



**CITY OF NORCO**  
**PLANNING COMMISSION REGULAR MEETING AGENDA**  
**THE CITY COUNCIL CHAMBER WILL BE OPEN TO THE PUBLIC WITH**  
**MODIFICATIONS**

Safe distancing rules are in place and face coverings are highly encouraged. Seating is limited.

**Wednesday June 10, 2020**  
**City Council Chambers, 2820 Clark Avenue, Norco CA 92860**

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**CALL TO ORDER:** 7:00 p.m.

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

**PLEDGE OF ALLEGIANCE:** Member Phill Jaffarian

**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. **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. **Zone Code Amendment 2020-04 (City):** Proposed Zone Code Amendment to update the City's water efficient landscape ordinance to be consistent with state regulations. The recommendation is that the Planning Commission recommends approval to the City Council.

- B. **Site Plan 2019-19, Conditional Use Permit 2020-03 (CapRock):** A request for approval of 374,170 square-foot industrial/ warehouse/manufacturing/cold storage warehouse and distribution complex at 3166 Horseless Carriage Drive in the M-1 (Heavy Commercial/Light Manufacturing) zone (APN 129-200-010). Approval of a conditional use permit is requested to allow an increase in building height above the maximum allowed height of 35 feet.
  - C. **Conditional Use Permit 2020-01(Matar):** A request for approval to allow a temporary mobile home for the elderly at 140 Breeders Cup Place located within the Norco Ridge Ranch Specific Plan (NRRSP) Area.
3. BUSINESS ITEM:
- A. **Site Plan 2019-17 (Jansen):** A request for approval of an Accessory Building Use Permit to allow a 700 square-foot large vehicle parking building and a 400 square foot shed at 3782 Valley View Avenue, located within the A-1-20 (Agricultural Low Density) Zone.
4. PLANNING COMMISSION / STAFF COMMUNICATIONS:
- A. Oral Reports from Various Committees
  - B. Request for Items on Future Agenda (within the purview of the Commission)

**ADJOURNMENT:**

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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 STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Steve King, Planning Director

**DATE:** June 10, 2020

**SUBJECT:** Zone Code Amendment No. 2020-04, Resolution 2020-17

**RECOMMENDATION:** Adopt Resolution 2020-17 recommending that City Council approve Zone Code Amendment No. 2020-04

**SUMMARY:** The proposed Zone Code Amendment is consistent with the General Plan, and updates the City's water efficient landscape ordinance to be consistent with state regulations. The recommendation is that the Planning Commission recommend approval to the City Council.

**BACKGROUND:** The City currently has a water efficient landscape ordinance based on findings that there is a limited supply of water compared to increasing demands and that landscaping provides recreational opportunities, helps clean air and water, prevents erosion and replaces ecosystems displaced by development. In 2015 the state updated its Model Water Efficient Landscape Ordinance to promote the values of landscaping and incorporate practices that integrate conservation for efficient use of water resources. The City has implemented the state's ordinance through landscape plan reviews since that time. This ordinance will codify the state's regulations into the Norco Municipal Code.

Attachment: Resolution 2020-17

## RESOLUTION 2020-17

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT 2020-04 AMENDING CHAPTER 18.55 OF TITLE 18 WITH OTHER AMENDMENTS TO CROSS-REFERENCES IN TITLE 18 AS NEEDED. ZONE CODE AMENDMENT 2020-04.**

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2020-04, an amendment to Norco Municipal Code Title 18 (Zoning Code), Chapter 18.55 amending the regulations for water irrigation efficiency; and

WHEREAS, the Zone Code Amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on June 10, 2020 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project is exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

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

I. FINDINGS:

- A. The proposed Zone Code Amendment will not be inconsistent with, or contrary to, the General Plan or the Zoning Code since the project updates existing regulations regarding water irrigation efficiency consistent with state regulations.
- B. The project (proposed amendment) has been determined to be exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

II. DETERMINATION: NOW THEREFORE, the Planning Commission for the City of Norco assembled June 10, 2020 does hereby recommend to the City Council

of the City of Norco that Zone Code Amendment 2020-04, be adopted, thereby amending the Norco Municipal Code as follows:

## Chapter 18.55 WATER EFFICIENT LANDSCAPING

Sections:

- 18.55.01 Intent and Purpose.**
- 18.55.02 Applicability and Exemptions**
- 18.55.0203 Definitions.**
- 18.55.04 ~~Applicability.~~ General Provisions**
- 18.55.05 Landscape Documentation Package**
- 18.55.06 Administration. Penalties**
- 18.55.07 Elements of the Landscape Documentation Package**
- 18.55.08 ~~Xeriscape Requirements for Landscape and Irrigation Plans.~~ Water Efficient Landscape Worksheet**
- 18.55.09 Soil Management Report**
- 18.55.10 Inspection. Landscape Design Plan**
- 18.55.11 Irrigation Design Plan**
- 18.55.12 Grading Design Plan**
- 18.55.13 Certification of Completion**
- 18.55.14 Irrigation Scheduling**
- 18.55.15 Landscape and Irrigation Maintenance Schedule**
- 18.55.16 Irrigation Audit, Irrigation Survey an Water Use Analysis**
- 18.55.17 Irrigation Efficiency**
- 18.55.18 Recycled Water**
- 18.55.19 Gray Water Systems**
- 18.55.20 Storm Management and Rainwater Retention**
- 18.55.21 Public Education**
- 18.55.22 Environmental Review**

**18.55.01 Intent and Purpose.**

- (1) ~~The City Council has found:~~
  - (a) ~~The limited supply of state waters are subject to ever-increasing demands;~~
  - (b) ~~The City of Norco promotes conservation and efficient use of water;~~
  - (c) ~~Landscapes provide recreation areas, clean the air and water, prevent erosion, and replace ecosystems displaced by development; and~~
  - (d) ~~Landscape design, installation and maintenance should be water efficient.~~
- (2) ~~The purpose of this chapter shall be to:~~
  - (a) ~~Promote the values and benefits of landscapes while reducing water consumption using xeriscape principles; and~~
  - (b) ~~Establish criteria for designing, installing, and maintaining xeriscape landscapes.~~

This chapter implements the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWEL0) as adopted by the California Water Commission. In the event of any conflict between this chapter and the latest version of the MWEL0, the provisions of the state adopted ordinance shall apply. The landscaping provisions contained in this chapter are provided to:

Resolution 2020-17 (ZCA 2020-04)

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- A. Establish the City of Norco Landscape standards relating to the quality, quantity, and functional aspects of landscaping, while promoting conservation and the efficient use of water, prevention of erosion, protection from fire, and restoration of natural systems.
- B. Help mitigate land use compatibility conflicts between different land uses;
- C. Preserve natural vegetation and incorporate native plants, plant communities, and ecosystems into landscape design;
- D. Protect the environment by increasing on-site infiltration, controlling soil erosion, and reducing runoff;
- E. Protect wildlife habitat and foster biodiversity;
- F. Reduce heat and glare generated by development;
- G. Promote public health, safety and welfare by minimizing the impacts of all forms of physical and visual pollution, preserving the integrity of neighborhoods, and enhancing pedestrian and vehicular traffic safety;
- H. Promote the conservation of potable and recycled water by encouraging the preservation of existing plant communities, encouraging the planting of natural or uncultivated areas, and encouraging the appropriate design, installation, maintenance, and management of landscape areas so that water demand can be decreased, runoff can be minimized, and flooding can be reduced without a decline in the quality or quantity of landscape areas;
- I. Retain the land's natural hydrological role within the Santa Ana Watershed and promote the infiltration of surface water into the groundwater in the Temescal and Chino Basin's by reducing compaction, and incorporating organic matter that increases water retention;
- J. Promote productive plant growth that leads to more carbon storage, oxygen production, and shade;
- K. Conserve water by capturing and reusing rainwater and graywater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment;
- L. Promote and encourage the inclusion of low water use plants in landscape design plans;
- M. Minimize the use of cool season turf;
- N. Maximize the use of recycled water and other water conserving technology for appropriate applications;
- O. Promote public education about water conservation and efficient water management;
- P. Reduce or eliminate water waste; and
- Q. Be at least as effective in conserving water as required pursuant to Government Code section 65595.

If a discrepancy arises between Chapter 18.55 or any other Chapters of the City of Norco Municipal Code, the provisions requiring the most landscaping quantities and the stricter design criteria shall apply, unless otherwise determined by the Planning Director, Director of Public Works, the City Engineer, the Fire Chief or their designee.

**18.55.02 Applicability and Exemptions.**

~~(1) Except as provided in Section 18.55.04(2), this chapter shall apply to all required landscape plans for approval of the City. (Ord. 673, 1993)~~

A. The provisions of this chapter shall apply to all landscape projects that meet the following requirements:

1. New construction projects with an aggregate landscape area equal to or greater than five hundred (500) square feet requiring a building or landscape permit, plan check or design review.
2. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than two thousand five hundred (2,500) square feet requiring a building or landscape permit, plan check or design review.
3. Rehabilitated landscape projects with an aggregate landscape area of two thousand five hundred (2,500) square feet or less which require a building or landscape permit, plan check or design review may comply with the performance requirements of this ordinance by either completing the landscape document package or conform to the prescriptive measures contained in Chapter 18.55.
4. For projects using treated or untreated graywater or rainwater captured onsite, any lot or parcel within the project that has less than two thousand five hundred (2,500) square feet of landscape and meets the lot or parcel's water requirement (estimated total water use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to sections 18.55.19 and 18.55.20.
5. All landscape areas that were approved pursuant to the requirements of subdivision A and were installed after December 1, 2015 are subject to programs/audits by the City to ensure the applied water does not exceed the approved maximum applied water allowance (MAWA).
6. Existing residential properties shall comply with minimum landscape requirements and the minimum on-site landscape planting requirements in section 18.55.16.
7. All rehabilitated landscape areas that are one acre or more and were installed before December 1, 2015 are limited to preparing the water efficient landscape worksheet for existing landscape areas.
8. The use of artificial turf is permitted within the City of Norco. Any installation of artificial turf shall comply with section 18.55.010.
9. The provisions of Chapter 18.55 shall apply to all new or rehabilitated development projects.

~~(2)B. The provisions of~~ this chapter shall not apply to:

- ~~(a) Yards for single family homes;~~
- ~~(b) Interior remodels, tenant improvements and demolitions;~~
- ~~(c) Schools, parks, golf courses or similar public open spaces;~~
- ~~(d) Changes of use;~~
- ~~(e) Structural additions or detached structures which do not result in an increase of more than 10% of the floor area, or 1,000 square feet, whichever is greater; and~~
- ~~(f) Replacement or repair of existing plan material or irrigation systems in conjunction with routine maintenance.~~

- (a) Registered local, state, or federal historical sites;
- (b) Ecological restoration projects that do not require a permanent irrigation system; and
- (c) Botanical gardens and arboretums open to the public.

**18.55.0203 Definitions.**

The terms used in this ordinance have the meaning set forth below:

- ~~(2) Automatic Control Timer~~
- ~~(4) Mulch~~
- ~~(6) Permeable Paving~~
- ~~(8) Planted Area~~
- ~~(10) Rain Sensing Device~~
- ~~(12) Recycled Water, Reclaimed Water, or Treated Sewage Effluent Water~~
- ~~(14) Soil Moisture Sensing Device~~
- ~~(16) Turf~~
- ~~(18) Water Conserving Plants~~
- ~~(20) Xeriscape~~

~~(2) "Automatic Control Timer" means a mechanical or solid state time, capable of operating valve stations to set the days and length of time of a water application. (Ord. 673, 1993)~~

~~(4) "Mulch" means any material such as leaves, bark, straw or other materials left loose and applied to the soil surface for the beneficial purpose of reducing evaporation.~~

~~(6) "Permeable Paving" shall mean a paving material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface material poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area of the lot and loosely laid materials, such as crushed stone or gravel.~~

~~(8) "Planted Area" shall mean the total area of the site not covered by buildings, parking lots, driveways, or streets, and shall include patios, plazas, sidewalks, hardcourts, swimming pools, spas and parkway areas.~~

~~(10) "Rain Sensing Device" means a system which senses rainfall and automatically shuts off the irrigation system.~~

~~(12) "Recycled Water," "Reclaimed Water," or "Treated Sewage Effluent Water" means treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation; not intended for human consumption.~~

~~(14) "Soil Moisture Sensing Device" means a device that measures the amount of water in the soil.~~

~~(16) "Turf" shall mean a single-bladed grass or sod.~~

~~(18) "Water Conserving Plant" shall mean any plant which exhibits drought tolerant characteristics, that is to say, will, in designed located, survive with limited supplemental water. Marathon or other hybrid fescues and warm season grasses shall be considered water conserving. A listing of these plants shall be made available by the Planning Department.~~

~~(20) "Xeriscape" shall mean a combination of landscape features and techniques that in the aggregate reduce the demand for and consumption of water, including appropriate low water using plants, non-living groundcover, a low percentage of turf coverage, permeable paving and water conserving irrigation techniques and systems.~~

ACTIVE USE TURF: means natural or synthetic turf that is installed for sports parks and fields, golf courses, or other playing surfaces and passive recreation areas.

APPLIED WATER: means the portion of water supplied by the irrigation system to the landscape.

AUTOMATIC IRRIGATION CONTROLLER: means a timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

BACKFLOW PREVENTION DEVICE: means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

CERTIFICATE OF COMPLETION: means the document required under Section 18.55.013.

CERTIFIED IRRIGATION DESIGNER: means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program and Irrigation Association's Certified Irrigation Designer program.

CERTIFIED LANDSCAPE IRRIGATION AUDITOR: means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's Water Sense irrigation auditor certification program and Irrigation Association's Certified Landscape Irrigation Auditor program.

CHECK VALVE or ANTI-DRAIN VALVE: means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

COMPOST: means the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

CONVERSION FACTOR (0.62): means the number that converts acre-inches per acre per year to gallons per square foot per year.

DISTRIBUTION UNIFORMITY: means the measure of the uniformity of irrigation water over a defined area.

DRIP IRRIGATION: means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

ECOLOGICAL RESTORATION PROJECT: means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

EFFECTIVE PRECIPITATION" OR "USABLE RAINFALL (Eppt): means the portion of total precipitation which becomes available for plant growth.

EMITTER: means a drip irrigation emission device that delivers water slowly from the system to the soil.

ESTABLISHED LANDSCAPE: means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

ESTABLISHMENT PERIOD OF THE PLANTS: means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.

ESTIMATED TOTAL WATER USE (ETWU): means the total water used for the landscape as described in Section 18.55.08.

ET ADJUSTMENT FACTOR; (ETAF): means a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

EVAPOTRANSPIRATION RATE: means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

FLOW RATE: means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

FLOW SENSOR: means an inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or sub-meter.

FRIABLE: means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

FUEL MODIFICATION PLAN GUIDELINE: means guidelines from a local fire authority to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.

GRAYWATER: means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

HARDSCAPES: means any durable material (pervious and non-pervious).

HYDROZONE: means a portion of the landscaped area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

INFILTRATION RATE: means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

INVASIVE PLANT SPECIES: means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

IRRIGATION AUDIT: means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

IRRIGATION EFFICIENCY: (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiency for purposes of this ordinance are 0.75 for overhead spray devices and 0.81 for drip systems.

"IRRIGATION SURVEY: means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

IRRIGATION WATER USE ANALYSIS: means an analysis of water use data based on meter readings and billing data.

LANDSCAPE ARCHITECT: means a person who holds a license to practice landscape architecture in the state of California Business and Professions Code, Section 5615.

LANDSCAPE AREA: means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

LANDSCAPE CONTRACTOR: means a person licensed by the state of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

LANDSCAPE DOCUMENTATION PACKAGE: means the documents required under Section 18.55.05.

LANDSCAPE PROJECT: means total area of landscape in a project as defined in "landscape area" for the purposes of this ordinance.

LANDSCAPE WATER METER: means an inline device installed at the irrigation supply point that measures the flow of water into the irrigation system and is connected to a totalizer to record water use.

