYSIS ON CHAPTER 18.40 ABOVE AND 18.41 ANALYSIS BELOW

ANALYSIS PER CHAPTER 18.41 (ARCHITECTURAL REVIEW): The intent and purpose of architectural review is to insure the development of the community in an orderly manner with compatible uses and appearances of structures within zones, and with the natural rural environment, to stabilize and maintain property values and encourage permanence of desirable residential areas.

The applicability of architectural review is that while encouraging the broadest possible range of individual and creative design, and without depriving a property owner of an efficient and full use thereof which is otherwise lawfully allowed, all site plan and CUP applications shall be governed by this chapter. Architectural review is needed to assure

that the nature and appearance of any use and development is compatible and harmonious to the use and enjoyment of surrounding properties.

In addition to the elements required per the site plan review process discussed above, an architectural review needs additional items for the Planning Commission to make its determination. The table below lists the additional criteria required by the NMC and identifies if the applicant provided said information:

CONTENT OF REQUIRED PLANS (18.41.06)		DID THE APPLICANT PROVIDE THE INFORMATION?
	Exterior elevations and architectural features.	YES
	The nature, texture, and color of all materials to be used.	YES
	Other information as required by the Planning Director to enable the Planning Commission to make a proper review.	YES (none requested other than comments from the Architectural Review Board, who had no recommendations for changes on the architecture other than possibly changes in the building color.)

The required elevations have been provided and the architecture for the proposed buildings is consistent/matching with the approved architecture for Norco Village Shopping Center. Because the proposed architecture is consistent and matches, it meets the intent and purpose of Chapter 18.41 – Architecture Review so no further analysis is warranted. One member of the Architecture Review Board indicated that the colors of the proposed buildings should match the colors of the existing shopping center. Colors can be discussed at the scheduled meeting.

ANALYSIS PER APPLICATION INFORMATION:

On page 3 of the Application (ref. Exhibit “D”) there is a list of environmental questions that the applicant is requested to answer “yes” or “no” to whether the project will create specific impacts. The applicant answered no to all of the questions. However these questions need to be considered by the Planning Commission in its discretion to approve or deny the request. In staff’s review two of the “no” answers should be considered by the Planning Commission in its discretion:

	APPLICATION (ENVIRONMENTAL INFORMATION FORM "I")	IS A "NO" RESPONSE TO POTENTIAL IMPACTS APPROPRIATE FOR THE SCALE OF THE PROPOSED PROJECT?
23	Change in scenic views or vistas from existing residential areas of public lands or roads.	PC discretion
24	Change in pattern, scale or character of general area of project.	PC discretion. The question that needs to be considered is if the project is compatible with the commercial area.

ANALYSIS PER ZONING REQUIREMENTS:

DEVELOPMENT STANDARDS (C-G ZONE)	DOES THE PROJECT MEET THIS STANDARD?
Minimum Street Side Setback: Building setback: 25 feet Parking Setback: 10 feet Minimum Interior Setback: 0 feet Minimum Rear Setback: 0 feet Where the property abuts a school site or any "A" or "R" zone: a 50' building setback is required	Yes
Maximum building height: 35 ft.	Yes, maximum height of the buildings being proposed is 33 feet
Lot coverage: none	Yes
Landscaping: not less than 15% of total lot area.	Yes, proposed landscaping is 15% of total lot area and in addition, the required outdoor play area for the child care center is being provided
Parking required: 1:250 (retail building) = 50 Parking required for daycare: 1 stall for every 4 children and 1 stall for every employee on the largest shift (daycare providing 170 children and 18 employees) = 61 Total required spaces: 111	Yes, 92 new parking spaces are being added and 19 parking spaces already exist in the shopping center. Parking in the center is all reciprocal, but the required parking for every use in the center is still provided per Code (see the parking analysis on attached Exhibit "E" – Site Plan)
Trash enclosure	Yes
Mechanical equipment screening (roof and ground)	Yes, roof-mounted equipment and ground mounted equipment will be required to be screened a condition of approval for the project

In addition to the development standards of the C-G zone, a childcare center is subject to the requirements as follows:

DEVELOPMENT STANDARDS for [NMC 18.56.03 (3)]	DOES THE PROJECT MEET THIS STANDARD?
REQUIREMENT:	

Commercial zoning districts. Child care centers shall be a conditionally permitted use in all commercial zones.	Yes (CUP 2019-06 is for the daycare and is part of this request for approval)
DEVELOPMENT STANDARDS:	
(a) Play area shall have a minimum fence height of five (5) feet. Wall and/or fencing shall be either block wall, wrought iron, or wood fencing.	Yes (shown on the attached site plan exhibit)
(b) Play areas shall be located as to not be subjected to noise levels greater than 60 dBA, including roadway noise levels stipulated in the General Plan as well as other sources identified.	Yes (ref. Exhibit "F" – Noise Study for the Day Care Plat Area)
(c) Play areas shall be located at a minimum of ten (10) feet from any public right-of-way.	Yes
(d) One (1) off-street parking stall shall be provided for every four (4) children, and one (1) for every employee on the largest shift.	Yes (yes, 61 parking spaces are required and are being provided)
(e) Loading and unloading area for children shall be provided to accommodate no less than two (2) vehicles, and shall be located within proximity to the main entrance. Location of loading area across major drive aisles is not acceptable.	Yes (shown on the Site Plan in Exhibit "E")
FINDINGS FOR GRANTING THE CUP:	
(a) Adjacent development will not constitute a hazard to children.	PC discretion
(b) Site complies with all zoning criteria and development standards for the zoning district	Yes
(c) Facility has outdoor activity space of 75 square feet for each child who is not an infant. The outdoor area must be either owned or leased by the applicant, and cannot be shared with other property owners.	Yes (a minimum of 12,750 square feet is required and 13,000 square feet is being provided)
(d) Facility is located more than 500 feet from any other facility, or it is determined that over-concentration of facilities within the area will not result from the facility.	Yes
(e) Facility has adequate off-street parking for the number of children and each employee	Yes (shown on the Site Plan in Exhibit "E")
(f) Access and drop-off facilities will not interfere with traffic and circulation of the area and on-site.	PC discretion
(g) Facility will not materially reduce the privacy or use otherwise enjoyed by adjoining properties.	PC discretion
(h) Design will minimize to the degree possible, excessive noise impacts to adjoining properties.	PC discretion (ref Exhibit "G" – Noise Assessment for the Project)

CONDITIONS OF APPROVAL	
(a) Comply with the applicable provisions of the Uniform Building Code, as adopted by the City of Norco.	Condition of approval if project is approved
(b) Comply with any standards promulgated by the State Fire Marshall and the City of Norco Fire Department relating to the subject of fire and life safety in child care centers, and the applicable provisions of the Uniform Fire Code	Condition of approval if project is approved
(c) Operator/applicant shall be licensed or deemed exempt from licensing by the State of California as a child care center.	Condition of approval if project is approved
(d) Comply with any conditions imposed by the Director of Community Development, deemed necessary to satisfy the requirements of the findings	None at this time, but conditions can be added at the PC's discretion
AGENCY CLEARANCE	
Proper state licensing shall be obtained prior to operation, including provisions for Fire Department clearance.	Condition of approval if project is approved

ANALYSIS FOR NMC CHAPTER 18.45 (CUP) FINDINGS: With respect to the child care center, the Planning Commission has discretion to approve, change, or deny a CUP. From the Governor's Office of Planning and Research (OPR) a CUP allows the Planning Commission to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district. That decision is required to be made through a public hearing process. A CUP can provide flexibility within a zoning ordinance and is also used to control certain uses which could have a detrimental effect on the community.

Chapter 18.45 of the NMC requires the following findings to approve a CUP:

The Commission in granting a Conditional Use Permit may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right of-way dedications, architecture, height of building, open spaces, parking areas, and conditions of operation of any enterprise or make any requirements that the Commission may consider necessary to prevent damage or prejudice to adjacent properties, or detriment to the welfare of the community.

Before a Conditional Use Permit may be granted, the Commission, or Council upon appeal to it, shall make a finding from the evidence as submitted, that all four of the following conditions exist in reference to the property being considered:

CONDITIONS NECESSARY TO GRANTING A CUP (18.45.14)	CAN THIS FINDING BE MADE FOR THIS PROJECT?
1 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.	The project meets the minimum development standards in the C-G zone as well as the developments standards for a child care center. The Planning Commission needs to determine if the

		proposed use, site layout and structures can be operated in a manner to be consistent with surrounding uses and future development, and will therefore not have any significant negative effects.
2	The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.	Along with Finding No.1, the Planning Commission needs to determine if the proposed project meets the intent of the NMC in terms of architecture, and if the proposed use has the potential to impact adjoining properties.
3	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.	The project meets the minimum development standards. Findings 1 and 2 must be made so that this finding can be made also.
4	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.	The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area, since the project is consistent with the approved Mitigated Negative Declaration for Site Plan 2015-23, which incorporated traffic mitigation measures.

PROJECT REVIEW BOARD (PRB): The PRB reviewed this project on October 9, 2019 and all of the comments discussed at the meeting have been reflected in the design of the project or incorporated into the conditions of approval.

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): With the approval of the original Site Plan 2015-23, a Mitigated Negative Declaration (MND) was approved for the Norco Village Shopping Center. The proposed project is covered under the existing MND, however, the traffic generated by the proposed modification (for the retail building child care center) needed review for consistency with the traffic analysis and mitigation measures in place with the approved MND. A traffic evaluation has been done, which has concluded that the proposed modification/project is consistent with the approved MND (ref. – Exhibit “H” – Traffic Evaluation)

NOTICING: The required public notices for the CUP request for the child care use were mailed to surrounding property owners within a 300-foot radius (with at least 25 properties notified as required per the public notice requirements). No written comments were received.

CONCLUSION. Along with the review for compliance with the development standards of the C-G zone for both the retail building and the child care center, the Planning Commission will also need to determine if the required CUP and child care findings can be made for the proposed child care center. Resolutions for approval are attached should the Planning Commission determine to approve the project.

- Attachment: Resolution 2020-13 (Site Plan 2015-23, Modification No.2)
Resolution 2020-14 (Site Plan 2019-15 for the retail building)
Resolution 2020-15 (CUP 2019-06 for the child care)
Exhibit "A" – Location Map
Exhibit "B" – APN Map
Exhibit "C" – Aerial and Site Photos
Exhibit "D" – Applications
Exhibit "E" – Site Plan, Preliminary Grading Plan, Floor Plans, Building Elevations, Preliminary Landscape plan
Exhibit "F" – Noise Assessment for the Day Care Play Area
Exhibit "G" – Noise Assessment for the Project
Exhibit "H" – Traffic Evaluation

RESOLUTION 2020-13

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, A PROPOSAL TO MODIFY APPROVED SITE PLAN 2015-23 FOR THE NORCO VILLAGE SHOPPING CENTER EXISTING AT THE CORNER OF RIVER ROAD AND CORYDON STREET, TO ALLOW THE CONSTRUCTION OF A 12,500 SQUARE FOOT RETAIL BUILDING (SITE PLAN 2019-15) AND TO ALLOW THE CONSTRUCTION OF A 9,990 SQUARE-FOOT DAY CARE BUILDING WITH OUTDOOR PLAY AREA (CONDITIONAL USE PERMIT 2019-06). THE CORRESPONDING ADDRESSES ARE 2470 AND 2490 RIVER ROAD LOCATED WITHIN THE COMMERCIAL GENERAL (C-G) ZONE (APN 121-560-002). SITE PLAN 2015-23, MODIFICATION NO.2

WHEREAS, LDK NORCO, LLC submitted an application to the City of Norco, California, for a site plan modification approval under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property generally described as follows:

Parcel 2 of Parcel Map No.36999 in the City of Norco, County of Riverside, State of California as shown by Map on File in Book 240 of Parcel Maps, pages 74 through 78 Records of said County; and

More generally described as a rectangular-shaped area consisting of about 2.22 acres/96,769 square feet, having a width of approximately 229 feet and a depth of approximately 422 feet, and being further identified as 2470 and 2490 River Road (Assessor's Parcel Numbers 121-560-002).

WHEREAS, at the time set, at 7 p.m. on March 11, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was set to be heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission considered the aforesaid site plan application and heard and considered both oral and written evidence pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is consistent with the Mitigated Negative Declaration approved for Site Plan 2015-23.

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

I. FINDINGS:

- A. The requested Site Plan 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 CC (Commercial Community) and the C-G (Commercial General) zoning designation of the site is consistent with the General Plan Designation. The project is consistent with zoning and the proposed use can be operated in a manner so as to be compatible with other permitted uses.
- B. The requested use will not adversely affect adjoining land uses or future growth in the C-G Zone through undue environmental impacts. The proposed use will not inhibit or induce growth or development beyond what is already anticipated per the City General Plan.
- 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 size and shape of the subject site is adequate to allow full development of the proposed use consistent and in compliance with applicable development and public safety standards.
- 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 create significant negative impacts pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines as the project is consistent with the approved Mitigated Negative Declaration for approved Site Plan 2015-23.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled March 11, 2020 that the aforesaid application for a site plan modification 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 "E" – Site Plan, Floor Plans and Building Elevations dated March 3, 2020, and incorporated herein by reference and on file with the Planning Department. 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 (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.
4. 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.
5. The applicant shall comply with all applicable requirements of the Planning, Engineering, Building and Safety Divisions; and the Fire and Sheriff Departments; and all other applicable departments and agencies.
6. Development of the site shall be governed under the approval of Site plan 2019-15 and Conditional Use Permit 2019-06 and their corresponding conditions of approval.

##

Site Plan 2015-23, Mod.No.2, Resolution No. 2020-13
Page 4
March 11, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 11, 2020.

Phil Jaffarian, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on March 11, 2020, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

RESOLUTION 2020-14

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, SITE PLAN APPROVAL TO ALLOW THE CONSTRUCTION OF A 12,500 SQUARE FOOT RETAIL BUILDING AT 2470 RIVER ROAD LOCATED WITHIN THE COMMERCIAL GENERAL (C-G) ZONE (APN 121-560-002). SITE PLAN 2019-15

WHEREAS, LDK NORCO, LLC submitted an application to the City of Norco, California, for site plan approval under the provisions of Chapter 18.40, Title 18 of the Norco Municipal Code, on property generally described as follows:

Parcel 2 of Parcel Map No.36999 in the City of Norco, County of Riverside, State of California as shown by Map on File in Book 240 of Parcel Maps, pages 74 through 78 Records of said County; and

More generally described as a rectangular-shaped area consisting of about 2.22 acres/96,769 square feet, having a width of approximately 229 feet and a depth of approximately 422 feet, and being further identified as 2470 River Road (Assessor's Parcel Numbers 121-560-002).

WHEREAS, at the time set, at 7 p.m. on March 11, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was set to be heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission considered the aforesaid site plan application and heard and considered both oral and written evidence pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is consistent with the Mitigated Negative Declaration approved for Site Plan 2015-23.

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

I. FINDINGS:

- A. The requested Site Plan 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 CC (Commercial Community) and the C-G (Commercial General) zoning designation of the site is consistent with the General Plan Designation. The project is consistent with zoning and the

proposed use can be operated in a manner so as to be compatible with other permitted uses.

- B. The requested use will not adversely affect adjoining land uses or future growth in the C-G Zone through undue environmental impacts. The proposed use will not inhibit or induce growth or development beyond what is already anticipated per the City General Plan.
- 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 size and shape of the subject site is adequate to allow full development of the proposed use consistent and in compliance with applicable development and public safety standards.
- 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 create significant negative impacts pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines as the project is consistent with the approved Mitigated Negative Declaration for approved Site Plan 2015-23.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled March 11, 2020 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 "E" – Site Plan, Floor Plans and Building Elevations dated March 3, 2020, and incorporated herein by reference and on file with the Planning Department. 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 (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.
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 Department for record purposes for approval of any grading and/or building permits.
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.
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 submit for the necessary permits from the Building Division and pay all applicable City of Norco development fees prior to issuance of any permits.
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.
10. 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.
11. 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.

13. No signs are authorized by the approval. 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. Signs shall comply with applicable existing sign programs and signage shall not be allowed on building elevations facing residential homes.
15. 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.
16. 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. The trees to be installed shall be minimum 15-gallon container or 24-inch planter box, whichever is better for long-term survival of the particular species. 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.
17. 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.
18. 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. Fixture styles shall be consistent with existing light fixtures for the center. Metal halide lights are not permitted.

19. 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.
20. 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.
21. 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, roof /cover 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.
22. 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.
23. The number of required 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.
24. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
25. 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.

26. 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 agendaized at the next regularly scheduled meeting of the Planning Commission.
27. 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.
28. 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.
29. 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.
30. The applicant shall submit a current title report (no more than 30 days old) for the project site showing all existing property ownership, easements and rights of title.
31. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer.
32. All on-site drive aisles and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
33. Improvements/replacements in the right-of-way (i.e., landscaping in the parkway, improved drive approach, horse trail, curb, gutter, etc.) shall be provided as determined necessary by the City Engineer to accommodate the project.
34. 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.

35. 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.
36. The proposed project is subject to the payment of the Transportation Uniform Mitigation Fee (TUMF) prior to the issuance of building permits unless exempted by ordinance.
37. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
38. An on-site precise grading, paving and drainage plan shall be prepared for this project by a registered civil engineer for approval by the City Engineer. Plans shall be on 24"x36" mylar sheets with mass grading and drainage shown at a maximum scale of 1" = 40'. Precise grading information, such as house plots, drainage swales and hardscape may be included if the plan is prepared at 1"= 30' or larger. The applicant's engineer shall submit a rough grade certification stipulating completion of all grading operations in conformance with the approved plan prior to the issuance of building permits
39. 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.
40. 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.
41. 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. 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.
42. 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.

43. 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.
44. 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.
45. 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.
46. If required by the Public works Department, the project shall include the installation of purple pipe for ultimate connection to the City's reclaimed water system.
47. The sizing of water meters shall be determined by the Director of Public Works based on water flow calculations.
48. 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.
49. Domestic and Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
50. A separate water meter shall be provided for landscape irrigation.
51. A preliminary Water Quality Management Plan (WQMP) or an amendment to the existing approved WQMP for the shopping center 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.

52. 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.
53. The project shall conform to all policies, requirements, and standards of the National Pollution Discharge Elimination System (NPDES) as stipulated and approved by the City of Norco and Riverside County permit. 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 latest edition of the California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
56. A knox box is required for any building which has multiple tenant spaces or for a building that has multiple entrances. See the Norco Fire Department for requirements and final approval.
57. All gates shall be installed in compliance with the latest 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. Fire Department connection shall be at the front of the building, within 50 feet of a hydrant.
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. This review does not provide for hazardous materials storage, use, dispensing, or handling. A Hazardous Materials Information Form shall be completed and returned with Material Safety Data Sheets. Should these manners of use be anticipated, adequate prevention, control, and mitigation of dangerous conditions shall be required.
63. 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.
64. 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.)
65. All fire suppression systems require a separate submittal and permit for proposed work prior to installation. See Norco Fire Department standards for "Fire Sprinkler Standard" and "Fire Alarm/Monitored Standard". Fire flow information shall be submitted and acquired prior to system design.
66. 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.
67. 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

68. 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.
69. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
70. The applicant shall comply with all applicable requirements of the Planning, Engineering, Building and Safety Divisions; and the Fire and Sheriff Departments; and all other applicable departments and agencies.
71. Construction screening fence shall be installed and maintained for the duration of construction on site.

##

Site Plan 2019-15, Resolution No. 2020-14
Page 12
March 11, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on March 11, 2020.

Phil Jaffarian, Chair
Planning Commission
City of Norco, California

ATTEST:

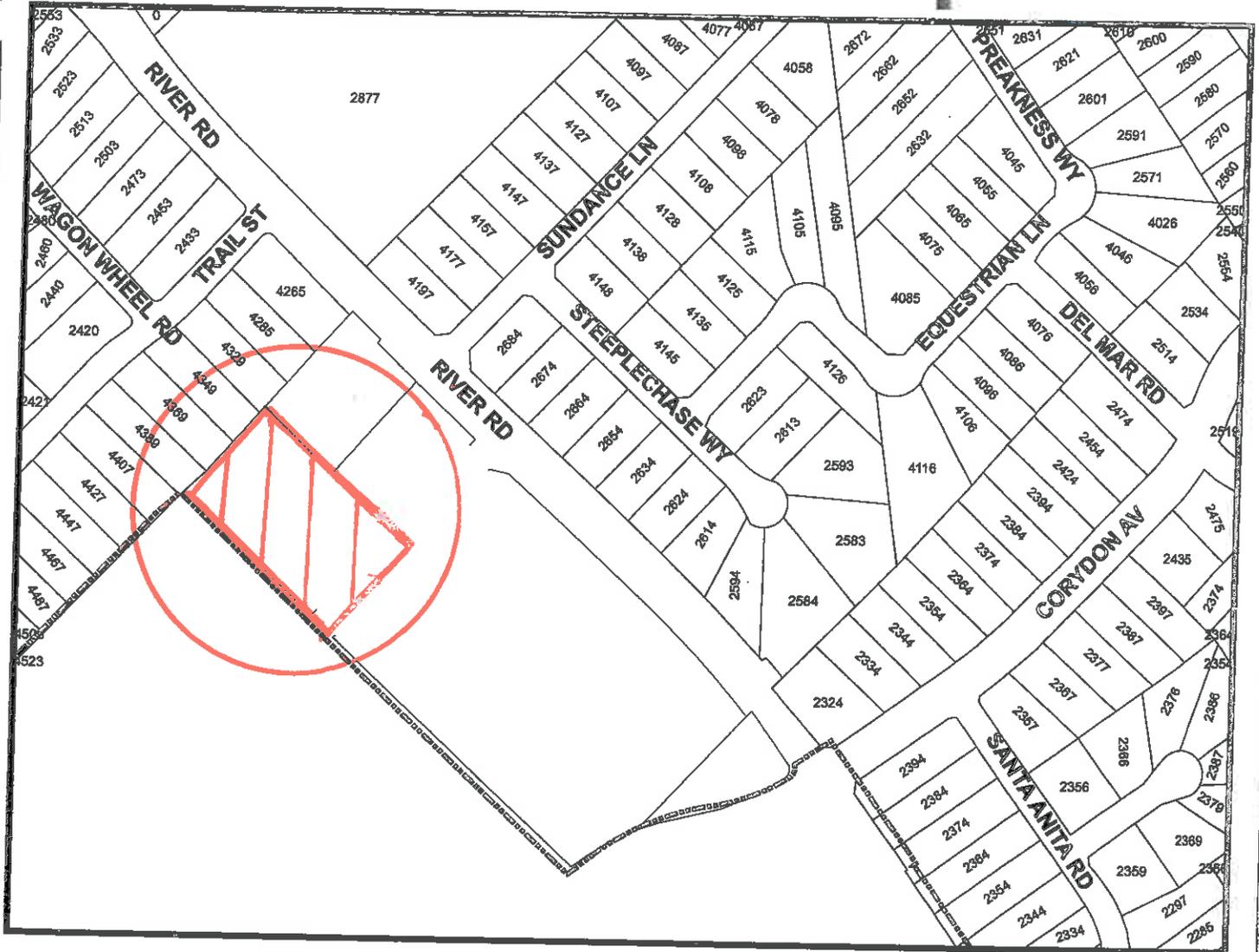
Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was regular duly and regularly passed and adopted by the Planning Commission of the City of Norco at a meeting thereof held on March 11, 2020, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

Location Map



Not to Scale



PROJECT: SP 2015-23 Mod No.2/SP 2019-15/CUP2019-06
APPLICANT: LDK NORCO, LLC
LOCATION: 2470 and 2490 River Road

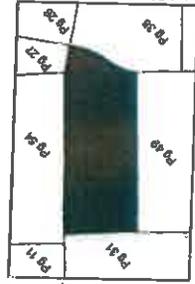
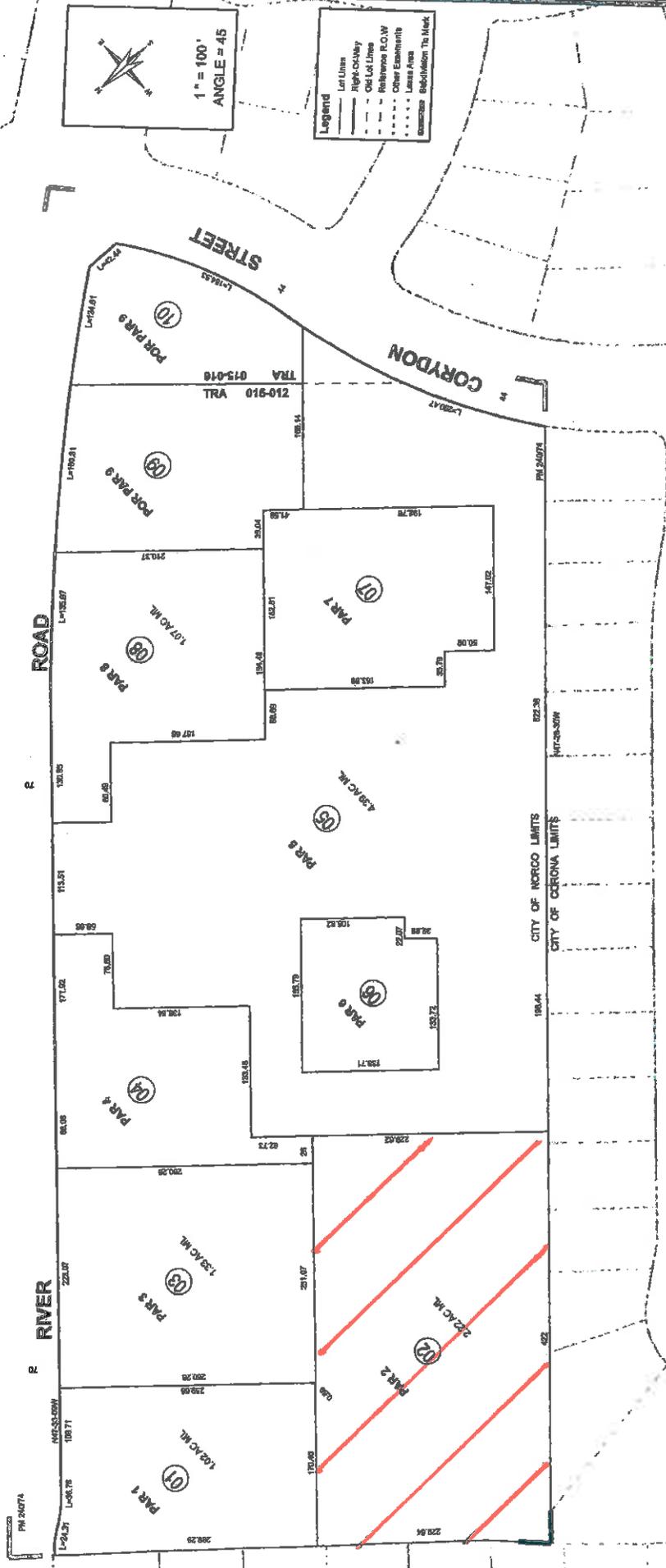
Exhibit "A"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 11, 14 T.3S, R.7W
CITY OF NORCO

121-56
121-18
121-31

TRA 015-012
015-016



ASSESSOR'S MAP BK121 PG. 56
Riverside County, Calif.

