



**AGENDA**  
**CITY OF NORCO**  
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
JULY 7, 2010

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- CALL TO ORDER: 7:00 p.m.
- ROLL CALL: Mayor Malcolm G. Miller, M.D.  
Mayor Pro Tem Berwin Hanna  
Council Member Kathy Azevedo  
Council Member Kevin Bash  
Council Member Harvey C. Sullivan
- PLEDGE OF ALLEGIANCE: Mayor Pro Tem Hanna
- INVOCATION: Grace Fellowship Church  
*Pastor Vernie Fletcher*
- PROCLAMATION: Parks and Recreation Month – July 2010
- PRESENTATION: Certificate of Achievement for Excellence in  
Financial Reporting for the Fiscal Year Ended  
June 30, 2009 -- *Deputy City Manager/Director  
of Finance Okoro*

**REGULAR COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA AS FOLLOWS:**

1. CRA CONSENT CALENDAR ITEMS: *(All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Agency, any public comments on any of the Consent Items will be heard. There will be no separate action unless Members of the Agency Board request specific items be removed from the Consent Calendar)*
  - A. CRA Minutes:  
Regular Meeting of June 16, 2010  
**Recommended Action: Approve the CRA Minutes** (City Clerk)
  - B. Resolution Making Certain Findings Regarding the Borrowing of Funds from the Low and Moderate Income Housing Fund to Assist with the Payment to the Supplemental Education Revenue Augmentation Fund (SERAF) for Fiscal Year 2009-2010. **Recommended Action: Adopt CRA Resolution No. 2010-\_\_\_, making certain findings regarding the borrowing of funds from the Low and Moderate Income Housing Fund to assist with the payment to SERAF for Fiscal Year 2009-2010.** (Deputy City Manager/Director of Finance)

- C. Acceptance of Bids and Award of Contract to Vizion's West, Inc. for the Demolition of Blighted Structures at the Southwest Corner of Sixth Street and California Avenue. **Recommended Action: Award a contract to Vizion's West, Inc. for the demolition of two (2) single-family houses in teardown condition at the southwest corner of Sixth Street and California Avenue in the amount of \$13,080, and authorize the Executive Director or her designee to approve change orders up to 10 percent of the contract amount.** (Director of Economic Development)
2. JOINT CRA/CITY COUNCIL CONSENT CALENDAR ITEM:
    - A. Reimbursement Agreement No. 2 Between the City of Norco, the Norco Redevelopment Agency and Belstarr Sports Management, LLC to Fund Additional Clearing and Soil Testing of the Silverlakes Property. **Recommended Action: Adopt Resolution No. 2010-\_\_\_ and CRA Resolution No. 2010-\_\_\_, approving Reimbursement Agreement No. 2.** (Director of Public Works)

OTHER CRA MATTERS:

ADJOURNMENT OF CRA:

**REGULAR CITY COUNCIL AGENDA AS FOLLOWS:**

3. CITY COUNCIL CONSENT CALENDAR ITEMS: *(All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Council, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Council or the audience request specific items be removed from the Consent Calendar. Items removed from the Consent Calendar will be separately considered under Item No. 4 of the Agenda)*
  - A. City Council Minutes:  
Regular Meeting of June 16, 2010  
**Recommended Action: Approve the City Council Minutes** (City Clerk)
  - B. Planning Commission Action Minutes, Regular Meeting of June 30, 2010.  
**Recommended Action: Receive and File** (Planning Director)
  - C. Approval to Declare Various City Assets as Surplus. **Recommended Action: Declare various City assets as surplus and authorize the Deputy City Manager/Director of Finance to dispose of surplus assets through appropriate means.** (Deputy City Manager/Director of Finance)

- D. Rejection of the Show Ground Management Proposal for the Management of the George Ingalls Equestrian Event Center. **Recommended Action: Reject the Proposal and continue to review options for the management of the facility.** (Director of Parks, Recreation & Community Services)
- E. Approval of Amendment No. 3 to the Existing Contract with So Cal Sandbags to Provide Additional Clearing and Grubbing Services on the Silverlakes Property. **Recommended Action: Approve Amendment No. 3 to the existing contract with So Cal Sandbags and authorize the Mayor to execute said Agreement.** (Director of Public Works)

4. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR:

5. CITY COUNCIL PUBLIC HEARING:

A. Public Hearing Confirming Costs for Spring Weed Abatement

*The 2010 Spring Weed Abatement Report of Costs lists property owners whose vacant parcels were abated by the Fire Department's weed abatement contractor for the 2010 Spring Weed Abatement Program. After Council adopts the Resolution, property owners will be invoiced for payment of the abatement.*

**Recommended Action: Adopt Resolution No. 2010-\_\_\_\_, confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City.** (Fire Chief)

6. PUBLIC COMMENTS OR QUESTIONS - THIS IS THE TIME WHEN PERSONS IN THE AUDIENCE WISHING TO ADDRESS THE CITY COUNCIL REGARDING MATTERS NOT ON THE AGENDA MAY SPEAK. PLEASE BE SURE TO COMPLETE THE CARD IN THE BACK OF THE ROOM AND PRESENT IT TO THE CITY CLERK SO THAT YOU MAY BE RECOGNIZED.

7. OTHER MATTERS – COUNCIL:

8. OTHER MATTERS – STAFF:

9. ADJOURNMENT:

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office, (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).*

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Staff reports are on file in the Office of the City Clerk. Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue.



**MINUTES**  
**CITY OF NORCO**  
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
JUNE 16, 2010

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CALL TO ORDER: Mayor Miller called the meeting to order at 6:03 p.m.

ROLL CALL: Mayor Malcolm Miller, **Present**  
Mayor Pro Tem Berwin Hanna, **Present**  
Council Member Kathy Azevedo, **Present**  
Council Member Kevin Bash, **Present**  
Council Member Harvey C. Sullivan, **Present**

**Staff Present:** Carlson, Cooper, Groves, Jacobs, King, Okoro, Oulman, Petree and Thompson

Deputy City Attorney Burns – **Present**

THE CITY COUNCIL/CRA RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

**Section 54956.8 – Conference with Real Property Negotiator**

Street Address or Parcel Number: Portions of Western Avenue, Riding Ring Road, and Parkridge Avenue in the City of Norco

Negotiating Parties: City of Norco and Western Municipal Water District

Points Under Negotiation: Price and Terms of Payment

**Section 54956.9 – Conference with Legal Counsel – Existing Litigation**

Case Name: City of Norco vs CACERF Norco, LLC

Case Number: RIC 10010637

**Section 54957.6 – Conference with Labor Negotiator**

Negotiating Parties: City Manager Groves and Deputy City Manager/Director of Finance Okoro

Employee Organization: Norco Battalion Chiefs Association  
Norco Firefighters Association  
Norco General Employees Association  
Norco Public Works & Parks Maintenance Workers Association

RECONVENE PUBLIC SESSION: With nothing to report from Closed Session, Mayor Miller reconvened the meeting at 7:07 p.m.