LATERAL LINE: means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

LOW VOLUME IRRIGATION: means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

MAIN LINE: means the pressurized pipeline that delivers water from the water source to the valve or outlet.

MASTER SHUT-OFF VALVE: is an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.

MAXIMUM APPLIED WATER ALLOWANCE: (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 18.55.08. It is based upon the area's reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The Estimated Total Water Use shall not exceed the Maximum Applied Water Allowance. Special Landscape Areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and

vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0. MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)].

MEDIAN: is an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

MICROCLIMATE: means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

MULCH: means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

NEW CONSTRUCTION: means, for the purposes of this ordinance, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

NON-PERVIOUS: means any surface or material that does not allow for the passage of water through the material and into the underlying soil.

NON-RESIDENTIAL LANDSCAPE: means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

OPERATING PRESSURE: means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

OVERHEAD SPRINKLER IRRIGATION SYSTEMS: or “overhead spray irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).

OVERSPRAY: means the irrigation water which is delivered beyond the target area.

PARKWAY: means the area between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress.

PERMIT: means an authorizing document issued by the City of Norco for new construction or rehabilitated landscapes.

PERVIOUS: means any surface or material that allows the passage of water through the material and into the underlying soil.

PLANT FACTOR” or “PLANT WATER USE FACTOR: is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this ordinance, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this ordinance are derived from the publication “Water Use Classification of Landscape Species”. Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

PROJECT APPLICANT: means the individual or entity submitting a Landscape Documentation Package required under Section 18.55.05, to request a permit, plan check, or design review from the City of Norco. A project applicant may be the property owner or his or her designee.

RAIN SENSOR” or “RAIN SENSING SHUTOFF DEVICE: means a component which automatically suspends an irrigation event when it rains.

RECORD DRAWING” or “AS-BUILTS: means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

RECREATIONAL AREA: means areas, excluding private single-family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters or golf course tees, fairways, roughs, surrounds and greens.

RECYCLED WATER, RECLAIMED WATER: means treated or recycled waste water of a quality suitable for uses such as landscape irrigation and water features. This water is not intended for human consumption.

REFERENCE EVAPOTRANSPIRATION or Eto: means a standard measurement of environmental parameters which affect the water use of plants. ETO is expressed in inches per day, month, or year as represented in Appendix A, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the Maximum Applied Water Allowances so that regional differences in climate can be accommodated.

REHABILITATED LANDSCAPE: means any re-landscaping project that requires a permit, plan check, or design review and the modified landscape area is equal to or greater than 2,500 square feet.

RESIDENTIAL LANDSCAPE: means landscapes surrounding single or multifamily homes.

RUN OFF: means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, run off may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

SOIL MOISTURE SENSING DEVICE or SOIL MOISTURE SENSOR: means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

SOIL TEXTURE: means the classification of soil based on its percentage of sand, silt, and clay.

SPECIAL LANDSCAPE AREA: means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

SPRINKLER HEAD or SPRAY HEAD: means a device which delivers water through a nozzle.

STATIC WATER PRESSURE: means the pipeline or municipal water supply pressure when water is not flowing.

STATION: means an area served by one valve or by a set of valves that operate simultaneously.

SWING JOINT: means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

SUBMETER: means a metering device to measure water applied to the landscape that is installed after the primary utility water meter.

TURF: means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

VALVE: means a device used to control the flow of water in the irrigation system.

WATER CONSERVING PLANT SPECIES: means a plant species identified as having a very low or low plant factor.

WATER FEATURE: means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

WATERING WINDOW: means the time of day irrigation is allowed.

WUCOLS: means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension and the Department of Water Resources 2014.

#### **18.55.04 Applicability. General Provisions**

- A. Each landscaped area shall be located, designed and material selected such that at any time, including at maturity, it maximizes summer shade and winter solar gain and does not, interfere with visibility, access, building integrity, or utility infrastructure.
- B. Each landscaped area shall be designed to minimize disruption to existing mature landscaping that is in good, healthy condition, and every effort shall be made to retain and incorporate said landscaping into the overall landscape theme.
- C. Each landscaped area shall include a combination of materials compatible with the shape, topography and soil conditions of the site, as well as the architectural characteristics of the structure(s) on the site.
- D. Each landscaped area shall use native and appropriate non-native plants adapted to site conditions, climate, and design intent to support biodiversity, reduced pesticide use, and water conservation, with particular avoidance of the use of invasive plant species defined by the California Invasive Plant Council.
- E. Each landscaped area shall be designed with an efficient irrigation system that waters only targeted areas when needed in relation to soil and climatic conditions.
- F. Each landscaped area shall be installed in accordance with approved landscape and irrigation plans.
- G. Each landscaped area shall be regularly maintained following installation to reach and retain a healthy, established growing condition.

#### **18.55.06 Administration. 18.55.05 Landscape Documentation Package**

~~Landscaping and Irrigation Plans conforming to this Chapter shall be submitted to the City of Noree Department of Community Development. No building permits shall be issued for a project until a Landscaping and Irrigation Plan has been reviewed and approved by the Department of Community Development. All Landscaping and Irrigation Plans required by this Chapter shall be stamped by a Licensed Landscape Architect.~~

Prior to the installation of landscaping and irrigation systems as required by this Chapter, a landscape documentation package shall be submitted to the City of Norco for review and approval. The Landscape Documentation Package shall be prepared by, and bear the seal of, a landscape architect registered with the State of California, and shall include the following six (6) elements:

A. Project information

1. Date
2. Project applicant
3. Project address (if available, parcel and/or lot number(s))
4. Total landscape area (square feet)
5. Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
6. Water supply type (e.g., potable, recycled, well) and identify the City of Norco if the applicant is not served by a private well
7. Checklist of all documents in Landscape Documentation Package
8. Project contacts to include contact information for the project applicant and property owner
9. Applicant signature and date with statement, "I agree to comply with the requirements of the City of Norco water efficient landscape ordinance and submit a complete "Landscape Documentation Package".

B. Water Efficient Landscape Worksheet

1. Hydrozone information table
2. Water budget calculations
  - (a) Maximum Applied Water Allowance (MAWA)
  - (b) Estimated Total Water Use (ETWU)

C. Soil management report

D. Landscape design plan

E. Irrigation design plan; and

F. Grading design plan.

Modifications to approved Water Efficient Landscape Calculations, Certified Landscape Design Plans and/or Certified Irrigation Design Plan shall be reviewed and approved by the City of Norco Planning Department and Engineering Division prior to installation of said landscaping or irrigation system. All modifications will require re-certification.

When a project is being developed that includes unimproved private yards or open spaces to be landscaped or otherwise completed by the buyer of the lot, the Landscape Documentation Package shall be prepared with assumptions as to the ultimate improvement of these areas such that the Water Efficient Landscape Calculations consider all outdoor water use of the project.

The CC&Rs, or other binding document provided to buyer at time of sale (if the project does not have CC&Rs), shall include sufficient parameters such that the private yard or open space improvements are

completed consistent with the estimated water usage. The information provided to the buyer shall include, at a minimum, sample landscape and irrigation plans with plant and material pallets. It is recommended that multiple designs be developed with a menu of options from which the buyer could develop a design consistent with the Water Efficient Landscape Calculation assumptions.

**18.55.08 Xeriscape Requirements for Landscape and Irrigation Plans. Water Efficient Landscape Worksheet**

New development applications shall include landscape and irrigation plans that have the following design guidelines. These guidelines shall bear upon the development of landscapes that demonstrate an aggregate reduction in the demand for and consumption of water.

~~(1) Landscape Design Guidelines:~~

~~(a) Plants should be placed or grouped having similar water, soil, sun and shade requirements.~~

~~(b) Water conserving plants should be used in 75% or more of the total landscaped area.~~

~~(c) Turf areas should not exceed 25% of the total required landscaped area, and should be drought-tolerant varieties. Warm season grasses are more drought tolerant than cool season grasses. Bermuda grass, Kikuyu grass, Seashore paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm season grasses. Bluegrass and Ryegrass varieties (cool season) should be avoided.~~

~~(d) Hardscape (non-irrigated) surfaces, such as alluvial rock and decorative paving, should be used in 10% or more of the total landscaped area.~~

~~(e) Permeable paving should be used in at least 5% of the total landscaped area.~~

~~(f) Where no groundcover is used, wood chips, bark, or other mulch, to a depth of 3 inches on top of exposed soil, such as underneath shrubs, or landscape fabric under soil should be used. (Ord. 673, 1993)~~

~~(g) Soil amendments should be utilized to improve water holding capacity of soil, where soil conditions merit.~~

~~(2) Irrigation Systems Design Guidelines: All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section.~~

~~(a) Low gallonage irrigation system, or higher gallonage systems with automatic controller should be used, capable of repeat cycling, used for more than 75% of total planted area. (Drip or trickle may not be used in turf areas).~~

~~(b) Landscaped areas should be controlled by an automatically controlled timer, unless the use of the property would otherwise prohibit use of a timer. Such timers should have multiple programming capabilities, including a rain shut-off feature.~~

~~(c) The irrigation system should be designed so that overspray onto structures, streets, sidewalks, windows, walls, and fences is minimized.~~

~~(d) The irrigation system should be designed to meet the peak moisture demand of all plant materials used within all landscaped areas.~~

- ~~(e) Separate valves should be provided for separate water use hydrozones, so that plan materials with similar water needs are irrigated by the same irrigation valve. All irrigation hardware on the same valve should be of matched precipitation rates.~~
- ~~(f) Moisture sensing devices should be located in all turf areas. In addition, one system override moisture sensor that will prevent the system from watering during periods of rain should be provided.~~
- ~~(g) Irrigation should be sensitive to slope factors (i.e., low gallonage heads, water basins) or project has no slopes greater than 5 feet in height which require landscaping.~~
- ~~(h) The use of reclaimed, or recycled water should be utilized, if and when it is feasible.~~

- A. Water Efficient Landscape Calculations shall be prepared by and bear the signature of a professional appropriately licensed in the State of California to provide professional landscape design services; the signature shall be accompanied by a date and the following statement: "I have complied with the City of Norco Landscape Ordinance in preparing the Water Efficient Landscape Calculations."
- B. A project applicant shall complete the Water Efficient Landscape Worksheet which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.
  - 1. In calculating the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use, a project applicant shall use the ETo values from the Reference Evapotranspiration Table 18.55.08 A.
  - 2. ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

**City of Norco**  
**Table 18.55.08 A Reference Evapotranspiration (ETo) Table**

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
0.07	0.1	0.12	0.16	0.18	0.2	0.21	0.19	0.19	0.14	0.09	0.07
" The values in this table were derived from: 1) California Irrigation Management Information System (CIMIS), 2). Measurements are for the City of Norco.											

- C. Water budget calculations shall adhere to the following requirements:
  - 1. The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

2. All water features shall be included in the high-water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
  3. All Special Landscape Areas shall be identified and their water use calculated.
- D. A licensed landscape professional shall calculate the Estimated Applied Water Use (EAWU) for the total landscaped area to determine the total annual irrigation water need of the project as required to keep plants in a healthy state. The EAWU shall be calculated using the formula and methodology established in Exhibit B to the City of Norco Landscape Ordinance. A separate worksheet shall be prepared for each point of connection. Seasonal calculations can be aggregated for an annual total.
1. The EAWU shall be calculated using a Reference Evapotranspiration Rate (ET<sub>o</sub>) in accordance with Table 18.55.08.A.
  2. The EAWU shall be calculated using a Landscape Coefficient according to protocols defined in detail in the Water Use Classification of Landscape Species (WUCOLS). The species factor shall be determined for each hydrozone based on the highest-water-use plant species within the zone.
    - a. The area of a special landscaped area or water feature shall be defined as a high water use hydrozone with a species factor of 1.0 unless a Landscape Coefficient according to protocols defined in detail in the Water Use Classification of Landscape Species (WUCOLS) is available.
    - b. A temporarily irrigated hydrozone area, such as an area of highly drought-tolerant native plants that are not intended to be irrigated after they are fully established, shall be defined as a very low water use hydrozone with a species factor of 0.1.
  3. The EAWU shall be calculated using an Irrigation Efficiency assumption by head type in accordance with Table 18.55.08.B. Other values may be used when supported by manufacturer's specifications or landscape professional's calculations when derived from measurements and estimates of irrigation system characteristics and management practices.

**Table 18.55.08.B. Irrigation Efficiency (IE) Table**

Head Type	Efficiency
Spray head	60%
Pop-up stream rotator heads	75%
Stream rotor heads	75%
Micro-spray	75%
Bubbler	80%
Drip emitter	85%
Subsurface irrigation	90%

- E. The EAWU for the total landscaped area shall not exceed the MAWA.

#### **18.55.09 Soil Management Reports**

In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:

- A. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants. Soil samples will be submitted to a laboratory for analysis and recommendations.
- B. The soil analysis shall include:
  - 1. Soil texture;
  - 2. Infiltration rate determined by laboratory test or soil texture infiltration rate table;
  - 3. pH;
  - 4. Total soluble salts;
  - 5. Sodium;
  - 6. Percent organic matter; and
  - 7. Recommendations to ensure landscaped areas are designed to drain to promote healthy plant growth and to prevent excessive erosion and runoff.
- C. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.
- D. The project applicant, or his/her designee, shall comply with one of the following:
  - 1. If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the Landscape Documentation Package; or
  - 2. If significant mass grading is planned, the soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.
- E. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
- F. Information and recommendations from the Agricultural Suitability Report shall be incorporated into the Certified Landscape and Irrigation Design Plans.
- G. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the City of Norco with the Certificate of Completion.

#### **18.55.010 Landscape Design Plan**

For the efficient use of water, a landscape area shall be carefully designed and planned specifically for the intended project. A landscape design plan shall be submitted as part of the Landscape Documentation Package with the following design criteria:

A. Plant Material

1. Any plant may be selected for the landscape, providing the Estimated Total Water Use in the landscape area does not exceed the Maximum Applied Water Allowance (MAWA). Methods to achieve water efficiency shall include one or more of the following:
  - a. Protection and preservation of native species and natural vegetation;
  - b. Selection of water-conserving plant, tree and turf species, especially local native plants;
  - c. Selection of plants based on local climate suitability, disease and pest resistance;
  - d. Selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area; and
  - e. Selection of plants from local and regional landscape program plant lists.
  - f. Selection of plants from local Fuel Modification Plan Guidelines.
2. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use.
3. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include one or more of the following:
  - a. Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
  - b. Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines]; allow for adequate soil volume for healthy root growth; and
  - c. Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
4. Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
5. High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

6. A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches. Refer to the local Fuel Modification Plan guidelines.
7. The use of invasive plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.
8. The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

B. Water Features

1. Recirculating water systems shall be used for water features.
2. Where available, recycled water shall be used as a source for decorative water features.
3. Surface area of a water feature shall be included in the high-water use hydrozone area of the water budget calculation.
4. Pool and spa covers are highly recommended.

C. Soil Preparation, Mulch and Amendments

1. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
2. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
3. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
4. A minimum three-inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.

5. Stabilizing mulching products shall be used on slopes that meet current engineering standards.
6. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
7. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

D. Turf

1. Turf shall not be treated as a fill in material, but rather as a planned element of the landscape. The use of turf grass is only recommended in active use areas where it provides a playing surface. Groundcovers and drought tolerant grasses that require less water are recommended in non-active areas. Turf for non-active use shall be limited to 25% of the landscaped area or as otherwise restricted by the MAWA. Turf shall not be permitted in landscaped areas with a slope percentage greater than 25%. Where turf is utilized, it shall be separated from other landscape areas by a border, mow strip, or other material as approved by the Planning Director or his/her designee.