Maria Safi

Feb 2017

Exhibit "B"

Exhibit "C"
1 OF 2



Photo #1 - Facing Southwest corner (rear)



Photo #4- Northeast corner (front)



Photo #2- Facing Southeast corner (rear)



Photo #5- Northwest corner (front)



Photo #3- Facing West (rear)



Photo #6- Northwest corner (front)

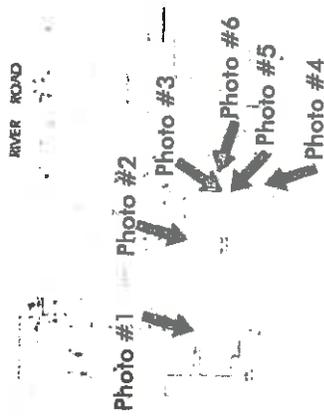


Exhibit "C"
2 of 2

NORCO VILLAGE
SITE PHOTOS
NAD# 14149



CITY OF NORCO

UNIFORM APPLICATION

File No: 2019-15
Related Files:
Date Filed: 8-27-19
Fees Paid: \$ 775

*Site Plan 2015-23, MOD #2
& Site Plan*

GENERAL INFORMATION:

*See CUP 2019-06
FOR ENU FEES*

Project Location: S.W.C. of River Road & Corydon Street 2470 RIVER RD. (RETAIL) 2490 RIVER RD (DAYCARE)	
Property Owner: LDK Norco, LLC C/O Timothy Reeves	Applicant: LDK Norco, LLC C/O Timothy Reeves
Address: 1156 N. Mountain Avenue Upland, CA 91785	Address: 1156 N. Mountain Avenue Upland, CA 91785
Telephone: 909-581-2609	Telephone: 909-581-2609
Fax:	E-mail: timothy.reeves@lewismc.com
Engineer:	Architect: Nadel Studio One Greg Palaski
Address:	Address: 1990 S. Bundy Drive, #400 Los Angeles, CA 90025
Telephone:	Telephone: 310-826-2100
Fax:	E-mail: gpalaski@nadelarc.com
General Plan:	Site Acreage: 2.13 Ac/ 92,610 s.f.
Zoning: C-G (General Commercial)	Assessor's Parcel Number: 121-560-002-7
Description of Proposal: New 12.5K square foot Retail Bldg. and new 10K square foot Day Care bldg. with associated site improvements for parking lot and infrastructure.	

REQUESTED REVIEW:

<input type="checkbox"/> Conditional Use Permit (includes major, minor and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input checked="" type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input type="checkbox"/> Variance (includes major and minor)
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Zone Change
	<input type="checkbox"/> Other

APPLICATION CERTIFICATION:

I hereby declare that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).

Owner: LDK Norco, LLC C/O Timothy Reeves	Applicant: LDK Norco, LLC C/O Timothy Reeves
Date: August 27, 2019	Date: August 27, 2019

Exhibit "D"

FORM "I"

ENVIRONMENTAL INFORMATION FORM

(To be completed by private project applicant to assist staff in completing initial study)

DATE FILED: _____

GENERAL INFORMATION

1. Name and address of developer or project sponsor: LDK Norco, LLC C/O Timothy Reeves

1156 N. Mountain Avenue, Upland, CA 91785

2. Address of project: APN: 121-560-002-7

3. Assessor's Block and Lot Number: APN: 121-560-002-7

4. Name, address, and telephone number of person to be contacted concerning this project:

LDK Norco, LLC C/O Timothy Reeves

1156 N. Mountain Avenue, Upland, CA 91785

5. Indicate number of the permit application for the project to which this form pertains:

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

7. Existing zoning district: C-G (General Commercial)

8. Proposed use of site (project for which this form is filed):

New 12.5K s.f. Retail bldg. & 10K s.f. Day Care bldg. within an existing commercial development.

PROJECT DESCRIPTION

9. Site size. 2.13 Ac/ 92,610 s.f.

10. Square footage. new 12.5K s.f. Retail Bldg. & 10K s.f. Day Care bldg.

11. Number of floors of construction. Single story buildings.

12. Amount of off-street parking provided. (91)-ninety-one stalls

13. Attach plans. See check list

14. Proposed scheduling. _____

15. Associated projects. See APPLICATIONS

16. Anticipated incremental development. _____

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected. _____
18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities. Neighbor commercial retail
19. If industrial, indicate type, estimated employment per shift and loading facilities. _____
20. If industrial, indicate type, estimated employment per shift and loading facilities. _____
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. CUP for Day Care use.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

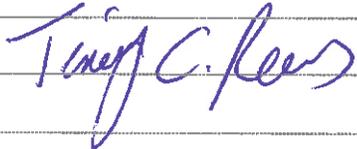
- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 29. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 30. Use or disposal of potentially <u>hazardous</u> materials, such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Relationship to a larger project or series of projects. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 35. If you answered yes to Question 33, may this project cause significant effects on the environment that were not examined in the prior EIR? |

ENVIRONMENTAL SETTING:

- 36. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.
The conditional use request is for a Day Care use within an existing commercial development on a vacant parcel that is flat in nature at this development.
- 37. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.
There are no plants, animals or scenic aspects within this existing commercial development for the vacant parcel that is flat in nature at this development.

CEF

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: August 27, 2019	Signature: 
	For:



CITY OF NORCO

UNIFORM APPLICATION

CUP

File No:	2019-04
Related Files:	
Date Filed:	8-27-19
Fees Paid:	\$8549

GENERAL INFORMATION:

Project Location: <u>S.W.C. of River Road & Corydon Street</u> <u>2470 RIVER RD.</u>	
Property Owner: <u>LDK Norco, LLC</u> C/O <u>Timothy Reeves</u>	Applicant: <u>LDK Norco, LLC</u> C/O <u>Timothy Reeves</u>
Address: <u>1156 N. Mountain Avenue</u> <u>Upland, CA 91785</u>	Address: <u>1156 N. Mountain Avenue</u> <u>Upland, CA 91785</u>
Telephone: <u>909-581-2609</u>	Telephone: <u>909-581-2609</u>
Fax: _____ E-mail: <u>timothy.reeves@lewismc.com</u>	Fax: _____ E-mail: <u>timothy.reeves@lewismc.com</u>
Engineer: <u>DRC</u> C/O <u>Duncan Reeves</u>	Architect: <u>Nadel Studio One</u> <u>Greg Palaski</u>
Address: <u>160 South Old Springs Road Suite 210</u> <u>Anaheim Hills, CA 92808</u>	Address: <u>1990 S. Bundy Drive, #400</u> <u>Los Angeles, CA 90025</u>
Telephone: <u>714-685-6860 X 388</u>	Telephone: <u>310-826-2100</u>
Fax: _____ E-mail: <u>dreeves@drc-eng.com</u>	Fax: _____ E-mail: <u>gpalaski@nadelarc.com</u>
General Plan: Zoning: <u>C-G (General Commercial)</u>	Site Acreage: <u>2.13 Ac/ 92,610 s.f.</u> Assessor's Parcel Number: <u>121-560-002-7</u>
Description of Proposal: <u>New 12.5K square foot Retail Bldg. and new 10K square foot Day Care bldg. with associated site improvements for parking lot and infrastructure.</u>	

REQUESTED REVIEW:

<input checked="" type="checkbox"/> Conditional Use Permit (includes major, minor and modifications)	<input type="checkbox"/> Tentative Parcel Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Tentative Tract Map
<input type="checkbox"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model home sales complex, and wall and fence plan review)	<input type="checkbox"/> Variance (includes major and minor)
	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Specific Plan Preparation/Amendment	<input type="checkbox"/> Other

APPLICATION CERTIFICATION:

I hereby declare that as applicant for this proposal, I have familiarized myself with the relevant provisions of the Norco Municipal Code; and I have read the foregoing application and know the contents of the application to be true to the best of my knowledge (if applicant is not same as property owner, owner shall authorize applicant to represent his/her interest in the above referenced application by signing below).	
Owner: <u>LDK Norco, LLC</u>	Applicant: <u>LDK Norco, LLC</u>
Date: <u>August 27, 2019</u>	Date: <u>August 27, 2019</u>



CITY OF NORCO

CONDITIONAL USE PERMIT JUSTIFICATION FOR APPROVAL

ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED BELOW.
ATTACH ADDITIONAL PAGES IF NECESSARY.

1. Explain how the requested conditional use permit will not adversely affect the general plan or the public convenience or the general welfare of persons residing or working in the neighborhood thereof.

The conditional use request is for a Day Care use within an existing commercial development which is a service to the community in line with the other services available at this development.

2. Explain how the requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.

The conditional use request is for a Day Care use within an existing commercial development with adjacent single family residential uses. The Day Care use is compatible with the adjacent uses and provides a service to the community at large.

3. Explain how 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.

The size of the lot and associated development is consistent with uses of this type. There is ample outside areas for a Day Care use. Provided parking will be cyclical in nature and have no impact on adjacent uses.

4. Explain how the traffic generated by the proposed use will not impose an undue burden on streets and highways in the area.

The traffic study categorizes this Day Care use as 'low impact' to outlying areas and streets. Very few trips are generated. Provided parking will be cyclical in nature and have no impact on adjacent uses.

FORM "I"

ENVIRONMENTAL INFORMATION FORM

(To be completed by private project applicant to assist staff in completing initial study)

DATE FILED: _____

GENERAL INFORMATION

1. Name and address of developer or project sponsor: LDK Norco, LLC C/O Timothy Reeves

1156 N. Mountain Avenue, Upland, CA 91785

2. Address of project: APN: 121-560-002-7

3. Assessor's Block and Lot Number: APN: 121-560-002-7

4. Name, address, and telephone number of person to be contacted concerning this project:

LDK Norco, LLC C/O Timothy Reeves

1156 N. Mountain Avenue, Upland, CA 91785

5. Indicate number of the permit application for the project to which this form pertains:

6. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

7. Existing zoning district: C-G (General Commercial)

8. Proposed use of site (project for which this form is filed):

The conditional use request is for a Day Care use within an existing commercial development.

PROJECT DESCRIPTION

9. Site size. 2.13 Ac/ 92,610 s.f.

10. Square footage. new 10K square foot Day Care bldg.

11. Number of floors of construction. Single story Day Care bldg.

12. Amount of off-street parking provided. (30)-thirty stalls

13. Attach plans.

14. Proposed scheduling.

15. Associated projects. Development of 12.5K Retail bldg.

16. Anticipated incremental development.

17. If residential, include the number of units, schedule of unit sizes, range of sales prices or rents and type of household size expected.
18. If commercial, indicate the type, whether neighborhood; city-or regionally-oriented, square footage of sales area and loading facilities. [Neighbor commercial retail](#)
19. If industrial, indicate type, estimated employment per shift and loading facilities.
20. If industrial, indicate type, estimated employment per shift and loading facilities.
21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. [CUP for Day Care use.](#)

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

Yes No

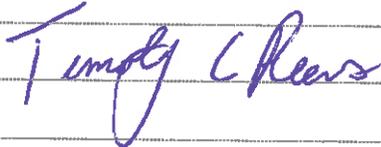
- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 29. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 30. Use or disposal of potentially <u>hazardous</u> materials, such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 32. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Relationship to a larger project or series of projects. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 34. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 35. If you answered yes to Question 33, may this project cause significant effects on the environment that were not examined in the prior EIR? |

ENVIRONMENTAL SETTING:

36. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.
The conditional use request is for a Day Care use within an existing commercial development on a vacant parcel that is flat in nature at this development.
37. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.
There are no plants, animals or scenic aspects within this existing commercial development for the vacant parcel that is flat in nature at this development.

CEF

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: August 27, 2019	Signature: 
	For:



February 13, 2020

Mr. Timothy Reeves
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91786

SUBJECT: RIVER ROAD AND CORYDON STREET COMMERCIAL PLAY AREA ON-SITE NOISE ASSESSMENT

Dear Mr. Timothy Reeves:

Urban Crossroads, Inc. is pleased to provide the following Noise Assessment for River Road and Corydon Street Commercial play area (“Project”), which is located at the northwest corner of River Road and Corydon Street in the City of Norco. The purpose of this Noise Assessment is to demonstrate that the planned day care use play areas are not subjected to noise levels greater than 60 dBA, consistent with the City of Norco Municipal code Section 18.56.03[3][a][iii][b].

REFERENCE NOISE LEVELS

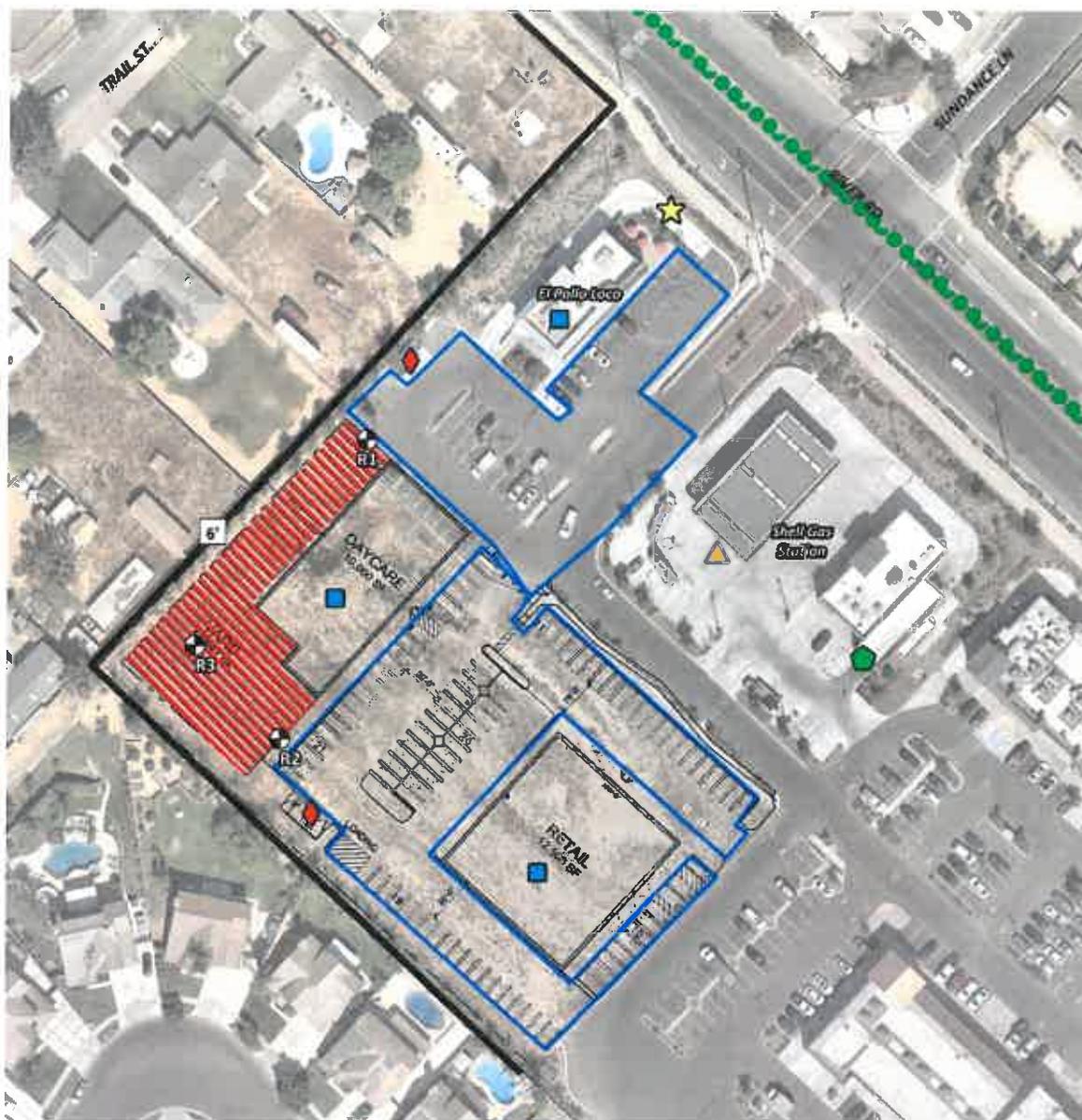
Exhibit A shows the planned day care use play area and noise source locations used to calculate the daytime exterior on-site noise levels. The noise sources impacting the on-site play area are expected to include future traffic noise from River Road, roof-top a/c condenser units, trash enclosure activity, parking lot vehicle movements, drive-thru speakerphones, gas station and car wash activities.

RIVER ROAD TRAFFIC NOISE LEVELS

The expected roadway noise level from vehicular traffic were calculated by Urban Crossroads, Inc. using a computer program that replicates the Federal Highway Administration (FHWA) Traffic Noise Prediction Model- FHWA-RD-77-108. (1) The on-site roadway parameters including the average daily traffic (ADT) volumes used for this study were taken from the River Road and Corydon Street Commercial Center Noise Impact Analysis (August 26, 2015, “2015 NIA”). Based on the future long-range Year 2035 with project traffic volumes, River Road north of Corydon Street is estimated to serve 44,500 vehicles per day with vehicle speeds of 45 miles per hour. The on-site traffic noise analysis shows that at distance of 100 feet from the centerline, the daytime off-site traffic noise level impacts from River Road are estimated at 67.5 dBA L_{eq} . The future River Road FHWA traffic noise prediction model calculations are included as Attachment A.

Exhibit “F”

EXHIBIT A: NOISE SOURCE AND PLAY AREA RECEIVER LOCATIONS



LEGEND:

- | | | |
|--------------------------------------|----------------------------|-------------------------------|
| Receiver Locations | A/C Condenser Units | Parking Lot Vehicle Movements |
| Existing Barrier | Drive-Through Speakerphone | Day Care Play Area |
| 6' Existing Barrier Height (in feet) | Trash Enclosure Activity | |
| | Car Wash Blower | |
| | Gas Station Activity | |

STATIONARY SOURCE NOISE LEVELS

To estimate the stationary-source noise levels within the play areas, reference sound power levels (PWL) were collected from similar types of activities to represent the noise levels associated with the typical daytime stationary-source noise activity. While sound pressure levels (e.g. L_{eq}) quantify in decibels the intensity of given sound sources at a reference distance, sound power levels (PWL) are connected to the sound source and are independent of distance. Sound pressure levels vary substantially with distance from the source and diminish as a result of intervening obstacles and barriers, air absorption, wind, and other factors. Sound power is the acoustical energy emitted by the sound source and is an absolute value that is not affected by the environment. The reference project operational sound power levels are summarized below:

- A/C Condenser Units: 79 dBA PWL according to Daikin submittal data sheet for 6-Ton VRV-IV Heat Recovery Unit REYQ272TTJU.
- Trash Enclosure Activity: 89 dBA PWL based on reference noise level measurements describing trash enclosure event activity collected by Urban Crossroads, Inc.
- Parking Lot Vehicle Movements: 73 dBA PWL based on reference noise level measurements describing parking lot vehicle activity collected by Urban Crossroads, Inc.
- Drive-Thru Speakerphones: 83 dBA PWL based on several sample drive-thru noise measurements used to describe the worst-case reference noise levels.
- Gas Station Activity: 77 dBA PWL based on reference noise level measurements gas station activity collected by Urban Crossroads, Inc.
- Car Wash: 99 dBA PWL based on reference noise level measurements describing car wash tunnel event activity collected by Urban Crossroads, Inc.

NOISE PREDICTION MODEL

To fully describe the exterior noise levels at the daycare use play area, Urban Crossroads, Inc. developed a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program. CadnaA can analyze the noise level of multiple types of noise sources and calculates the noise levels at any location using the spatially accurate Project site plan and includes the effects of topography, buildings, and multiple barriers in its calculations using the latest standards to predict outdoor noise impacts. Using the spatially accurate Project site plan and flown aerial imagery data from Nearmap, a CadnaA noise prediction model of the Project study area was developed. The noise model provides a three-dimensional representation of the Project study area

Using the ISO 9613 protocol, the CadnaA noise prediction model will calculate the distance from each noise source to the noise receiver locations, using the ground absorption, distance, and barrier/building attenuation inputs to provide a summary of noise level calculations at each receiver location and the partial noise level contributions by noise source. The reference sound power level (PWL) for the highest

noise source expected at the Project site were input into the CadnaA noise prediction model. The operational noise level calculations provided in this noise study account for the distance attenuation provided due to geometric spreading, when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. Hard site conditions are used in the operational noise analysis which result in noise levels that attenuate (or decrease) at a rate of 6 dBA for each doubling of distance from a point source, based on existing conditions in the Project study area.

PLAY AREA NOISE LEVEL ANALYSIS

Using the noise prediction model, the noise levels were calculated at three receiver locations within the play area during typical daytime conditions. Table 1 shows that the unmitigated on-site noise daytime noise levels at the off-site receiver locations are expected to range from 51.9 to 59.3 dBA L_{eq} . This includes the combined exterior noise levels associated with the future traffic conditions on River Road as well roof-top air-conditioning units, trash enclosure activity, parking lot vehicle movements, drive-thru speaker phones, gas station and car wash noise source levels. The CadnaA noise prediction model inputs and calculations are included as Attachment B.