**Agenda Items 1.A. & 3.A.**

PLEDGE OF ALLEGIANCE: Council Member Azevedo

INVOCATION: Assembly of God – Beacon Hill  
*Pastor Rene Parish*

PRESENTATION: City of Norco Certificate of Appreciation  
*Presented to Fire Prevention Specialist Sheldon Zell in recognition of his creation and implementation of the Annual Fire Safety School Award Program.*

**REGULAR COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA AS FOLLOWS:**

1. CRA CONSENT CALENDAR ITEMS:

**Council Member Azevedo** pulled Item 1.B.

- A. CRA Minutes:  
Regular Meeting of June 2, 2010  
**Recommended Action: Approve the CRA Minutes** (City Clerk)

**M/S Sullivan/Bash** to approve the CRA Minutes. The motion was carried by the following roll call vote:

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- B. Acquisition Agreement for 1497 Second Street for the Second Street Widening Project. **Recommended Action: Adopt CRA Resolution No. 2010-\_\_\_, authorizing the approval of an Acquisition Agreement in the amount of \$2,318.00 and accept the offer of street dedication for the real property at 1497 Second Street (APN 125-150-019) to facilitate the Second Street Widening Project, and authorizing the Agency to enter into escrow for said property.** (City Engineer)

**Agency Board Member Azevedo** stated that she would be voting no on this item as she has had second feelings regarding the Second Street Widening Project since it started and has concerns that this project will continue all of the way up the street. She added that Second Street is part of rural Norco and noted that the project was approved prior to her becoming a Council Member. Council Member Azevedo stated that during this economic hardship, she cannot see spending \$2 million more on this Project and that money could be used for other redevelopment projects. Council Member Azevedo noted that if one day some of that land was rezoned as commercial development, those development fees could be used for the construction project.

**Agency Board Member Sullivan** stated that he was on Council in early 2000 when this Project was on the top-ten list of goals to achieve in Norco. He noted that the traffic was bad because of the backing up of the school traffic and the widening of the lanes on Second Street would help to improve the traffic flow. He commented on the fact that there are only 2 acquisitions remaining to complete this Project and received confirmation from City staff that that will conclude all of the right-of-way necessary from the I15 Freeway to Corona Avenue. Also confirmed was that the actual Second Street Widening Construction Project will be brought to the Council for approval at a later date.

**Agency Board Member Bash** noted that this right-of-way acquisition is important as it provides for more future options.

**M/S Sullivan/Hanna to Adopt CRA Resolution No. 2010-12, authorizing the approval of an Acquisition Agreement in the amount of \$2,318.00 and accept the offer of street dedication for the real property at 1497 Second Street (APN 125-150-019) to facilitate the Second Street Widening Project, and authorizing the Agency to enter into escrow for said property. The motion was carried by the following roll call vote:**

**AYES: BASH, HANNA, MILLER, SULLIVAN**  
**NOES: AZEVEDO**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**2. CONTINUED JOINT CRA/CITY COUNCIL PUBLIC HEARING:**

- A. Approving and Adopting the City and the Norco Redevelopment Agency Operating Budgets Including Related Personnel Adjustments for Fiscal Year 2010-2011 and Authorizing Appropriations**

*On May 18, 2010, City Council/Agency Board and staff held a workshop to discuss the City and Norco Redevelopment Agency Operating Budgets for the Fiscal Year 2010-2011. A public hearing was also conducted on June 2, 2010 during which staff presented and reviewed additional information on the Operating Budgets with the City Council/Agency Board. Staff is now recommending that the City Council/Agency Board conduct additional public hearing to receive public input on the Proposed Budget and to adopt the budgets at the end of the public hearing.*

**Recommended Action: Adopt Resolution No. 2010- \_\_\_\_ approving and adopting the City Operating Budget and related personnel adjustments for Fiscal Year 2010-2011 and authorizing appropriations therefrom; and CRA Resolution No. 2010- \_\_\_\_, approving and adopting the Norco Redevelopment Agency Budget and related personnel adjustments for Fiscal Year 2010-2011 and authorizing appropriations therefrom. (Deputy City Manager/Director of Finance)**

**City Manager Groves** stated that through this six-month process, this proposed budget has been prepared for the Council's approval. She re-capped the General Fund budget summary, based on the best available information as of today and noted that sales tax continues to be the greatest source of revenue, but will continue to be at an all-time low.

<b>Estimated Shortfall before Adjustments</b>	<b>\$ 4,385,979</b>
<b>Proposed Adjustments</b>	<b>(2,188,217)</b>
<b>Remaining Shortfall</b>	<b><u>2,197,762</u></b>
<b>Estimated Fund Balance July 1, 2010</b>	<b>3,544,061</b>
<b>Remaining Shortfall</b>	<b>(2,197,762)</b>
<b>Estimated Fund Balance July 1, 2011</b>	<b><u>1,346,299</u></b>
<b>Preliminary Expenditure Budget</b>	<b>17,081,345</b>
<b>Less Proposed Expenditure Reductions</b>	<b>(1,770,992)</b>
<b>Preliminary Expenditure Budget After Adjustments</b>	<b><u>15,310,353</u></b>
<i>Estimated Remining Fund Balance as % of Expenditures</i>	<i>8.79%</i>

**Balance in Special Asset Revenue Fund \$ 1,285,538**

Actions to reduce the General Fund deficit were presented as follows:

***Expenditure Reductions & Deferrals:***

Eliminate 3 Motor Officers (Net Savings)	\$ 479,794
Defer Other Departments Contribution to Equip. Replacement Fund	28,743
Defer Fire Department Contribution to Equip. Replacement Fund	117,000
Reduce Funding to Post Retirement Health Fund	250,000
Park Maintenance Personnel Changes	84,234
Eliminate 3 Firefighter/Paramedic Positions	389,000
Continue to Staff Fire Chief on Part Time Basis	57,766
Reduction to Fire Department Overtime Calculations	68,253
Defer Contribution to IT Fund	<u>100,000</u>
<b>Total Estimated Expenditure Reductions/Deferrals</b>	<b><u>1,574,792</u></b>

***Revenue Enhancements:***

Transfer from DAG Fund	600,000
User Fee Adjustments	<u>13,425</u>
<b>Total Estimated Revenue Enhancements</b>	<b>613,425</b>

<b>Total Estimated Reduction to General Fund Deficit</b>	<b>\$ 2,188,217</b>
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City Manager Groves stated that all of these proposed actions will reduce services provided to the community and will eliminate pro-active law enforcement. The reduction of 3 Firefighter/Paramedic positions will affect Station 21 and Station 22 will remain with current staffing levels. Noted was that the total full-time staff at City Hall has been reduced from 91 to 80, some from converting from full-time to part-time and others from not filling vacant positions. Staff is in the process of looking at ways to continue to provide the necessary services to the community and beginning the week of July 12, 2010, the Planning, Building and Engineering Divisions will provide in-person interaction with customers at the counter from 10 a.m. to 4 p.m. City Manager Groves commented that if this becomes an issue, staff may look at going to an appointment-based system.

Also noted was that the Redevelopment Agency funds are also in a much more vulnerable place, largely because of actions taken by the State. \$4.9 million was paid this fiscal year for the Supplemental ERAF payment to help the State balance its budget and \$1 million will be taken away the next fiscal year. This will affect the Redevelopment Agency funding resources available for projects.

City Manager Groves acknowledged and thanked Lt. Cooper and Captain Mayman for their input and cooperation through this process. She also thanked Chief Carlson and the Norco Firefighters Association for their cooperation through this process. She added that this will be a continuous process and there is still a lot of work to do, noting that staff will continue to bring the best recommendations possible as we go forward with this budget process.