E. The landscape design plan, at a minimum, shall:

1. Delineate and label each hydrozone by number, letter, or other method;
2. Identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;
3. Identify recreational areas;
4. Identify areas permanently and solely dedicated to edible plants;
5. Identify areas irrigated with recycled water;
6. Identify type of mulch and application depth;
7. Identify soil amendments, type, and quantity;
8. Identify type and surface area of water features;
9. Identify hardscapes (pervious and non-pervious);

10. Identify location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the City of Norco or Regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plans.
11. Identify any applicable rain harvesting or catchment technologies and their 24-hour retention or infiltration capacity;
12. Indicate proposed drainage patterns, proposed topography of site with a separate identification of areas to be compacted, and location of retaining or non-retaining walls and the grading plan and wall plan submitted for the project shall be provided;
13. Identify any applicable graywater discharge piping, system components and area(s) of distribution;
14. Contain the following statement: "I have complied with the City of Norco Landscape Ordinance and applied the efficient use of water in the landscape design plan".
15. The plan must bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape.

#### **18.55.011 Irrigation Design Plan**

This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

##### **A. System**

1. Landscape water meters are defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft.) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:
  - a. A customer service meter dedicated to landscape use provided by the local water purveyor; or
  - b. A privately owned meter or submeter.

2. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
  
3. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
  - a. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
  
  - b. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
  
  - c. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
  
  - d. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
  
  - e. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
  
  - f. Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on non-residential landscapes and residential landscapes of 5000 sq. ft. or larger.
  
  - g. Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that

are individually pressurized in a system equipped with low pressure shut down features.

h. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.

i. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

j. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

k. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 18.55.08 regarding the Maximum Applied Water Allowance.

m. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard. All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

n. It is highly recommended that the project applicant or local agency request from the City of Norco peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.

o. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.

p. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

q. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.

r. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

s. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

t. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

1. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
2. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
3. The irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package and clearly demonstrates strict adherence to irrigation system design criteria in Section 18.55.011. Prevention of overspray and runoff must be confirmed during the irrigation audit.

u. Areas with a slope percentage greater than 25% shall be irrigated with equipment that has a precipitation rate of 0.75 inches or less per hour as specified by the manufacturer. An exception to the precipitation rate may be granted by the Planning Director or City Engineer for an area which is less than 5 feet high and 12 feet in long if it can be shown that the equipment meets the intent of this Ordinance.

#### B. Hydrozone

1. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
2. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
3. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
4. Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:

- a. Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
        - b. The plant factor of the higher water using plant is used for calculations.
        - c. Individual hydrozones that mix high and low water use plants shall not be permitted.
  5. On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve.
- C. The irrigation design plan, at a minimum, shall contain:
  1. Location and size of separate water meters for landscape;
  2. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices:
    - a. Static water pressure at the point of connection to the public water supply;
    - b. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
- D. Recycled water irrigation systems shall include the following statement: "I have complied with the City of Norco ordinance and applied them accordingly for the efficient use of water in the irrigation design plan", and the signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system.

#### **18.55.012 Grading Design Plan**

For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan shall be submitted as part of the Landscape Documentation Package. A comprehensive grading plan prepared by a civil engineer or other local agency will satisfy this requirement.

- A. The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:
  1. Height of graded slopes;
  2. Drainage patterns;
  3. Pad elevations;
  4. Finish grade; and

5. Stormwater retention improvements, if applicable.

B. To prevent excessive erosion and runoff, it is highly recommended that project applicants:

1. Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes;
2. Avoid disruption of natural drainage patterns and undisturbed soil; and
3. Avoid soil compaction in landscape areas.

C. The grading design plan shall contain the following statement: "I have complied with the City of Norco ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law.

#### **18.55.013 Certification of Completion**

Installation of the landscape and irrigation in accordance with approved plans shall be certified by the licensed landscape professional who prepared the Certified Landscape Design Plans and the licensed professional who prepared the Certified Irrigation Design Plans;

A. Landscape Documentation Package shall include the following six (6) elements:

1. Project information sheet that contains:
2. Date;
3. Project name;
4. Project applicant name, telephone, and mailing address;
5. Project address and location; and
6. Property owner name, telephone, and mailing address;

B. Where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification;

1. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
2. Irrigation scheduling parameters used to set the controller;

3. Landscape and irrigation maintenance schedule;
  4. Irrigation audit report; and
  5. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of soil report recommendations.
- C. The project applicant shall:
1. Submit the signed Certificate of Completion to the City of Norco for review;
  2. Insure that copies of the approved Certificate of Completion are submitted to the City of Norco and property owner or his or her designee.
- D. The City of Norco shall:
1. Receive the signed Certificate of Completion from the project applicant;
  2. Approve or deny the Certificate of Completion. If the Certificate of Completion is denied, the local agency shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

#### **18.55.014 Irrigation Scheduling**

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

- A. Irrigation scheduling shall be regulated by automatic irrigation controllers.
- B. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
- C. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
- D. Parameters used to set the automatic controller shall be developed and submitted for each of the following:

1. The plant establishment period;
  2. The established landscape; and
  3. Temporarily irrigated areas.
- E. Each irrigation schedule shall consider for each station all of the following that apply:
1. Irrigation interval (days between irrigation);
  2. Irrigation run times (hours or minutes per irrigation event to avoid runoff);
  3. Number of cycle starts required for each irrigation event to avoid runoff;
  4. Amount of applied water scheduled to be applied on a monthly basis;
  5. Application rate setting;
  6. Root depth setting;
  7. Plant type setting;
  8. Soil type;
  9. Slope factor setting;
  10. Shade factor setting; and
  11. Irrigation uniformity or efficiency setting.

#### **18.55.015 Landscape and Irrigation Maintenance Schedule**

Landscape areas shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.

- A. Regular maintenance shall include, but not be limited to, routine inspection, auditing, adjustment and repair of the irrigation system and its components, aerating and dethatching turf areas, topdressing with compost, replenishing mulch, fertilizing, proper pruning, weeding, and removing obstructions to emission devices. Plants shall remain in a healthy growing condition or be replaced. Like-for-like replacements require no approval.
- B. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.

- C. A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

**18.55.016 Irrigation Audit, Irrigation Survey and Water Use Analysis**

All landscape irrigation audits shall be conducted by a City of Norco approved certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

- A. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement.
- B. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in Section 18.55.02.
- C. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the City of Norco that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming;

**18.55.017 Irrigation Efficiency**

For the purpose of determining Estimated Total Water Use, average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

**18.55.018 Recycled Water**

The installation of recycled water irrigation systems shall allow for the current and future use of recycled water. All recycled water irrigation systems shall be designed and operated in accordance with all applicable City of Norco Recycled Water Rules and Regulations. Landscape areas using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

**18.55.019 Gray Water Systems**

Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable City of Norco ordinance standards or state laws.

**18.55.020 Storm Management and Rainwater Retentions**

Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.

- A. Project applicants shall refer to the City of Norco standards or the Regional Water Quality Control Board for information on any applicable stormwater technical requirements.

- B. All planted landscape areas are required to have friable soil to maximize water retention and infiltration.
- C. It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either: the one inch, 24-hour rain event or (2) the 85th percentile, 24-hour rain event, and/or additional capacity as required by any applicable City of Norco, regional, state or federal regulation.
- D. It is recommended that storm water projects incorporate any of the following elements to improve on-site storm water and dry weather runoff capture and use:
1. Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.
  2. Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.
  3. Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
  4. Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
  5. Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
  6. Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.
  7. Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

#### **18.55.021 Public Education**

Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged regionally and in the community. Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

#### **18.55.022 Environmental Review**

The City of Norco must comply with the California Environmental Quality Act (CEQA), as appropriate.

#### **18.55.023 Wastewater Prevention**

The City of Norco shall prevent water waste resulting from inefficient landscape irrigation by prohibiting runoff from leaving the target landscape due to low head drainage, overspray, or other similar conditions

where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures.

A. Restrictions regarding overspray and runoff may be modified if:

1. The landscape area is adjacent to permeable surfacing and no runoff \_\_\_\_\_ occurs; or
2. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

**~~18.55.10 Inspection.~~**

~~When installation of the project landscaping is completed, the developer/contractor shall contact the City of Norco Department of Community Development for an inspection of the landscaping to determine compliance with the approved Landscaping and Irrigation Plan. Project landscaping shall be inspected and approved by the Department of Community Development prior to issuance of a Certificate of Occupancy for the project. (Ord. 673, 1993)~~

Resolution 2020-17 (ZCA 2020-04)  
June 10, 2020  
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PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held June 10, 2020.

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Phil Jaffarian, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 held June 10, 2020 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** June 10, 2020

**SUBJECT:** **Site Plan 2019-19, Conditional Use Permit 2020-03; (CapRock):**  
A request for approval of 374,170 square-foot industrial/warehouse/manufacturing/cold storage warehouse and distribution complex at 3166 Horseless Carriage Drive in the M-1 (Heavy Commercial/Light Manufacturing) zone (APN 129-200-010). Approval of a conditional use permit is requested to allow an increase in building height above the maximum allowed height of 35 feet.

**RECOMMENDATION:** To approve Site Plan 2019-19 and Conditional Use Permit (CUP) 2020-03 the following motions are required:

- 1) Adopt the Mitigated Negative Declaration as adequate pursuant to the California Environmental Quality Act (CEQA);
- 2) Adopt Resolution 2020-20 approving Site Plan 2019-19;
- 3) Adopt Resolution 2020-21 approving CUP 2020-03

**SUMMARY:** This project is Phase Two of the industrial project (Saddle Ranch Phase One) recently completed at the southwest corner of Fifth Street and Horseless Carriage Drive and north of the project site. The proposed project will consist of three concrete tilt-up buildings that will total 374,170 square feet along with associated parking and landscaping, replacing the existing industrial development/business known as HCI. The project is consistent with the site's existing General Plan Industrial (I) land use and zoning designation of Heavy Commercial/Light Manufacturing (M-1).

**PROPERTY DESCRIPTION:** The project site is an irregular shaped parcel consisting of 23.8 acres, having a frontage of approximately 950.86 feet on the west side of Horseless Carriage Drive and a maximum depth of approximately 1,193 feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map and site photos).

The site is accessed via a paved driveway from Horseless Carriage Drive located at the south end of the property. The site is occupied by HCI Inc., a communications construction company containing four buildings totaling approximately 133,000 square feet of light industrial uses Exhibit "C" – Aerial and Site Photos). The site also contains ancillary buildings and structures, and several large paved lots used for parking and storage. The site is located on two natural hills that have been terraced and paved. The existing project site has a general west to east drainage pattern and ranges in elevation from 730 along the westerly property line to 669 at the southeasterly property corner.

**PROJECT DESCRIPTION:** The proposed project involves the construction of an approximately 374,170 square-foot industrial/warehouse/manufacturing/cold storage warehouse and distribution complex. The complex would include three new concrete tilt-up warehouse structures on one parcel, along with associated mezzanine and office space. The proposed warehouse buildings can be characterized as poured-in-place concrete tilt-up structures. The planned use is anticipated to be 15% manufacturing, 25% cold storage warehousing, and 60% warehousing uses distributed among all three proposed buildings (ref. Exhibit "D" – Applications and Exhibit "E" - Site Plan, Building Elevations, Preliminary Grading, Site Sections and Preliminary Utility Plan). The project also includes the required paved parking and landscaping.

Building 1 is a 154,600 square feet located on the southeast corner of the Project site. This building includes, 4,000 square feet of office, 4,000 square feet of mezzanine office space, 14 dock doors and 116 automobile parking stalls. All auto stalls and dock doors associated with Building 1 would be located along the north and west portions of the building.

Building 2 is 119,630 square feet located on the northeast corner of the Project site. This building includes 3,000 square feet of office, 3,000 square feet of mezzanine office space, 12 dock doors and 114 automobile parking stalls. All auto stalls and dock doors associated with Building 2 would be located along the south and west portions of the building.

Building 3 is a 99,940-square foot warehouse located on the northwest corner of the Project site. This building includes, 3,000 square feet of office, 3,000 square feet of mezzanine office space, 9 dock doors and 94 automobile parking stalls. All auto stalls and dock doors associated with Building 3 would be located along the south and east portions of the building.

All buildings are proposed above the allowed 35 feet high within the M-1 zoning. Municipal Code Section 18.24.08 allows for building heights of up to 50 feet with a Conditional Use Permit (CUP). Therefore, the project is requesting approval of CUP 2020-03 to allow for an anticipated maximum building height of 42 feet (similar to the CUP approved for Saddle Ranch North, Phase One). This request will allow for flexibility in final design, including architectural treatments such as roof parapets.

Truck and passenger vehicle site access would be provided via one existing forty-foot-wide paved driveway located on the southern property line. All automobile and truck trailer parking would be provided on-site, and each building will include its own parking areas for both vehicle and truck loading and unloading areas. In addition, approximately 42 trailer parking stalls would be consolidated on the southwest corner of the site, away from Horseless Carriage Drive street view. This trailer parking yard would be enclosed by ornamental landscape and ingress and egress to this area would be located via the main project driveway, on the southwest corner of the site.

The architectural design for the project assumes concrete tilt-up panels with architectural treatments, such as concrete wood grain siding, reflective glass, and steel canopies with standing seam roofs over entry points. The exterior elevations would be painted in shades of

brown, similar to those used on the neighboring industrial development Saddle Ranch Phase One north.

Tenant(s) of the facility have not been identified, so the precise nature of the facility operation cannot be determined at this time. Any future occupant would be required to adhere to the requirements of the City's regulations. The hours of operation are assumed to be up to 7 days a week, may include all three shifts (24 hours per day), typically with more limited staffing between 7:00 PM and 6:00 AM.

As noted, the existing project site has a general west to east drainage pattern and ranges in elevation from 730 along the westerly property line to 669 at the southeasterly property corner. The new development intends to balance the earthwork for the project by cutting the west side of the property (10 foot max cut) and filling the east side of the property. The fill material being placed on the easterly side of the property will increase the elevation of the top of slope adjacent to Horseless Carriage Drive between 6 and 7 feet. Buildings 2 and 3 will also be located in the fill portion of the site with elevations increasing between 8 and 11 feet from the existing condition.

**ANALYSIS:**

**Land Use:** The site is located in the M-1 zone and the proposed uses are permitted uses in that zone (manufacturing, warehousing, distribution, and office). Potential tenants can also have direct sales of product from these buildings.

**Analysis per NMC Chapter 18.40 (SITE PLAN):** A site plan and 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:

<b>CONTENT OF A SITE PLAN (18.40.08)</b>		<b>IS THE INFORMATION PROVIDED ON THE SITE PLAN?</b>
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.	<b>YES</b>
7	All existing and proposed signs, including the location, size, height, location and nature of supports and material composition of sign and supports.	<b>NO</b>  (under separate application later)

8	All existing and proposed loading zones and internal circulation for loading vehicles	<b>YES</b>  (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.	<b>NO</b>  (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.	<b>YES</b>  (applicable/existing improvements are shown )
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.	<b>YES</b>  (Yes, but just in the way of temporary storage of trailers. No other outdoor storage is proposed (ref. Exhibit "E" – for the Site Plan)
12	All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.	<b>YES</b>  (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.	<b>N/A</b>
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.	<b>N/A</b>  (none required at this time)

	<b>PROCEDURE FOR SITE PLAN REVIEW AND APPROVAL (18.40.10.)*</b>	<b>IS INFORMATION AVAILABLE FOR PC DECISION?</b>
	Site plans review and approval is required for the proposed buildings. Site plan review is also being incorporated into the review and approval of the requested CUP	<b>YES</b>
	<b>FACTORS TO CONSIDER IN SITE PLAN REVIEW (18.40.10; 5)*</b>	
	(a) Compliance with all applicable requirements of the zoning ordinance.  * Minimum zoning requirements are met (with the exception of building height) for the M-1 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.	<b>YES, except for landscaping</b>  (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.	<b>PLANNING COMMISSION (PC) DISCRETION</b>
	(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.	<b>PC DISCRETION</b>

**Analysis per Norco Municipal Code (NMC) Chapter 18.45 (CUP):** 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:

	<b>CUP APPLICATION REQUIREMENTS (18.45.06)</b>	<b>DID THE APPLICANT PROVIDE THE INFORMATION?</b>
1,2	The name and address of the applicant; evidence of ownership and/or permission to make application; legal description; fees.	<b>YES</b>
3	Nine (9) copies of a Site Plan, containing all the information required by Section <a href="#">18.40.08</a> (CONTENT OF A SITE PLAN).	<b>SEE SITE PLAN ANALYSIS ABOVE</b>

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.	<b>N/A</b> (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.	<b>YES</b>
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.	<b>YES</b>
	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.	<b>PC DISCRETION</b>
	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 18.40 (SITE PLAN REVIEW), and Chapter 18.41 (ARCHITECTURAL REVIEW) if applicable.	<b>SEE ANALYSIS ON CHAPTER 18.40 ABOVE AND 18.41 ANALYSIS BELOW</b>

**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:

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

<b>CRITERIA FOR ARCHITECTURAL REVIEW AND APPROVAL (18.41.10)</b>	<b>HOW DOES THE PROJECT MEASURE UP TO THIS REVIEW CRITERIA?</b>
The nature of the specific use in a particular zone or geographic area and the requirements of utility for the proposed structure and the proposed use.	This is part of the discretionary review of the Planning Commission. The proposed buildings are designed to meet the utility purpose as light manufacturing/warehousing facilities.
Site dimensions with relation to the proposed structure and the required utility thereof.	This is part of the discretionary review of the Planning Commission. The site plan is designed in accordance with lot development standards of the M-1 Zone.
Adequacy, conformity, and harmony of external design, colors, materials and architectural features with neighboring structures.	This is part of the discretionary review of the Planning Commission.
Adequacy, conformity, and harmony of the proposed improvement with existing or permitted improvements on neighboring sites. Compatibility with established design parameters.	This is part of the discretionary review of the Planning Commission.