TABLE 1: DAYTIME PLAY AREA NOISE LEVEL SUMMARY

Noise Source	Play Area Noise Levels by Receiver Location (dBA Leq) ^{1,2}		
	R1	R2	R3
River Road Traffic Noise	53.9	53.1	47.7
Roof-Top Air Conditioning Units	34.0	31.6	33.0
Trash Enclosure Activity	55.9	56.8	50.2
Parking Lot Vehicle Movements	42.3	39.4	30.6
Drive-Thru Speakerphones	24.6	18.0	18.8
Gas Station Activity	32.3	30.4	11.5
Car Wash	51.1	50.5	29.8
Total (All Noise Sources)	58.9	59.1	52.2

¹ See Exhibit A for the noise source and receiver locations.

² CadnaA noise model calculations are included in Attachment B.

CONCLUSIONS

Table 1 shows that the on-site noise levels will satisfy the City of Norco Municipal Code daytime 60 dBA exterior noise level standard at all receiver locations within the play area. This analysis shows that the play areas will not be subjected to noise levels greater than 60 dBA, including the roadway noise levels stipulated in the General Plan (2035) as well as the combined noise levels from several other noise sources as shown identified on Exhibit A.

Mr. Timothy Reeves
Lewis Retail Centers
February 13, 2020
Page 5

If you have any questions, please contact me directly at (949) 336-5979.

Respectfully submitted,

URBAN CROSSROADS, INC.



Bill Lawson, P.E., INCE
Principal



REFERENCES

1. U.S. Department of Transportation, Federal Highway Administration. *FHWA Highway Traffic Noise Prediction Model*. December 1978. FHWA-RD-77-108.

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ATTACHMENT A

FHWAY NOISE PREDICTION MODEL

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO) - 10/1/2012

Scenario: Backyard With Wall
 Road Name: River Road
 Lot No: 100 Feet From CL

Project Name: Play Area
 Job Number: 13170
 Analyst: B. Lawson

SITE SPECIFIC INPUT DATA		NOISE MODEL INPUTS				
Highway Data		Site Conditions (Hard = 10, Soft = 15)				
Average Daily Traffic (Adt):	44,500 vehicles	Autos: 15				
Peak Hour Percentage:	8.28%	Medium Trucks (2 Axles): 15				
Peak Hour Volume:	3,685 vehicles	Heavy Trucks (3+ Axles): 15				
Vehicle Speed:	45 mph	Vehicle Mix				
Near/Far Lane Distance:	52 feet	VehicleType	Day	Evening	Night	Daily
Site Data		Autos: 77.5% 12.9% 9.6% 97.42%				
Barrier Height:	0.0 feet	Medium Trucks: 84.8% 4.9% 10.3% 1.84%				
Barrier Type (0-Wall, 1-Berm):	0.0	Heavy Trucks: 86.5% 2.7% 10.8% 0.74%				
Centerline Dist. to Barrier:	100.0 feet	Noise Source Elevations (in feet)				
Centerline Dist. to Observer:	100.0 feet	Autos: 0.000				
Barrier Distance to Observer:	0.0 feet	Medium Trucks: 2.297				
Observer Height (Above Pad):	5.0 feet	Heavy Trucks: 8.006 Grade Adjustment: 0.0				
Pad Elevation:	0.0 feet	Lane Equivalent Distance (in feet)				
Road Elevation:	0.0 feet	Autos: 96.690				
Barrier Elevation:	0.0 feet	Medium Trucks: 96.599				
Road Grade:	0.0%	Heavy Trucks: 96.608				

FHWA Noise Model Calculations

VehicleType	REMEL	Traffic Flow	Distance	Finite Road	Fresnel	Barrier Atten	Berm Atten
Autos:	69.34	3.71	-4.40	-1.20	-4.77	0.000	0.000
Medium Trucks:	77.62	-13.53	-4.39	-1.20	-4.88	0.000	0.000
Heavy Trucks:	82.14	-17.48	-4.39	-1.20	-5.16	0.000	0.000

Unmitigated Noise Levels (without Topo and barrier attenuation)

VehicleType	Leq Peak Hour	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	67.5	66.4	64.6	58.6	67.2	67.8
Medium Trucks:	58.5	57.8	51.5	49.9	58.4	58.6
Heavy Trucks:	59.1	58.5	49.4	50.7	59.0	59.2
Vehicle Noise:	68.5	67.5	64.9	59.7	68.3	68.8

Mitigated Noise Levels (with Topo and barrier attenuation)

VehicleType	Leq Peak Hour	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	67.5	66.4	64.6	58.6	67.2	67.8
Medium Trucks:	58.5	57.8	51.5	49.9	58.4	58.6
Heavy Trucks:	59.1	58.5	49.4	50.7	59.0	59.2
Vehicle Noise:	68.5	67.5	64.9	59.7	68.3	68.8

ATTACHMENT B

CADNAA NOISE PREDICTION MODEL

13170

CadnaA Noise Prediction Model
13170_03 Play Areas.cna

Date:
13.02.20

Analyst:
B. Lawson

Receiver Noise Levels

Name	M.	ID	Level Lr			Limit Value			Land Use			Height	Coordinates		
			Day	Night	CNEL	Day	Night	CNEL	Type	Auto	Noise Type		X	Y	Z
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)				(ft)	(ft)	(ft)	(ft)
R1	R1		59.3	59.3	65.9	0.0	0.0	0.0	x	Total	5.00	a	6154489.06	2279767.70	5.00
R2	R2		58.7	58.7	65.4	0.0	0.0	0.0	x	Total	5.00	a	6154489.29	2279571.63	5.00
R3	R3		51.9	51.9	58.6	0.0	0.0	0.0	x	Total	5.00	a	6154377.65	2279692.95	5.00

Point Source(s)

Name	M.	ID	Result. PWL			Lw / Li	Correction			Sound Reduction	Attenuation	Operating Time	KO	Freq.	Direct.	Height	Coordinates				
			Day	Evening	Night		Type	Value	norm.								Day	Evening	Night	R	Area
			(dBA)	(dBA)	(dBA)		(dB(A))	(dB(A))	(dB(A))	(dB(A))	(ft ²)	(min)	(min)	(min)	(dB)	(Hz)	(ft)	(ft)	(ft)	(ft)	
POINTSOURCE		AC01	79.0	79.0	79.0	Lw	79	0.0	0.0	0.0				0.0	500	(none)	5.00	g	6154468.64	2279669.58	30.00
POINTSOURCE		AC02	79.0	79.0	79.0	Lw	79	0.0	0.0	0.0				0.0	500	(none)	5.00	g	6154601.99	2279484.36	30.00
POINTSOURCE		AC03	79.0	79.0	79.0	Lw	79	0.0	0.0	0.0				0.0	500	(none)	5.00	g	6154614.64	2279846.79	30.00
POINTSOURCE		CARWASH	99.0	99.0	99.0	Lw	99	0.0	0.0	0.0				0.0	500	(none)	8.00	a	6154814.18	2279625.35	8.00
POINTSOURCE		GAS01	77.0	77.0	77.0	Lw	77	0.0	0.0	0.0				0.0	500	(none)	5.00	a	6154734.58	2279700.96	5.00
POINTSOURCE		SPEAKER01	83.0	83.0	83.0	Lw	83	0.0	0.0	0.0				0.0	500	(none)	3.00	a	6154686.42	2279918.58	3.00
POINTSOURCE		TRASH01	89.0	89.0	89.0	Lw	89	0.0	0.0	0.0				0.0	500	(none)	5.00	a	6154459.71	2279522.76	5.00
POINTSOURCE		TRASH02	89.0	89.0	89.0	Lw	89	0.0	0.0	0.0				0.0	500	(none)	5.00	a	6154517.12	2279819.39	5.00

Line Source(s)

Name	M.	ID	Result. PWL			Result. PWL'			Lw / Li	Correction			Sound Reduction	Attenuation	Operating Time	KO	Freq.	Direct.	Moving Pt. Src				
			Day	Evening	Night	Day	Evening	Night		Type	Value	norm.							Day	Evening	Night	R	Area
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)		(dB(A))	(dB(A))	(dB(A))	(dB(A))	(ft ²)	(min)	(min)	(min)	(dB)	(Hz)	Day	Evening	Night	(mph)
LINESOURCE		RIVERROAD	107.0	107.0	107.0	82.5	82.5	82.5	Lw	107	0.0	0.0	0.0				0.0	500	(none)				

Area Source(s)

Name	M.	ID	Result. PWL			Result. PWL*			Lw / Li	Correction			Sound Reduction	Attenuation	Operating Time	KO	Freq.	Direct.	Moving Pt. Src			
			Day	Evening	Night	Day	Evening	Night		Type	Value	norm.							Day	Evening	Night	R
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)		(dB(A))	(dB(A))	(dB(A))	(dB(A))	(ft ²)	(min)	(min)	(min)	(dB)	(Hz)	Day	Evening	Night
AREASOURCE		PARKING01	73.0	73.0	73.0	37.6	37.6	37.6	Lw	73	0.0	0.0	0.0				0.0	500	(none)			
AREASOURCE		PARKING02	73.0	73.0	73.0	39.7	39.7	39.7	Lw	73	0.0	0.0	0.0				0.0	500	(none)			

Barrier(s)

Name	M.	ID	Absorption		Z-Ext.		Cantilever		Height	
			left	right	horz.	vert.	horz.	vert.	Begin	End
			(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
BARRIERS		BARRIERS00001								6.00

Building(s)

Urban Crossroads, Inc.

Name	M.	ID	RB	Residents	Absorption	Height
						Height {ft}
BUILDING		BUILDING00001	x	0		25.00 a
BUILDING		BUILDING00002	x	0		25.00 a
BUILDING		BUILDING00003	x	0		25.00 a
BUILDING		BUILDING00004	x	0		25.00 a
BUILDING		BUILDING00005	x	0		25.00 a
BUILDING		BUILDING00006	x	0		25.00 a
BUILDING		BUILDING00007	x	0		25.00 a
BUILDING		BUILDING00008	x	0		25.00 a
BUILDING		BUILDING00008	x	0		25.00 a

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January 18, 2020

Mr. Timothy Reeves
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91786

SUBJECT: RIVER ROAD AND CORYDON STREET COMMERCIAL NOISE ASSESSMENT

Dear Mr. Timothy Reeves:

Urban Crossroads, Inc. is pleased to provide the following Noise Assessment for River Road and Corydon Street Commercial Project ("Project"), which is located at the northwest corner of River Road and Corydon Street in the City of Norco. It is our understanding that the applicant is proposing the following changes to the approved site plan: replace the previously contemplated 22,000 SF of office use with 10,000 square feet (SF) of daycare center and 12,500 SF of commercial retail use. The approved site plan was previously evaluated in the River Road and Corydon Street Commercial Center Noise Impact Analysis (August 26, 2015, "2015 NIA"). Since the approval of the 2015 NIA, the retail center has predominately been constructed and occupied except for the 22,000 SF office building. The approved site plan is included in Attachment A and the proposed site plan is included in Attachment B of this letter. The purpose of this Noise Assessment is to describe the potential operational noise levels due to the Project's change in land use from office to daycare center use at nearby site noise sensitive receiver locations adjacent to the Project site.

CITY OF NORCO MUNICIPAL CODE

To analyze noise impacts originating from a designated fixed location or private property such as the River Road and Corydon Street Commercial Project, stationary-source (operational) are typically evaluated against standards established under a City's Municipal Code. The noise regulations included in the City of Norco Municipal Code, Chapter 9.07 *Noise Regulations*, provide standards for determining and mitigating non-transportation or stationary-source noise impacts from operations at private properties. For noise-sensitive residential land uses, Section 90.07.040, *General Sound Level Standards*, identifies a daytime (7:00 a.m. to 10:00 p.m.) noise level standard of 55 dBA L_{eq} and a nighttime (10:00 p.m. to 7:00 a.m.) noise level standard of 45 dBA L_{eq} . However, due to the nature of the proposed Project land use, operational activities are expected to be limited to the daytime hours with no nighttime activity.

EXISTING NOISE LEVEL MEASUREMENTS

To assess the existing noise level environment, 24-hour noise level measurements were taken at five locations in the Project study area. The receiver locations were selected to describe and document the existing noise environment within the Project study area. Exhibit A provides the boundaries of the

Mr. Timothy Reeves
Lewis Retail Centers
January 18, 2020
Page 2

Project study area and the noise level measurement locations. To fully describe the existing noise conditions, noise level measurements were collected by Urban Crossroads, Inc. on Monday, January 13th, 2020. Attachment C includes study area photos.

EXHIBIT A: NOISE LEVEL MEASUREMENT LOCATIONS



To describe the existing noise environment, the hourly noise levels were measured during typical weekday conditions over a 24-hour period. By collecting individual hourly noise level measurements, it is possible to describe the daytime and nighttime hourly noise levels and calculate the 24-hour CNEL. The long-term noise readings were recorded using Piccolo Type 2 integrating sound level meter and dataloggers. The Piccolo sound level meters were calibrated using a Larson-Davis calibrator, Model CAL 150. All noise meters were programmed in "slow" mode to record noise levels in "A" weighted form. The sound level meters and microphones were equipped with a windscreen during all measurements. All noise level measurement equipment satisfies the American National Standards Institute (ANSI) standard specifications for sound level meters ANSI S1.4-2014/IEC 61672-1:2013. (1)

The noise level measurements presented below focus on the average or equivalent sound levels (L_{eq}). The equivalent sound level (L_{eq}) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. Table 1 identifies the hourly daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels at each noise level measurement location. Attachment D provides a summary of the existing hourly ambient noise levels.

TABLE 1: 24-HOUR AMBIENT NOISE LEVEL MEASUREMENTS

Location ¹	Description	Energy Average Noise Level (dBA L_{eq}) ²		CNEL
		Daytime	Nighttime	
L1	Located by the northern boundary of the Project site near existing single-family residential homes.	53.5	49.8	57.3
L2	Located near the western boundary of the Project site near existing single-family residential homes.	54.3	55.6	61.9
L3	Located near the western boundary of the Project site near existing single-family residential homes.	53.3	48.9	56.7
L4	Located by the southwestern boundary of the Project site near existing single-family residential homes.	54.6	50.7	58.3
L5	Located by the southern boundary of the Project site near existing single-family residential homes.	52.9	47.4	55.6

¹ See Exhibit A for the noise level measurement locations.

² Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix D. "Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

REFERENCE NOISE LEVELS

Exhibit B identifies the estimated noise source and receiver locations used to calculate the Project-related operational noise levels. The Project-related operational noise sources are based on a review of the site plan and are expected to include: a/c condenser units, trash enclosure activity, parking lot vehicle movements, and outdoor daycare activity. To estimate the Project operational noise impacts, reference sound power levels (PWL) were collected from similar types of activities to represent the noise levels associated with the typical daytime stationary-source operational noise activity of the proposed Project.

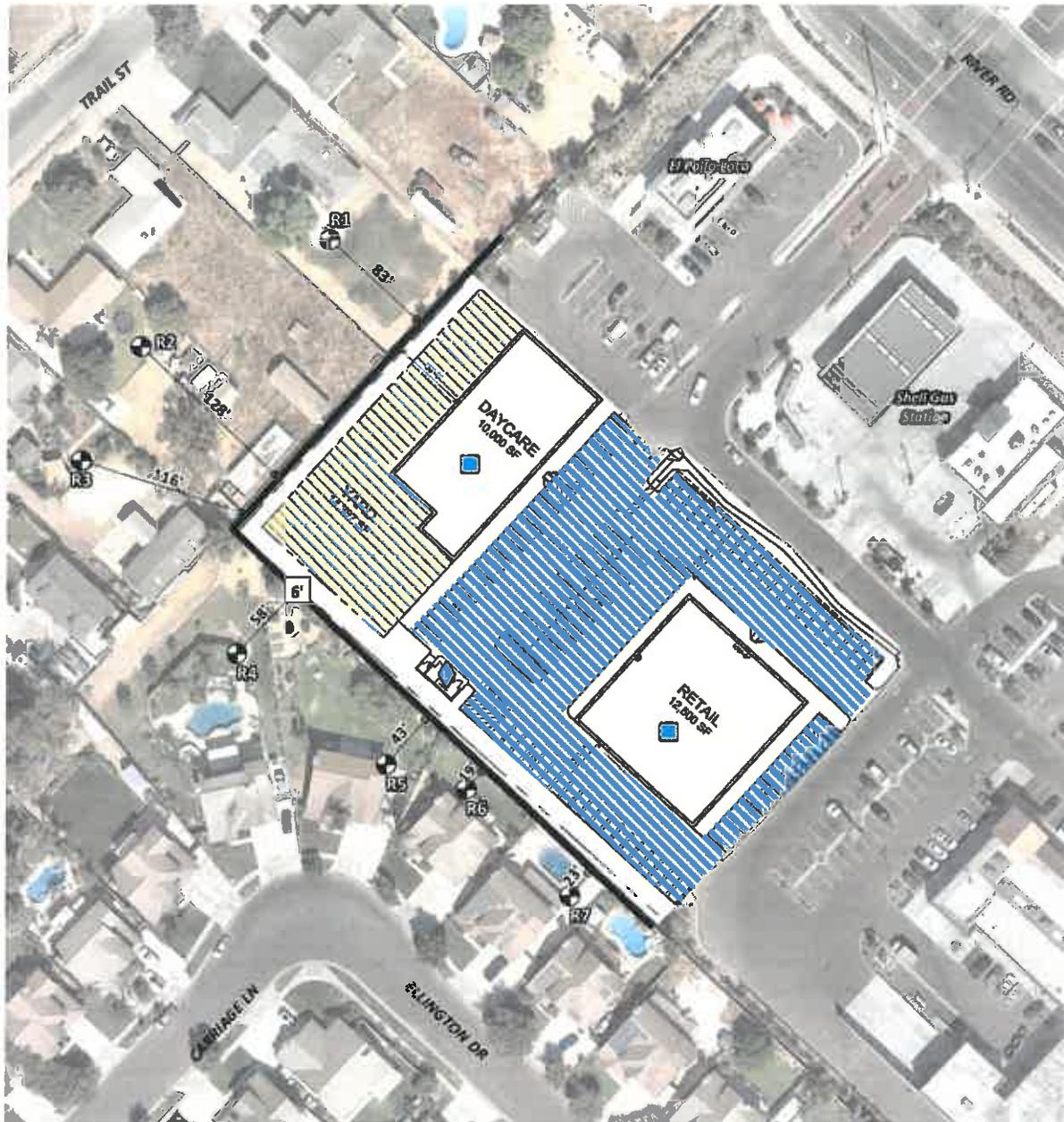
While sound pressure levels (e.g. L_{eq}) quantify in decibels the intensity of given sound sources at a reference distance, sound power levels (PWL) are connected to the sound source and are independent of distance. Sound pressure levels vary substantially with distance from the source and diminish as a result of intervening obstacles and barriers, air absorption, wind, and other factors. Sound power is the acoustical energy emitted by the sound source and is an absolute value that is not affected by the environment. The reference project operational sound power levels are summarized below:

- A/C Condenser Units: 79 dBA PWL according to Daikin submittal data sheet for 6-Ton VRV-IV Heat Recovery Unit REYQ272TTJU.
- Trash Enclosure Activity: 89 dBA PWL based on reference noise level measurements describing trash enclosure event activity collected by Urban Crossroads, Inc.
- Parking Lot Vehicle Movements: 73 dBA PWL based on reference noise level measurements describing parking lot vehicle activity collected by Urban Crossroads, Inc.
- Outdoor Daycare Activity: 100 dBA PWL based on several sample play area noise measurements used to describe the worst-case reference noise levels.

RECEIVER LOCATIONS

To assess the potential operational noise impacts, the following sensitive receiver locations, as shown on Exhibit B, were identified as representative locations for analysis. Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Sensitive receiver locations in the Project study area include nearby residential uses, as shown below. Other sensitive land uses in the Project study area that are located at greater distances than those identified in this noise study will experience lower noise levels than those presented in this report due to the additional attenuation from distance and the shielding of intervening structures.

EXHIBIT B: NOISE SOURCE AND RECEIVER LOCATIONS



LEGEND:

- | | |
|---|-------------------------------|
| Receiver Locations | A/C Condenser Units |
| Existing Barrier | Trash Enclosure Activity |
| 6' Existing Barrier Height (In feet) | Parking Lot Vehicle Movements |
| Distance from receiver to Project site boundary (in feet) | Outdoor Daycare Activity |

NOISE PREDICTION MODEL

To fully describe the exterior operational noise levels from the Project, Urban Crossroads, Inc. developed a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program. CadnaA can analyze the noise level of multiple types of noise sources and calculates the noise levels at any location using the spatially accurate Project site plan and includes the effects of topography, buildings, and multiple barriers in its calculations using the latest standards to predict outdoor noise impacts. Using the spatially accurate Project site plan and flown aerial imagery data from Nearmap, a CadnaA noise prediction model of the Project study area was developed. The noise model provides a three-dimensional representation of the Project study area

Using the ISO 9613 protocol, the CadnaA noise prediction model will calculate the distance from each noise source to the noise receiver locations, using the ground absorption, distance, and barrier/building attenuation inputs to provide a summary of noise level calculations at each receiver location and the partial noise level contributions by noise source. The reference sound power level (PWL) for the highest noise source expected at the Project site were input into the CadnaA noise prediction model. The operational noise level calculations provided in this noise study account for the distance attenuation provided due to geometric spreading, when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. Hard site conditions are used in the operational noise analysis which result in noise levels that attenuate (or decrease) at a rate of 6 dBA for each doubling of distance from a point source, based on existing conditions in the Project study area. Attachment E includes the detailed noise model inputs used to estimate the Project operational noise levels.

OPERATIONAL NOISE LEVEL ANALYSIS

Using the reference noise levels to represent the proposed Project operations that include a/c condenser units, trash enclosure activity, parking lot vehicle movements, and outdoor daycare activity, Urban Crossroads, Inc. calculated the Project operational source noise levels at nearby receiver locations. Table 2 shows the unmitigated Project operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m. The daytime hourly noise levels at the off-site receiver locations are expected to range from 50.8 to 54.5 dBA L_{eq} . Project operational noise activity are expected to be limited to the daytime hours between 7:00 a.m. and 10:00 p.m. with no planned nighttime noise activity.

TABLE 2: DAYTIME OPERATIONAL NOISE COMPLIANCE SUMMARY

Receiver Location ¹	Project Operational Noise Levels (dBA Leq) ²	Noise Level Standards (dBA Leq) ³	Threshold Exceeded? ⁴
R1	52.6	55	No
R2	51.1	55	No
R3	51.3	55	No
R4	54.5	55	No
R5	54.5	55	No
R6	53.9	55	No
R7	50.8	55	No

¹ See Exhibit B for the noise receiver locations.

² Daytime Project operational noise levels based on typical reference noise levels.

³ City of Norco exterior noise level standards for residential land use.

⁴ Do the estimated Project operational noise source activities exceed the noise level standards?
 "Daytime" = 7:00 a.m. to 10:00 p.m.

PROJECT OPERATIONAL NOISE LEVEL COMPLIANCE

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level threshold based on the City of Norco exterior noise level standards. For residential land use, the City of Norco has identified a daytime exterior noise level limit of 55 dBA Leq (2). Table 2 shows that the operational noise levels associated with River Road and Corydon Street Commercial Project will satisfy the City of Norco Municipal Code daytime exterior noise level standards at all receiver locations. Therefore, the operational noise impacts are considered *less than significant* at the nearby noise-sensitive receiver locations.