In closing, she thanked Deputy City Manager/Director of Finance Okoro for his work on a daily basis.

**Mayor/Chairman Miller OPENED the public hearing, indicating that proper notification had been made and asking for the appearance of those wishing to speak.**

**John Box.** Mr. Box applauded staff for the work they put into the preparation of this budget. He drew attention to the City Manager's budget transmittal letter stating that after this budget, the City will have meager reserves, and further on noted that tough policy decisions are necessary. He also commented on the Mayor's transmittal letter noting the statement regarding living within our means. He noted his observation at a prior meeting when a City Council Member requested to receive a deficit-neutral budget and asked if that was provided. He noted that this is critical for the City's future and the issues need to be addressed as a \$2 million deficit is nonsense. In Closing, he requested that the Council notify staff that they want to see a deficit-neutral budget and from that, make the decision on approving a budget. He added that there are a lot of areas where the Council could look at reductions.

**Mike Harris.** Mr. Harris thanked the Mayor for distributing his budget transmittal letter and commented on the Redevelopment Agency budget. Mr. Harris noted that he would request clarification on the level of debt carried by the Agency and added that he is lost with regards to what this budget is doing. He then commented on a document prepared by State Controller John Chang reflecting Norco's finances and asked for a bit more

transparency in the figures provided by the City. He stated that the \$240 parcel tax once noted would be insignificant in helping out the budget problems. Mr. Harris requested that a 5-10 years plan, linked to the future, be provided in order to determine what this all means to the residents.

**Deputy City Manager/Director of Finance Okoro** stated that the Norco Redevelopment Agency debt limit was increased in 2008 to allow for additional issuances of debit on behalf of the Corona-Norco Unified School District. He noted that those debts are secured by tax increment funds paid directly to the School District and the School District reimburses the Agency for the cost of those debt service payments. The RDA itself has not issued new debt since 2003. He commented on the total RDA outstanding debt in the amount of \$143 million including approximately \$20 million on behalf of the School District, \$40 million debt in Water and Sewer Enterprise Funds, and approximately \$80 million in debt to the Redevelopment Agency. He noted that the purpose of the Redevelopment Agency is that for it to be able to do what it does, the RDA leverages tax increment money, the bulk of which can be used for projects that benefit the community. He stated that the City issues an audited annual report brought before the Council which is available on the web site. This document states in detail all of the debt and remaining balance, along with the time it will be paid off. Noted was that the budget asked to be approved tonight has, for every fund, revenues that support the expenditures and added was that this is an annual budget that does not go beyond one year.

**Mayor Miller** stated we are as transparent as possible and Deputy City Manager/Director of Finance Okoro is available for discussion upon request.

**Mayor/Chairman Miller CLOSED the public hearing.**

**Mayor Pro Tem Hanna** thanked staff for working hard to present this budget.

**Council Member Bash** thanked Deputy City Manager/Director of Finance Okoro and staff noting that the report is outstanding. He commented on the budget stating that he is not happy with it and does not like the idea of using one-time revenues to cover shortfalls. He also noted that he also does not like dipping into reserves. Council Member Bash stated that the people in Norco need to come to grips with the fact that we are a very huge number of people living on a small amount of land. He added that Norco is about open space and we need to decide if we are going to preserve that. He stated that the Council prior to him made wise decisions but the problem is that we are still spending money we don't have. He commented that there is a need to "beef up" the Economic Development Department in order to bring in more retail noting that sales tax is our life blood. He requested quarterly reports for review from staff to see where we are at in generating revenue.

**Council Member Azevedo** commented on the amazing job on the budget. She noted that in this very difficult economic climate, we need to think about economic development. She stated that because we are so tight at City Hall, future cuts would only be done through public safety. She also requested that the Council be kept up-to-date on the budget and also requested a monthly status on economic development.

**Council Member Sullivan** thanked staff, Council Members and the public for their comments and input on the budget. He noted that we are going through tough times and we hope and pray that they will be over soon. Council Member Sullivan stated that as we have been previously told, property tax does not cut the bills and we need to be proactive in assembling parcels on Sixth Street and bring in some of the newer businesses into town. He commented that he believes that the resources available through the Silverlakes and Ingalls projects will provide great opportunities.

**Mayor Miller** thanked the City Manager and staff for their work on this budget. He noted that the budget is not perfect, but under the circumstances as good as it could be. He further noted that this will be an ongoing process with adjustments made as we go along. He reminded the Council Members that they currently receive a monthly report from the department heads.

**M/S Bash/Sullivan to adopt Resolution No. 2010-27, approving and adopting the City Operating Budget and related personnel adjustments for Fiscal Year 2010-2011 and authorizing appropriations therefrom; and CRA Resolution No. 2010-13, approving and adopting the Norco Redevelopment Agency Budget and related personnel adjustments for Fiscal Year 2010-2011 and authorizing appropriations therefrom. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

3. OTHER CRA MATTERS: No other CRA matters.

ADJOURNMENT OF CRA: 8:01 p.m.

**REGULAR CITY COUNCIL AGENDA AS FOLLOWS:**

4. CITY COUNCIL CONSENT CALENDAR ITEMS:

**Council Member Bash** requested to abstain from Item 4.D.

**M/S Hanna/Sullivan to approve the items as recommended on the City Council Consent Calendar. The motion was carried by the following roll call vote:**

**AYES: AZEVEDO, BASH, HANNA, MILLER, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- A. City Council Minutes:  
Regular Meeting of June 2, 2010  
Recommended Action: **Approve the City Council Minutes** (City Clerk)

- B. Planning Commission Action Minutes, Regular Meeting of June 9, 2010. **Recommended Action: Receive and File** (Planning Director)
- C. Authorization for the Destruction of Certain City Records. **Recommended Action: Adopt Resolution No. 2010-28.** (City Clerk)
- D. Lease Agreement between the City of Norco and the Lake Norconian Club Foundation. **Recommended Action: Approval** (Director of Parks, Recreation & Community Services)
- E. Order of Procedure and Resolutions Necessary for The Annual Assessment Levy Continuing Landscape Maintenance Districts No. 1 – Beazer, Tract 28765; No. 2 – Western Pacific, Tract 25779; No. 3 – Centex, Tract 28826; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk’s Crest, Tract 30230. **Recommended Action: That the members of the City Council adopt the following Resolutions:**
  - A.) **Resolution No. 2010-29, (Beazer); Resolution No. 2010-30, (Western Pacific); Resolution No. 2010-31, (Centex); Resolution No. 2010-32, (Norco Ridge Ranch); Resolution No. 2010-33, (Hawk’s Crest), approving the Engineer’s Preliminary Report for the Annual Levy of Assessments for the Fiscal Year 2010-2011 in said District; and**
  - B.) **Resolution No. 2010-34, (Beazer); Resolution No. 2010-35, (Western Pacific); Resolution No. 2010-36, (Centex); Resolution No. 2010-37, (Norco Ridge Ranch), Resolution No. 2010-38, (Hawk’s Crest), declaring the City’s intention to provide for an Annual Levy and Collection of Assessments for certain maintenance in an existing District, and setting a time and place for the Public Hearing.** (City Engineer)
- F. Contract with the California Department of Corrections and Rehabilitation (CDCR) for the Collection, Removal and Disposal of Wet/Dry Garbage by the City’s Franchise Waste Hauler from July 1, 2010 through June 30, 2013. **Recommended Action: Adopt Resolution No. 2010-39 to Approve Contract** (Deputy City Manager/Director of Finance)
- G. Acceptance of Property Dedication at 2821 Hamner Avenue for the Hamner Avenue Widening Project. **Recommended Action: Authorize the City Manager to accept the dedication of street right-of-way at 2821 Hamner Avenue, authorize the City Clerk to record the Grant Deed and authorize the City Manager to execute the Certificate of Acceptance.** (Director of Public Works)

5. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR: No items pulled from the City Council Consent Calendar.