The required elevations were provided to the Architectural Review Board (ARB). The only comments that came from the ARB is that the architecture should be consistent with Phase One. Per the applicant, the exterior elevations are consistent and will be painted in shades of brown, similar to Phase One to the north. Because the architecture is proposed to be

consistent and matches Phase One, it meets the intent and purpose of Chapter 18.41 – Architecture Review so no further analysis is warranted.

**Analysis per Zoning Requirements:**

DEVELOPMENT STANDARDS (C-G ZONE)	DOES THE PROJECT MEET THIS STANDARD?
Minimum Street Side Setback: 30 feet Minimum Interior Setback: 0 feet Minimum Rear Setback: 0 feet	<b>Yes</b>
Maximum building height: 35 ft.	<b>No</b> , but approval of CUP 2020-03 is being requested to allow buildings heights over 35 feet
Lot coverage: none	<b>Yes</b>
Landscaping: not less than 5% of total lot area: <ul style="list-style-type: none"> <li>• In addition to said amount of landscaping, a minimum five-foot-wide (5') planting area immediately adjacent to the right of way; and</li> <li>• At least 25 percent of such required landscaping shall be located in that portion of the property being used for off-street parking</li> </ul>	<b>Yes</b> , proposed landscaping is 26% of total lot site, which includes the minimum landscape buffer adjacent to the street.
Parking required: For Warehousing/Distribution (assumes 15% max. GFA for office) <ul style="list-style-type: none"> <li>• 1 space/1,000 square feet of gross floor area for the first 20,000 sf</li> <li>• 1 space/2,000 square feet of gross floor area for that portion between 20,001 sf to 40,000 sf</li> <li>• 1 space/4,000 sf of gross floor area over 40,001 sf; plus 1 tractor-trailer space per 4 dock high doors</li> </ul> A total required spaces: a minimum of 164 spaces and 10 trailer spaces are required for the entire project.	<b>Yes</b> , the project exceeds the minimum requirements (ref. Exhibit "E" – Site Plan)
Trash enclosure	<b>Yes</b>
Mechanical equipment screening (roof and ground)	<b>Yes</b> , roof-mounted equipment and ground mounted equipment will be required to be screened a condition of approval for the project

The project as proposed meets the parking and loading zone requirements. It should be noted that future tenant improvements (that may or may not include manufacturing space) will need to adhere to the parking requirements of the Code and tenant improvements cannot require more parking than what has been provided. Furthermore, required parking are cannot be used for outdoor storage and all required parking must be accessible during business hours.

**Grading and Drainage Impacts:** The preliminary grading plan is proposing to re-distribute existing soil to create pads suitable for the proposed project. A hydrology study will need to be submitted demonstrating that site drainage and stormwater flow will be conveyed into the existing municipal stormdrain system, consistent with City requirements. The site will also be required to detain flows and achieve acceptable stormwater quality consistent with the required Water Quality Management Plan (WQMP). A preliminary grading plan and WQMP were reviewed in the Mitigated Negative Declaration for the project and potential impacts were found to be less than significant. The conditions of approval for the project will require submittal of a final grading plan and WQMP.

**Traffic and Circulation Impacts:** Vehicular access to the site would include one paved driveway from Horseless Carriage Drive located at the south end of the property. Transportation/Traffic impacts were addressed in the Draft Initial Study/Mitigated Negative Declaration beginning on page 89 (ref. Exhibit "F" – Draft Initial Study/Mitigated Negative Declaration. *Note: If needed for reference the actual Traffic Impact Analysis is Appendix I and can be found in the CD attached at the end of the Draft Initial Study/Mitigated Negative Declaration document*). In summary, the purpose of the traffic study is to identify the project impacts in terms of the number of trips that would be generated by the project and what impacts that traffic would have on intersections where it is anticipated the traffic would go.

A project's impacts are determined based on what effect the anticipated traffic would have on existing Level-of-Service (LOS) for each intersection. The LOS standards are set by the Highway Capacity Manual and are divided into six categories ranging from LOS A (free flow) to LOS F (forced or breakdown flow). The City has established LOS D as an acceptable design level to achieve with traffic mitigation measures from a proposed project. If an existing intersection is already operating at a LOS lower than D a proposed project cannot be conditioned to improve the intersection to LOS D. The project proponent does, however, have to mitigate its additional impact. The traffic analysis identifies the needed improvements to mitigate the impacts. The traffic impact analysis addresses both the project-specific impacts and the project's contribution to cumulative impacts (i.e. other on-going projects such as the Palomino Park proposed south of Second Street between Mountain Avenue and Pacific Avenue). The study looked at the intersections of:

- Town and Country Drive and Horseless Carriage Drive;
- Tara Lane and Horseless Carriage Drive
- Fifth Street and Horseless Carriage Drive
- Tara lane and Town and Country Drive
- Mountain Avenue-Hidden Valley Parkway and Hamner Avenue
- Second Street and Hamner Avenue
- Town and Country Drive and Hamner Avenue.
- Fifth Street and Hamner Avenue
- Norco Drive-Sixth Street and Hamner Avenue, and;
- The project Driveway and Horseless Carriage Drive

From the above, the intersections of Hamner Avenue and Sixth Street, and Hamner Avenue and Second Street were identified with additional impacts with the proposed project. Mitigation measures for the Intersection of Hamner Avenue and Sixth Street have been identified as the installation of dual southbound left-turn lanes, which is already a planned capital improvement project (CIP) in the City of Norco. The impact at the intersection of Hamner Avenue and Second Street can be mitigated to less than significant levels through installation of dual southbound left-turn lanes, which is also a planned CIP in the City.

With the implementation of traffic mitigation measures, the intersection noted above are projected to operate at pre-project conditions or better under the projects opening year and cumulative conditions. Because the mitigation measures are already in the CIP, the following will be required:

- The Project shall make a fair share contribution toward Capital Improvement Projects (CIP) implementation for the intersection at Second Street and Hamner Avenue and Sixth Street/Norco Drive and Hamner Avenue. The percentage of fair share contribution to be made towards the CIP implementation for both intersections.

The City Engineer will be available at the meeting to discuss the relationship between this project and the City projects and to provide additional information on potential traffic impacts. The project is also conditioned to pay the any applicable traffic impact fees.

**Historical Resource Impacts:** The project site is located adjacent to the Naval Weapons Station Seal Beach-Norco Detachment, with the California Rehabilitation Center just west of that where the former Lake Norconian Club Resort Hotel is located. The actual hotel building is listed on the National Register of Historic Places and the campus that includes other buildings is on the California Register of Historical Resources. Buildings from the former Lake Norconian Club Resort are located on both the Navy and state properties.

The applicant was asked to provide a sight-line analysis of how the proposed buildings would be viewed from the former main hotel building and from the Horseless Carriage Drive. Architectural site sections were provided that show the proposed grade in relationship to Horseless Carriage Drive and Fourth Street (ref. Exhibit "G" – Architectural Site Sections).

The site section from the Lake Norconian will be provided via email before the Planning Commission meeting. From a preliminary assessment, a building mass that was not present at the northwest corner of the site (where proposed Building 3 will be), will now be viewed from Lake Norconian. At the discretion of the Planning Commission, additional architectural treatments can be required to the Building 3 to “soften” the view from Lake Norconian. However, essentially, the project site would continue to serve for industrial purposes as it currently does, and consistent with the buildings in Phase One to the north.

**Analysis for NMC Chapter 18.45 (CUP) Findings:** As stated, all the buildings are proposed above the allowed 35 feet high within the M-1 zoning. Municipal Code Section 18.24.08 allows for building heights of up to 50 feet with a CUP. Therefore, the project is requesting approval of CUP 2020-03 to allow for an anticipated maximum building height of 42 feet.

Chapter 18.45 of 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 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 (FINDINGS) NECESSARY TO GRANTING A CUP (18.45.14)	CAN THIS FINDING BE MADE FOR THIS PROJECT?
<p>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.</p>	<p>The Planning Commission needs to determine if the proposed building meets the intent of the General Plan and the M-1 zone <i>“to provide an orderly development of heavy commercial and light manufacturing uses in harmony with each other and the rest of the community. Provisions of this zone are designed to insure that said uses will be protected from inharmonious uses, and to minimize any undesirable effects of heavy traffic or other operating characteristics.”</i> In addition, the Planning Commission needs</p>

		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.	The project has been reviewed and noticed per CEQA requirements and a Mitigated Negative Declaration is proposed to be adopted which is at the discretion of the Planning Commission.
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 standard except for building height for which approval of a CUP is being requested. If the CUP is approved, the Planning Commission needs to determine that Findings 1 and 2 can 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 mitigated negative declaration proposed to be adopted addresses traffic, which notes that traffic impacts will be less than significant with mitigation.

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

In accordance with the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines an Initial Study was prepared to evaluate the potential environmental effects associated with the construction and operation of the proposed project. The City is the lead agency that has the principal responsibility for ensuring that impacts have been appropriately identified and mitigated.

An Initial Study leading to a Mitigated Negative Declaration (IS/MND) can be prepared when the Initial Study has identified potentially significant environmental impacts, but revisions have been made to a project, prior to public review of the Initial Study, that would avoid or mitigate the impacts to a level considered less than significant, and there is no substantial evidence that the project, as revised, may have a significant effect on the environment.

Based on the IS/MND prepared for the proposed Project and supporting environmental analysis, the proposed Project would have a less than significant impact or no impacts in all environmental factors considered, with implementation of mitigation measures (agreed to by the applicant) particularly in the areas of Biological Resources, Transportation, and Hazard and Hazardous Materials (ref. Exhibit “F”, Draft Initial Study and Mitigated Negative Declaration). A Notice of Intent to adopt a MND was sent to Responsible Agencies, printed in the Press Enterprise, posted on the City’s website, and posted with State of California Clearing House that identified the public review period (20 days) of the Draft MND. The review period expired on May 26, 2020. Comments were received from the Californian Air Resource Board (CARB), Riverside County Airport Land Use Commission (ALUC), and the Riverside County Flood Control District (RCFCD). The Final MMD has been provided as

Exhibit "H" which includes the responses to the agencies and correspond mitigation measures. Mitigations measures will be included in the conditions of approval for the project (identified as "Initial Study and Mitigated Negative Declaration Mitigation Monitoring and Reporting Program attached to draft Resolution 2020-20). The recommendation as noted earlier is for the adoption of the MND.

**PROJECT REVIEW BOARD (PRB):** The PRB reviewed this project on December 18, 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.

**NOTICING:** The required public notices for the CUP requesting a building height over 35 feet 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 M-1 zone, the Planning Commission will also need to determine if the required CUP findings can be made for the proposed building height above 35 feet. Resolutions for approval are attached should the Planning Commission determine to approve the project.

Attachments:            Resolution 2020-20 (Site Plan 2019-19)  
                                 Resolution 2020-21 (Conditional Use Permit 2020-03)  
                                 Exhibit "A" – Location Map  
                                 Exhibit "B" – APN Map  
                                 Exhibit "C" – Aerial and Site Photos  
                                 Exhibit "D" – Applications  
                                 Exhibit "E" – Site Plan, Building Elevations, Preliminary Grading, Site  
                                 Sections and Preliminary Utility Plan  
                                 Exhibit "F" – Initial Study and Draft Mitigated Negative Declaration  
                                 Exhibit "G" – Architectural Sections  
                                 Exhibit "H" – Final Mitigated Negative Declaration

## **RESOLUTION 2020-20**

**A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, SITE PLAN APPROVAL OF A 374,170 SQUARE-FOOT INDUSTRIAL/ WAREHOUSE/MANUFACTURING/COLD STORAGE WAREHOUSE AND DISTRIBUTION COMPLEX AT 3166 HORSELESS CARRIAGE DRIVE IN THE M-1 (HEAVY COMMERCIAL/LIGHT MANUFACTURING) ZONE (APN 129-200-010). SITE PLAN 2019-19**

WHEREAS, CAPROCK PARTNERS 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, to allow the project noted above on property generally described as follows:

Parcel 1 of Parcel Map No. 30649 in the City of Norco, County of Riverside, State of California, as shown by Map on File in Book 213, Page 95 of Parcel Maps, Records of Riverside County, California; and

More generally described as an irregular-shaped area of about 23.8 acres, having a frontage of approximately 950.86 feet on the west side of Horseless Carriage Drive and a maximum depth of approximately 1,193 feet, and being further identified as 3166 Horseless Carriage Drive and with the Assessor's Parcel Number of 129-200-010.

WHEREAS, at the time set, at 7 p.m. on June 10, 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 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 will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

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

I. FINDINGS:

- A. The proposed site plan as conditioned complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the zoning is consistent with the General Plan Land Use Designation of Industrial and the site plan is designed in accordance with the zoning standards of said zone.
- B. The proposal as depicted on the site plan is reasonably compatible with the area immediately surrounding the location of said development.
- C. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood.
- D. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration is adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled November 29, 2017, 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 and Building Elevations, dated received on June 4, 2020, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
- 2. The recorded owner of the property shall submit to the Planning Division, for recorded purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.

3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
6. 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.
7. The developer shall submit for necessary permits from the Building Division and pay all applicable City of Norco development fees prior to issuance of any permits.
8. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
9. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
10. Building elevations, building colors and materials shall be as approved by the Planning Commission. Minor deviations from the approved colors and materials approved shall be subject to the approval of the Planning Director prior to their application. Material boards and colored renderings shall be presented to the Planning Division as part of the permanent file.

11. No sign is authorized by approval of this site plan. Plans for any sign(s) proposed to be placed upon this site shall first be submitted to the Planning Division for approval of a sign permit, and to the Building Division for issuance of a building permit.
12. 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.
13. 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, sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees shall be minimum 24-inch planter box or 15-gallon container trees, 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.
14. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash, and debris as a condition of this approval. Failure to do so may be cited as a violation of these conditions of approval and may warrant further action by the City. The property owner is responsible for maintenance of on-site and off-site landscaping.
15. A detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval. 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.
16. 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.
17. 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.

18. Trash enclosures shall not be located adjacent to combustible construction or underneath windows or unprotected eaves. Trash enclosures are required and shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by Waste Management. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry wall in conformance with City standards (or approved otherwise), and shall be equipped with a six-foot high, sight-obscuring gate and "man" entrance, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.
19. 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.
20. Standard parking spaces shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
21. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable.
22. A designated path-of-travel access shall be provided and maintained to all buildings from the right-of-way, and shall be designated on all site plans for building permit purposes
23. There shall be no sound amplification system provided which projects sound outside the confines of the building except as may be specifically approved by the Planning Director upon application for such system. In the event of approval of any such system, technical details of the system (i.e., loud speaker, paging, etc.) shall be subject to review and approval by the Planning Director prior to installation. Provided further, that sound levels shall be controlled as to not exceed 55 PndbA (CNEL) at property line, and shall be so certified by a registered acoustical engineer.