PROJECT OPERATIONAL NOISE LEVEL CONTRIBUTIONS

To describe the Project operational noise level contributions, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. Since the units used to measure noise, decibels (dB), are logarithmic units, the Project-operational and existing ambient noise levels cannot be combined using standard arithmetic equations. (3) Instead, they must be logarithmically added using the following base equation:

$$SPL_{Total} = 10\log_{10}[10^{SPL1/10} + 10^{SPL2/10} + \dots + 10^{SPLn/10}]$$

Where "SPL1," "SPL2," etc. are equal to the sound pressure levels being combined, or in this case, the Project-operational and existing ambient noise levels. The difference between the combined Project and ambient noise levels describe the Project noise level contributions to the existing ambient noise environment. Noise levels that would be experienced at receiver locations when Project-source noise is

added to the daytime ambient conditions are presented on Table 3. As indicated on Table 3, the Project will generate an unmitigated daytime operational incremental noise level increases ranging from 1.7 to 3.7 dBA L_{eq} at the nearby receiver locations.

TABLE 3: DAYTIME PROJECT OPERATIONAL NOISE LEVEL CONTRIBUTIONS

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Incremental Threshold ⁷	Incremental Threshold Exceeded? ⁷
R1	52.6	L1	53.5	56.1	2.6	5.0	No
R2	51.1	L2	54.3	56.0	1.7	5.0	No
R3	51.3	L2	54.3	56.1	1.8	5.0	No
R4	54.5	L3	53.3	57.0	3.7	5.0	No
R5	54.5	L4	54.6	57.6	3.0	5.0	No
R6	53.9	L4	54.6	57.3	2.7	5.0	No
R7	50.8	L5	52.9	55.0	2.1	5.0	No

¹ See Exhibit B for the sensitive receiver locations.

² Total Project operational noise levels as shown on Table 2.

³ Existing noise level measurement locations as shown on Exhibit A.

⁴ Observed daytime ambient noise levels as shown on Table 1.

⁵ Represents the combined ambient conditions plus the Project activities.

⁶ The noise level increase expected with the addition of the proposed Project activities.

⁷ Federal Interagency Committee on Noise (FICON) guidance.

Noise level increases resulting from the Project are evaluated based on the magnitude of the increase, the existing ambient noise levels, and the location of noise-sensitive receivers to determine if an incremental noise increase represents a significant adverse environmental impact. This approach recognizes *that there is no single noise increase that renders the noise impact significant.* (4) This is primarily because of the wide variation in individual thresholds of annoyance and differing individual experiences with noise. Thus, an important way of determining a person's subjective reaction to a new noise is the comparison of it to the existing environment to which one has adapted—the so-called *ambient environment*.

In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will typically be judged. The Federal Interagency Committee on Noise (FICON) (5) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level. The FICON recommendations are based on studies that relate aircraft noise levels to the percentage of persons highly annoyed by aircraft noise. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, these recommendations are often used in environmental noise impact assessments involving the use of cumulative noise exposure metrics, such as the average-daily noise level (i.e., CNEL) or average noise levels (L_{eq}).

Mr. Timothy Reeves
Lewis Retail Centers
January 18, 2020
Page 9

As previously stated, the approach used in this noise study recognizes *that there is no single noise increase that renders the noise impact significant*, based on a 2008 California Court of Appeal ruling on Gray v. County of Madera. (4) For example, if the ambient noise environment is quiet (<60 dBA) and the new noise source greatly increases the noise levels, an impact may occur if the noise criteria may be exceeded. Therefore, for this analysis, FICON identifies a *readily perceptible* 5 dBA or greater project-related noise level increase is considered a significant impact when the noise criteria for a given land use is exceeded. Per the FICON, in areas where the without project noise levels range from 60 to 65 dBA, a 3 dBA *barely perceptible* noise level increase appears to be appropriate for most people. When the without project noise levels already exceed 65 dBA, any increase in community noise louder than 1.5 dBA or greater is considered a significant impact if the noise criteria for a given land use is exceeded, since it likely contributes to an existing noise exposure exceedance.

As shown on Table 3, the Project-related operational noise level contributions will satisfy the incremental noise level increase significance criteria. Therefore, the Project incremental noise level increases at the sensitive receiver locations will be *less than significant*.

CONCLUSIONS

Using reference noise levels to represent the expected noise sources from the River Road and Corydon Street Commercial site, this analysis estimates the Project-related stationary-source operational noise levels at nearby receiver locations. The typical activities associated with the proposed River Road and Corydon Street Commercial are anticipated to include a/c condenser units, trash enclosure activity, parking lot vehicle movements, and outdoor daycare activity. The operational noise analysis shows that Project activities will satisfy the City of Norco daytime exterior noise level thresholds at all receiver locations.

Further, this analysis demonstrates that the Project operational noise levels will not contribute a long-term operational noise level impact to the existing ambient noise environment at any of the sensitive receiver locations. Therefore, the operational noise level impacts associated with the proposed 24-hour seven days per week Project activities, such as the a/c condenser units, trash enclosure activity, parking lot vehicle movements, and outdoor daycare activity, are considered *less than significant*. If you have any questions, please contact me directly at (949) 336-5979.

Respectfully submitted,

URBAN CROSSROADS, INC.



Bill Lawson, P.E., INCE
Principal



Mr. Timothy Reeves
Lewis Retail Centers
January 18, 2020
Page 10

REFERENCES

1. **American National Standards Institute (ANSI).** *Specification for Sound Level Meters ANSI S1.4-2014/IEC 61672-1:2013.*
2. **City of Norco.** *Municipal Code, Section 90.07.040.*
3. **California Department of Transportation Environmental Program.** *Technical Noise Supplement - A Technical Supplement to the Traffic Noise Analysis Protocol.* Sacramento, CA : s.n., September 2013.
4. **California Court of Appeal.** *Gray v. County of Madera, F053661.* 167 Cal.App.4th 1099; - Cal.Rptr.3d, October 2008.
5. **Federal Interagency Committee on Noise.** *Federal Agency Review of Selected Airport Noise Analysis Issues.* August 1992.

ATTACHMENT A

APPROVED SITE PLAN

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ATTACHMENT B

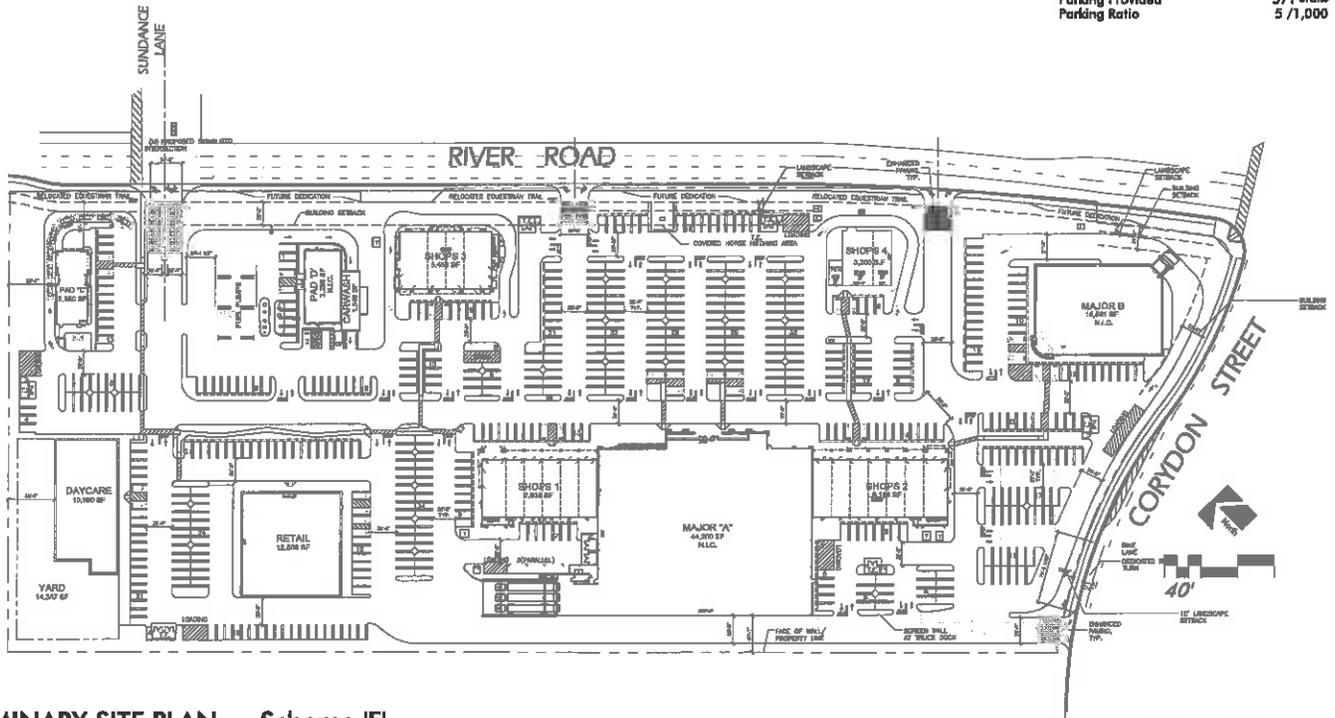
PROPOSED SITE PLAN

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Summary

Net Land Area ±13.7 AC ±596,640 SF
 (less dedication)
 Building 114,008 SF
 Land-to-Bldg Ratio 4.52/1 (18%)

Parking Required 525 stalls
 Parking Provided 571 stalls
 Parking Ratio 5 / 1,000



PRELIMINARY SITE PLAN - Scheme 'F'

S.W.C. OF RIVER RD. & CORYDON ST.
NORCO, CA

Lewis Retail Centers & De KRUYF
 A Member of the Lewis Group of Companies

DATE: JULY 18, 2019
 DRAWING NO.: 14145

NADEL STENOGRAPHIC, INC.
 1700 E. BERRY AVE., SUITE 1000
 LOS ANGELES, CA 90058
 TEL: 310.254.2700 FAX: 310.254.2701
 WWW.NADEL.COM



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ATTACHMENT C

STUDY AREA PHOTOS

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JN:13170 Study Area Photos



L1_E
33, 54' 59.570000", 117, 35' 32.230000"



L1_N
33, 54' 59.500000", 117, 35' 32.230000"



L1_S
33, 54' 59.550000", 117, 35' 32.230000"



L1_W
33, 54' 59.580000", 117, 35' 32.280000"



L2_E
33, 54' 58.520000", 117, 35' 33.190000"



L2_N
33, 54' 58.540000", 117, 35' 33.160000"

JN:13170 Study Area Photos



L2_S
33, 54' 58.540000", 117, 35' 33.190000"



L2_W
33, 54' 58.510000", 117, 35' 33.160000"



L3_E
33, 54' 57.780000", 117, 35' 32.970000"



L3_N
33, 54' 57.790000", 117, 35' 33.050000"



L3_S
33, 54' 57.780000", 117, 35' 33.000000"



L3_W
33, 54' 57.790000", 117, 35' 32.970000"

JN:13170 Study Area Photos



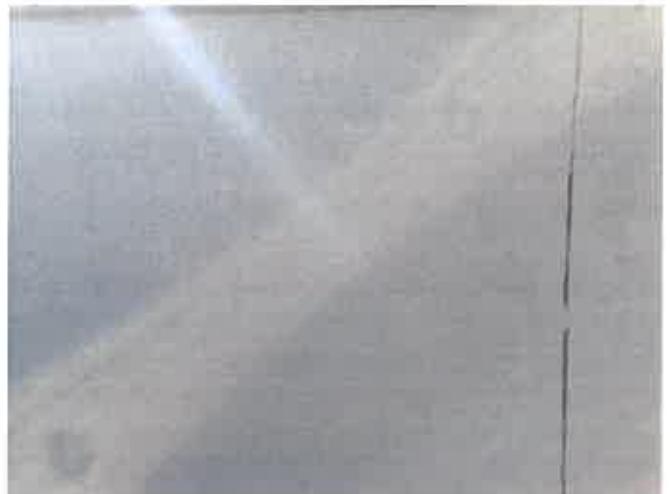
L4_E
33, 54' 56.690000", 117, 35' 31.590000"



L4_N
33, 54' 56.690000", 117, 35' 31.590000"



L4_S
33, 54' 56.690000", 117, 35' 31.590000"



L4_W
33, 54' 56.670000", 117, 35' 31.620000"



L5_E
33, 54' 55.790000", 117, 35' 30.500000"



L5_N
33, 54' 55.800000", 117, 35' 30.520000"

JN:13170 Study Area Photos



L5_S

33, 54' 55.790000", 117, 35' 30.500000"



L5_W

33, 54' 55.820000", 117, 35' 30.500000"

ATTACHMENT D

NOISE LEVEL MEASUREMENT WORKSHEETS

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24-Hour Noise Level Measurement Summary

Date: Monday, January 13, 2020

Location: L1 - Located by the northern boundary of the Project site near existing single-family residential homes.

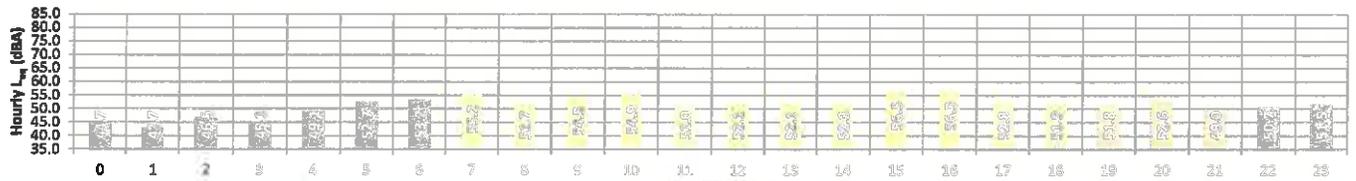
Meter: Piccolo

ID: 13170

Project: River Road and Corydon Street Commercial

Analyst: P. Mara

Hourly L_{max} (dBA) Readings (unadjusted)

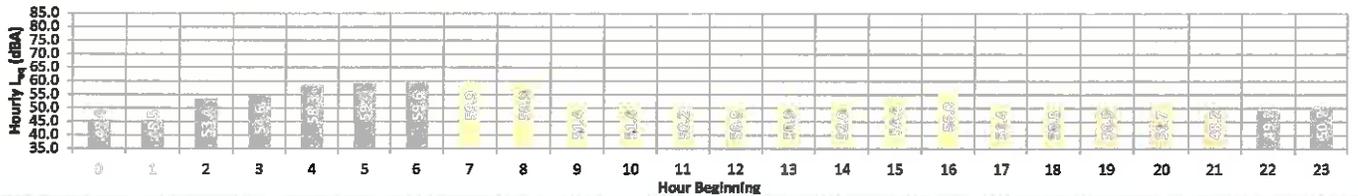


Timeframe	Hour	Noise Statistics																
		L _{max}	L _{max}	L _{max}	11%	12%	13%	14%	15%	16%	17%	18%	19%	20%	21%	22%	23%	
Night	0	44.3	42.7	46.5	39.5	50.0	50.0	48.0	47.0	45.0	43.0	40.0	40.0	40.0	40.0	44.7	10.0	52.7
	1	42.7	55.8	37.2	50.0	48.0	46.0	45.0	42.0	41.0	39.0	39.0	39.0	39.0	39.0	42.7	10.0	52.7
	2	46.5	65.0	37.7	58.0	52.0	49.0	49.0	45.0	41.0	38.0	37.0	37.0	37.0	37.0	46.5	10.0	56.5
	3	45.1	59.1	40.5	53.0	52.0	49.0	47.0	44.0	43.0	41.0	41.0	40.0	40.0	40.0	45.1	10.0	55.1
	4	49.1	64.1	40.9	57.0	55.0	53.0	52.0	48.0	47.0	44.0	43.0	41.0	41.0	41.0	49.1	10.0	59.1
	5	52.7	68.6	44.1	61.0	59.0	56.0	55.0	52.0	50.0	47.0	46.0	45.0	45.0	45.0	52.7	10.0	62.7
	6	58.2	71.8	47.2	63.0	61.0	58.0	56.0	53.0	52.0	49.0	48.0	47.0	46.0	46.0	58.2	10.0	68.2
Day	7	55.2	70.1	47.2	63.0	61.0	60.0	59.0	55.0	52.0	49.0	49.0	49.0	48.0	48.0	55.2	0.0	55.2
	8	51.7	65.3	45.8	59.0	57.0	55.0	54.0	52.0	50.0	47.0	47.0	46.0	46.0	51.7	0.0	51.7	
	9	54.5	76.2	40.7	64.0	63.0	60.0	59.0	54.0	48.0	43.0	43.0	42.0	42.0	54.5	0.0	54.5	
	10	54.9	72.9	40.5	66.0	63.0	60.0	58.0	52.0	49.0	43.0	42.0	41.0	41.0	54.9	0.0	54.9	
	11	51.0	68.3	40.8	61.0	59.0	56.0	54.0	50.0	47.0	43.0	43.0	42.0	42.0	51.0	0.0	51.0	
	12	52.1	75.7	41.4	62.0	59.0	56.0	54.0	51.0	48.0	44.0	43.0	42.0	42.0	52.1	0.0	52.1	
	13	52.1	68.8	42.5	62.0	60.0	57.0	55.0	52.0	48.0	45.0	44.0	43.0	43.0	52.1	0.0	52.1	
	14	52.3	70.3	42.7	61.0	59.0	57.0	55.0	52.0	49.0	45.0	44.0	43.0	43.0	52.3	0.0	52.3	
	15	56.5	80.8	43.8	65.0	63.0	60.0	58.0	54.0	51.0	47.0	47.0	45.0	45.0	56.5	0.0	56.5	
	16	56.5	76.7	43.7	67.0	63.0	59.0	57.0	53.0	50.0	47.0	45.0	45.0	45.0	56.5	0.0	56.5	
17	52.8	72.0	43.9	62.0	60.0	57.0	56.0	51.0	49.0	46.0	46.0	45.0	45.0	52.8	0.0	52.8		
18	51.9	65.4	43.9	61.0	59.0	57.0	55.0	51.0	48.0	46.0	46.0	45.0	44.0	51.9	0.0	51.9		
Evening	19	51.8	70.0	42.6	62.0	60.0	56.0	54.0	50.0	48.0	45.0	44.0	43.0	43.0	51.8	5.0	56.8	
	20	52.6	76.6	41.7	63.0	60.0	56.0	54.0	49.0	47.0	44.0	43.0	42.0	42.0	52.6	5.0	57.6	
	21	49.0	64.5	40.5	57.0	56.0	52.0	51.0	48.0	47.0	43.0	43.0	41.0	41.0	49.0	5.0	54.0	
Night	22	72.8	72.8	40.3	66.0	64.0	63.0	61.0	58.0	56.0	53.0	51.0	50.0	49.0	72.8	10.0	68.7	
	23	53.5	53.5	41.9	61.0	59.0	57.0	55.0	51.0	48.0	46.0	45.0	44.0	44.0	53.5	10.0	61.5	
Day	Min	31.0	65.3	40.5	59.0	57.0	55.0	54.0	50.0	47.0	43.0	42.0	41.0	41.0	24-Hour L _{max} (dBA)			
	Max	56.5	80.8	47.2	67.0	63.0	60.0	58.0	55.0	52.0	49.0	49.0	48.0	48.0	52.4	53.5	49.8	
Energy Average		53.9	Average:		62.8	60.5	57.8	56.3	52.2	49.1	45.4	44.9	43.8	24-Hour C _{PEL} (dBA)				
Evening	Min	49.0	64.5	40.5	57.0	56.0	52.0	51.0	48.0	47.0	43.0	43.0	41.0	57.3				
	Max	52.6	76.6	42.5	63.0	60.0	56.0	54.0	50.0	48.0	45.0	44.0	43.0					
Energy Average		51.4	Average:		60.7	58.7	54.7	53.0	49.0	47.3	44.0	43.3	42.0					
Night	Min	42.7	35.8	57.7	56.0	46.0	46.0	46.0	42.0	43.8	37.0	37.0	37.0					
	Max	53.2	72.8	47.3	61.0	59.0	57.0	55.0	53.0	51.0	49.0	49.0	48.0					
Energy Average		49.8	Average:		58.4	56.3	52.0	50.9	47.6	45.1	42.7	42.1	41.1					

24-Hour Noise Level Measurement Summary

Date: Monday, January 13, 2020 Location: L2 - Located near the western boundary of the Project site near existing single-family residential homes. Meter: Piccolo JN: 13170
 Project: River Road and Canyon Street Commercial Analyst: P. Mata

Hourly L_{eq} (dBA) Readings (unadjusted)



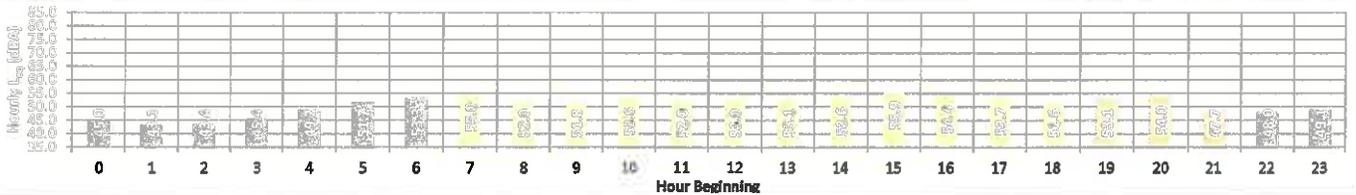
Time Period	Hour	L _{1%}	L _{5%}	L _{10%}	L _{25%}	L _{50%}	L _{75%}	L _{90%}	L _{95%}	L _{98%}	L _{99%}	L _{100%}	L _{max}	Avg	Std. Dev.	
Night	0	45.4	58.7	40.1	52.0	51.0	49.0	48.0	45.0	41.0	41.0	40.0	45.4	50.0	55.4	
	1	45.5	57.3	40.1	51.0	50.0	49.0	48.0	46.0	44.0	41.0	40.0	45.5	10.0	55.5	
	2	53.4	69.1	48.8	57.0	55.0	54.0	54.0	54.0	53.0	50.0	50.0	49.0	53.4	10.0	63.4
	3	54.6	58.8	50.9	57.0	57.0	57.0	57.0	56.0	54.0	51.0	51.0	54.6	10.0	64.6	
	4	58.3	66.9	57.0	60.0	59.0	59.0	58.0	58.0	58.0	57.0	57.0	58.3	10.0	68.3	
	5	59.4	65.6	58.1	62.0	61.0	60.0	60.0	59.0	59.0	58.0	58.0	59.4	10.0	69.4	
Day	7	59.9	67.3	58.2	62.0	61.0	61.0	66.0	60.0	59.0	58.0	58.0	59.9	0.0	59.9	
	8	59.9	71.3	47.6	62.0	62.0	62.0	62.0	61.0	60.0	49.0	48.0	59.9	0.0	59.9	
	9	51.4	67.7	41.2	61.0	60.0	56.0	55.0	50.0	47.0	43.0	42.0	41.0	51.4	0.0	51.4
	10	51.4	65.6	40.2	61.0	59.0	56.0	55.0	51.0	48.0	43.0	42.0	41.0	51.4	0.0	51.4
	11	50.2	65.8	41.2	60.0	58.0	55.0	53.0	49.0	46.0	43.0	42.0	41.0	50.2	0.0	50.2
	12	50.8	73.4	40.2	61.0	58.0	54.0	53.0	49.0	46.0	43.0	42.0	41.0	50.8	0.0	50.8
	13	50.9	65.5	41.7	60.0	57.0	55.0	54.0	51.0	48.0	43.0	43.0	42.0	50.9	0.0	50.9
	14	52.0	69.7	41.8	60.0	58.0	56.0	55.0	52.0	49.0	44.0	43.0	42.0	52.0	0.0	52.0
	15	54.4	72.1	41.9	62.0	61.0	58.0	57.0	54.0	51.0	46.0	45.0	43.0	54.4	0.0	54.4
	16	56.0	77.1	42.4	67.0	61.0	58.0	56.0	52.0	50.0	46.0	45.0	44.0	56.0	0.0	56.0
	17	51.4	67.3	44.0	60.0	58.0	55.0	54.0	51.0	48.0	46.0	45.0	44.0	51.4	0.0	51.4
	18	50.8	67.0	42.9	60.0	58.0	56.0	54.0	49.0	47.0	44.0	44.0	43.0	50.8	0.0	50.8
Evening	19	50.9	66.4	42.1	61.0	58.0	55.0	54.0	50.0	47.0	44.0	43.0	43.0	50.9	5.0	55.9
	20	51.7	73.5	41.9	61.0	58.0	56.0	55.0	50.0	48.0	45.0	44.0	43.0	51.7	5.0	56.7
Night	21	48.2	64.7	40.6	56.0	54.0	51.0	50.0	48.0	46.0	43.0	43.0	41.0	48.2	5.0	53.2
	22	50.8	68.8	45.9	60.0	58.0	53.0	51.0	48.0	46.0	43.0	43.0	42.0	50.8	10.0	50.8
23	50.7	71.8	48.7	60.0	58.0	56.0	54.0	48.0	46.0	43.0	41.0	41.0	50.7	10.0	50.7	
Hourly		L _{1%}	L _{5%}	L _{10%}	L _{25%}	L _{50%}	L _{75%}	L _{90%}	L _{95%}	L _{98%}	L _{99%}	L _{100%}	L _{max} (dBA)			
Day	Min	50.2	65.5	40.2	60.0	57.0	54.0	53.0	49.0	46.0	43.0	42.0	41.0	24-Hour Daytime		
	Max	59.9	77.1	58.2	67.0	62.0	62.0	62.0	61.0	60.0	58.0	58.0	58.0	58.0	Nighttime	
Energy Average		54.9	Average		61.3	59.3	56.8	55.7	52.4	49.9	45.7	45.0	44.0	54.8	54.3	55.6
Evening	Min	48.2	64.7	40.6	56.0	54.0	51.0	50.0	48.0	46.0	43.0	43.0	41.0	24-Hour L _{eq} (dBA)		
	Max	51.7	73.5	42.1	61.0	58.0	56.0	55.0	50.0	48.0	45.0	44.0	43.0	61.9		
Energy Average		50.5	Average		59.3	56.7	54.0	53.0	49.3	47.0	44.0	43.3	42.3			
Night	Min	48.2	64.7	40.6	56.0	54.0	51.0	50.0	48.0	46.0	43.0	43.0	41.0			
	Max	51.7	73.5	42.1	61.0	58.0	56.0	55.0	50.0	48.0	45.0	44.0	43.0			
Energy Average		50.5	Average		59.3	56.7	54.0	53.0	49.3	47.0	44.0	43.3	42.3			