6. PUBLIC COMMENTS OR QUESTIONS:

**Wendie Stevens-Rodriguez.** Ms. Stevens-Rodriguez spoke regarding her support of the new Arizona Immigration law.

**Pamela Smith.** Ms. Smith thanked City Manager Groves for assisting with a freeway visible flag that was replaced.

**Danny Azevedo.** Mr. Azevedo, speaking as the Norco Horseman's Association (NHA) President, provided information on the NHA event that will be held on June 17, 2010 prior to their general business meeting. The Alltech FEI World Equestrian Games will celebrate 100 Days to go until the world's most prestigious equestrian event comes to Kentucky. Representatives from Alltech will be in Norco on June 17<sup>th</sup> to celebrate this event with the NHA members. Mr. Azevedo thanked Ray Ariss for his participation in this event and for making it happen.

**Rob Koziel.** Mr. Koziel commented on the stables owned by the Price family and he asked the Council to reconsider letting them stay at that site. He also commented on his concerns regarding the ingress/egress issues on southbound Hamner Avenue in front of his business relative to the Community Center Parking Lot project.

7. OTHER MATTERS – COUNCIL:

**Council Member Sullivan:**

- ✚ Commented on a complaint received regarding the vegetation growing on the freeway wall behind the retail center at Sixth Street and Hamner Avenue.
- ✚ Stated that he is perturbed about the Navy Base continuing to be referred as the "Corona Division" as it is located in the City of Norco. He would like to have a letter written or calls made to change this as it is an important part of our town.

**Council Member Azevedo:**

- ✚ Thanked Council Member Bash, Mayor Miller, the Norco Fire Department and the NHA for their contributions in making the Jazzercise with the Stars event a success. They raised over \$6,000 which will be used to provide some medical services to the underserved in the community.
- ✚ Commented on a call from a resident who purchased a golf cart and wanted to know if he could pick up his grandchild in it. Lt. Cooper responded that the golf cart would need to be licensed through the DMV, the speed limit is 25 or less and it would not be allowed on the horse trials. He added that a child would be allowed to ride in it. City Manager Groves noted a WRCOG pilot project for electric cars that will take place in a portion of Norco and added that she has invited the WRCOG consultant to come to a City Council Study Session to address this.

**Mayor Pro Tem Hanna:**

- ✚ Commented on the National Day of American Cowboy events at the George Ingalls Equestrian Event Center that will be held on July 24<sup>th</sup>. He added that this will be very affordable for families to attend, as the cost will be \$5 for the events. He added that they are still looking for volunteers to help out.

**Council Member Bash:**

- ✚ Noted that the Lake Norconian Club Foundation received \$5,000 from Supervisor John Tavaglione for its Dec 7th event.
- ✚ Stated that the Little League will be holding its closing ceremony event this Saturday.
- ✚ Commented on the letters sent out to the Norco High School All-League and All-Academic recipients and added that the coaches are thrilled with the letters.
- ✚ Thanked Public Works Director Thompson for the time he took to hold meetings with him.
- ✚ Stated that the Banner Program is a success.

**City Manager Groves** stated that the 41 sites for the patriotic banners on Sixth Street have all been filled and added that there were more applications received than banner spots available. She noted that the majority of the applicants are honoring military personnel. Also noted was that the banners are being made as we speak and will be hung by the end of next week and complemented by the re-stripping of Sixth Street. She stated that the current commitment for the banners is for a period of 3 months and the Council would then have the option to determine if a different timeframe would be honored.

**Mayor Miller:**

- ✚ Commented on the upcoming Concerts in the Park Summer Series which will be held at Pikes Peak Park on July 16 & 30 and August 13 & 27.
- ✚ Provided a PowerPoint presentation on the Santa Ana River Trail Project.

**John Box:** Mr. Box commented on the presentation on the Santa Ana River Trail Project and noted his past experience with law enforcement in Orange, California preventing equestrians from entering into the riverbed.

8. OTHER MATTERS – STAFF:

- A. Update on Request for Proposal (RFP) for Management of the George Ingalls Equestrian Event Center – Verbal Report (City Manager)

**Parks, Recreation and Community Services Director Petree** stated that the committee will be meeting tomorrow for a final interview with the candidate, which will complete the first phase of the RFP process. He added that the recommendation from the committee will be brought to the Council at a later date.

**Deputy City Manager/Director of Finance Okoro** commented on the Super Lotto ticket received from Mr. Box at the last City Council Meeting and noted that following the drawing, the value of the ticket was \$0 and therefore did not solve the City's budget issues.

9. **ADJOURNMENT:** Mayor Miller Adjourned the meeting at 8:51 p.m. in memory of Edward Ramirez. Mr. Ramirez passed away on June 10, 2010 in an auto accident. He was currently serving on the Economic Development Advisory Council, was born in Norco and graduated from Norco High School. Mr. Ramirez was the current owner of Myrror Emages Signs and once stated that his interests were to promote the businesses in Norco and the overall welfare of the City.

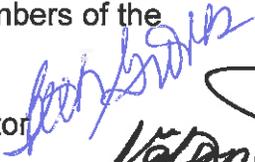
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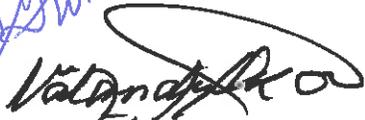
BRENDA K. JACOBS  
CITY CLERK

/bj-75855

## CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the  
Redevelopment Agency

FROM: Beth Groves, Executive Director 

PREPARED BY: Andy Okoro, Deputy City Manager/Director of Finance 

DATE: July 7, 2010

SUBJECT: Resolution of the Norco Community Redevelopment Agency Making Certain Findings Regarding the Borrowing of Funds from the Low and Moderate Income Housing Fund to Assist with the Payment to the Supplemental Education Revenue Augmentation Fund (SERAF) for Fiscal Year 2009-2010

RECOMMENDATION: Adopt **CRA Resolution 2010\_\_**, making certain findings regarding the borrowing of funds from the Low and Moderate Income Housing Fund to assist with the payment to Supplemental Education Revenue Augmentation Fund (SERAF) for Fiscal Year 2009-2010

**SUMMARY:** On May 10, 2010 the Norco Community Redevelopment Agency ("Agency") was required to make a State mandated payment of \$4,904,827 to the Supplemental Education Revenue Augmentation Fund (SERAF). Due to Agency financial commitments to current projects, debt service requirements and pass-through payments, it is necessary to borrow \$3 million from the Agency's Low and Moderate Income Housing Fund to supplement the amount available in the Redevelopment Fund to make the required payment. Staff recommends approval of this loan in the amount of \$3 million from available fund balance equally split between tax increment and bond proceeds. The loan will be provided as a five year interest free loan due and payable on June 30, 2015.

