



MINUTES
CITY OF NORCO
SPECIAL MEETING – STUDY SESSION
CITY COUNCIL
CONFERENCE ROOMS “A” & “B”
NORCO CITY HALL – 2870 CLARK AVENUE
SEPTEMBER 30, 2009

1. CALL TO ORDER: Mayor Azevedo called the meeting to order at 2:08 p.m.

2. ROLL CALL:
Mayor Kathy Azevedo, **Present**
Mayor Pro Tem Malcolm Miller, **Present**
Council Member Frank Hall, **Present**
Council Member Berwin Hanna, **Present**
Council Member Richard L. MacGregor, **Present**

Staff Present: Groves, Jacobs, King, Milano, Okoro and Petree

3. PUBLIC COMMENTS OR QUESTIONS: No Public Comments.

4. CITY COUNCIL STUDY SESSION:
 - A. Overview from the City Manager.

City Manager Groves stated this is a workshop format and no formal action will be taken on any items on the agenda.

 - B. General Plan Amendment 2009-01/City of Norco Draft Land Use Element (Planning Manager).

Planning Manager King stated that the Land Use Element is one of the seven required elements in the General Plan. Unlike the Housing Element, it is not required to be reviewed by State agencies.

The Land Use Element should address the following issues pursuant to the State General Plan Guidelines:
 1. Distribution of housing, business, and industry;
 2. Distribution of open space;
 3. Distribution of mineral resources;
 4. Distribution of recreational facilities and opportunities;
 5. Location of educational facilities;
 6. Location of public buildings and grounds;
 7. Location of solid and liquid waste facilities and renewable energy facilities;
 8. Identification of areas subject to flooding; and
 9. Other private and public uses of land as necessary.

Staff presented sections of the Land Use Element to the Planning Commission for review and revision in four separate workshop meetings prior to the public hearing on August 26, 2009. The changes were minor and reflected goals and policies that have already been discussed and adopted through other avenues. The changes have also included updated data showing the latest figures for population and growth. The Planning Commission reviewed the first section on June 10, 2009, the second on June 24, 2009, the third on July 8, 2009, and the last on July 29, 2009.

The Land Use Element is written with the following goal: “The City of Norco was incorporated to preserve a small plot agriculture/animal-keeping/equestrian lifestyle.” Planning Manager King stated that the City has been facing increasing pressure regarding the fact that the City has never had an approved Housing Element and needs to be proactive in adopting a controlled Land Use Element. Land use issues include compatibility, limited future growth, preserving a unique lifestyle, community design, habitat/species protection and blight.

The Council was asked to comment on each page of the document. The following Council-requested major corrections are as follows:

Page 3. “Rolled curbs” will be corrected on this page and throughout the document and will not be referenced. (City Engineer Milano clarified that when Hamner Avenue is widened, the sidewalks will all meet ADA requirements.)

Page 4. It will be corrected that the Norconian Club was constructed “by” a hot sulfur well.

Page 11. A section will be added regarding the City establishing districts for the development of hospitality-related uses.

Page 13. 2.5.1b will be corrected to include a statement that the City will “encourage” staging areas.

Other minor corrections were noted throughout the document and will be corrected and incorporated into the document before it is brought to the Council for approval on October 7th.

- C. Updates on the Ingalls Equestrian and Event Center Construction and the Animal Shelter Construction (Director of Parks, Recreation & Community Services and City Engineer).

Director Petree and City Engineer Milano provided updates on the projects. Phase 1 of the Ingalls Project will primarily cover the south pad, where the new arena will be constructed. The Project will include the construction of all utilities and infrastructure required. Because of the fact that the bids came in lower than projected, there will be additions to this phase of the project that otherwise could not have been completed at this time. Director Thompson stated that it is projected

that this phase will be completed by March of 2010. The next phases will need to wait until the funding is available. Engineer Milano confirmed that no areas in the parking lot will be lost and the existing stair case will remain until the next phases are completed, at which time there will be a new ramp built. Director Petree confirmed that the warm-up arena will be on the same level as the covered arena.

Director Petree noted that the Animal Control project be in its first plan check on October 21. He also noted that on October 23, the second covered arena will go out to bid.

In response to Mayor Pro Tem Miller, Engineer Milano stated that the roof on the covered arena will be built to support solar panels. Also in response to Mayor Pro Tem Miller, Engineer Milano stated that the street is laid out for two-in-and-two-out lanes in each direction during events at Ingalls, but the traffic flow during those events depends on who is in charge of that task during the event. Director Petree stated that staff will meet with the people who run the traffic control in the future and will encourage them to develop an offsite parking plan if needed.

In response to Council Member Hanna, Director Petree stated that there is only one vendor that produces the materials for the footings. In response to Mayor Azevedo, Director Petree noted that the availability of RV Parking is up to the management that is renting the facility. He further noted that there is neither electricity, nor dump sites available and if overnight parking is allowed, the persons renting the site would be required to manage it.

Council Member Hanna would like to see a construction manager hired, when funds becomes affordable, to make sure that projects are completed on schedule. Mayor Azevedo stated that she fully supports that idea.

Director Petree stated that the award of contract for the Animal Shelter should be coming to the Council in February of 2010 for approval, with construction to begin in March of 2010. He further noted that a construction schedule for Ingalls Equestrian and Event Center and the Animal Control Shelter will be developed and provided to the Council for information and reference.

D. Future Study Session Dates.

- ✚ City Manager Groves noted the following potential dates for future study sessions: October 28, 2009, December 9, 2009, January 28, 2010 (possible Strategic Planning Session); February 24, 2010, and March 24, 2010.
- ✚ Mayor Azevedo inquired about stimulus money availability for lights at Wayne Makin Park. Director Petree stated that the application for those funds is not yet available. He further noted that there is money in the CIP Budget this year to do one field. He added that the project schedule for

completing the lights will be included with the Ingalls Equestrian and Event Center and Animal Control project schedules. Director Petree stated that the Sports Advisory Council will continue to discuss the fee schedule for the lights and following the approval by the Parks and Recreation Commission, will be brought to the Council for approval.

5. ADJOURNMENT: There being no further business to come before the City Council, Mayor Azevedo adjourned the meeting at 4:12 p.m. to the regular meeting on October 7, 2009.

BRENDA K. JACOBS
CITY CLERK

/bj-73726