24-Hour Noise Level Measurement Summary

Date: Monday, January 13, 2020 Location: L3 - Located near the western boundary of the Project site near existing single-family residential homes. Meter: Piccolo JW: 13170 Analyst: P. Mara

Hourly L_{eq} (dBA) Roadways (unadjusted)



Timeframe	Hour	L _{1%}	L _{5%}	L _{10%}	L _{15%}	L _{20%}	L _{25%}	L _{30%}	L _{35%}	L _{40%}	L _{45%}	L _{50%}	L _{55%}	L _{60%}	L _{65%}	L _{70%}	L _{75%}	L _{80%}	L _{85%}	L _{90%}	L _{95%}	L _{99%}	Adj. L _{1%}	Adj. L _{5%}	
Night	1	45.0	47.1	49.4	51.0	51.0	50.0	45.0	45.0	42.0	41.0	39.0	39.0	39.0	43.1	10.0	53.1								
	2	43.4	45.3	47.4	49.0	49.0	48.0	43.0	43.0	40.0	39.0	37.0	37.0	37.0	43.4	10.0	53.4								
	3	45.4	47.8	49.7	51.0	51.0	50.0	45.0	45.0	42.0	41.0	39.0	39.0	39.0	45.4	10.0	55.4								
	4	49.2	51.7	53.4	55.0	55.0	54.0	49.0	49.0	46.0	45.0	43.0	43.0	43.0	49.2	10.0	59.2								
	5	51.7	54.1	55.8	57.0	57.0	56.0	51.0	51.0	48.0	47.0	45.0	45.0	45.0	51.7	10.0	61.7								
	6	51.8	54.2	55.9	57.0	57.0	56.0	51.0	51.0	48.0	47.0	45.0	45.0	45.0	51.8	10.0	61.8								
Day	7	55.0	57.4	59.4	61.0	60.0	58.0	58.0	55.0	55.0	52.0	50.0	49.0	48.0	55.0	0.0	55.0								
	8	52.0	54.6	56.6	58.0	57.0	56.0	53.0	52.0	50.0	48.0	46.0	45.0	44.0	52.0	0.0	52.0								
	9	51.8	54.4	56.4	58.0	57.0	56.0	53.0	52.0	50.0	48.0	46.0	45.0	44.0	51.8	0.0	51.8								
	10	53.6	56.2	58.2	60.0	59.0	58.0	55.0	54.0	50.0	48.0	46.0	45.0	44.0	53.6	0.0	53.6								
	11	52.0	54.6	56.6	58.0	57.0	56.0	53.0	52.0	50.0	48.0	46.0	45.0	44.0	52.0	0.0	52.0								
	12	53.0	55.6	57.6	59.0	58.0	57.0	54.0	53.0	50.0	48.0	46.0	45.0	44.0	53.0	0.0	53.0								
	13	53.1	55.7	57.7	59.0	58.0	57.0	54.0	53.0	50.0	48.0	46.0	45.0	44.0	53.1	0.0	53.1								
	14	53.6	56.2	58.2	60.0	59.0	58.0	55.0	54.0	50.0	48.0	46.0	45.0	44.0	53.6	0.0	53.6								
	15	55.9	58.5	60.5	62.0	60.0	58.0	58.0	55.0	53.0	51.0	49.0	48.0	47.0	55.9	0.0	55.9								
	16	54.4	57.0	59.0	60.0	59.0	58.0	55.0	54.0	50.0	48.0	46.0	45.0	44.0	54.4	0.0	54.4								
	17	53.7	56.3	58.3	60.0	59.0	58.0	55.0	54.0	50.0	48.0	46.0	45.0	44.0	53.7	0.0	53.7								
	18	51.6	54.2	56.2	58.0	57.0	56.0	53.0	52.0	49.0	48.0	46.0	45.0	44.0	51.6	0.0	51.6								
Evening	19	53.1	55.7	57.7	59.0	58.0	55.0	54.0	50.0	48.0	46.0	45.0	44.0	53.1	5.0	58.1									
	20	54.0	56.6	58.6	60.0	59.0	58.0	55.0	54.0	50.0	48.0	47.0	46.0	54.0	5.0	59.0									
	21	47.7	50.3	52.3	54.0	53.0	52.0	49.0	48.0	45.0	44.0	42.0	41.0	47.7	5.0	52.7									
Night	22	48.8	51.4	53.4	55.0	54.0	53.0	50.0	49.0	46.0	45.0	43.0	42.0	48.8	10.0	58.8									
	23	48.1	50.7	52.7	54.0	53.0	52.0	49.0	48.0	45.0	44.0	42.0	41.0	48.1	10.0	58.1									
Timeframe	Hour	L _{1%}	L _{5%}	L _{10%}	L _{15%}	L _{20%}	L _{25%}	L _{30%}	L _{35%}	L _{40%}	L _{45%}	L _{50%}	L _{55%}	L _{60%}	L _{65%}	L _{70%}	L _{75%}	L _{80%}	L _{85%}	L _{90%}	L _{95%}	L _{99%}	L _{eq} (dBA)		
Day	Min	51.6	54.2	56.2	57.0	56.0	53.0	52.0	48.0	45.0	44.0	43.0	42.0	52.1	53.3	48.9									
	Max	55.9	58.5	60.5	62.0	60.0	58.0	58.0	56.0	53.0	50.0	49.0	48.0	52.1	53.3	48.9									
Energy Average		53.5	Average:		61.2	59.6	57.4	56.3	52.8	50.5	47.0	46.3	45.3												
Evening	Min	47.7	50.3	52.3	54.0	53.0	52.0	49.0	48.0	45.0	44.0	42.0	41.0												
	Max	54.0	56.6	58.6	60.0	59.0	58.0	55.0	54.0	50.0	48.0	47.0	46.0												
Energy Average		52.3	Average:		59.3	57.7	55.7	54.3	51.0	49.3	45.7	44.3	43.0												
Night	Min	43.1	45.3	47.4	49.0	49.0	48.0	43.0	43.0	40.0	39.0	37.0	37.0												
	Max	51.7	54.1	55.8	57.0	57.0	56.0	51.0	51.0	48.0	47.0	45.0	45.0												
Energy Average		48.8	Average:		55.1	53.1	51.1	49.8	46.8	45.1	42.0	41.2	40.2												



24-Hour Noise Level Measurement Summary

Date: Monday, January 13, 2020 Location: L4 - Located by the southwestern boundary of the Project site near existing single-family residential homes. Meter: Piccolo I #N: 13170
 Project: River Road and Corydon Street Commercial Analyst: P. Mara

Hourly L_{eq} (dBA) Reading (unadjusted)

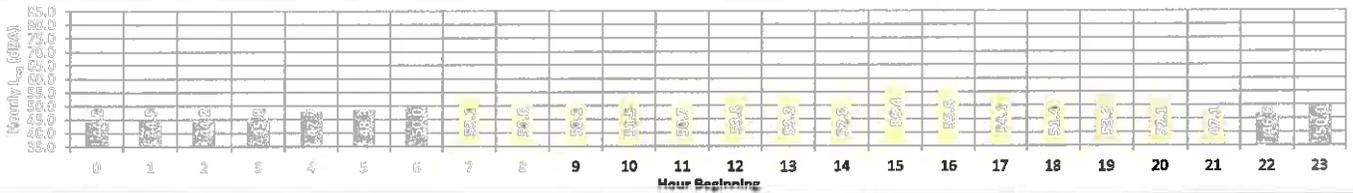


Timeframe	Hour	L _{eq}	L _{max}	L _{min}	L1%	L5%	L10%	L15%	L25%	L50%	L69%	L91%	L95%	L99%	L _{max}	Adj. L _{max}	Adj. L _{eq}
Night	0	45.3	58.8	40.1	52.0	51.0	50.0	48.0	46.0	45.0	43.0	41.0	40.0	40.0	45.3	10.0	55.3
	1	44.7	61.8	38.8	52.0	50.0	47.0	46.0	45.0	42.0	40.0	40.0	39.0	39.0	44.7	10.0	54.7
	2	43.8	61.3	38.8	51.0	49.0	47.0	46.0	43.0	41.0	39.0	39.0	38.0	38.0	43.8	10.0	53.8
	3	46.6	58.0	40.5	53.0	52.0	50.0	49.0	47.0	45.0	42.0	42.0	41.0	41.0	46.6	10.0	56.6
	4	50.7	70.4	41.7	58.0	56.0	55.0	52.0	49.0	47.0	44.0	43.0	42.0	42.0	50.7	10.0	60.7
	5	53.5	69.6	45.0	61.0	58.0	56.0	56.0	53.0	52.0	48.0	47.0	46.0	46.0	53.5	10.0	63.5
6	53.5	67.2	48.0	60.0	58.0	56.0	56.0	52.0	50.0	46.0	45.0	44.0	44.0	53.5	10.0	63.5	
Day	7	56.9	71.1	47.7	63.0	62.0	60.0	59.0	57.0	55.0	52.0	51.0	50.0	50.0	56.9	0.0	56.9
	8	55.9	67.9	48.6	61.0	60.0	58.0	58.0	56.0	55.0	51.0	50.0	49.0	49.0	55.9	0.0	55.9
	9	53.9	72.3	44.9	62.0	61.0	58.0	57.0	54.0	51.0	47.0	46.0	46.0	46.0	53.9	0.0	53.9
	10	54.4	71.0	43.5	62.0	61.0	59.0	58.0	55.0	51.0	46.0	46.0	44.0	44.0	54.4	0.0	54.4
	11	53.6	70.7	45.0	63.0	61.0	58.0	57.0	53.0	50.0	47.0	46.0	46.0	46.0	53.6	0.0	53.6
	12	54.2	74.2	45.0	62.0	60.0	58.0	57.0	54.0	51.0	48.0	47.0	46.0	46.0	54.2	0.0	54.2
	13	54.1	65.9	45.7	61.0	60.0	58.0	57.0	55.0	52.0	48.0	47.0	46.0	46.0	54.1	0.0	54.1
	14	54.2	72.2	45.8	62.0	61.0	58.0	57.0	54.0	51.0	48.0	47.0	46.0	46.0	54.2	0.0	54.2
	15	56.5	74.0	45.4	66.0	63.0	60.0	59.0	56.0	54.0	49.0	48.0	47.0	47.0	56.5	0.0	56.5
	16	55.3	74.0	45.1	65.0	62.0	59.0	57.0	55.0	53.0	48.0	48.0	46.0	46.0	55.3	0.0	55.3
17	55.1	70.3	47.6	62.0	61.0	59.0	57.0	55.0	53.0	50.0	49.0	48.0	48.0	55.1	0.0	55.1	
18	53.0	66.7	45.6	61.0	60.0	58.0	56.0	52.0	50.0	48.0	47.0	46.0	46.0	53.0	0.0	53.0	
Evening	19	54.7	71.7	44.1	63.0	62.0	59.0	58.0	54.0	52.0	47.0	46.0	45.0	45.0	54.7	5.0	59.7
	20	54.4	74.7	44.1	63.0	61.0	58.0	57.0	53.0	51.0	49.0	48.0	46.0	46.0	54.4	5.0	59.4
	21	49.2	65.4	42.7	56.0	55.0	53.0	51.0	49.0	47.0	44.0	44.0	43.0	43.0	49.2	5.0	54.2
Night	22	49.2	72.0	41.4	58.0	54.0	51.0	49.0	47.0	46.0	43.0	43.0	42.0	42.0	49.2	10.0	59.2
	23	51.5	75.5	40.0	57.0	54.0	50.0	48.0	46.0	45.0	41.0	41.0	40.0	40.0	51.5	10.0	61.5
Timeframe		Hour	L _{eq}	L _{max}	L _{min}	L1%	L5%	L10%	L15%	L25%	L50%	L69%	L91%	L95%	L99%	L _{eq} (dBA)	
Day	Min	53.0	65.9	43.5	61.0	60.0	58.0	56.0	52.0	50.0	46.0	46.0	44.0	44.0	24-Hour Daytime		
	Max	56.9	74.2	48.6	66.0	63.0	60.0	59.0	57.0	55.0	52.0	51.0	50.0	50.0	Nighttime		
Energy Average		54.9	Average:		62.5	61.0	58.6	57.4	54.7	52.2	48.5	47.8	46.8	53.5 54.6 50.7			
Evening	Min	49.2	65.4	42.7	56.0	55.0	53.0	51.0	49.0	47.0	44.0	44.0	43.0	43.0	24-Hour Overall (dBA)		
	Max	54.7	74.7	44.1	63.0	62.0	59.0	58.0	54.0	52.0	49.0	48.0	46.0	46.0	58.3		
Energy Average		53.4	Average:		60.7	59.3	56.7	55.3	52.0	50.0	46.7	46.0	44.7				
Night	Min	48.6	58.0	48.8	51.0	48.0	47.0	46.0	43.0	43.0	39.0	39.0	38.0	38.0			
	Max	55.4	75.5	48.0	62.0	60.0	58.0	57.0	56.0	54.0	51.0	50.0	49.0	49.0			
Energy Average		50.7	Average:		56.3	54.8	52.3	50.9	48.2	46.2	43.3	42.8	41.6	41.6			

24-Hour Noise Level Measurement Summary

Date: Monday, January 13, 2020 Location: L5 - Located by the southern boundary of the Project site near existing single-family residential homes. Meter: Piccola J# 13170 Analyst: P. Mara

Hourly L_{eq} (dB(A)) Readings (unweighted)



Timeframe	Hour	L ₁	L ₂	L ₅	L ₁₀	L ₂₅	L ₅₀	L ₇₅	L ₉₀	L ₉₅	L ₉₉	L ₁₀₀	L _{avg}	Adj.	Adj. L _{eq}
Night	1	44.7	56.8	41.9	50.0	48.0	47.0	47.0	47.0	43.0	42.0	42.0	44.9	10.0	54.9
	2	44.2	57.6	42.8	49.0	46.0	45.0	44.0	44.0	43.0	43.0	43.0	44.2	10.0	54.2
	3	45.8	57.9	43.7	49.0	48.0	47.0	47.0	46.0	45.0	44.0	44.0	45.8	10.0	55.8
	4	47.7	64.2	45.2	53.0	53.0	49.0	48.0	46.0	46.0	45.0	45.0	47.7	10.0	57.7
	5	48.3	59.1	46.2	52.0	51.0	50.0	49.0	48.0	47.0	46.0	46.0	48.3	10.0	58.3
	6	50.0	63.2	48.0	56.0	56.0	52.0	51.0	50.0	49.0	48.0	47.0	50.0	10.0	60.0
Day	7	53.1	77.2	47.3	60.0	58.0	56.0	55.0	53.0	50.0	48.0	47.0	53.1	0.0	53.1
	8	50.6	66.4	47.1	55.0	53.0	52.0	50.0	50.0	48.0	47.0	47.0	50.6	0.0	50.6
	9	50.1	65.3	47.2	57.0	56.0	53.0	52.0	50.0	48.0	47.0	47.0	50.1	0.0	50.1
	10	51.5	63.4	42.7	59.0	57.0	56.0	55.0	52.0	48.0	44.0	44.0	51.5	0.0	51.5
	11	50.7	67.5	43.1	60.0	58.0	55.0	54.0	50.0	47.0	44.0	44.0	50.7	0.0	50.7
	12	53.8	71.4	43.5	62.0	62.0	59.0	58.0	53.0	50.0	46.0	45.0	53.8	0.0	53.8
	13	53.3	67.7	44.2	61.0	60.0	58.0	57.0	54.0	50.0	46.0	45.0	53.3	0.0	53.3
	14	52.8	70.6	43.7	61.0	60.0	57.0	56.0	52.0	49.0	46.0	45.0	52.8	0.0	52.8
	15	56.4	77.7	43.8	66.0	63.0	60.0	59.0	55.0	52.0	48.0	47.0	56.4	0.0	56.4
	16	55.6	75.4	43.6	65.0	63.0	59.0	58.0	55.0	52.0	47.0	46.0	55.6	0.0	55.6
	17	54.1	69.5	45.6	62.0	61.0	58.0	57.0	54.0	51.0	48.0	47.0	54.1	0.0	54.1
	18	51.4	66.7	44.4	60.0	59.0	56.0	55.0	50.0	48.0	46.0	45.0	51.4	0.0	51.4
Evening	19	53.3	70.2	43.0	62.0	60.0	58.0	57.0	53.0	50.0	45.0	44.0	53.3	5.0	58.3
	20	52.1	67.7	43.7	61.0	59.0	57.0	55.0	51.0	49.0	46.0	46.0	52.1	5.0	57.1
	21	47.1	62.8	43.0	54.0	53.0	50.0	49.0	46.0	45.0	43.0	43.0	47.1	5.0	52.1
Night	22	46.3	60.7	42.8	54.0	52.0	50.0	48.0	45.0	44.0	43.0	43.0	46.3	10.0	56.3
	23	50.0	73.8	43.3	60.0	58.0	56.0	54.0	50.0	47.0	45.0	45.0	50.0	10.0	60.0
Timeframe	Hour	L ₁	L ₂	L ₅	L ₁₀	L ₂₅	L ₅₀	L ₇₅	L ₉₀	L ₉₅	L ₉₉	L ₁₀₀	L _{eq} (dB(A))		
Day	Min	50.1	63.4	42.7	55.0	53.0	52.0	50.0	47.0	44.0	44.0	43.0	24-Hour	Daytime	Nighttime
	Max	56.4	77.7	47.3	66.0	63.0	60.0	59.0	55.0	52.0	48.0	47.0	51.6	52.9	47.4
Energy Average		53.2	Average		60.7	59.2	56.6	55.7	52.3	49.6	46.6	45.8	24-Hour CNEL (dB(A))		
Evening	Min	47.1	62.8	43.0	54.0	53.0	50.0	49.0	46.0	45.0	43.0	43.0	55.6		
	Max	53.3	70.2	43.7	62.0	60.0	58.0	57.0	53.0	50.0	46.0	45.0			
Energy Average		51.5	Average		59.0	57.3	55.0	53.7	50.0	48.0	44.7	44.3	24-Hour CNEL (dB(A))		
Night	Min	44.2	59.9	43.9	50.0	49.0	46.0	44.0	43.0	42.0	42.0	42.0	55.6		
	Max	50.0	75.0	46.9	60.0	56.0	52.0	51.0	50.0	49.0	47.0	47.0			
Energy Average		47.4	Average		52.3	50.6	48.7	47.9	44.2	42.9	42.9	42.8			



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ATTACHMENT E

CADNAA NOISE MODEL INPUTS

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13170

CadnaA Noise Prediction Model

13170_02.cna

Date:

18.01.20

Analyst:

B. Lawson

Receiver Noise Levels

Name	M.	ID	Level Lr			Limit Value			Type	Land Use	Height	Coordinates		
			Day	Evening	Night	Day	Evening	Night				X	Y	Z
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)			(ft)	(ft)	(ft)	
RECEIVERS	R1		52.5	38.0	50.6	55.0	45.0	0.0			5.00	6154375.03	2279834.01	5.00
RECEIVERS	R2		51.1	37.7	49.5	55.0	45.0	0.0			5.00	6154247.81	2279742.17	5.00
RECEIVERS	R3		51.2	38.0	49.7	55.0	45.0	0.0			5.00	6154208.64	2279665.79	5.00
RECEIVERS	R4		54.5	43.6	53.7	55.0	45.0	0.0			5.00	6154312.57	2279536.26	5.00
RECEIVERS	R5		54.4	49.1	56.8	55.0	45.0	0.0			5.00	6154413.54	2279461.99	5.00
RECEIVERS	R6		53.9	48.5	56.2	55.0	45.0	0.0			5.00	6154468.51	2279445.52	5.00
RECEIVERS			0.0	0.0	0.0	0.0	0.0	0.0	x	Total	0.00	6154536.33	2279579.79	0.00

Point Source(s)

Name	M.	ID	Result PWL			Type	Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			KO	Freq.	Direct.	Height	Coordinates		
			Day	Evening	Night		Value	norm.	Day	Evening	Night	R	Area	Day		Special	Night	(dB)					(Hz)	(ft)	X
			(dBA)	(dBA)	(dBA)		dB(A)	dB(A)	dB(A)	dB(A)		(ft ²)		(ft ²)		(min)	(min)	(min)		(dB)	(Hz)	(ft)	(ft)	(ft)	(ft)
POINTSOURCE		AC01	79.0	79.0	79.0	Lw	79	0.0	0.0	0.0									0.0	500	(none)	5.00	6154468.54	2279665.58	30.00
POINTSOURCE		AC02	79.0	79.0	79.0	Lw	79	0.0	0.0	0.0									0.0	500	(none)	5.00	6154601.99	2279484.36	30.00
POINTSOURCE		TRASH01	89.0	89.0	89.0	Lw	89	0.0	0.0	0.0									0.0	500	(none)	5.00	6154453.71	2279522.78	5.00

Area Source(s)

Name	M.	ID	Result PWL			Type	Lw / Li			Correction			Sound Reduction		Attenuation	Operating Time			KO	Freq.	Direct.	Moving Pt. Str			
			Day	Evening	Night		Value	norm.	Day	Evening	Night	R	Area	Day		Special	Night	(min)					(min)	(min)	(dB)
			(dBA)	(dBA)	(dBA)		dB(A)	dB(A)	dB(A)	dB(A)		(ft ²)		(ft ²)		(min)	(min)	(min)		(dB)	(Hz)				
AREASOURCE		PARKING	73.0	73.0	73.0	Lw	73	0.0	0.0	0.0						900.00	0.00	0.00	0.0	500	(none)				
AREASOURCE		DAYCARE	100.0	100.0	100.0	Lw	100	0.0	0.0	0.0						900.00	0.00	0.00	0.0	500	(none)				

Barrier(s)

Name	M.	ID	Absorption		Z-Ext.		Cantilever		Height	
			left	right	horz.	vert.	Begin	End		
			(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
BARRIERS		BARRIERS						6.00		

Building(s)

Name	M.	ID	RB	Residence	Absorption	Height
						Begin
						(ft)
BUILDING		BUILDING00001	x	0		25.00
BUILDING		BUILDING00002	x	0		25.00

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January 14, 2020

Mr. Timothy Reeves
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91786

SUBJECT: RIVER ROAD AND CORYDON STREET COMMERCIAL TRAFFIC EVALUATION

Dear Mr. Timothy Reeves:

Urban Crossroads, Inc. is pleased to submit this Traffic Evaluation for the proposed River Road and Corydon Street Commercial ("Project"), which is located at the northwest corner of River Road and Corydon Street in the City of Norco. It is our understanding that the applicant is proposing the following changes to the approved site plan: replace the previously contemplated 22,000 SF of office use with 10,000 square feet (SF) of daycare center and 12,500 SF of commercial retail use. The points of access in the proposed site plan are to remain unchanged from the approved plan. The approved site plan was previously evaluated in the River Road and Corydon Street Commercial Center Traffic Impact Analysis (August 28, 2015, "2015 TIA").