**BACKGROUND:** In April 2009, the Sacramento Superior Court ruled in favor of California Redevelopment Association (CRA) and invalidated Fiscal Year (FY) 2008-2009 State budget action that would have shifted \$350 million in redevelopment funds from local redevelopment agencies to the State of California (State). In September 2009, the State withdrew its appeal, making the April 2009 decision final and binding.

In July 2009, the State Legislature passed and the Governor signed Assembly Bill (AB) 26 4X as part of the package to resolve the State's budget deficit. AB 26 4X proposed to shift \$1.7 billion from redevelopment agencies in FY 2009-2010 and another \$350 million in FY 2010-2011 for a total of \$2.05 billion. These funds will be transferred to SERAF and distributed to schools to meet the State's Proposition 98 obligations. Under the provisions of AB 26 4X, a Redevelopment Agency that fails to make payments to SERAF will be subject to the "death penalty". A Redevelopment Agency subject to the death penalty may not adopt a new redevelopment plan, amend an existing plan, issue bonds or incur other indebtedness, further encumber funds or expend any monies derived from any source except to pay pre-existing debt, or contractual obligations. The Norco Community Redevelopment Agency's total SERAF payment for FY 2009-2010 is \$4,904,827.

In October 2009, the CRA filed a law suit in Sacramento Superior Court that challenged the constitutionality of the AB 26 4X and sought to prevent the State from taking redevelopment funds for non-redevelopment purposes. In November 2009, the Governor signed AB 68 into law which modified AB 26 4X to allow agencies to use accumulated balances in their Low and Moderate Income Housing Fund (LMIHF) set aside to make their SERAF Payment. Funds used from LMIHF to pay part or all of SERAF obligations are considered loan which must be repaid in full by June 30, 2015. If the loan is not paid in full by then, the Agency must increase the set aside for Low and Moderate Income Housing Fund from the current 20% to 25% for the remainder of the time the Agency receives tax increment.

In early February 2010, the Court heard the CRA's lawsuit against the State. On May 4, 2010, the Superior Court ruled against the CRA in favor of the State. Consequently, the Agency was required to make the required FY 2009-2010 payment in the amount of \$4,904,827 to the Riverside County Auditor Controller by May 10, 2010. The payment was made on May 10, 2010 by the Agency as required. Staff advised Agency Board that a subsequent report will be brought to the Board identifying and recommending the sources of funds for the payment made to the County under AB 26 4X. As part of the City's budget process for FY 2010-2011, staff discussed with Agency Board several options for funding the SERAF payment. After much review and discussion, it was determined that due to capital projects commitments, debt service needs, required pass-through payments, and other redevelopment expenditures, it was necessary to recommend that the Agency Board approve a \$3,000,000 loan from the Low and Moderate Income Housing Fund to the Redevelopment Fund to help meet the Agency's SERAF Obligation for FY 2009-2010. It is to be noted that the CRA is currently appealing the Court's decision.

As condition of borrowing from the Housing Fund, the Agency Board must make a finding that there are insufficient other moneys to meet the SERAF payment. As part of the FY 2010-2011 budget process, it was determined that the estimated fund balance as of June 30, 2011 in the Redevelopment Fund is \$1.8 million. Given an anticipated budget shortfall of more than \$2 million in FY 2011-2012, paying the entire SERAF obligation without the loan from Low and Moderate Income Housing Fund will jeopardize the Agency's ability to meet debt service and other pass-through obligations. Consequently, the loan in the amount of \$3,000,000 is necessary to meet the SERAF obligation.

**FISCAL IMPACT:** The estimated fund balance in the Low and Moderate Income Housing Fund as of June 30, 2010 is \$7.6 million including bond proceeds of nearly \$3.1 million. Staff is recommending that the loan to the Redevelopment Fund be funded 50% from tax increment fund balance and 50% from bond proceeds fund balance. After funding this loan, the estimated remaining fund balance as June 30, 2010 is \$4.6 million.

/ao-75920

## CRA RESOLUTION NO. 2010-\_\_\_\_\_

**A RESOLUTION OF THE NORCO REDEVELOPMENT AGENCY  
MAKING CERTAIN FINDINGS REGARDING THE BORROWING OF  
FUNDS FROM THE LOW AND MODERATE INCOME HOUSING FUND  
TO ASSIST WITH THE PAYMENT TO THE SUPPLEMENTAL  
EDUCATION REVENUE AUGMENTATION FUND (SERAF) FOR  
FISCAL YEAR 2009-2010**

WHEREAS, the Norco Community Redevelopment Agency ("Agency") was required to make SERAF payment of \$4,904,827 pursuant to Health and Safety Code Section 33690 for the Fiscal Year 2009-2010; and;

WHEREAS, pursuant to Health and Safety Code Section 33690 (c) (2), in order to make the full payment required by Health and Safety Code Section 33690, the Agency desires to borrow \$3,000,000 of the Agency's Low and Moderate Income Housing Fund during the Fiscal Year 2009-2010, and;

WHEREAS, the loan from the Housing Fund is necessary to meet the Agency's obligation to pay the FY 2009-2010 SERAF payments since Agency funds in the Redevelopment and Capital Projects Funds have been earmarked for existing bonded debt obligations, payment under pass-through agreements and other obligations,

NOW, THEREFORE, BE IT RESOLVED that based on the above recitals, the agency Board finds it necessary to borrow \$3,000,000 from the Housing Fund at zero percent interest; the Agency shall repay the Housing Fund in full by June 30, 2015.

BE IT FURTHER RESOLVED that the Agency hereby authorizes any necessary appropriation in the Low and Moderate Income Housing Fund to fund the loan

PASSED AND ADOPTED by the Norco Redevelopment Agency at a regular meeting held on July 7, 2010.

\_\_\_\_\_  
Chairman  
Norco Redevelopment Agency

ATTEST:

\_\_\_\_\_  
Secretary, Norco Redevelopment Agency

I, BRENDA K. JACOBS, Secretary of the Norco Redevelopment Agency, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the Norco Redevelopment Agency at a regular meeting thereof held on July 7, 2010, by the following vote of the Norco Redevelopment Agency Members:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Norco Redevelopment Agency on July 7, 2010.

---

Secretary, Norco Redevelopment Agency

/jk-75931

## CITY OF NORCO STAFF REPORT

TO: Chairman and Members of the Norco Redevelopment Agency

FROM: Beth Groves, Executive Director 

PREPARED BY: Brian Oulman, Economic Development Director

DATE: July 7, 2010

SUBJECT: Acceptance of Bids and Award of Contract to Vizion's West, Inc. for the Demolition of Blighted Structures at the Southwest Corner of Sixth Street and California Avenue

RECOMMENDATION: Award a contract to Vizion's West, Inc. for the demolition of two (2) single-family houses in teardown condition at the southwest corner of Sixth Street and California Avenue in the amount of \$13,080 and authorize the Executive Director or her designee to approve change orders up to 10 percent of the contract amount

SUMMARY: Two (2) vacant, boarded-up houses in teardown condition contribute to the blighted conditions at the southwest corner of Sixth Street and California Avenue. A 2.4 acre parcel that will be a prime developable site when economic conditions improve. In addition to being unsightly, the homes present a danger for wandering children and homeless persons, and may encourage criminal activity.