24. Any stop work order caused by a failure to make application for building permits with the City of Norco will be cause for revocation proceedings to begin.
25. The proposed project lies within the Western Riverside Council of Governments (WRCOG) area-wide Multi-Species Habitat Conservation Plan (MSHCP). The City has adopted the MSHCP program, and this project shall be subject to the payment of these fees prior to the issuance of building permits, unless exempted.
26. A bond or surety device shall be posted and an agreement executed to the satisfaction of the City Engineer and City Attorney, guaranteeing completion of all public improvements. NOTE: Upon acceptance by the City Council of the public improvements and installation of any necessary erosion control devices, the City will release the Labor and Materials bond within 180 days, and reduce the Faithful Performance Bond to 10 percent of the original amount and release it after a period of one year if no liens have been filed and the work remains in satisfactory condition.
27. No construction activity work shall be permitted after 6 p.m. or before 7 a.m. or on Sundays or holidays without prior written approval from the Planning Director.
28. 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.
29. Driveway approaches shall be constructed in accordance with City standards as approved by the City Engineer.
30. All on-site driveways and parking areas shall be constructed in accordance with City Standards as approved by the City Engineer.
31. 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
32. This development shall be served by underground utilities. All sewer, water, and storm drain utility locations shall be incorporated into the public improvement plans and shall be prepared on 24"x36" mylar, by a registered civil engineer, for approval by the City Engineer. A plan check fee of a percentage of the estimated public improvement costs shall be paid prior to plan approval.

33. The applicant shall obtain written authorization granting permission for any work to be completed on property in which he is not the sole owner. A copy of this written authorization shall be submitted to the City Engineer's office prior to start of work.
34. The proposed project lies within an area subject to an area-wide Transportation Uniform Mitigation Fee (TUMF). The City has adopted the TUMF program, and this project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance.
35. The applicant shall submit a preliminary soils report, prepared by a California-licensed soils engineer, prior to issuance of grading permit.
36. 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
37. Prior to issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a registered civil engineer for approval by the City Engineer. Those recommendations of the report, as approved by the City Engineer, shall be incorporated into the public improvement plans and site development plans prior to their approval.
38. The applicant shall participate in the Master Drainage Plan improvement facility identified for the project site and shall be responsible for its construction and shall dedicate those drainage easements to the City as are determined necessary to the City Engineer.
39. The project engineer shall include an erosion control plan as part of the precise grading plan, providing for installation of approved erosion control devices (sand-bags, 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.
40. 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 En-

gineer 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.

41. A registered civil engineer or landscape architect shall prepare street tree planting, parkway landscaping and irrigation plans on standard size sheets for approval by the City Engineer and Planning Director. Plans shall be submitted at the time of initial submission of all improvement plans. All street tree installations shall conform to the Urban Forest Specification and Standards as approved by the Streets, Trails and Utilities Commission and City Council.
42. Off-site landscaping must be included on the on-site landscaping plans, which shall be submitted for review and approval by the Planning and Engineering Divisions.
43. Street dedications (if not existing) and improvements/replacements will be required with this project to the required City width and standards as determined necessary by the City Engineer. A registered civil engineer shall prepare street improvement plans on 24" x 36" mylar for approval by the City Engineer. Striping and signing shall be included as part of these plans, when required. Striping and legends shall be thermoplastic paint. A plan check deposit will be required prior to plan checking and standard fees shall be paid prior to plan approval.
44. The applicant shall dedicate all vehicular access rights to Horseless Carriage Drive, except across driveway openings as indicated on the approved site plan prior to issuance of a building permit.
45. 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.
46. 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.
47. Separate water meters shall be required for each building and/or units.
48. All new domestic water meters for the project shall be located within the public right-of-way on Horseless Carriage Drive.

49. A separate water meter shall be provided for on-site landscape irrigation.
50. The property shall be served by a private sewer lateral with a city standard man-hole located at the property line as determined necessary by the Director of Public Works.
51. All onsite water and sewer improvements (domestic, irrigation, fire supply) shall be privately maintained.
52. The sizing of water meters shall be determined by the Director of Public Works based on water flow calculations.
53. Irrigation lines require reduced pressure backflow preventors to be installed to City standards.
54. A preliminary Water Quality Management Plan (WQMP) shall be submitted prior to site grading plan submittal. A Final WQMP shall be submitted and approved by the City Engineer. Prior to issuance of a grading permit, the property owner shall record a Covenant and Agreement, or other approved instrument, with the County-Clerk Recorder to inform future property owners of the requirement to implement the approved WQMP.
55. 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.
56. 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.
57. 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.

58. Fire lanes, turn-around/access, access grades, and any yard hydrants shall be in accordance with the latest California Fire Code. See the Norco Fire Department Standards for fire lane, fire access, and fire hydrant guidelines.
59. A knock box is required for any building which has multiple tenant spaces or for a building that has multiple entrances.
60. 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.
61. Fire Department roof access ladders may be required when buildings have a parapet which is four feet or greater. See the Norco Fire Department for "Roof Access" requirements.
62. The project shall meet the required fire flow per Appendix B & C of the California Fire Code.
63. Spec buildings shall meet all Fire and all other Code requirements based on actual use/occupancy.
64. 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.
65. The developer/general contractor is responsible for reasonable continuous clean-up 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.
66. 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.
67. 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.

68. 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.)
69. 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.
70. 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.
71. 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
72. 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 Fire Department.
73. Owner must file an emergency notification form with the Sheriff's Department prior to obtaining certificate of occupancy.
74. The project site shall be screened from the street during construction.

75. 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.
76. The project/developer shall pay all applicable development impact fees prior to the issuance of any building permits.
77. Future tenant improvements will need to adhere to the parking requirements of the Zoning Code and tenant improvements cannot require more parking than what is allowed by Code.
78. Required parking cannot be used for outdoor storage and all required parking must be accessible during business hours.
79. No outdoor storage is approved with this site plan review. Plans for outdoor storage must be submitted for review and approval by staff and may require an amendment of this permit for review and approval by the Planning Commission. This condition does not apply to vehicle and trailer parking
80. Mitigation measures and monitoring identified in the attached "Initial Study and Mitigated Negative Declaration Mitigation Monitoring and Reporting Program" shall be adhered to and completed.
81. The traffic mitigation measures for off-site improvements shall be completed prior to the issuance of the first Certificate of occupancy OR at which time is determined to be warranted by the City Engineer. The applicant may be required to pay in fees in-lieu for off-site improvements as determined appropriate by the City Manager and City Engineer.

Site Plan 2019-19, Resolution 2020-20

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June 10, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held June 10, 2020.

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Phil Jaffarian, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 June 10, 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

## **RESOLUTION 2020-21**

**A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA GRANTING WITH CONDITIONS A CONDITIONAL USE PERMIT TO ALLOW AN INCREASE IN BUILDING HEIGHT ABOVE THE MAXIMUM ALLOWED HEIGHT OF 35 FEET ASSOCIATED WITH SITE PLAN 2019-19, AT 3166 HORSELESS CARRIAGE DRIVE IN THE M-1 (HEAVY COMMERCIAL/LIGHT MANUFACTURING) ZONE (APN 129-200-010). CONDITIONAL USE PERMIT 2020-03**

WHEREAS, CAPROCK PARTNERS initiated an application for a conditional use permit to the City of Norco, California, under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code on property generally described as:

Parcel 1 of Parcel Map No. 30649 in the City of Norco, County of Riverside, State of California, as shown by Map on File in Book 213, Page 95 of Parcel Maps, Records of Riverside County, California; and

More generally described as an irregular-shaped area of about 23.8 acres, having a frontage of approximately 950.86 feet on the west side of Horseless Carriage Drive and a maximum depth of approximately 1,193 feet, and being further identified as 3166 Horseless Carriage Drive and with the Assessor's Parcel Number of 129-200-010.

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

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

WHEREAS, at the time set at 7 p.m. on June 10, 2020, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

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

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

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 has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Mitigated Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled June 10, 2020, that the aforesaid application for conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, and including but not limited to, the following conditions:

- 1. Approval is based on Exhibit "E" – Site Plan and Building Elevations associated with Site Plan 2019-19 dated received June 4, 2020, and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
- 2. Approval is subject to the same conditions of approval associated with Site Plan 2019-19 as applicable.

3. The recorded owner of the property shall submit to the Planning Division, for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
4. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code not specifically waived or conditioned by the Planning Commission in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
5. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
6. The subject property shall be developed in accordance with approved plans and specifications on file with the City of Norco Planning Division.
7. The developer shall pay all applicable City of Norco development fees prior to issuance of any permits.
8. Said approval shall become null and void unless building permits for all construction authorized by this approval have been issued within two years after the granting of such approval and pursued diligently to completion. Provided, however, that the Planning Director may extend approvals for up to six months, and provided that after consulting with the City Engineer and Fire Chief, he finds that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
9. This is not an approval to begin work. No work shall be commenced until the City of Norco has issued building permits and all other appropriate permits.
10. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereto.
11. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, his agent or assigns, or employee(s) of his establish-

ment, or any other person connected or associated with the permittee or his business establishment, or any person who is exercising managerial authority of the business establishment has:

- A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services.
12. The applicant shall meet all standards and conditions of the Planning, Engineering, Building and Safety Divisions and Fire and Sheriff's Department, and all other applicable departments and agencies.

#

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held June 10, 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 adjourned meeting thereof held on June 10, 2020, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

---

City of Norco

## **Saddle Ranch South Project**

Initial Study and Mitigated Negative Declaration  
Mitigation Monitoring and Reporting Program

---

Site Plan # 2019-19  
Conditional Use Permit # 2020-03



*Prepared for:*  
City of Norco  
Planning Department  
2870 Clark Avenue  
Norco, California 92860

**Attachment to Resolution 2020-20**

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Introduction ..... 1  
Mitigation Monitoring and Reporting Program ..... 1

## INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Saddle Ranch South Initial Study/Mitigated Negative Declaration (IS/MND). This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed project because the IS/MND has identified significant adverse impacts, and measures have been identified to mitigate those impacts. The numbering of the individual mitigation measures follows the numbering sequence as found in the IS/MND.

## MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in the IS/MND. The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken verbatim from the Draft IS/MND in the same order that they appear in the IS/MND.
- **Implementation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Agency Responsible for Monitoring:** Identifies the department within the City, project applicant, or consultant responsible for mitigation monitoring.
- **Monitoring/ Reporting Method:** Identifies the compliance method for project mitigation.

**Mitigation Monitoring and Reporting Program Table**

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p><b>Air Quality</b></p> <p><b>SC AQ-1</b></p> <p>Prior to the issuance of grading permits, the City Engineer shall confirm that the Grading Plan, Building Plans and Specifications require all construction contractors to comply with South Coast Air Quality Management District's (SCAQMD's) Rules 402 and 403 to minimize construction emissions of dust and particulates. The measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.</li> <li>• All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.</li> <li>• All material transported off site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.</li> <li>• The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.</li> <li>• Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.</li> </ul>	<p>Prior to the issuance of grading permits</p>	<p>City Engineer</p>	<p>Compliance with project conditions of approval</p>
<p><b>SC AQ-2</b></p> <p>The applicant shall require by contract specifications that the interior and exterior architectural coatings (paint and primer including parking lot paint) products used would have a volatile organic compound rating of 50 grams per liter or less. Contract specifications shall be included in the construction documents for the Project, which shall be reviewed and approved by the City of Norco prior to the issuance of building permits.</p>	<p>Prior to the issuance of building permits.</p>	<p>City of Norco Planning Department City of Norco Public Works Department</p>	<p>Site inspection and contract specifications</p>
<p><b>SC AQ-3</b></p> <p><u>Loading Dock Electrical Hookups. Prior to the issuance of an occupancy permit for any building that contains refrigerated or freezer warehouse storage, the City shall ensure that the building plans include conduit for the installation of electrical hookup at loading dock spaces that will be utilized for the loading/unloading of temperature-controlled goods.</u></p>	<p><u>Prior to the issuance of occupancy permits.</u></p>	<p>City of Norco Planning Department City of Norco Public Works Department</p>	<p>Site inspection and contract specifications</p>

**Biological Resources**

<p><b>BIO-1</b></p> <ul style="list-style-type: none"> <li>• Tree removal shall be conducted during the non-nesting season for migratory birds to avoid direct impacts. The Nesting Season is between February 1 and September 15</li> <li>• If tree removal will occur during the migratory bird nesting season, between February 1 and September 15, it is recommended that pre-construction nesting bird surveys be performed within three days prior to tree removal.</li> <li>• If active nests are found during nesting bird surveys, they shall be flagged, and a 200-foot buffer shall be fenced around the nests. When the biologist has determined that all birds have left the nest, and it is no longer occupied, the tree(s) can be removed, and Project construction need not wait until September 15 to remove the tree(s).</li> </ul>	<p>Prior to building permits</p>	<p>City of Norco Planning Department</p>	<p>Site inspection</p>
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**Mitigation Monitoring and Reporting Program Table**

Mitigation Measures	Implementation Timing	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p><b>Hazards and Hazardous Materials</b></p> <p><b>HAZ-1</b> SCAQMD Rule 1403. Prior to issuance of demolition permits, the Project applicant shall submit verification to the City Building and Safety Division that an asbestos survey has been conducted at all existing buildings located on the Project site. If asbestos is found, the Project applicant shall follow all procedural requirements and regulations of South Coast Air Quality Management District Rule (SCAQMD) 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.</p>	<p>Prior to issuance of demolition permits</p>	<p>City Building and Safety Division</p>	<p>Verification of Asbestos Survey Completion</p>
<p><b>HAZ-2</b> Lead. Prior to issuance of demolition permits, the Project applicant shall submit verification to the City Building and Safety Division that a lead-based paint survey has been conducted at all existing buildings located on the Project site. If lead-based paint is found, the Project applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. CalOSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.</p>	<p>Prior to issuance of demolition permits</p>	<p>City Building and Safety Division</p>	<p>Verification of Lead-based Paint Survey Completion</p>