Since the approval of the 2015 TIA, the retail center has predominately been constructed and occupied except for the 22,000 SF office building. The purpose of this assessment is to determine if the proposed changes to the site plan would alter any of the findings previously identified in the 2015 TIA. The approved site plan is included in Attachment A and the proposed site plan is included in Attachment B of this letter.

TRIP GENERATION

In the 2015 TIA, vehicle trips were calculated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition (2012) trip generation rates. The currently approved 22,000 SF office land use was identified to generate 57 AM peak hour trips, 103 PM peak hour trips, and 415 daily trips.

For the proposed Project, vehicle trips were calculated based on the ITE Trip Generation Manual 10th Edition (2017) trip generation rates. The proposed Project consists of 10,000 SF of daycare center and 12,500 SF commercial retail. The proposed Project is anticipated to generate 121 AM peak hour trips, 141 PM peak hour trips, and 788 daily trips.

The trip generation rates for the proposed Project are shown in Table 1. The trip generation summary illustrating trip generation estimates for the proposed Project are shown in Table 2.

Exhibit " H "

TABLE 1: PROJECT TRIP GENERATION RATES

Land Use	ITE Code	Units ²	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Day Care Center	565	TSF	5.83	5.17	11.00	5.89	5.23	11.12	47.62
Shopping Center	820	TSF	0.58	0.36	0.94	1.83	1.98	3.81	37.75

¹ Source: ITE (Institute of Transportation Engineers) Trip Generation Manual, 10th Edition, 2017.

² TSF = Thousand Square Feet

TABLE 2: PROJECT TRIP GENERATION SUMMARY – WITH DAY CARE CENTER AND RETAIL

Land Use	Quantity	Units ¹	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Day Care Center	10.000	TSF	58	52	110	59	52	111	478
Shopping Center	12.500	TSF	7	4	11	23	25	48	472
<i>Pass-by Reduction (PM/Daily-34%)²:</i>			<i>0</i>	<i>0</i>	<i>0</i>	<i>-9</i>	<i>-9</i>	<i>-18</i>	<i>-162</i>
TOTAL NET EXTERNAL TRIPS			65	56	121	73	68	141	788

¹ TSF = Thousand Square Feet; VFP = Vehicle Fueling Positions

² Pass-by reduction percentage for ITE Land Use 820 used (ITE Trip Generation Handbook, 3rd Edition).

TRIP GENERATION COMPARISON

The proposed Project is anticipated to generate 373 net additional trips per day with 64 additional trips during the AM peak hour and 38 additional trips during the PM peak hour as compared to the trips evaluated in the 2015 TIA (see Table 3).

TABLE 3: TRIP GENERATION COMPARISON

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Approved 2015 TIA							
General Office ¹	50	7	57	18	86	103	415
Proposed Project							
Day Care and Shopping Center	65	56	121	73	68	141	788
Variance²	15	49	64	55	-18	38	373

¹ Source: River Road and Corydon Street Commercial Center TIA (August 28, 2015, prepared by Urban Crossroads, Inc.)

² Variance = Proposed - Approved

Mr. Timothy Reeves
Lewis Retail Centers
January 14, 2020
Page 3 of 3

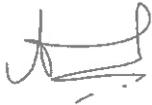
CONCLUSIONS

There are no changes to the driveway locations or the number of driveways in the proposed site plan as compared to the approved site plan. The intersection of River Road & Driveway 2/Sundance Lane is anticipated to provide the primary ingress and egress for the proposed daycare center and new retail building. This intersection was forecast to operate at an acceptable LOS C for both AM and PM peak hours in the 2015 TIA. The addition of net new trips from the proposed daycare center and retail building is not anticipated to result in an unacceptable LOS at River Road & Driveway 2/Sundance Lane.

Beyond the intersection of River Road & Driveway 2/Sundance Lane, the traffic will dissipate and the proposed Project is anticipated to contribute fewer than 50 net new peak hour trips to off-site study area intersections. As such, the additional trips from the proposed land use changes is not anticipated to create any additional traffic impacts than those previously disclosed in the approved 2015 TIA.

If you have any questions, please contact me directly at (949) 336-5992.

Respectfully submitted,
URBAN CROSSROADS, INC.



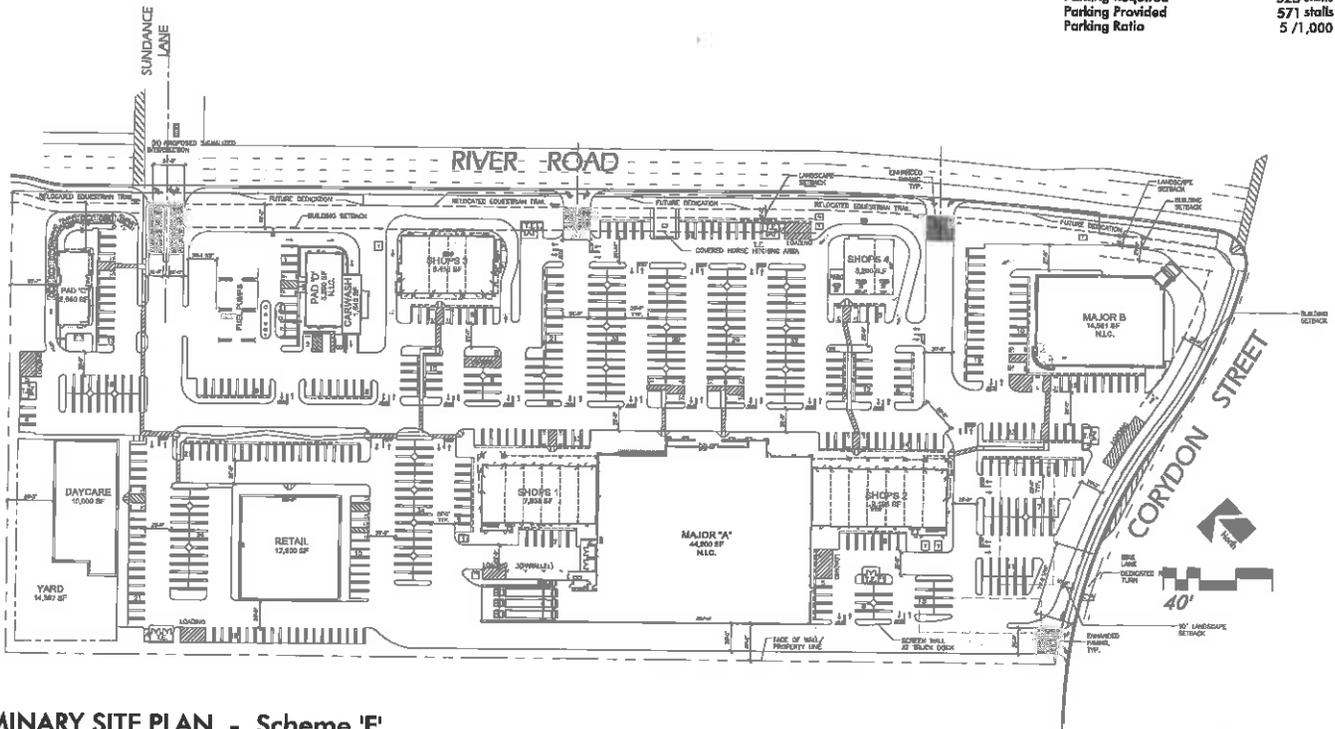
Pranesh Tarikere, PE
Senior Engineer

**ATTACHMENT A
APPROVED SITE PLAN**

**ATTACHMENT B
PROPOSED SITE PLAN**

Summary

Net Land Area (less dedication)	±13.7 AC	±596,640 SF
Building		114,008 SF
Land-to-Bldg Ratio		4.52/1 (18%)
Parking Required		525 stalls
Parking Provided		571 stalls
Parking Ratio		5/1,000



PRELIMINARY SITE PLAN - Scheme 'F'

**S.W.C. OF RIVER RD. & CORYDON ST.
NORCO, CA**

Lewis Retail Centers & De KRUYF
A Member of the Lewis Group of Companies

DATE: JULY 16, 2009
DRAWN: JACOB BOER

NADEL STUDIO WINE, INC.
1905 S. BERRY AVE., FOURTH FLOOR
LOS ANGELES, CA, 90048
T 310.442.2300 F 310.442.2144
WWW.NADELSTUDIO.COM



CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Alma Robles, Senior Planner

DATE: March 11, 2020

SUBJECT: **Site Plan 2019-13 (Solum):** A request for approval of an Accessory Building Use Permit to allow a 1,000 square-foot large vehicle parking building at 3181 Bronco Lane, located within the A-1-20 (Agricultural Low Density) Zone.

RECOMMENDATION: Determine if approval of Site Plan 2019-13 is warranted.

SUMMARY: The accessory building being proposed is a large vehicle parking building/garage. The building has been analyzed in accordance to the criteria for "Large Vehicle Parking Building" under Chapter 18.68 – "Accessory Building Use Permit".

PROPERTY DESCRIPTION: The project site is an irregular shaped parcel consisting of about .59 acres/25,759 square feet, having a frontage on the east side of Bronco Lane of 105 feet, and a maximum depth of 250 feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map).

The property is developed with a 1,821 square-foot, single-story home with an attached 720 square-foot garage, and an attached rear patio (ref. Exhibit "C" – Aerial and Site Photos). There are no detached accessory building on the property.

Most of the site is flat (an average grade of 4% or less) except along the length of the north property line. The approved drainage pattern for the property is from the back to the street.

PROJECT DESCRIPTION: As noted, the accessory building being proposed is for a 1,000 square-foot large vehicle parking building (ref. Exhibit "D" – Application, Exhibit "E" – Site Plan, and Exhibit "F" – Building Elevations, and Exhibit "G" – Floor Plan).

The proposal is a metal building, proposed to include brick veneer (similar to that of the existing house) on the front building elevation. The main color of the building is proposed to be ash gray and a Hawaiian blue wainscoting (consisting of just paint) is proposed on all sides of the building except the front. The building is proposed with a low 2:12 pitched roof, a wall height of 16 feet, and an overall height of 18 feet (as measured from the finished grade to the peak).

The building is proposed at the rear of the property 106 feet behind the existing home, a minimum of 17 feet away from the rear property line, and 17 and 41 feet from the side property lines. Access to the building is proposed from the north side of the existing house.

ANALYSIS: Residential accessory buildings that exceed 240 square feet require approval of an Accessory Building Use Permit by the Planning Commission. There are three categories of residential accessory buildings: 1) Large Vehicle Parking Building, 2) Animal-Keeping Shelters for Large Animals, and 3) All Other Accessory Buildings.

The proposed building was analyzed under the category of “Large Vehicle Parking Buildings” which is discussed below:

ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR LARGE VEHICLE PARKING BUILDING– MANDATORY REQUIREMENTS		DOES THE PROJECT MEET THESE STANDARDS?
Land Use:	A large vehicle parking building is a permitted ancillary use in the A-1 Zone	YES
Maximum height:	16 feet at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the peak shall be 18 feet. <i>(Building height for an accessory building is the vertical distance measured from finished floor to the highest point of the roof measured from the front (primary entry whether for vehicle or person) of the building.)</i>	YES The wall height (where the wall meets the roof) is proposed at 16 feet and the overall height of the building is proposed at 18 feet measured the peak. The proposed roof pitch does not exceed the roof pitch of the existing house.
Maximum allowed size:	Maximum allowed size: 1,000 square feet	YES (the building is proposed at 1,000 square feet)
Maximum allowed lot coverage:	Cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question. In the A-1 zone, the maximum lot coverage for all permanent structures shall not be more than 40% of the total flat pad.	YES (20% coverage is being proposed)
Setbacks:	All portions of a proposed accessory building must meet the graduated setback requirement based on the height of any portion of the building per Exhibit 18.68.20-1 of Chapter 18.68. Accessory buildings on lots that have a recorded primary animal-keeping area (PAKA) are not subject to this setback requirement.	YES There is no PAKA on the property so the graduated setback applies. A minimum 17 foot setback is required from the wall and a minimum 20 foot setback is required to the peak of the structure. The building either meets or exceeds the minimum setback

		requirements on all sides.
Washroom	The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.	N/A (not proposed)
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for articulation.	YES (ref. Exhibit "F" for the building elevations)
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	YES (ref. Exhibit "G" for the Floor/Anchor Bolt Plan)
Exterior Design and materials	Exterior wall finishes shall include materials, style, and colors of the primary dwelling (e.g., brick, siding, stucco, etc.); or can consist of materials, features, and colors typical of a barn vernacular, for approval by the Architectural Review Subcommittee (ARC) pursuant to the requirements of Chapter <u>18.41</u> (Architectural Review) prior to proceeding to the Planning Commission for its review.	TO BE DETERMINED BY THE PLANNING COMMISSION The Architectural Review Board reviewed the architecture and had no recommendations for changes.
Open animal keeping area buffer	A five-foot buffer shall be maintained around the required open animal area where the open animal area is adjacent to a property line or an existing or proposed structure	YES (ref. Exhibit "E" for the site plan)
Septic/Sewer	For any RV dump, interior floor drainage, and/or restroom proposed within an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include an RV dump, interior floor drainage, or restroom without prior connection (including fees) to the City sewer system.	N/A

ACCESSORY BUILDING ANALYSIS: APPLICATION INFORMATION AND OTHER DISCRETIONARY REVIEW.		WHAT IS THE IMPACT?
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	LESS THAN SIGNIFICANT Minimal (less than 60 cubic yards) soil will be moved since the buildings will be placed on relatively flat land. Moving 60 cubic yards or more will require a grading permit.
Drainage:	What is the existing drainage pattern and how will the building impact that flow.	LESS THAN SIGNIFICANT With the new building, the drainage will emulate the

		approved drainage pattern for the property.
Animal Keeping Area:	<ol style="list-style-type: none"> 1. Rectangular in shape, minimum 24 feet on any side. 2. Equal to 576 square feet per animal unit allowed (five animal units allowed) 	<p>TO BE DETERMINED BY THE PLANNING COMMISSION</p> <p>A minimum of 2,880 square feet is required and is provided behind the existing house and south of the proposed building (where noted on the attached site plan). In addition to the required area, the required five-foot setback to property lines and a structure is also being provided. The Planning Commission can use this information to determine if the proposed building will impact the animal keeping potential of the lot.</p>
View:	Does the location for size of the proposed building negatively impact the view of adjoining properties?	<p>TO BE DETERMINED BY THE PLANNING COMMISSION</p> <p>The Planning Commission will have to determine if the proposed building will negatively impact the view of adjoining properties (ref Exhibit "H" View Analysis).</p>

PROJECT REVIEWS:

Architectural Review Sub-Committee (ARC): The ARC had no concerns over the architecture; however, one member was concerned about the access to the animal keeping area.

IMPACT ANALYSIS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

Staff has determined that this project can be except from CEQA review per Class 32 – In-fill Development Projects. There are categories of projects identified in CEQA (categorical exemptions) for which if a project meets the definition criteria it is exempt from CEQA review. One of those categories is "In-Fill Development." Most of the City's properties developed with residential uses meet the definition criteria of this category: 1) consistent with the General Plan and Zoning designations; 2) within City limits on a project site of no more than 5 acres; 3) project site has no value as habitat for endangered, rare, or threatened species; 4) the project will not have any significant effects relating to traffic, noise, air quality, or water

RESOLUTION 2020-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW A 1,000 SQUARE-FOOT LARGE VEHICLE PARKING BUILDING AT 3181 BRONCO LANE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. SITE PLAN 2019-13.

WHEREAS, DANIEL SOLUM submitted an application for an Accessory Building Use Permit to the City of Norco, California under the provisions of Chapter 18.68, Title 18 of the Norco Municipal Code, on property located at 3181 Bronco Lane (APN 129-291-007).

WHEREAS, at the time set; at 7 p.m. on March 11, 2020 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place set, said Planning Commission considered the aforesaid application and received both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

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

I. FINDINGS:

A. The requested accessory building use permit is consistent with the General Plan and zoning requirements of the zone in which the property in question is located including the protection of adequate open animal areas on lots where the keeping of large animals is permitted.

B. The requested accessory building use permit will not have an adverse effect on the public convenience or general welfare of persons residing or working in the neighborhood thereof and will not adversely affect adjoining land uses including runoff and drainage impacts and architectural compatibility.

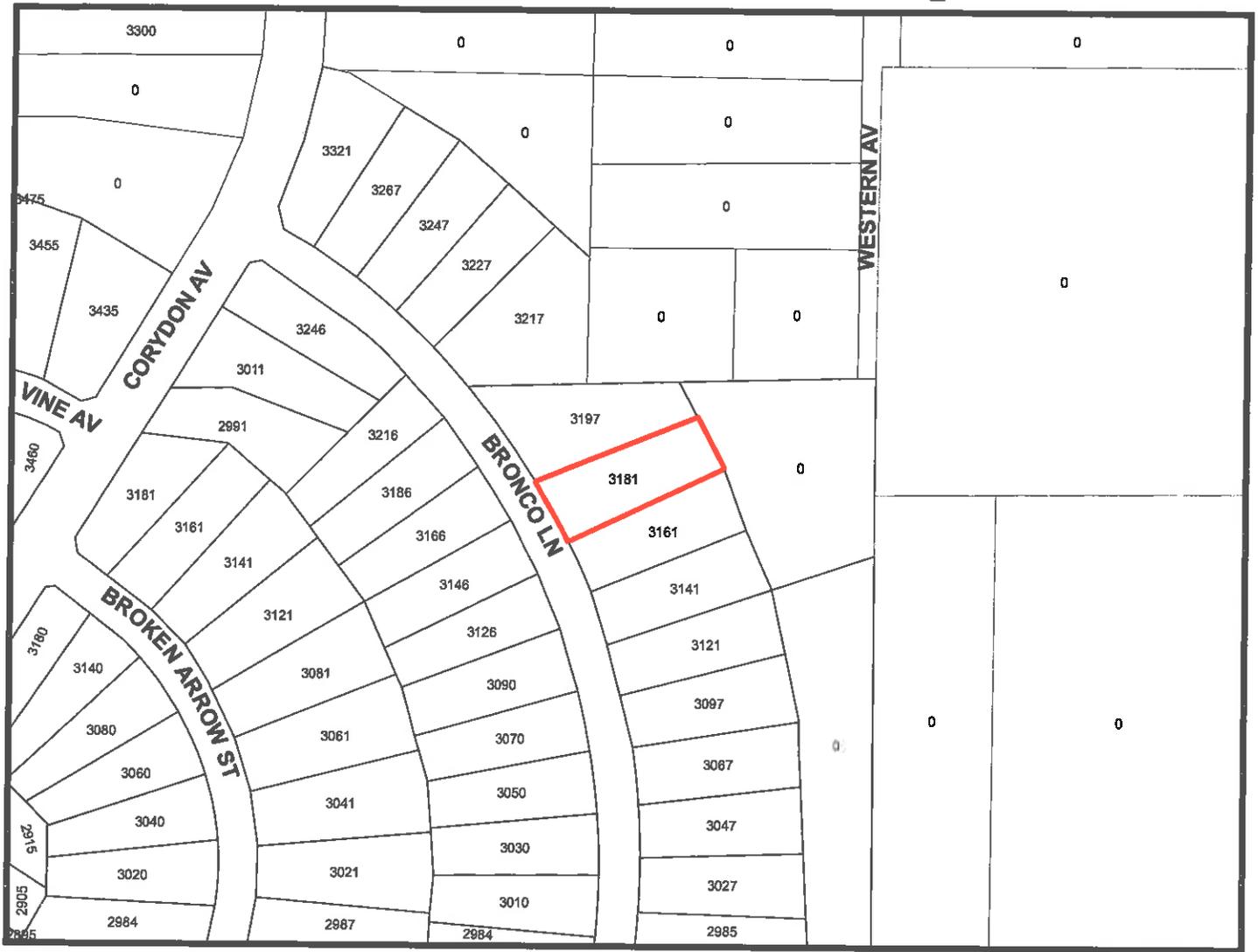
C. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Class 32 – In-fill Development Projects of the Californian Environment Quality Act (CEQA).

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled March 11, 2020 that the application for Accessory Building Use Permit application is approved, subject to the conditions provided in Chapter 18.68 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based Exhibit "E" – Site Plan, Exhibit "F" – Building Elevations and Exhibit "G" – Floor Plan dated received March 4, 2020 and incorporated herein by reference and on file with the Planning Department. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department 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) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit. All mandatory requirements of the NMC are applicable as they pertain to accessory buildings.
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 Department for record purposes for approval of any grading and/or building permits.
5. No occupancy and/or use of the building 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 thereof.
6. This is not an approval to begin work/construction. No work/construction shall commence until the applicant has obtained building permits and has paid all applicable fees for the subject building.