BACKGROUND/ANALYSIS: The owners of the parcel, through their representative, have requested that the Redevelopment Agency assist in the demolition of the structures. The property has extensive frontage on Sixth Street and occupies a strategic corner near the entrance to the George Ingalls Equestrian Event Center. The two boarded-up homes are a concern to both residents and business owners. This kind of blight presents an unfavorable impression to visitors and detracts from the Agency's efforts to create a vibrant retail district along Sixth Street.

There is considerable precedent for the Agency assisting private property owners of commercially viable sites with the removal of blighted structures. In 2005, the Agency removed 12 dilapidated housing units from a prospective commercial site at 3231 Hamner Avenue, near Town and Country Drive; and in July 2008, the Agency cleared a house and storage structures from a lot at the northwest corner of Hamner Avenue and Third Street, a project very similar to this one.

After publication of a Notice Inviting Bids on April 21, 2010, 19 contractors paid for bid specifications and 11 bids, ranging from \$13,080 to \$35,280, were ultimately received

by the due date of May 26 (see Exhibit "A"). The lowest qualified bid was submitted by Vizion's West, Inc., a general contractor located in Quail Valley that also holds a specialized license in demolition.

Prior to bidding, the Agency commissioned Cardinal Environmental Consultants, Inc. to evaluate the site for asbestos, and both houses tested positive. As an experienced demolition contractor, Vizion's West is currently certified by the State of California for asbestos abatement, so it does not need to subcontract for those essential services. Based on a review of the contractor's credentials, Vizion's West is appropriately licensed and insured for all activities required under the scope of work.

**FINANCIAL IMPACT:** Funding for the proposed demolition project has been allocated in the FY 2010-2011 Redevelopment Agency Budget (Account No. 013.5010.41200, Development Incentives, with a current balance of \$175,000).

/rg-75862

Attachment: Exhibit "A" (Bid Summary)

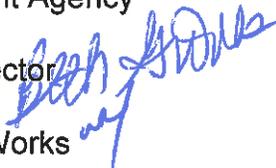
**EXHIBIT A**  
**BID SUMMARY**

<b>Contractor</b>	<b>Amount</b>
<b>VIZION'S WEST, INC.</b> 29226 AVENIDA GAVIOTA QUAIL VALLEY, CA 92587	<b>\$13,080.00</b>
<b>THREE D SERVICE COMPANY, INC.</b> 1551 E. MISSION BLVD. POMONA, CA 91766	<b>\$15,552.00</b>
<b>INTERIOR DEMOLITION, INC.</b> 2621 HONOLULU AV. MONTROSE, CA 91020	<b>\$16,535.00</b>
<b>DAKENO, INC.</b> 6021 TARRAGONA DR. RIVERSIDE, CA 92509	<b>\$17,440.00</b>
<b>CST ENVIRONMENTAL, LP</b> 404 N. BERRY ST. BREA, CA 92821	<b>\$17,800.00</b>
<b>FLORES SIERRA CONTRACTORS, INC.</b> 1547 JAYKEN WY., STE. B CHULA VISTA, CA 91911	<b>\$18,550.91</b>
<b>R. JENSEN COMPANY, INC.</b> 538 SIXTH ST. NORCO, CA 92660	<b>\$21,000.00</b>
<b>SPECIALIZED ENVIRONMENTAL, INC.</b> 12115 RIVERA RD. WHITTIER, CA 90606	<b>\$24,000.00</b>
<b>ALVIN &amp; KEN'S CONSTRUCTION</b> 2952 CORONA AV. NORCO, CA 92860	<b>\$24,737.00</b>
<b>CREW, INC. GRADING &amp; EXCAVATING</b> 19618 S. SUSANA RD. RANCHO DOMINGUEZ, CA 90221	<b>\$34,400.00</b>
<b>EA PACIFIC, INC.</b> 1227 S. CONCORD LN. GLEN DORA, CA 91740	<b>\$35,280.00</b>

/rg-75863

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council/ Chairman  
And Members of the Norco Redevelopment Agency

FROM: Beth Groves, City Manager/Executive Director 

PREPARED BY: William R. Thompson, Director of Public Works

DATE: July 7, 2010

SUBJECT: Reimbursement Agreement No. 2 Between the City of Norco,  
the Norco Redevelopment Agency and Belstarr Sports  
Management, LLC

RECOMMENDATION: Adopt **Resolution No. 2010-\_\_\_** and **CRA Resolution No. 2010-\_\_\_**, approving a Reimbursement Agreement No. 2 between the City of Norco, the Norco Redevelopment Agency, and Belstarr Sports Management, LLC to fund additional site clearing and soil testing of the Silverlakes property.

**SUMMARY:** In January of 2008, the City Council/Norco Redevelopment Agency approved a Memorandum of Understanding ("MOU") with Belstarr Sports Management, LLC ("Belstarr") outlining the roles, expectations, goals and responsibilities of the parties that will ultimately lead to the execution of a Development Agreement ("DDA"), Shared Use Agreement and a long-term Ground Lease. The proposed Reimbursement Agreement No. 2 describes expenditures and funding requirements related to clearing and grubbing and specific soil testing of the site prior to grading. These tasks will be paid for by the City/Agency and subsequently reimbursed to the City/Agency by Belstarr.

**BACKGROUND/ANALYSIS:** On January 16, 2008, the City Council/Agency Board approved a MOU with Belstarr for the redevelopment of the 122-acre Silverlakes property into a park facility that will accommodate equestrian, soccer and other recreational activities. The MOU includes a Preliminary Conceptual Site Plan for the proposed facility and details the various steps that must be taken prior to entering into a Shared Use Agreement, Development Agreement and a long-term Ground Lease.

On January 20, 2010, the City Council approved a Reimbursement Agreement in an amount not to exceed \$315,000 to perform site preparation that included demolition of various structures, clearing, grubbing and tree and vegetation removal prior to rough grading of the property. During the initial site clearing activities additional buried debris was discovered on the south portion of the property. Belstarr has also expressed a desire to have additional onsite soil testing performed. The expenditures required for the City to execute an agreement to perform the additional site clearing and soil testing will be paid by the City/Agency and reimbursed to the City/Agency by Belstarr.

On a separate item on this same agenda, staff will be recommending that the Council amend the Ingalls Equestrian Center service agreement in order to expedite the site clearing and grubbing. The City has an existing agreement with So Cal Sandbags to perform site grading and material removal at the Ingalls Equestrian Center. So Cal Sandbags has agreed to clear and grub the remaining buried materials on the site in an amount not-to-exceed \$55,000. The additional soil boring and testing is to be done by Associated Soils Engineering, Inc. in an amount not-to-exceed \$10,000.

In order to manage and account for these expenditures, a Reimbursement Agreement No. 2 has been prepared outlining the process that the City/Agency will follow in order to recover its costs related to site clearing and soil testing. The Reimbursement Agreement No. 2 includes a total not-to-exceed amount of \$65,000 to be paid by Developer to the City for the related costs.