**Mitigation Monitoring and Reporting Program Table**

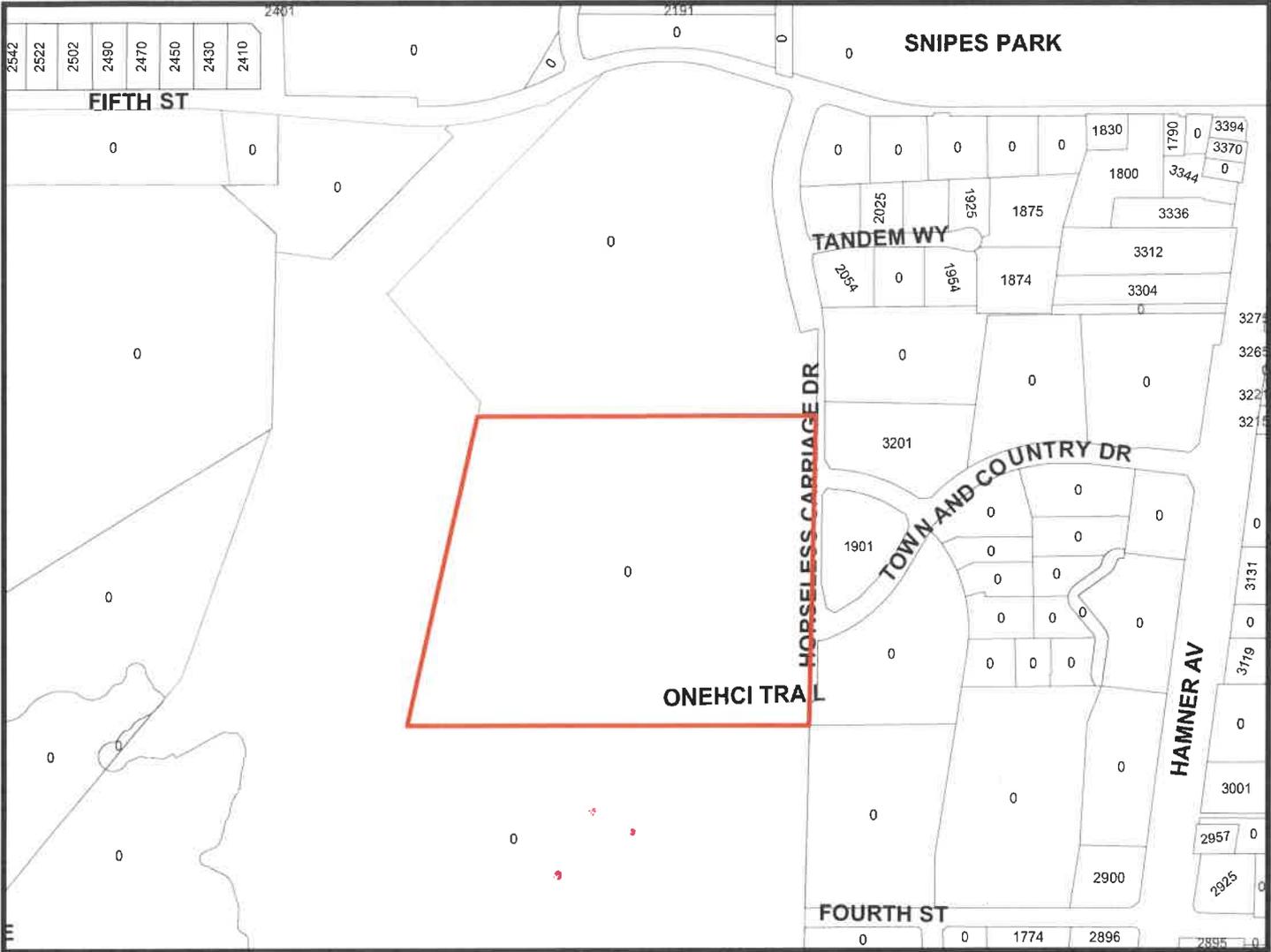
Mitigation Measures	Agency Responsible for Monitoring	Monitoring/ Reporting Method
<p><b>Transportation/Traffic</b></p> <p><b>TRAF-1</b></p> <p>The Project shall make a fair share contribution toward CIP implementation for intersection #6 - Second Street and Hamner Avenue and intersection #9 - Sixth Street/Norco Drive and Hamner Avenue. The percentage of fair share contribution to be made towards the CIP implementation for both intersections are noted in the table below, <i>Summary of Project Fair Share for Mitigation Measures</i>.</p>	<p>City of Norco Planning Department</p> <p>City of Norco Public Works Department</p>	<p>Payment of fees or in lieu improvements</p>

Prior to issuance of building permit

**Summary of Project Fair Share for Mitigation Measures**

INTERSECTION	PEAK HOUR	TOTAL VOLUME		TOTAL GROWTH	PROJECT TRIPS	%
		2019	2022			
6 Second St / Hamner Ave - Install dual SB Left-Turn Lanes	AM	3,563	4,121	558	47	8.4%
	PM	3,895	4,539	644	25	3.9%
9 Sixth St-Norco Dr / Hamner Ave - Install dual SB Left-Turn Lanes	AM	3,038	3,446	408	30	7.4%
	PM	3,073	3,516	443	16	3.6%

# Location Map



Not to Scale



**PROJECT:** Site Plan 2019-19/CUP 2020-03  
**APPLICANT:** Caprock Partners  
**LOCATION:** 3166 Horseless Carriage Drive

## Exhibit "A"

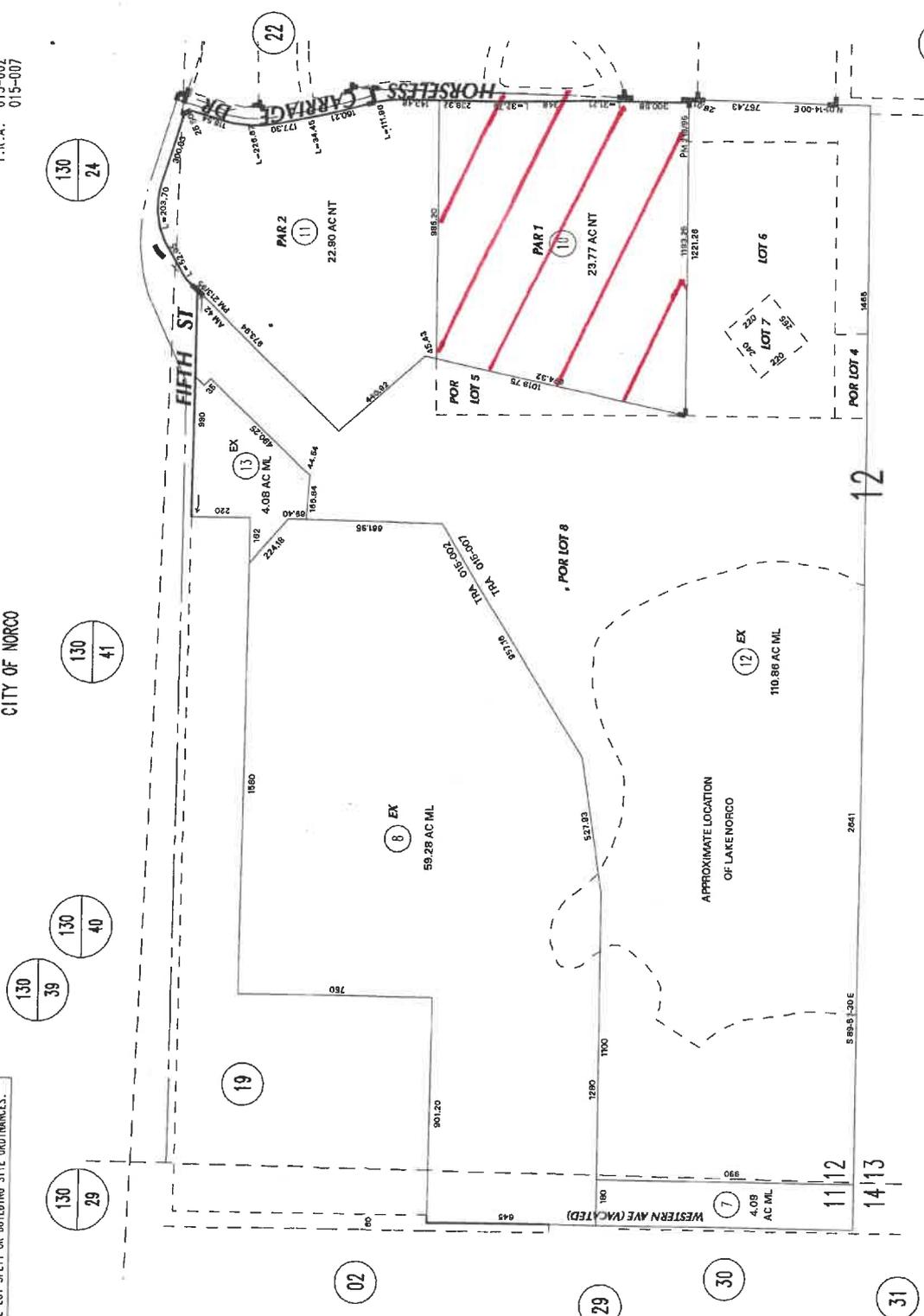
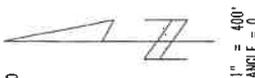
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 01 2007

POR. SEC 12 T. 3S. R. 7W  
CITY OF NORCO

T. R. A. 015-002  
015-007

129-20  
9-20



DATA: RS 25/25

ASSESSOR'S MAP BK129 PG.20  
Riverside County, Calif.

ASSESSOR MAP NO. 42  
PN 213/95-97 PARCEL MAP NO. 30649

Jan 2007

DATE	OLD NUMBER	NEW NUMBER
12/05	180-240-017	206-4
12/05	200-2	206-4
12/05	200-2	206-4
12/05	1	5, 6
12/05	3	7
12/05	6	8
12/05	8	9
12/05	9	210-31, 35
12/05	10, 11	10, 11
12/05	3	12-13

EXHIBIT "B"



# CITY OF NORCO

## UNIFORM APPLICATION

File No: 2019-19  
Related Files: 11-13-19  
Date Filed: \_\_\_\_\_  
Fees Paid: \$ 13,109

### GENERAL INFORMATION:

Project Location: The proposed Project is located at 3166 Horseless Carriage Drive, west of Horseless Carriage Drive, north of Town and Country Lane, and east of D Street.	
Property Owner: Caprock Partners	Applicant: Caprock Partners
Address: 1300 Dove Street Newport Beach, CA 92660	Address: 1300 Dove Street Newport Beach, CA 92660
Telephone: 949.342.8000 x121	Telephone: 949.342.8000 x121
Fax: 949.340.5474 E-mail: ccashion@caprock-partners.com	Fax: 949.340.5474 E-mail: ccashion@caprock-partners.com
Engineer: TBD	Architect: RGA
Address:	Address: 15231 Alton Parkway, Suite 100 Irvine, CA 92618
Telephone:	Telephone:
Fax: E-mail:	Fax: 949-341-0922 E-mail:
General Plan: I: Industrial	Site Acreage: 23.8 acres
Zoning: M-1: Heavy Commercial/Light Manufacturing	Assessor's Parcel Number: 129-200-010
Description of Proposal: The Project involves the construction of three new concrete tilt-up structures including warehouse uses with limited manufacturing uses and incidental office uses on an approximately 1,035,678 square feet (23.8 acres) site. The proposed Project is consistent with current site General Plan land use and zoning. <i>The Project site is located at 3166 Horseless Carriage.</i>	

### 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>Caprock Acquisitions, LLC</u>	Applicant: _____
Date: <u>11/12/19</u>	Date: <u>11/12/19</u>

**EXHIBIT "D"**





# 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 Project is consistent with the existing City General Plan land use and zoning designations. The Project is zoned M-1 , designated for heavy commercial or light manufacturing use. As it relates to the height of the buildings, we are seeking the CUP to allow for up to 50' tall buildings. As discussed in greater detail in the Project's MND- the height of the proposed buildings will not have any adverse affect on a scenic vistas. Furthermore, the proposed buildings are similar in height to both the existing buildings on the Project site as well as the Saddle Ranch North project which sits adjacent to the Project site on the North side. Additionally, there are no State or County-designated scenic highways in the vicinity of the Project site.

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 project is located in an existing built-up urban area with similar surrounding land uses to the North and commercial uses to the East. The project is consistent with the site's existing general plan land use and zoning designations.

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 site is currently developed with four industrial buildings, formerly occupied by HCI, Inc. utility construction services, and constructed in 2003. The site also contains ancillary buildings and structures, and several large paved lots used for parking and storage. The proposed project would erect three warehouse buildings of similar size and scale as the current buildings.

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 Impact Analysis in the MND addresses both project specific impacts as well as the project's contribution to the cumulative traffic environment in Norco. Mitigation measures have been provided to address and minimize the traffic impacts of the proposed project. The project is consistent with City zoning and General Plan land use designations, and as such has been accounted for in local and regional cumulative impact analyses, including the City's General Plan, Riverside County General Plan Amendment No. 960 Program EIR, and SCAG's Final Program EIR for the 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy. Therefore, the Project is not anticipated to result in any cumulatively considerable contribution to a significant traffic impact.

# FORM "I"

## ENVIRONMENTAL INFORMATION FORM

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

DATE FILED: 11/11/2019

### GENERAL INFORMATION

1. Name and address of developer or project sponsor: Caprock Partners. 1300 Dove Street, Newport Beach, CA 92660
2. Address of project: 3166 Horeseless Carriage Drive,
3. Assessor's Block and Lot Number: 129-200-010
4. Name, address, and telephone number of person to be contacted concerning this project:  
Attn: Clark Cashion. Caprock Partners. 1300 Dove Street, Newport Beach, CA 92660. 949 - 342 - 8000 ext. 121
5. Indicate number of the permit application for the project to which this form pertains: TBD
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:  
TBD, but likely no permits.
7. Existing zoning district: M-1: Heavy Commercial/Light Manufacturing
8. Proposed use of site (project for which this form is filed): Warehousing and Light Manufacturing

### PROJECT DESCRIPTION

9. Site size.  
23.8 acres
10. Square footage.  
364,000 square-foot industrial/warehouse/distribution complex
11. Number of floors of construction.  
One Floor buildings with a mezzanine.
12. Amount of off-street parking provided.  
324 passenger vehicle stalls, 70 trailer parking stalls, and 36 dock doors
13. Attach plans.
14. Proposed scheduling.  
Construction anticipated to commence Fall 2020
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.

Light Industrial/Warehouse/Distribution Complex. The loading facilities would include 36 dock doors

20. If industrial, indicate type, estimated employment per shift and loading facilities.

Light Industrial/Warehouse/Distribution Complex. The loading facilities would include 36 dock doors

21. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

N/A

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.

Details for checklist items 30, 36, and 37 are further described on another attached page.

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.

Details for checklist items 30, 36, and 37 are further described on another attached page.

**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: 11/11/19	Signatur
	For: Saddle Ranch Phase II



**FIGURE 1:** Project Site  
Saddle Ranch Phase II Project, City of Norco



**FIGURE 2:** Site Photos  
*Saddle Ranch Phase II, City of Norco*



**FIGURE 2a:** Site Photos  
*Saddle Ranch Phase II, City of Norco*

**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 2020-01(Matar):** A request for approval to allow a temporary mobile home for the elderly at 140 Breeders Cup Place located within the Norco Ridge Ranch Specific Plan (NRRSP) Area.

**RECOMMENDATION:** Adopt Resolution 2020-18, approving Conditional Use Permit 2020-01

**SUMMARY:** Conditional Use Permit (CUP) 2020-01 is a request for approval to allow a temporary mobile home for the elderly at 140 Breeders Cup Place (ref. Exhibit "A" – Location Map). The mobile home is intended to be occupied by the property owners, a senior citizen couple who are 80 and 69 years of age.

**PROPERTY DESCRIPTION:** The project site consists of about .67 acres, 29,252 square feet, and faces/fronfs onto Breeders Cup Place. The property is developed with a two-story single-family residence consisting of 4,747 square feet (2,232 square feet on the first floor and 2,525 square feet on the second floor) with an attached 968 square-foot garage (ref. Exhibit "B" – APN Map and Exhibit "C" – Aerial and Site Photos). The property in is the NRRSP, so the property includes a recorded Primary Animal Keeping Area (PAKA) of 1,580 square feet.

**PROJECT DESCRIPTION:** The applicant (who is the property owner) is requesting approval of a CUP to allow a temporary mobile home for use by him and his wife who are both over the age of 62 (ref. Exhibit "D" – Application). The property owners currently live in the existing home, but will move into the mobile home and allow their son and his family to continue living in the home.

The mobile home is proposed approximately 16 feet 7 inches behind the existing home (ref. Exhibit "E" – Site Plan). The applicant has not purchased the mobile home, but has plotted a 898 square- foot mobile home on the attached site plan (898 square feet will not exceed the maximum size of 900 square feet of floor area allowed by Code). A preliminary floor plan and building elevations have been provided (ref. Exhibit "F" – Preliminary Floor Plan and Exhibit "G" – Preliminary Building 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 owners who are 80 and 69 years old, and who are parents of the residents of the main home.

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 29,252 square feet square feet and placement of the mobile home is proposed behind the existing main dwelling.