Location Map



Not to Scale



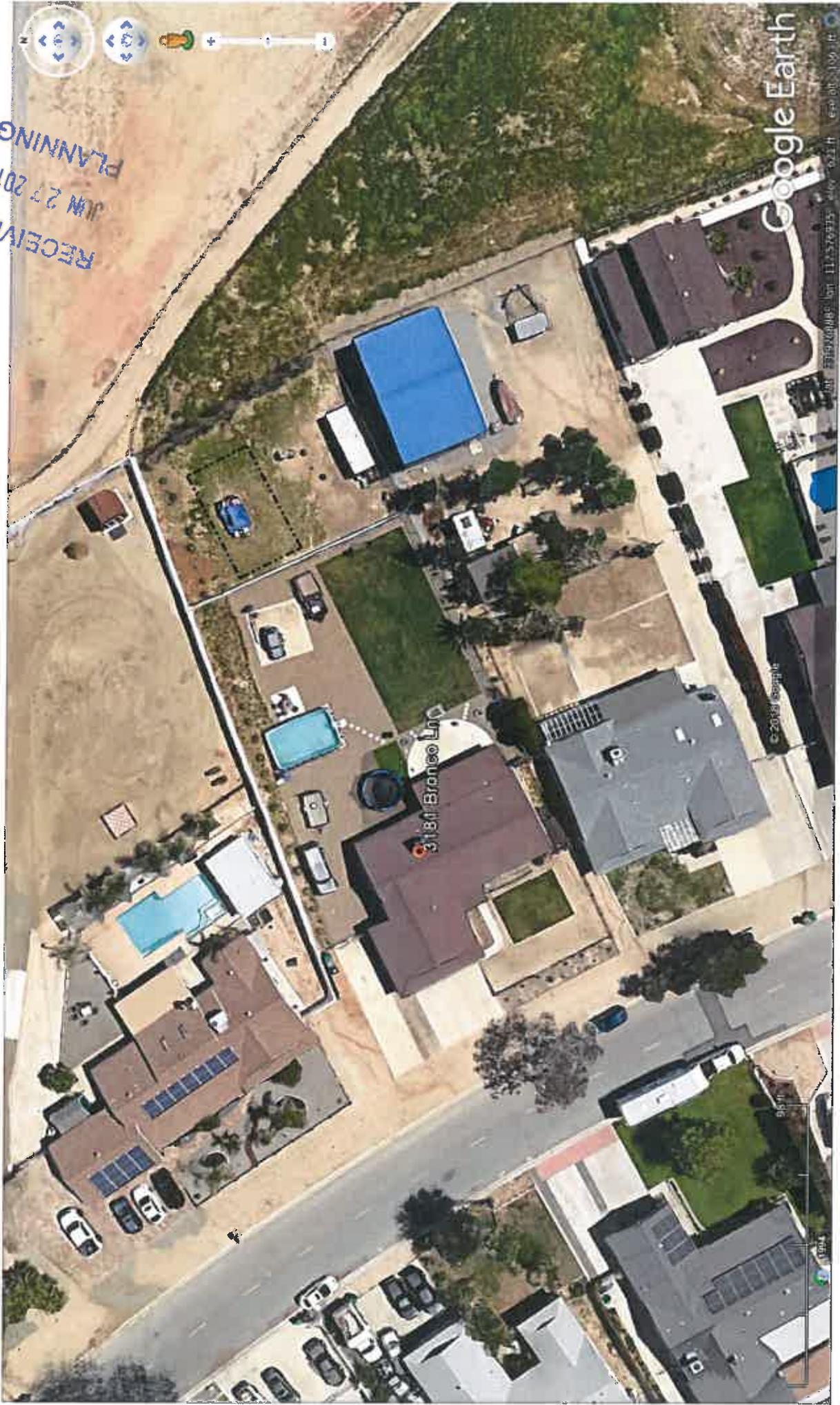
PROJECT: Site Plan 2019-13

APPLICANT: Daniel Solum

LOCATION: 3181 Bronco Lane

Exhibit "A"

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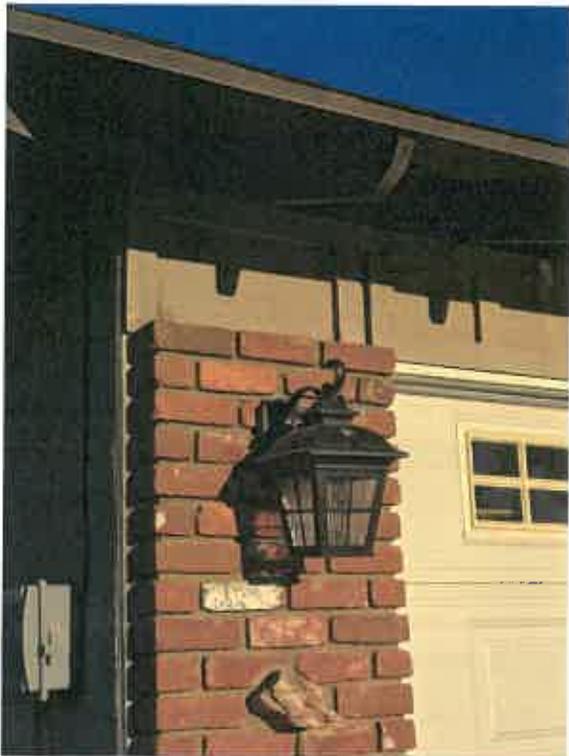


Exhibit "C"
2 of 4



Exhibit "C"
394

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PLANNING



PLANNING
Exhibit "C"
4 OF 4



CITY OF NORCO

MINOR SITE PLAN REVIEW APPLICATION FOR RESIDENTIAL AND AGRICULTURAL LARGE VEHICLE PARKING ACCESSORY BUILDINGS PROJECT INFORMATION WORKSHEET

NON-DISCRETIONARY REQUIREMENTS FOR LARGE VEHICLE PARKING ACCESSORY BUILDINGS

NMC SECTION 18.68.20

The following are non-discretionary requirements for vehicles that are designed for the purpose of parking large recreational and agricultural vehicles:

- (a) Maximum height: 16' at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the peak shall be the lesser of 18' or the highest point of the primary dwelling.
- (b) Maximum allowed size: 1,000 square feet.

Additional allowed square footage for other accessory building use:

Size: 400 square feet at the following maximum allowed heights.

Height: Maximum height at eave: 8'; maximum building height: 14'

- (c) Maximum allowed lot coverage: Cannot exceed the maximum allowed lot coverage for all buildings that require a building permit, including all accessory buildings, based on the underlying zone of the property in question.
- (d) All portions of a proposed accessory building shall meet the graduated setback requirement based on the height of any portion of the building per Exhibit 18.68.20-1 (Allowed Building Height). Accessory buildings on lots that have a recorded primary animal-keeping area (PAKA) are not subject to this setback requirement.
- (e) The maximum allowed size for a washroom/restroom is 50 square feet consisting only of a one basin sink and toilet.
- (f) Any side of a building that exceeds 20 feet in length shall be required to include doors and/or windows for articulation.
- (g) No interior wall separations are allowed.
- (h) Exterior wall finishes shall include materials, style, and colors of the primary dwelling (e.g. brick, siding, stucco, etc.); or can consist of materials, features, and colors typical of a barn vernacular, for approval by the Architectural Review Sub-committee (ARC) prior to proceeding to the Planning Commission for its review.
- (i) A five-foot buffer shall be maintained around the required open animal area where the open animal area is adjacent to a property line or an existing or proposed structure.
- (j) For any RV dump, building drainage and/or restroom proposed with an accessory building on a property that is on a septic system, the applicant shall provide a septic system analysis by a septic system engineer that the existing system can accommodate the proposed additional capacity. If the existing system cannot support the additional capacity then the proposed building cannot include an RV dump, building drainage, or a restroom without prior connection (including fees) to the City sewer system.

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JUN 27 2019

PLANNING

DISCRETIONARY PROJECT REVIEW (ADDITIONAL INFORMATION)

Please note that the approval of an accessory building is at the discretion of the Planning Commission and is not the automatic right of the applicant. A proposed accessory building to park large recreational or agricultural vehicles needs to minimally meet the non-discretionary requirements listed above before it can be considered for approval by the Planning Commission. To assist the Planning Commission in its discretionary review the applicant needs to provide the attached additional information. Please refer to the requirements above when answering the attached questions as needed (answer all non-shaded questions).

INSPECTIONS (ADDITIONAL INFORMATION)

Please note that in addition to required building permit and grading permit inspections all buildings approved with an Accessory Building Use Permit shall be subject to immediate inspection by City Officials upon a 24-hour notice to the resident to ensure that no unauthorized use is occurring pursuant to the approved permit.

RECORDATION (ADDITIONAL INFORMATION)

Please note that the approved site plan, together with the conditions, if any required by the approving body, shall be recorded with the Riverside County Recorder's Office prior to the issuance of a building permit.

1. Property size: What is the square-footage of the property in question? 22,759
(Correct and scaled dimensions of the property need to be shown on the site plan)
2. Lot coverage: What is the proposed building coverage as a percentage of the flat pad portion of the lot in question for all existing and proposed buildings (including pools and a five-foot coping area around the pools)? 20%
(All existing and proposed buildings, including pools and coping areas, need to be correctly located and scaled correctly on the site plan)
(The flat pad of the lot is a total of all portions of the lot that are at 4% grade or less)

OFFICE USE: Does the proposed building meet lot coverage allowances? YES NO

3. Building use: What are the proposed uses of the building? Recreational vehicle storage
4. Building size: What is the square footage of the proposed building? 1,000 sq. ft.

OFFICE USE: Does the proposed building meet the size limitation for the proposed use? YES NO

5. Building height: What is the proposed building height at roof eave? 16'
What is the proposed building height at the highest point? 18'

OFFICE USE: Does the proposed building height meet the height limitation for the proposed use? YES NO

6. Building setbacks: What are the proposed building setbacks of the proposed structure to property lines and nearest buildings? SEE ATTACHED SITE PLAN

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(All proposed building setbacks to property lines and nearest existing buildings, including pools and coping areas, need to be correctly labeled and scaled on the site plan)

OFFICE USE: Does the proposed building meet setback and building separation requirements?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
---	---	-----------------------------

7. Building floor plan:

- Is a restroom or washroom proposed? YES NO
- Are any interior wall separations proposed? YES NO

OFFICE USE: Is the proposed building designed in accordance with the type of building requested?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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8. Grading: How many cubic yards of soil will need to be moved in the preparation of a pad site for the construction of the proposed building? 0

- Is the area of the subject site where the building is proposed flat (4% grade or less)? YES NO
- If not, will the building pad require cutting into an existing slope, or? YES NO
- Will fill material be needed to create the building pad? YES NO

What is the differential between the finished building pad and the site elevation measured two feet from the building on all sides? Pad has not been poured yet

- Will the location of the building or the required grading affect existing drainage and run-off patterns with the potential to create drainage impacts to neighboring properties? YES NO

If yes, what on-site retaining features are being proposed so as not to increase amount, or rate of flow, of run-off to adjoining properties from existing conditions (prior to the proposed building)?

If no, explain why there would be no impact. Drainage will continue to stay the same around building. It currently drains from back of yard towards driveway.

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(All proposed grading including any proposed cut and fill material needs to be shown on the site plan including the areas where cut or fill will occur. The site plan needs to show existing drainage patterns prior

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to the building and if those patterns will change after the building is constructed. If those patterns will change, the proposed drainage pattern post construction also needs to be shown on the site plan including any on-site retaining facilities that the City determines is needed. The applicant may be required to provide a cubic-feet-per-second (CFS) change analysis to determine if on-site retaining will be needed).

OFFICE USE: Does the proposed building and related grading avoid creating potential run-off and drainage impacts to adjoining properties?

YES NO

9. Drainage and run-off: What is the existing drainage pattern on-site prior to construction of the proposed accessory building (show on site plan)?

During a storm event or irrigation run-off does your property currently take run-off from neighboring properties?

YES NO

If so, indicate where and from what properties on the site plan.

If not, indicate on the site plan where run-off from neighboring properties drains to.

Is your property located in a 100-year or 500-year flood zone as shown on the Flood Insurance Rate Maps (FIRM) by the Federal Emergency Management Agency (FEMA)? (Maps located at City Hall)

YES NO

If so, indicate which zone, and location of the zone on the site plan, and indicate what mitigation measures will be needed to address the impact of being in that zone. _____

How will the existing drainage flow and run-off patterns be changed after construction of the accessory building (show on site plan)?

Will the increased run-off from the proposed building discharge onto adjacent properties? No

OFFICE USE: Does the proposed building and site design protect adjacent properties from a significant increase in run-off and/or significant changes to existing drainage?

YES NO

10. Animal-keeping area: Does the location of the structure preserve adequate open animal area on the property (as defined in the zoning requirements)?

Is there an open animal area equal to 576 square feet X allowed number of animal units?

YES NO

YES NO

Is there a 5-foot buffer between the open animal area and property lines and buildings? YES NO

Does vehicular access to the accessory building have to cross the open animal area? YES NO

OFFICE USE: Does the proposed building preserve an adequate open animal area including any required buffer areas? YES NO

11. Architecture: Does the design of the building incorporate the materials, style, and colors of the primary residence; or do the materials, features, and colors establish a barn vernacular? YES NO

If yes, what are the exterior wall finishes of the primary dwelling that have been incorporated into the design of the building; or what are the design features of a barn vernacular that have been incorporated?

Building will consist of two tone wainscoting design only visible from the sides and back. Front will consist of four brick to look like primary dwelling.

If yes, what is/are the colors of the primary dwelling and what will the color of the proposed building be?

The top portion will be a light stone similar to the panels on the front of the house. The front will be brick around garage opening

OFFICE USE: Is the design of the proposed building compatible in design with the primary dwelling? YES NO
To be determined by the PLANNING COMMISSION

12. View: Does the location or size of the proposed building negatively impact the view of adjoining properties? YES NO

If yes, what views will be impacted? _____

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Google Earth

View Analysis

approx location of proposed building

3181 Bronco Ln

06/07/2019

Property Owner

Daniel Salum + Pearl Ortiz

3181 Bronco Lane

Marco, CA 92860

(626) 253-1391

Zone: A-1 Z0

Lot Size 22,759 sqft

House Size 1,821 sqft

Garage Size 720 sqft

Patio Size 250 sqft

Proposed Size 1,000 sqft

Porch Size 50 sqft

Total 3,841 sqft

Lot Coverage 20%

Flat Rad 19,008 sqft

Building Material 218,441

Roof: 26 Gauge PBR

Sides: 26 Gauge PBR

Ash Gray with

Hawaiian Blue

Back: 26 Gauge PBR

Ash Gray with

Hawaiian Blue

Front: 26 Gauge PBR

Ash Gray with

Brick Veneer

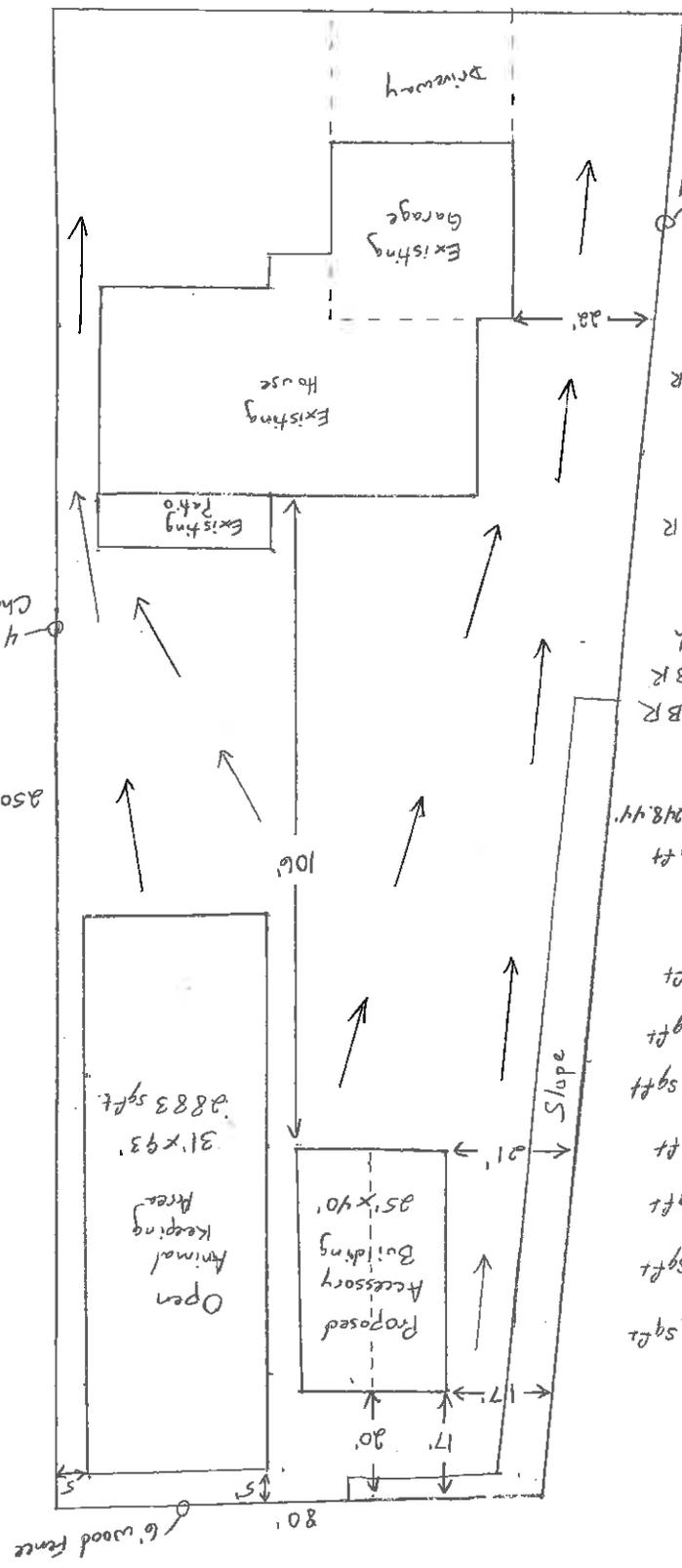
6' Vinyl Fence

Exhibit #

Bronco Lane

Horse Trail

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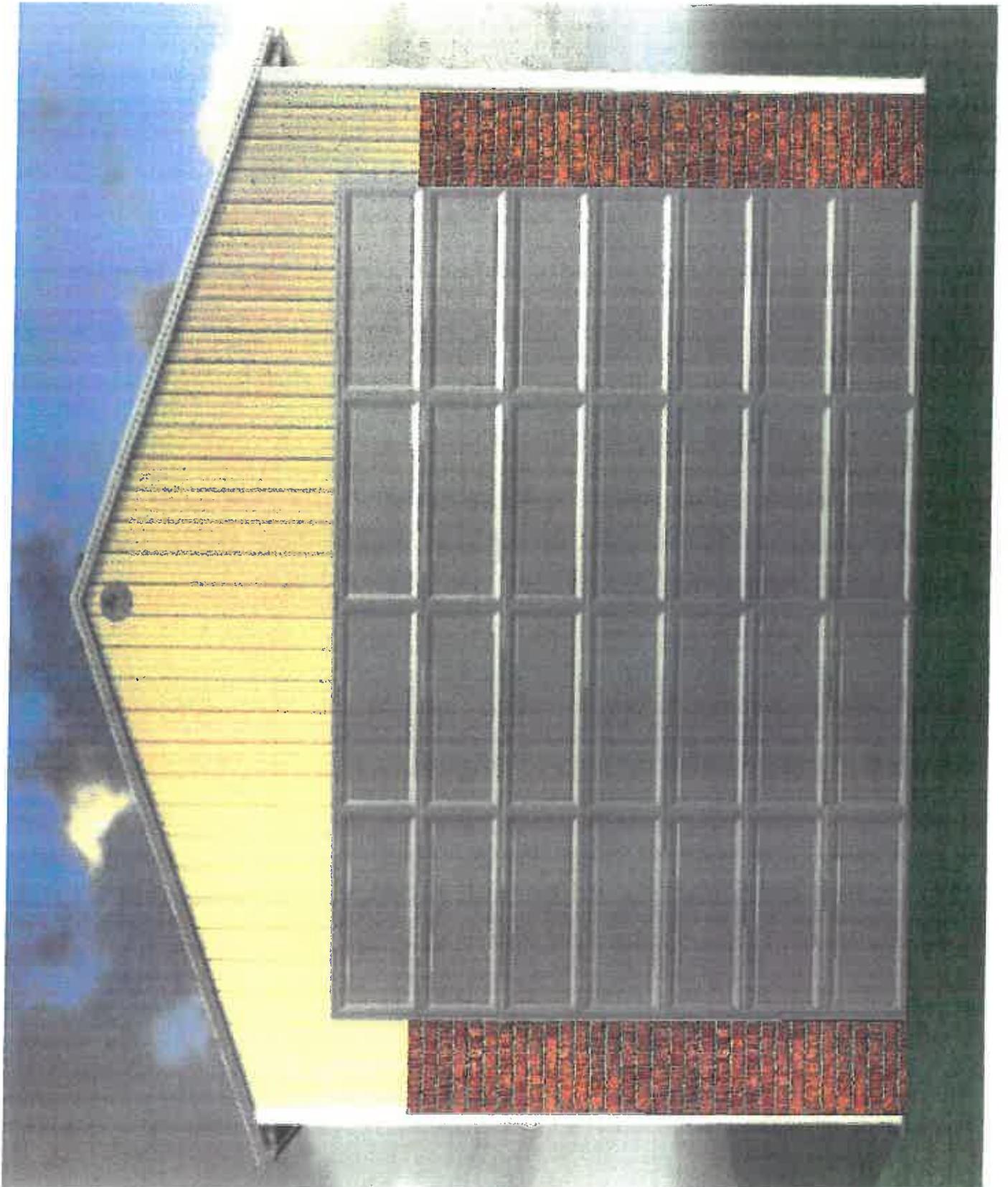


