



AGENDA
CITY OF NORCO
JOINT COMMISSION SPECIAL MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
DECEMBER 1, 2008

1. CALL TO ORDER: 7:00 p.m. (Chair Wright)
2. ROLL CALL:
 - Planning Commission (Chair Wright)
 - Streets, Trails and Utilities Commission (Chair Potter)
 - Parks and Recreation Commission (Chair Bash)
3. PLEDGE OF ALLEGIANCE: Commissioner Hedges
4. 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. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
5. APPROVAL OF MINUTES: No Minutes for Approval.
6. JOINT PUBLIC HEARING: Conditional Use Permit 2008-09 (Belstarr Sports Management, LLC): Silverlakes Equestrian and Sports Park: Conditional Use Permit 2008-09 and Draft Environmental Impact Report. **Recommendation: The Commissions and members of the public will have the opportunity to make comments and provide input on the Draft Conditional Use Permit (CUP) and Draft Environmental Impact Report (EIR).** (Planning Manager)
 - A. Presentations of Project:
 1. Kosmont Companies (City of Norco and Norco Redevelopment Agency Consultant)
 2. Belstarr Sports Management, LLC (Applicant)
 3. Steve King (Planning Manager) -- Draft CUP
 4. Michael Brandman Associates (Environmental Consultant) -- Draft EIR
 - B. Planning Commission Chair will **OPEN the joint public hearing** and receive comments. **This will be the only time during the meeting that public comments will be received. Comments will be limited to three minutes.**
 - C. Planning Commission Chair will **CLOSE the joint public hearing** and turn meeting over to Streets, Trails and Utilities Commission Chair.

- D. Streets, Trails and Utilities Commission will hold discussion by Commission Members on the project.
 - E. Streets, Trails and Utilities Commission Chair will turn meeting over to Parks and Recreation Commission Chair.
 - F. Parks and Recreation Commission will hold discussion by Commission Members on the project.
 - G. Parks and Recreation Chair will turn meeting over to Planning Commission Chair.
 - H. Planning Commission will hold discussion by Commission Members on the project.
 - I. Wrap-up by Kosmont Companies.
7. PUBLIC COMMENTS OR QUESTIONS - THIS IS THE TIME WHEN PERSONS IN THE AUDIENCE WISHING TO ADDRESS THE COMMISSION MEMBERS REGARDING MATTERS NOT ON THE AGENDA MAY SPEAK. Please limit your comments to three minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.
8. OTHER MATTERS
9. ADJOURNMENT:
 Planning Commission
 Streets, Trails and Utilities Commission
 Parks and Recreation Commission

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Joint Commissions' agenda packet to a majority of the Commissions 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.

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)

/sd-70752