The mobile home must comply with all setback and lot coverage requirements of the NRRSP. 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, not obstruct the 15-foot wide access to the PAKA, 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 (is measured from the inside walls) 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 898 square feet (measured from the outside walls so the inside measurements are actually lower), 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 the approved CUP 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:

<b>CUP APPLICATION REQUIREMENTS (18.45.06)</b>		<b>DID THE APPLICANT PROVIDE THE INFORMATION?</b>
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 <a href="#">18.40.08</a> (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	At the Planning Commission's Discretion

	<p>application is consistent with the intent and purpose of this Ordinance.</p> <p>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 <a href="#">18.40</a> (SITE PLAN REVIEW), and Chapter <a href="#">18.41</a> (ARCHITECTURAL REVIEW) if applicable.</p>	<p>Site Plan review applies in terms of the content of the site plan (discussed below) 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. However, the Planning Commission can require the addition of elements such as color, landscaping/fencing etc., so that mobile home is compatible with the area.</p>
--	--	---

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:

<b>CONTENT OF A SITE PLAN (18.40.08)</b>		<b>IS THE INFORMATION PROVIDED ON THE SITE PLAN?</b>
1	Lot Dimensions.	YES
2	All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.	YES (the site plan shows the location of the mobile home and the requirement that the structure be a mobile home 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 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.	N/A (The existing perimeter fencing is called out on the attached site plan. No other walls or fencing are proposed.
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
	<b>18.40.10. Procedure for site plan review and approval.</b>	<b>IS INFORMATION AVAILABLE FOR PC DECISION?</b>
		Note: Site plan review procedures are superseded by CUP procedures that require a public hearing
	<b>18.40.10 (5). Factors to consider in Site Plan Review.</b>	
	(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:*

	<b>CONDITIONS NECESSARY TO GRANTING A CUP (18.45.14)</b>	<b>CAN THIS FINDING BE MADE FOR THIS PROJECT?</b>
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. Plus, the Planning Commission will need to determine if the project as proposed is compatible with the surrounding neighbors or if changes need to be made.
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.

A resolution for approval of CUP 2020-01 is attached should the Planning Commission determine at their discretion, to approve the project.

/adr

Attachments:           Resolution 2020-18  
                              Exhibit “A” – Location Map  
                              Exhibit “B” – APN Map  
                              Exhibit “C” – Aerial and Site Photos  
                              Exhibit “D” – CUP application  
                              Exhibit “E” – Site Plan  
                              Exhibit “F” – Preliminary Floor Plan  
                              Exhibit “G” – Preliminary Building Elevations

## **RESOLUTION NO. 2020-18**

### **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 140 BREEDERS CUP PLACE LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP). CONDITIONAL USE PERMIT 2020-01**

WHEREAS, JEFFREY DAVIS on behalf of SAMUEL AND JANICE MATAR 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 27 of Tract No. 29588-4, in the City of Norco, as shown by Map on File in Book 353, Pages (s) 69 through 82 of Maps, inclusive, in the Office of the County Recorder of Riverside County, California; and

More generally described as an irregular-shaped area of about .67 acres, having a frontage on the south side of Breeders Cup Place of approximately 83 feet, a maximum depth of about 363 feet, and being further described as 140 Breeders Cup Place (APN 123-630-009).

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 June 10, 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 June 10, 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 June 4, 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 June 10, 2021 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 approval is secured by 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 finalized 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 temporary 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.

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.

25. The mobile home shall not interfere with the NRRSP required access to the Primary Animal Keeping Area (PAKA).

Resolution 2020-18  
Page 6  
June 10, 2020

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 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 June 10, 2020 by the following roll call vote:

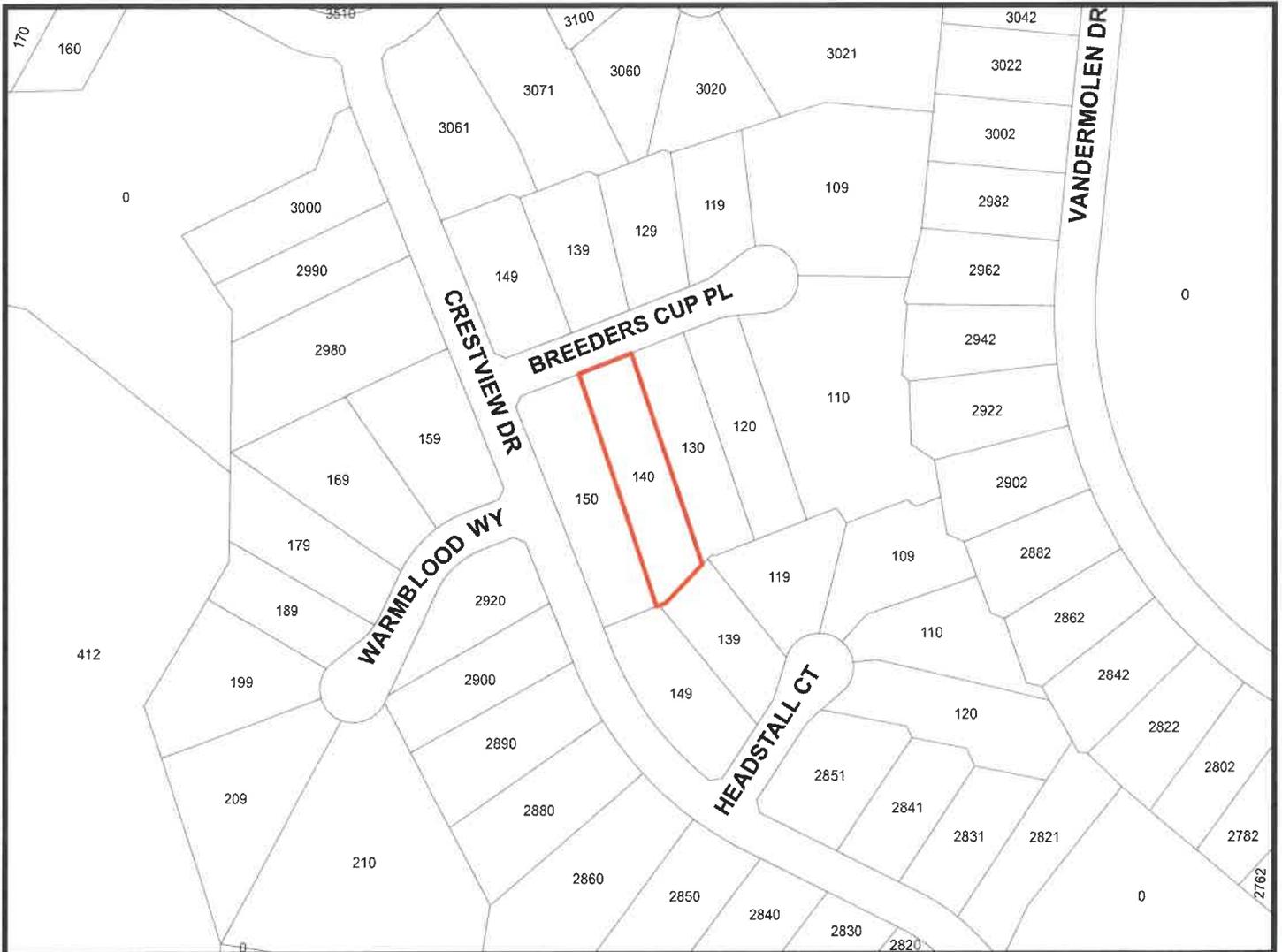
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# Location Map



Not to Scale



**PROJECT:** Conditionl Use Permit 2020-01

**APPLICANT:** Samuel and Janice Martar

**LOCATION:** 140 Breeders Cup Place

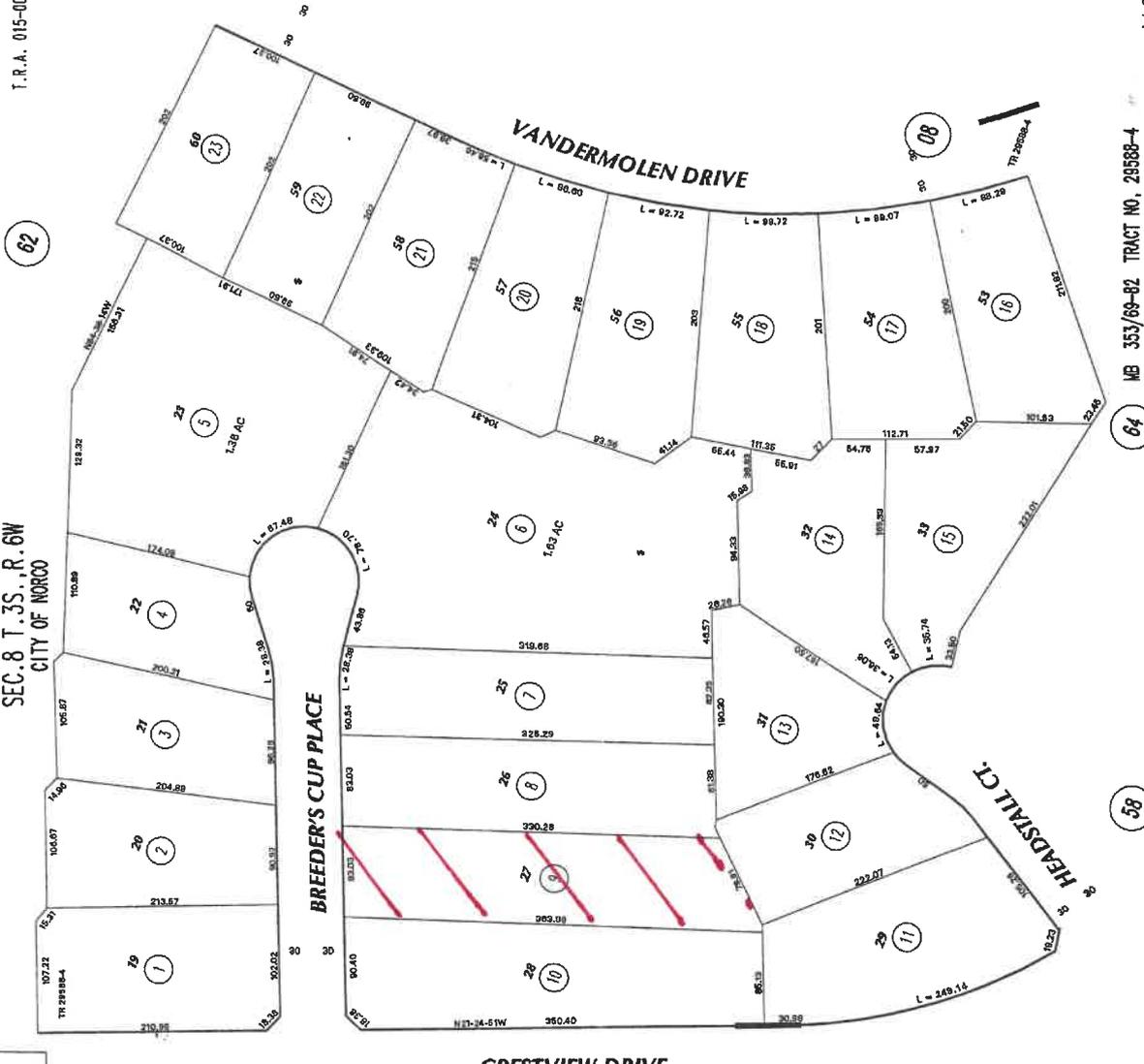
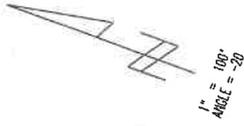
## Exhibit "A"

123-63  
123-08

T.R.A. 015-000

SEC. 8 T. 35. R. 6W  
CITY OF NORCO

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.



Jul 2004

MB 353/69-82 TRACT NO. 29588-4

58

5700

ASSESSOR'S MAP BK123 PG.63  
Riverside County, Calif.

EXHIBIT **B**

**Legend**

 140 Breeders Cup Pl

 140 Breeders Cup Pl

**Exhibit "C"**

CUP 2020-01 (Matar)



Google Earth



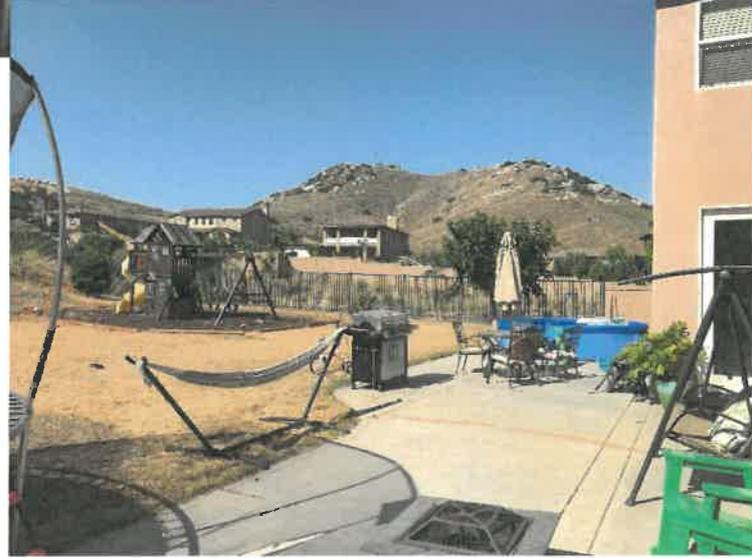


EXHIBIT "C"  
2 OF 2



# CITY OF NORCO

## UNIFORM APPLICATION

File No: **2020-01**  
 Related Files:  
 Date Filed: **3/12/20**  
 Fees Paid: **42509**

### GENERAL INFORMATION:

Project Location: <b>140 Breeders Cup Place Norco, CA 92860</b>	
Property Owner: <b>Samuel Matar</b>	Applicant: <b>JEFFREY DAVIS</b>
Address: <b>140 Breeders Cup Place Norco, CA 92860</b>	Address: <b>24144 Beverly St. Wildomar, CA 92595</b>
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Engineer: _____	Architect: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
Fax: _____ E-mail: _____	Fax: _____ E-mail: _____
General Plan: _____	Site Acreage: <b>0.67</b>
Zoning: _____	Assessor's Parcel Number: <b>123-630-009</b>
Description of Proposal: <b>senior citizen housing - temporary manufactured home</b>	

### 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: _____	Applicant: <b>E. Davis</b>
Date: <b>24 Mar 2020</b>	Date: <b>3-2-2020</b>

EXHIBIT **"D"**



**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.

A temporary manufactured home will be placed in the rear of the property. The structure will not be seen from the street & can be removed at any time.

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 structure will be placed in the rear of the property, not to be seen from the street. It will have 20ft. on either side and will not encroach on neighboring properties.

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.

A 898 sq. ft. temporary home will be placed in the rear center of the property, allowing 20ft. setbacks on either side.

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

A maximum of 2 additional cars will be added to this residence. There is ample parking on the property to account for these additional vehicles.

**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: Craig Davis Construction  
24144 Beverly St. Wildomar, CA 92595
- 2. Address of project: 190 Breeders Cup Place Norco, CA 92860
- 3. Assessor's Block and Lot Number: \_\_\_\_\_
- 4. Name, address, and telephone number of person to be contacted concerning this project: Jeffrey Davis  
24144 Beverly St. Wildomar CA 92595
- 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: \_\_\_\_\_
- 8. Proposed use of site (project for which this form is filed): Senior Citizen Housing

**PROJECT DESCRIPTION**

- 9. Site size. 0.67 acres
- 10. Square footage. 944 sq. ft.
- 11. Number of floors of construction. 1
- 12. Amount of off-street parking provided. 20x20 parking space
- 13. Attach plans. \_\_\_\_\_
- 14. Proposed scheduling. \_\_\_\_\_
- 15. Associated projects. \_\_\_\_\_
- 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.

1 UNIT, 898 sq. ft. 19'8" x 45'8"  
2 bedroom, 2 bath

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.

CONDITIONAL USE PERMIT. SENIOR CITIZEN HOUSING

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 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 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: 3/2/20	Signature. 
For: Jeffrey Davis	

36. The proposed project site has an existing 6 bedroom / 5 bath, 2 story home. (5,841 sq. ft.)  
The property is 0.67 acres

37. Residential housing tracts. consisting of single family homes. proposed project is residential, senior-citizen temporary housing.

## CITY OF NORCO STAFF REPORT

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** June 10, 2020

**SUBJECT:** **Site Plan 2019-17 (Jansen):** A request for approval of an Accessory Building Use Permit to allow a 700 square-foot large vehicle parking building and a 400 square foot shed at 3782 Valley View Avenue, located within the A-1-20 (Agricultural Low Density) Zone.