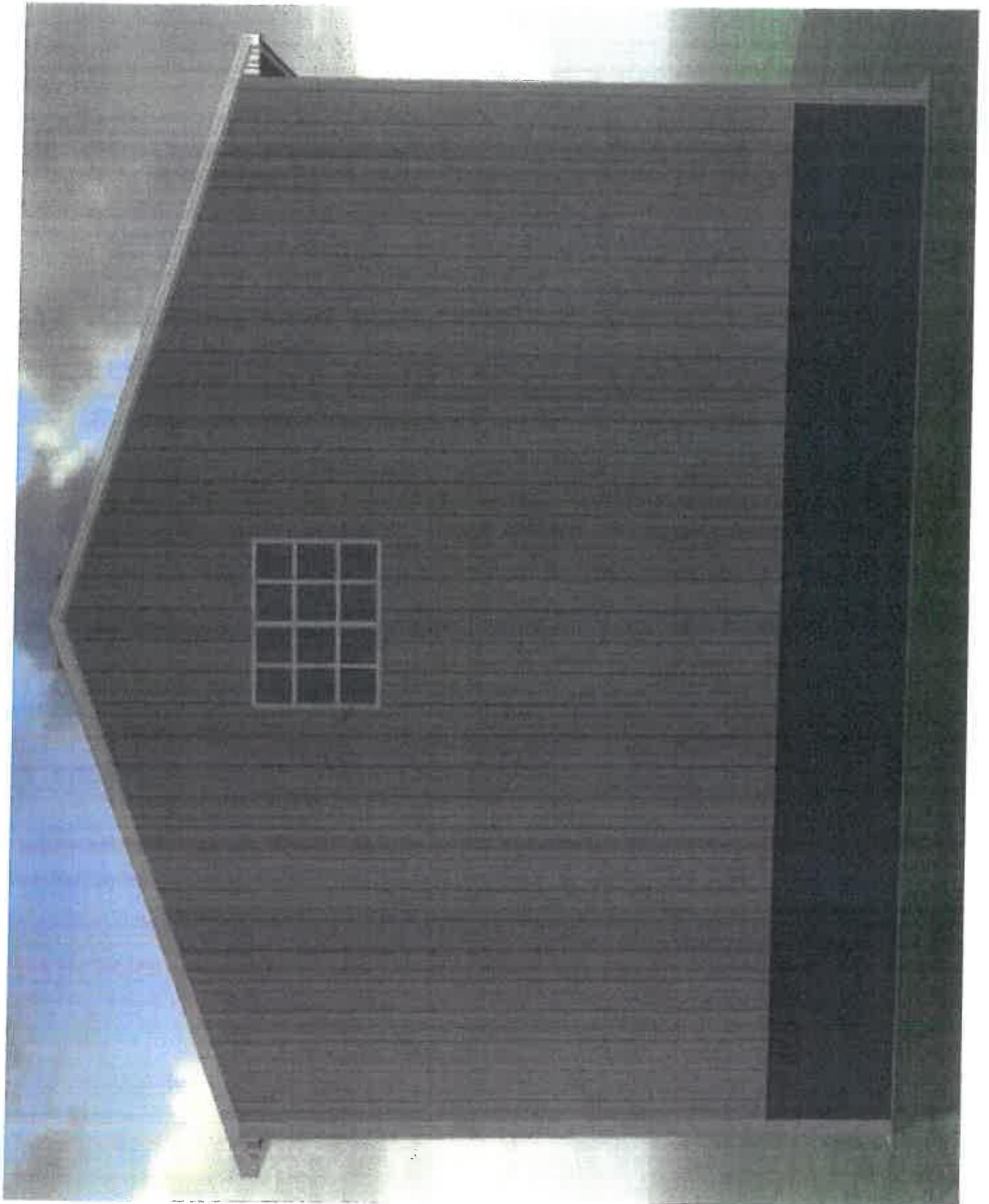
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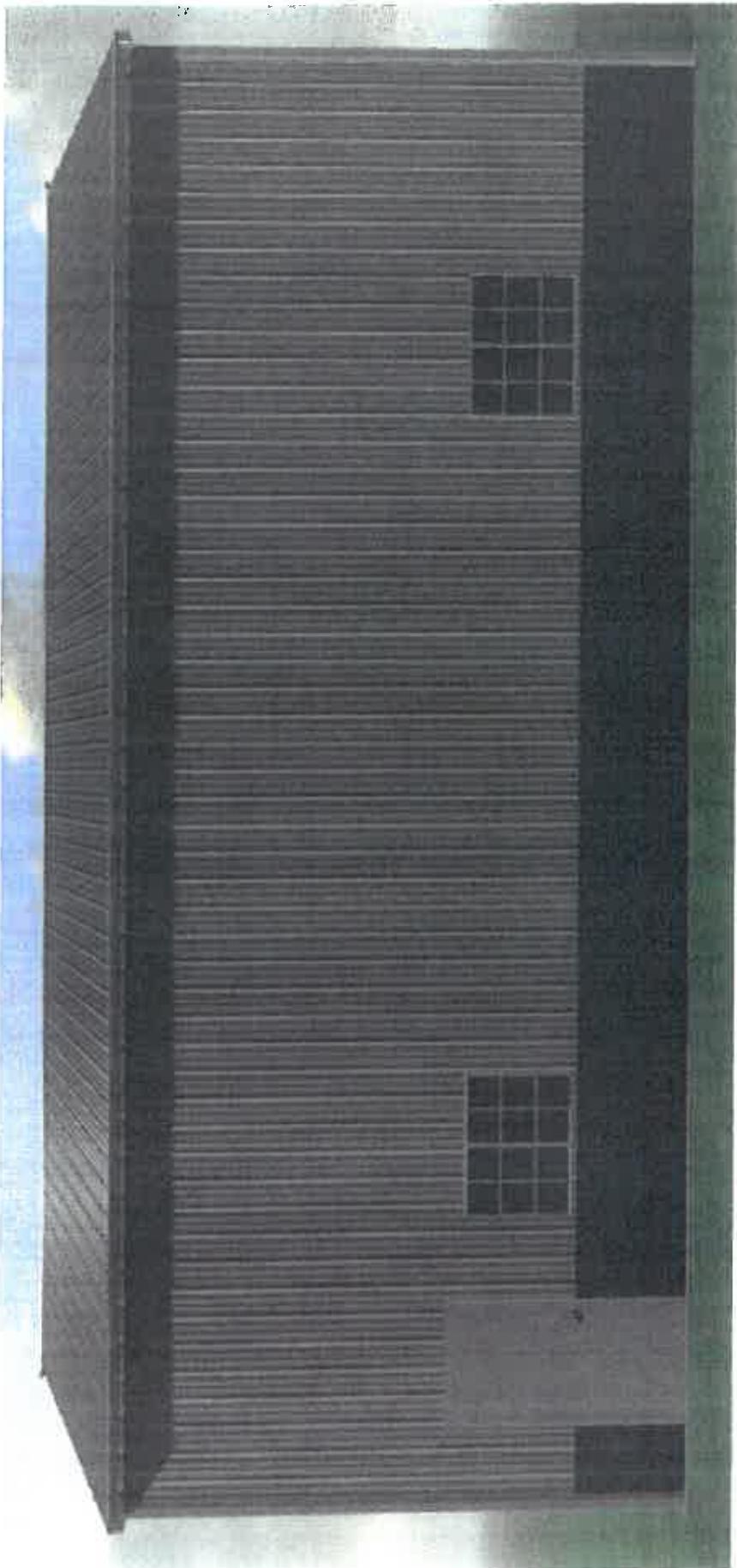
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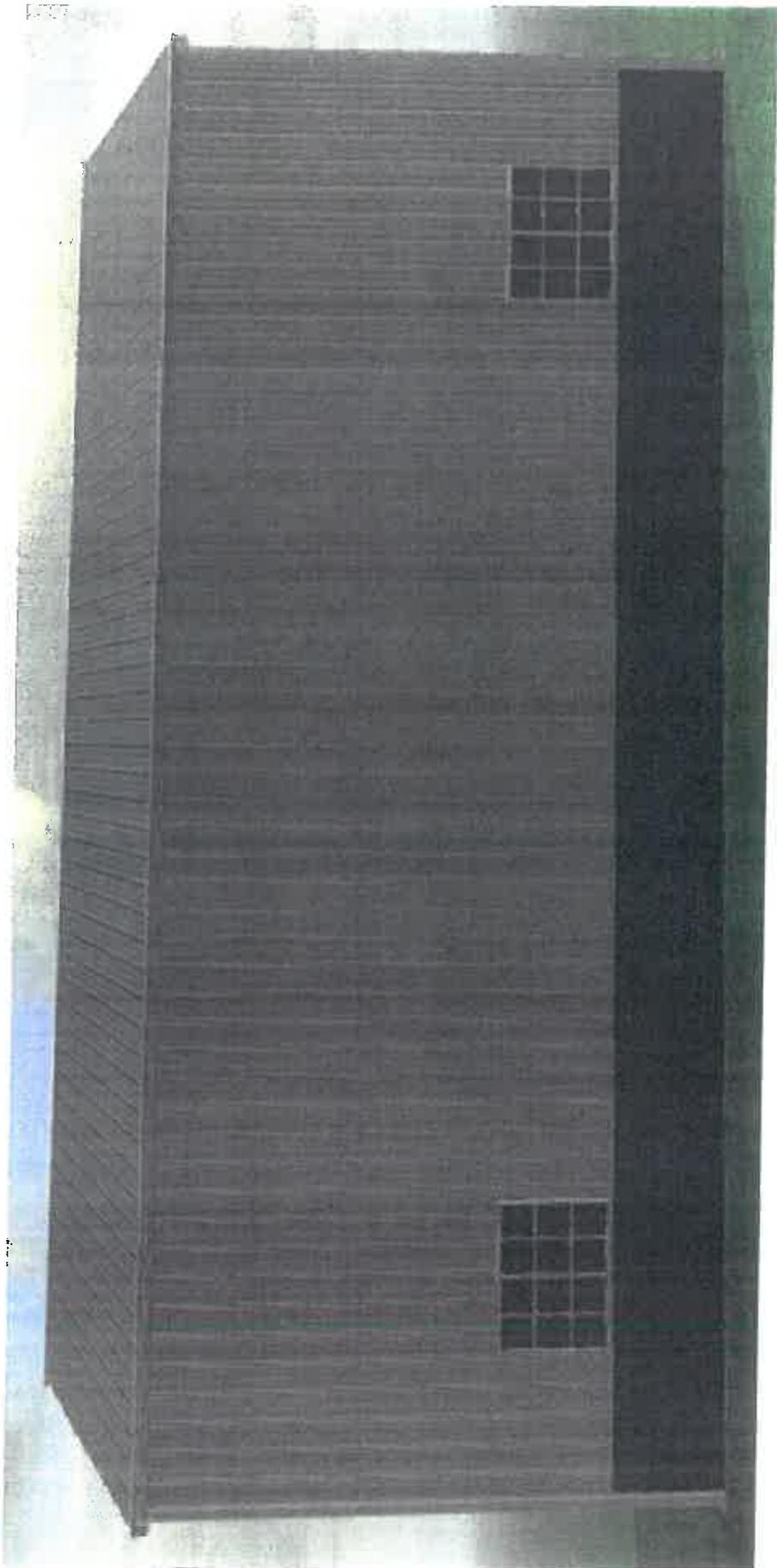
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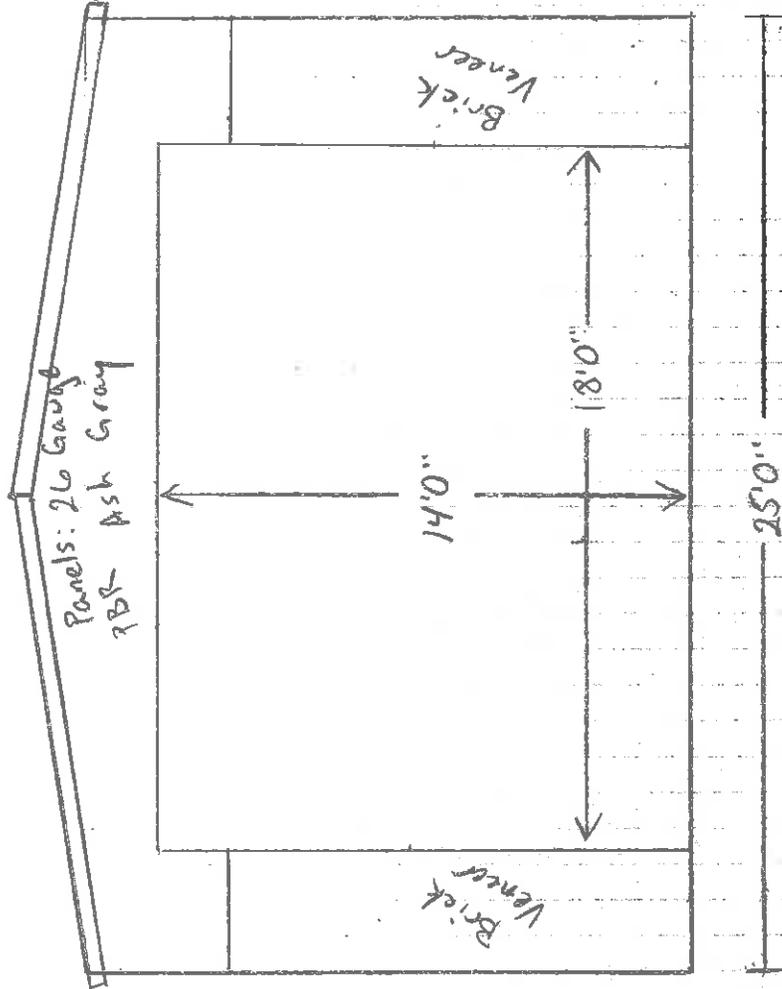




Danny Solum
3181 Bronco Lane
Norco, CA 92360

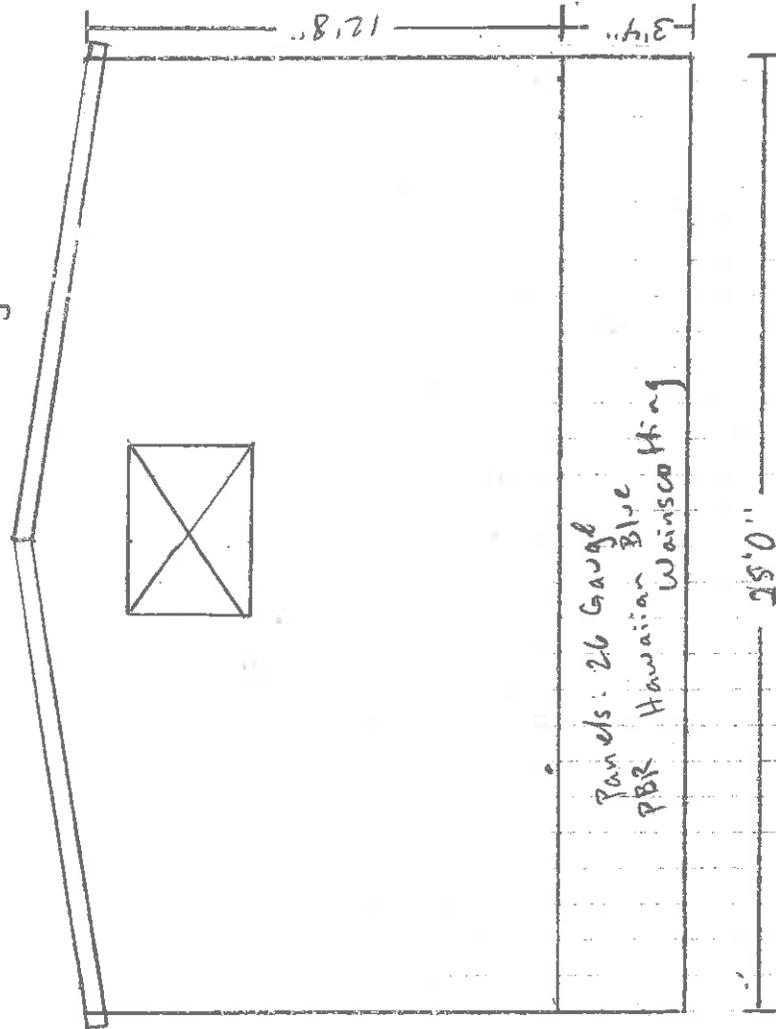
Scale = 1/4" = 1'-0"

Front



Back

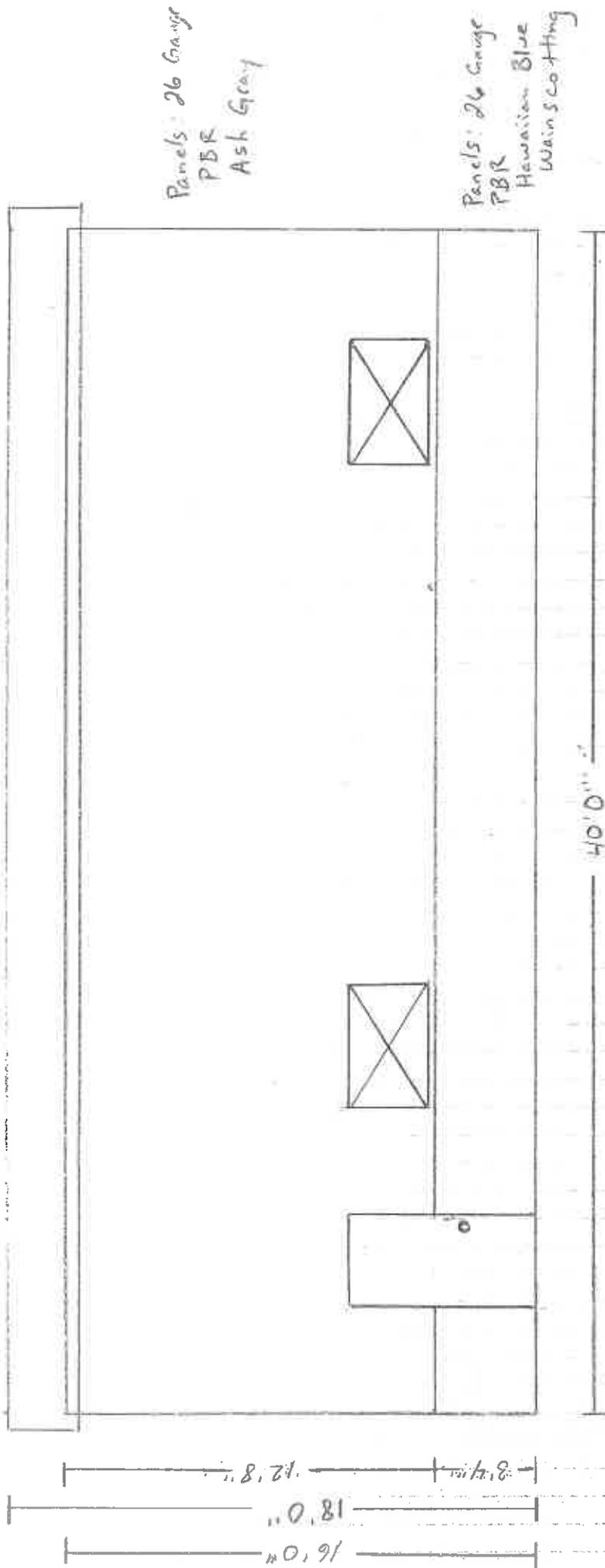
18' Overall Height



Danny Solum
3181 Bronco Lane
Norco, CA 92860

Scale = 1/4" = 1.25'

Side "A"



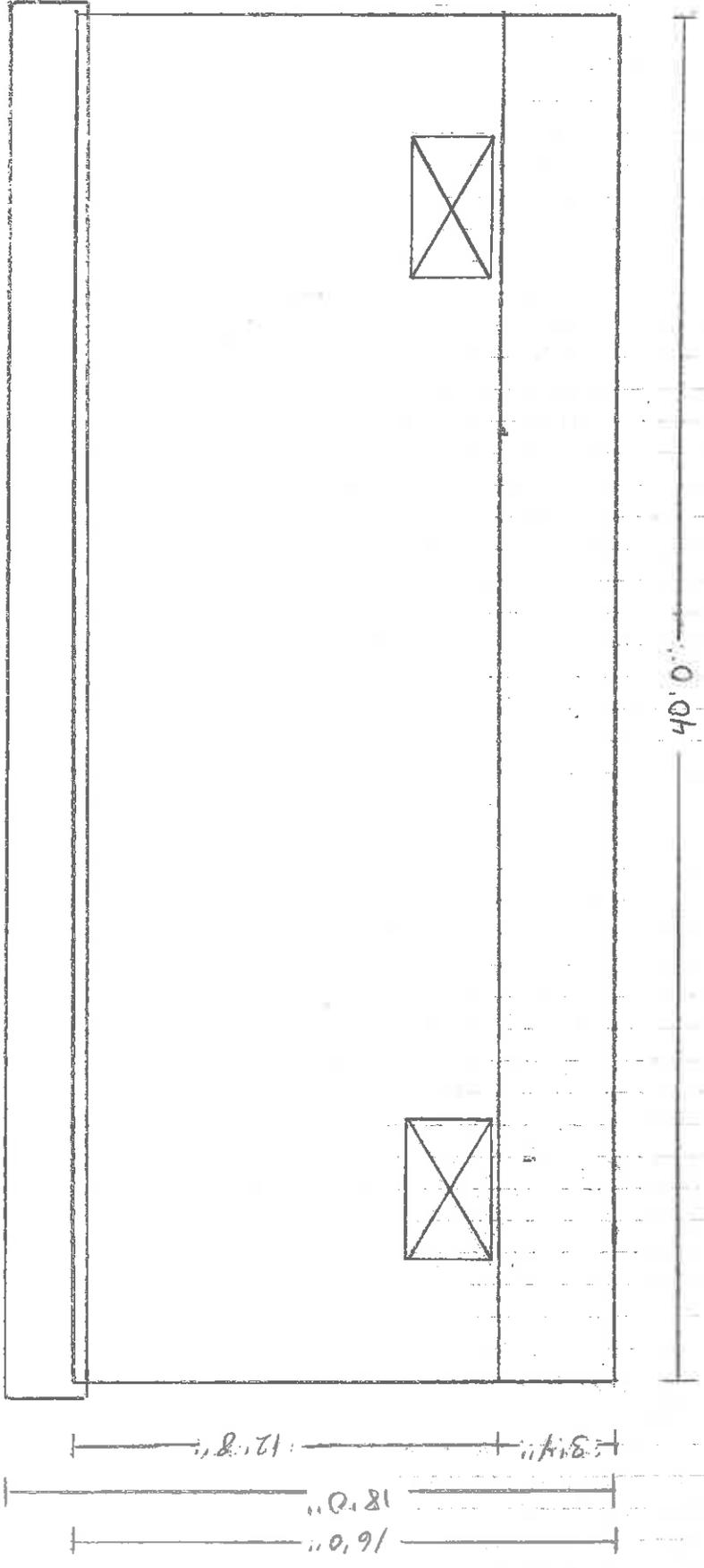
Sheet: 1/4 = 125'

Panels: 26 Gauge
PBR
Ash Gray

Panels: 26 Gauge
PBR
Hawaiian Blue
Wainscoting

Side "B"

Danny Solum
3151 Bronco Lane
Norco, CA 92866



○ Dia= 5/8"
 ■ Dia= 3/4"

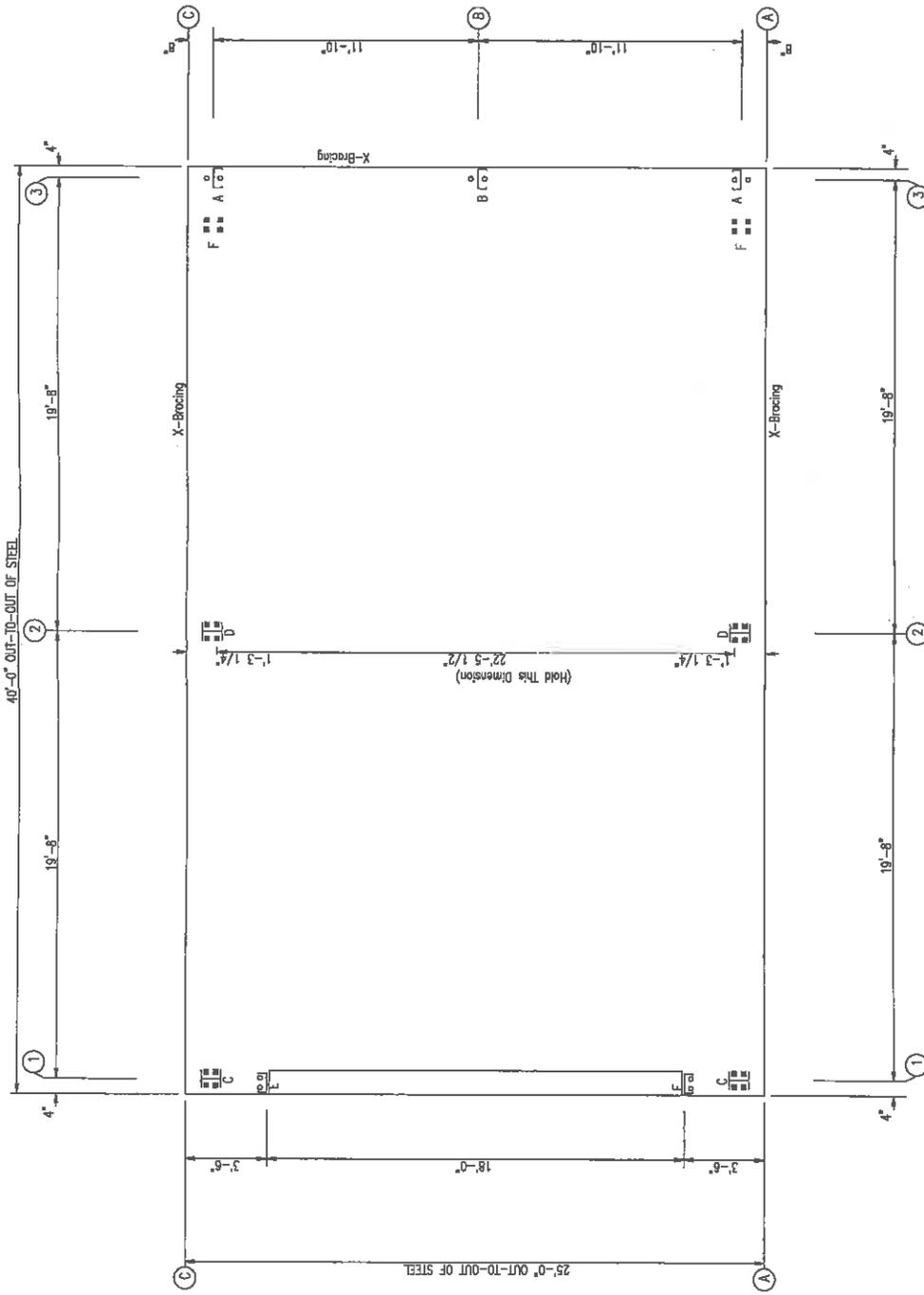
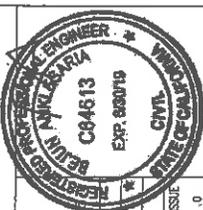


Exhibit **G**

ANCHOR BOLT PLAN

NOTE: ALL BASE PLATES @ 100.0' (U.N.)
 ASSUMED FINISH FLOOR @ 100.0' (U.N.)



ELITE METAL BUILDING LLC 2651 W. Guadalupe Road Suite 110 Mesa, AZ 85202 1-800-348-1300	PROJECT: DANNY W. SULIM - 25K60116 OWNER: DANNY W. SULIM	DATE: 12/19/18	PHASE: 1	BUILDING ID: A	JOB NUMBER: 16-B-94687	SHEET NUMBER: F1	ISSUE: 0
CUSTOMER: DANNY W. SULIM	LOCATION: MESA, AZ 85202	DATE: 12/19/18	PHASE: 1	BUILDING ID: A	JOB NUMBER: 16-B-94687	SHEET NUMBER: F1	ISSUE: 0
BY: CKD/DSH	DESCRIPTION: FOR ERECTOR INSTALLATION	DATE: 12/19/18	PHASE: 1	BUILDING ID: A	JOB NUMBER: 16-B-94687	SHEET NUMBER: F1	ISSUE: 0
CHKD: JMR/CHM							