FINANCIAL IMPACT: None

/wrt-75975

Attachments: Resolution No. 2010-\_\_\_\_  
CRA Resolution No. 2010-\_\_\_\_  
Reimbursement Agreement No. 2

## RESOLUTION NO. 2010-\_\_\_\_

### A RESOLUTION OF THE CITY OF NORCO, CALIFORNIA, APPROVING A REIMBURSEMENT AGREEMENT NO. 2 BETWEEN THE CITY OF NORCO AND BELSTARR SPORTS MANAGEMENT, LLC FOR CLEARING, GRUBBING AND SOIL TESTING OF THE SILVERLAKES PROPERTY

WHEREAS, the Norco Redevelopment Agency ("Agency") owns approximately 122 acres of land commonly known as Silverlakes ("Subject Property"); and

WHEREAS, Belstarr Sports Management, LLC ("Developer") intends to develop and construct an equestrian and recreational facility on the Subject Property (the "Project"); and

WHEREAS, the City of Norco ("City") and the Agency approved a Memorandum of Understanding ("MOU") with the Developer for the redevelopment of the Subject Property; and

WHEREAS, the Developer has agreed to pay for all costs related to the clearing of the site, and soil testing that will initially be paid for by the City; and

WHEREAS, the City and the Developer desire to enter into a Reimbursement Agreement No. 2 ("Agreement") to specifically recover certain site clearing and soil testing costs related to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORCO AS FOLLOWS:

SECTION 1. The City and the Developer agree on the terms and conditions set forth in the Agreement.

SECTION 2. The Agreement is hereby approved.

PASSED AND ADOPTED by the City Council at a regular meeting held on July 7, 2010.

---

Mayor of the City of Norco

ATTEST:

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Brenda K. Jacobs, City Clerk  
City of Norco, California

I, Brenda K. Jacobs, City Clerk of the City of Norco, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the Norco City Council at a regular meeting thereof held on July 7, 2010 by the following vote of the Norco City Council Members:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco on July 7, 2010.

---

Brenda K. Jacobs, City Clerk  
City of Norco, California

/wrt-75977

## **CRA RESOLUTION NO. 2010-\_\_**

### **A RESOLUTION OF THE NORCO REDEVELOPMENT AGENCY APPROVING A REIMBURSEMENT AGREEMENT NO. 2 BETWEEN THE NORCO REDEVELOPMENT AGENCY AND BELSTARR SPORTS MANAGEMENT, LLC FOR CLEARING, GRUBBING AND SOIL TESTING OF THE SILVERLAKES PROPERTY**

WHEREAS, the Norco Redevelopment Agency ("Agency") owns approximately 122 acres of land commonly known as Silverlakes ("Subject Property"); and

WHEREAS, Belstarr Sports Management, LLC ("Developer") intends to develop and construct an equestrian and recreational facility on the Subject Property (the "Project"); and

WHEREAS, the Norco Redevelopment Agency ("Agency") approved a Memorandum of Understanding ("MOU") with the Developer for the redevelopment of the Subject Property; and

WHEREAS, the Developer has agreed to pay for all costs related to the clearing of the site and soil testing that will initially be paid for by the City; and

WHEREAS, the Agency and the Developer desire to enter into a Reimbursement Agreement No. 2 ("Agreement") to specifically recover certain site clearing and soil testing costs related to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORCO AS FOLLOWS:

SECTION 1. The Agency and the Developer agree on the terms and conditions set forth in the Agreement.

SECTION 2. The Agreement is hereby approved.

PASSED AND ADOPTED by the Norco Redevelopment Agency at a regular meeting held on July 7, 2010.

\_\_\_\_\_  
Chairman, Norco Redevelopment Agency

ATTEST:

\_\_\_\_\_  
Secretary, Norco Redevelopment Agency

I, Brenda K. Jacobs, Secretary of the Norco Redevelopment Agency, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the Norco Redevelopment Agency at a regular meeting thereof held on July 7, 2010 by the following vote of the Norco Redevelopment Agency Members:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco on July 7, 2010.

\_\_\_\_\_  
Secretary, Norco Redevelopment Agency

/wrt-75974

**REIMBURSEMENT AGREEMENT NO 2**  
**BETWEEN THE CITY OF NORCO, THE NORCO REDEVELOPMENT AGENCY**  
**AND BELSTARR SPORTS MANAGEMENT, LLC**  
**FOR CLEARING, GRUBBING AND SOIL TESTING THE SILVERLAKES PROPERTY**

This Deposit and Reimbursement Agreement No. 2 (hereinafter "Agreement") is made by and between the CITY OF NORCO, the NORCO REDEVELOPMENT AGENCY (hereinafter "City/Agency") and BELSTARR SPORTS MANAGEMENT, LLC, a California limited partnership (hereinafter "Developer"), effective this 7th Day of July, 2010.

**RECITALS**

WHEREAS, Developer desires to lease from City/Agency the real property listed in Exhibit "A", attached hereto and incorporated herein by this reference (the "Subject Property"); and

WHEREAS, Developer intends to process applications for the development of a Equestrian and Recreational Facility on the Subject Property (the "Project"); and

WHEREAS, an Environmental Impact Report ("EIR") has been prepared for the Project; and

WHEREAS, Developer and the City/Agency have executed a Memorandum Of Understanding, which sets forth the intended purpose of the Project, the City's intent to enter into a Development Agreement and a Ground Lease with the Developer for development and use of the Subject Property, and the roles of the City and Developer in the predevelopment activities related to the Project.

WHEREAS, Developer has agreed to pay additional clearing and grubbing, soil testing, and site study costs associated with the site preparation in an amount not to exceed \$65,000 related to the Project; and

WHEREAS, The City/Agency and Developer desire to enter into this Agreement to specifically provide a conduit for the City to recover certain costs related to site clearing, soil testing and site studies of the Project;

**NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:**

1. Purpose of Agreement. The purpose of this Agreement is to provide for the advance deposit of and payment by Developer of certain costs incurred by the City related costs for site clearing and other work described in Section 4 below.

2. Term of Agreement. The term of this Agreement shall commence upon execution by the Parties and shall continue until terminated as provided for in other sections herein.

3. No Approvals. Nothing in this Agreement shall be construed as preliminary or final approval of any land use or related decision. This Agreement specifically does not commit the City to any decisions or approvals not yet authorized by the City.

4. Contractor's Work and Payments. Following the completion of the work described in the Contractors' agreements attached hereto as Exhibit "A" & "B", that includes site preparation, clearing and grubbing, soil testing and site studies of the entire Silverlakes property (the "Work"), the Contractors will be entitled to full compensation, in a total amount not to exceed sixty-five thousand dollars (\$65,000) (the "Cap").

5. Reimbursement of Costs. Developer shall reimburse the City up to the Cap for all costs associated with the Work. Within thirty (30) calendar days of the Effective Date of this Agreement the Developer shall deposit Sixty Five-Thousand dollars (\$65,000) (the "Deposit") with the City. Should the Contractors complete the Work to the satisfaction of the City and Developer prior to said thirty (30) days, the Developer will deposit the Deposit within ten (10) days of written notice. The City shall provide to Developer proof of payment to each Contractor. The City shall have no obligation, and may cease to process or to perform any Work on the Project in the event that the Developer has not made timely payment of the Deposit. Upon the completion of the Work by each Contractor, and payment for those services as provided herein, any unpaid balance shall be returned to Developer. Any change order by a Contractor which exceeds the amount quoted in the Contractor's initial agreement shall be subject to the prior mutual agreement between the City and Developer; if the parties mutually authorize a change order in writing (an authorized Change Order) and costs thereof exceed the Deposit, Developer shall deposit with the City such excess amount within fifteen (15) days of written notice.