**RECOMMENDATION:** Determine if approval of Site Plan 2019-17 is warranted.

**SUMMARY:** The accessory building requested for approval is a large vehicle parking building/garage and a separate storage shed. The garage has been analyzed in accordance to the criteria for "Large Vehicle Parking Building" and the shed has been analyzed in accordance to the criteria for "All Other Accessory Buildings" under Chapter 18.68 – "Accessory Building Use Permit". Both buildings were constructed without permits, which has resulted in a code case on the property. Approval of the buildings by the Planning Commission is required first before a building permit can be issued.

**PROPERTY DESCRIPTION:** The project site is a rectangular-shaped parcel consisting of about .72 acres/31,363 square feet, having a frontage on the west side of Valley View Avenue of 95 feet, and a maximum depth of 300 feet (ref. Exhibit "A" – Location Map and Exhibit "B" – APN Map).

The property is developed with a 1,723 square-foot, single story home and the two accessory structures that are the subject of the requested approval (ref. Exhibit "C" – Aerial and Site Photos). The site is adjacent to a Riverside County Flood Control channel on the west side, and is adjacent to property in the A-1 zone developed with residential uses on all other sides.

The site is primarily flat (an average grade of 4% or less) and the historical drainage pattern for the property is from east to west towards the northwest corner (to the flood control).

**PROJECT DESCRIPTION:** As noted, the accessory buildings being proposed is for a 700 square-foot large vehicle parking garage and a separate 400 square-foot shed (ref. Exhibit "D" – Application, Exhibit "E" – Site Plan, Exhibit, "F" – Large Vehicle Building Elevations and Exhibit "G" – Shed Building Elevations/Floor Plan). Pictures of the buildings as they exist now have been included in Exhibit C – Site Photos.

The larger building consists of metal construction, with a wall height of 12 feet, a 3/12 pitched roof and a building height to 15'9" feet measured to its peak. (Note, this building will have to

be moved from its current location being 5 feet from the south property line, to comply with the minimum graduated setback requirement of 11 feet from the south property line). The building includes a man door and two roll up doors on the north side, and there are no windows or doors on any other side. The building has a tan color with white trim and is proposed to remain as is.

The smaller building consists of wood construction, with a wall height of 8 feet, a 3/12 pitched roof and a building height of approximately 11 feet measured to its peak. (Note, this building will also need to be moved to meet the minimum graduated setback requirement of 5 feet from the south property line). The building includes a double man door at the front, and there are no windows or doors on any other side. The building has a tan color with white trim and is proposed to remain as is.

Both buildings are proposed behind the existing home with setbacks as noted on the attached site plan.

**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 larger building was analyzed under category of “Large Vehicle Parking Buildings” category discussed below:

<b>ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR LARGE VEHICLE PARKING BUILDING– MANDATORY REQUIREMENTS</b>		<b>DOES THE PROJECT MEET THESE STANDARDS?</b>
Land Use:	A large vehicle garage is a permitted ancillary use in the A-1 Zone	<b>YES</b>
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>	<b>YES</b> The wall height (where the wall meets the roof) is proposed at 12 feet and the height of the building is proposed at 15.67 feet (15’ 9”) measured to 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	<b>YES</b> (the building is 700 square feet)
Maximum	Cannot exceed the maximum allowed lot coverage	<b>YES</b>

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.	(9.7 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.	<b>YES</b> There is no PAKA on the property so the graduated setback applies. A minimum 11 foot setback is required to the wall 12 foot walls of the building, and a minimum 16.5 foot setback is required from the peak of the structure. The building will exceeds the minimum setback requirements on all sides after the building is moved as shown on 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.	<b>N/A</b> not proposed
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for articulation	<b>NO</b> The north and south sides exceed 20 feet, but the south elevation does not include any doors and/or windows. If approved, the project will be conditioned to require a false window on the south side of the building for articulation.
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	<b>YES</b> A floor plans was not provided but an inspection revealed there are no walls on the inside.
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.	<b>YES by the ARC</b> The Architectural Review Board reviewed the project 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	<b>YES</b> 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.	<b>N/A</b>

The proposed feed and tack structure was analyzed under the "All Other Accessory Buildings" category.

<b>ACCESSORY BUILDING ANALYSIS: NORCO MUNICIPAL CODE. LAND USE AND DEVELOPMENT STANDARDS FOR ALL OTHER ACCESSORY BUILDINGS – MANDATORY REQUIREMENTS</b>		<b>DOES THE PROJECT MEET THESE STANDARDS?</b>
Land Use:	A storage shed is a permitted ancillary use is a permitted ancillary use in the A-1 Zone	<b>YES</b>
Maximum height:	Eight feet at roof eave with the same or lesser roof pitch as the primary dwelling. The maximum allowed height at the building peak is 14 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>	<b>YES</b> The wall height (where the wall post meets the roof) is proposed at 8 feet and the height of the building is proposed at 11.44 measured the peak. The 3:12 roof pitch does not exceed the roof pitch of the existing house.
Maximum allowed size:	The lesser of 864 square feet or one-third the square footage of the primary dwelling footprint	<b>YES</b> 400 square feet is proposed
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.	<b>YES</b> (9.7% lot coverage is being proposed for all structures)

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.	<b>YES</b> There is no PAKA on the property so the graduated setback applies. A minimum 5 foot setback is required to the walls, and a minimum 10.16 foot setback is required from the peak of the structure. The building will meet the minimum setback requirements on all 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.	<b>N/A</b> not proposed
Wall articulation	Any side of a building that exceeds 20 feet shall be required to include doors and/or windows for function.	<b>N/A</b> none of the sides of the building exceed 20 feet
Interior walls	No interior wall separations are allowed with the exception of the washroom/restroom.	<b>YES</b> (ref. Exhibit "G" 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.	<b>TO BE DETERMINED BY THE PLANNING COMMISSION</b> 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	<b>YES</b> (ref. Exhibit "E" for the site plan)
Septic/Sewer	For any 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 interior floor drainage or a restroom without prior connection (including fees) to the City sewer system.	<b>N/A</b>

<b>ACCESSORY BUILDING ANALYSIS: APPLICATION INFORMATION AND OTHER DISCRETIONARY REVIEW.</b>		<b>WHAT IS THE IMPACT?</b>
Grading:	How many cubic yards of soil will need to be moved in the preparation of a pad site?	<b>LESS THAN SIGNIFICANT</b> Minimal (less than 60 cubic yards) soil has been or will be moved since the buildings are/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.	<b>LESS THAN SIGNIFICANT</b> With the subject buildings, the drainage must and will emulate existing drainage pattern.
Animal Keeping Area:	<ol style="list-style-type: none"> <li>1. Rectangular in shape, minimum 24 feet on any side.</li> <li>2. Equal to 576 square feet per animal unit allowed (seven animal units allowed)</li> </ol>	<p><b>TO BE DETERMINED BY THE PLANNING COMMISSION</b></p> <p>A minimum of 4,032 sq. ft. is required and is provided at the rear of the property. Access to the subject buildings does not have to cross the designated open animal keeping area. 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><b>TO BE DETERMINED BY THE PLANNING COMMISSION</b></p> <p>The Planning Commission will have to determine if the proposed buildings 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.

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

Staff has determined that this project can be except from CEQA review. 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.

Along with the review of standard requirements, the Planning Commission will have to determine if the buildings will impact the animal keeping potential of the lot potential, and if they will impact the view of adjoining properties. A resolution of approval has been attached should the Planning Commission determine to approve the project.

- Attachments:
- Resolution 2019-19
  - Exhibit "A" – Location Map
  - Exhibit "B" – APN MAP
  - Exhibit "C" – Aerial and Site Photos
  - Exhibit "D" – Application
  - Exhibit "E" – Site Plan
  - Exhibit "F" – Large Vehicle Building Elevations
  - Exhibit "G" – Shed Building Elevations/Floor Plan
  - Exhibit "H" – View Analysis

## **RESOLUTION 2020-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, AN ACCESSORY BUILDING USE PERMIT TO ALLOW 700 SQUARE-FOOT LARGE VEHICLE PARKING BUILDING AND A 400 SQUARE FOOT SHED AT 3782 VALLEY VIEW AVENUE LOCATED WITHIN THE A-1-20 (AGRICULTURAL LOW DENSITY) ZONE. SITE PLAN 2019-17.**

WHEREAS, MONIQUE JANSEN 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 3782 Valley View Avenue (APN 131-200-018).

WHEREAS, at the time set; at 7 p.m. on June 10, 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 June 10, 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 dated April 1, 2020, Exhibit "F" – Large Vehicle Parking Building Elevations dated May 28, 2020 and Exhibit "G" – Shed Building Elevations/Floor Plan dated April 1, 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 buildings 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 obtain building permits for both buildings within 60 days of this approval. An extension of this time shall be granted at the discretion of the Community Development Director.

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 buildings.
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 buildings.
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.
15. A false window shall be added to the south side of the building for articulation.

##

Resolution 2020-19  
Page 4  
June 10, 2020

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on June 10, 2020.

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Philip Jaffarian, Chair  
Planning Commission  
City of Norco, California

ATTEST:

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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 June 10, 2020 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

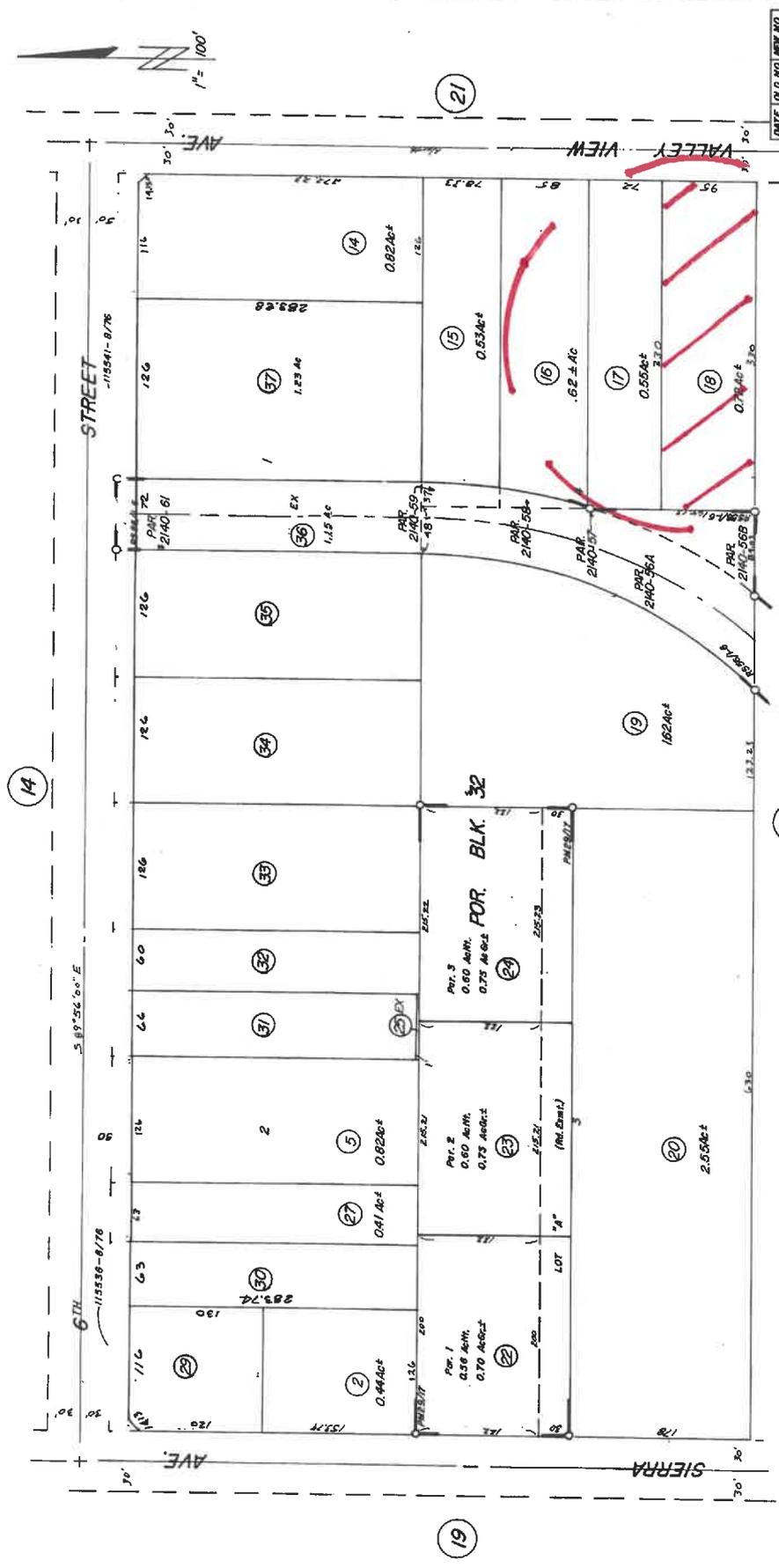
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THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

9-4  
T.R.A. 015-007 131-20

FOR SW 1/4 SEC. 6, T.3S.R.6W.  
FOR CITY OF NORCO



DATE	OLD NO.	NEW NO.
1/77	21	22-24
2/77	6	27, 28
6/78	4	27, 28
10/87	12, 13	28
8-89	1	29, 30, 31, 32
	2	30, 31, 32
	3	31, 32
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	7-11	31, 32
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M.B. 11/3 Norco Farms Tract No. 1  
R.S. 56/1-6  
P.M. 29/17-18 Parcel Map 8068

DATA: MERR 1012

ASSESSOR'S MAP BK 131 PG. 20  
RIVERSIDE COUNTY, CALIF.

EXHIBIT "B"

AUG. 1974





EXHIBIT "C"



# CITY OF NORCO

## UNIFORM APPLICATION

File No.: 2019-17  
 Related Files: \_\_\_\_\_  
 Date Filed: 10-21-19  
 Fees Paid: \$3395

### GENERAL INFORMATION:

Project Location: <u>3782 Valley View Ave</u> <u>Norco, CA 92860</u>	
Property Owner: <u>Monique Jansen</u>	Applicant: _____
Address: <u>3782 Valley View</u> <u>Norco CA 92860</u>	Address: <u>SAME</u>
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
Engineer: _____	Architect: _____
Address: _____	Address: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
General Plan: _____	Site Acreage: _____
Zoning: _____	Assessor's Parcel Number: _____
Description of Proposal: <u>STORAGE FOR RAZOR, MOTORCYCLES</u> <u>TOOLS - TRUCK SHED / HORSE FEED STORAGE</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"/> Site Plan Review (includes major, minor, modifications, development phasing plan, model homes sales complex, wall and fence plan review, and accessory building use permit)	<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 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: _____	Applicant: _____
Date: <u>9/10/19</u>	Date: _____

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? 1,72  
(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)? 97%  
(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?  
Parking - Storage 20x36x12 metal Building  
20x20 Shed
4. Building size: What is the square footage of the proposed building? 1274 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? 12 ft 6 in  
What is the proposed building height at the highest point? 15' 9" 11.44'

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 buildir SEE ATTACHED SITE PLAN

(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)

*Yes once buildings are moved*

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

Is a restroom or washroom proposed?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------	--

Are any interior wall separations proposed?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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? MINIMAL

Is the area of the subject site where the building is proposed flat (4% grade or less)?

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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If not, will the building pad require cutting into an existing slope, or?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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Will fill material be needed to create the building pad?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------	--

What is the differential between the finished building pad and the site elevation measured two feet from the building on all sides? 2%

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?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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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. This pad has been here for several years and has had zero issues

\_\_\_\_\_

\_\_\_\_\_

(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?

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? \_\_\_\_\_  
*They have not been changed.*

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?

looks like a barn tan and white like home  
structure is steel home is stucco other one wood

If yes, what is/are the colors of the primary dwelling and what will the color of the proposed building be?  
TAN - A - white both

OFFICE USE: Is the design of the proposed building compatible in design with the primary dwelling?  YES  NO  
**THIS WILL BE DETERMINED BY THE PC**

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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VIEW ANALYSIS**

**Approx location  
of new building**

**3782 Valley View Ave**