6. Payment of Standard Fees. Developer shall pay all application fees associated with the Project (if applicable to the Work herein described and then to the extent of the Cap).

7. Defense of Legal Challenges. In the event of any administrative, legal or equitable action or other proceeding instituted by any person, entity or organization challenging the validity of any Project Approval (as defined in Paragraph 9 herein) or the sufficiency of any environmental review under the California Environmental Quality Act ("CEQA") or National Environmental Policy Act ("NEPA") (to the extent the same are relevant to the Work), the parties shall agree to mutually cooperate with each other in the defense of any such challenge. City and the Developer each agree to be liable for their respective legal expenses, costs of court and expenses of litigation in connection with such litigation. Notwithstanding the foregoing, City may elect to tender the defense of any lawsuit filed by a third person or entity to Developer. In such event, Developer shall hold the City harmless from and defend the City from all costs and expenses incurred in the defense of such lawsuit, including, but not limited to, damages, attorney's fees and expenses of litigation awarded to the prevailing party or parties in such litigation. In the event of any administrative, legal or equitable action or other proceeding, Developer may elect to terminate this agreement under paragraph 11. In the event of termination, Developer shall be responsible for defense costs through the effective date of termination as defined in paragraph 11.

8. Attorney's Fees. In the event any legal action is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs and expenses incurred.

9. Project Approvals. For the purposes of the Agreement, "Project Approval" shall mean any discretionary or ministerial permits or approvals necessary or appropriate for further processing of the Work.

10. Termination by City. If Developer is in default or breach of its obligations under this Agreement, the City shall give Developer at least ten (10) days prior written notice of such default. If the Developer does not commence to cure the default within ten (10) days of such notice and continue to cure such default to completion within thirty (30) days, then the City may terminate this Agreement and the City shall have no further obligation under this Agreement to process pending applications. If the Agreement is

terminated by the City, the City shall bill Developer for any payments or costs to be paid for the Work as herein allowed and up to the date of termination.

11. Termination by Developer. This Agreement may be terminated by Developer without cause and at will for any reason by giving to the City written notice of such intent to terminate. Termination of this Agreement shall be effective thirty (30) days following receipt of such written termination notice by the City. Termination of this Agreement by Developer shall act as a withdrawal by Developer of its request for any approval from the City pertaining to the Project effective on the date of the termination. Upon receipt of written notice of a termination by Developer, the City shall terminate Project related services by the Environmental Consultant, Other Consultants, and Legal Counsel and make final payment for work incurred under this Agreement. Developer shall deposit any additional funds as the City is permitted hereunder to charge to pay outstanding amounts. Within thirty (30) days of the termination, the City shall pay to Developer any funds remaining in the Deposit.

12. Counterparts. This Agreement may be signed in counterparts and when signed by all parties hereto shall constitute a binding agreement on the parties.

13. Modifications. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties.

14. Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

15. Severability. In the event any term of this Agreement is held invalid by a court of competent jurisdiction, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect.

16. Jurisdiction and Venue. The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Riverside.



IN WITNESS WHEREOF the parties do hereby agree to the full performance of the terms set forth herein.

"CITY/AGENCY"

"DEVELOPER"  
BY: BELSTARR SPORTS  
MANAGEMENT, LLC

\_\_\_\_\_  
By: Malcolm G. Miller, M.D.

Title: Mayor/Chairman

Date: July 7, 2010

Attest:

\_\_\_\_\_  
Brenda K. Jacobs  
By:  
Title: City Clerk

Date: July 7, 2010

\_\_\_\_\_  
By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2010

Approved As To Form:

\_\_\_\_\_  
John Harper  
By:  
Title: City Attorney

Date: July 7, 2010

## Exhibit "A"



## Erosion Control Specialists

12620 Bosley Lane • Corona, CA 92883-6358 • (800) 834-8682 • (951) 277-3404 • (949) 589-8600 • (951) 277-2303 Fax

# Revised Estimate

Date : 6/30/2010

Fax # :

Attn : Bill Thompson / Lori Askew

Phone # :

To : City of Norco

From : Dennis Feidner

Project : Silver Lakes, Norco

Description : Clean up of concrete at South side near riding stables. Includes South side along stable chain link fence and West fence along Hamner to entrance. Calculations were based on depths of 4' to 8' by 100' wide along stables fence and Hamner to the entrance.

So. Cal. Sandbags, Inc. proposes to provide all labor, materials, tools and equipment necessary to perform the work described below:

Description	Unit of Measure	Quantity	Unit Price	Subtotal	Sales Tax %	Sales Tax Amt.	Total Item
<b>Removal and stockpiling of concrete</b>	Days	4	3,100.00	12,400.00	0.00%	0.00	\$12,400.00
<i>Includes excavator &amp; 950 loader</i>							
<b>Preparation of materials for crushing</b>	Days	5	3,465.00	17,325.00	0.00%	0.00	\$17,325.00
<i>Includes excavator with pulverizer, skid steer &amp; labor</i>							
<b>Separation of dirt from concrete</b>	Days	3	1,875.00	5,625.00	0.00%	0.00	\$5,625.00
<i>Includes excavator &amp; labor</i>							
<b>Crushing of material to 1" minus / CMB</b>	Days	5	4,950.00	24,750.00	0.00%	0.00	\$24,750.00
<i>Includes all personnel and equipment necessary to facilitate crushing</i>							
						<b>Total</b>	<b>\$60,100.00</b>
						Discount	<b>-\$5,100.00</b>
<b>Based on 5,000 tons of material</b>							
<b>TOTAL</b>							<b>\$55,000.00</b>

Prices are good for 30 days. Labor charge for installation is based on good truck access during normal working hours. Payment terms are net 30, no retention. We appreciate the opportunity to provide an estimate on this project. Please call if you have any questions or need further information. **This quote good for 30 days.**

DF

## Exhibit "B"



**SOILS ENGINEERING, INC.**  
Consulting Geotechnical Engineers

2860 WALNUT AVE. - SIGNAL HILL, CALIF. 90755 - PHONE 562/426-7990 - FAX 562/426-1842

June 18, 2010  
Project No. 09-6177

**City of Norco**  
2870 Clark Avenue  
Norco, California 92860

**Attention:** Mr. Brian Petree

**Subject:** Request for Second Amendment to Existing Agreement and Cost Estimate for Additional Percolation Testing, Silverlakes Equestrian and Sports Park, City of Norco, California.

**References:** Proposal for Geotechnical Investigation, Silverlakes Equestrian and Sports Park, Norco, California, by ASE, dated October 6, 2009

Request for Amendment to Existing Agreement and Cost Estimate for Percolation Testing, On-Site Storm Water Infiltration System, Silverlakes Equestrian and Sports Park, City of Norco, California, by ASE, dated February 23, 2010

**Mr. Petree:**

In accordance with the request of Mr. Chuck DeGarmo of ValleyCrest Landscape Companies, Associated Soils Engineering Inc. (ASE) submits this estimate of costs for performing percolation tests in the proposed grass field areas of the Silverlakes Equestrian and Sports Park. The percolation test data is to be used by ValleyCrest to determine if native soils can be used in the grass field root zones. It is requested that this work be performed as an amendment to our existing agreement to provide the geotechnical services described in the above referenced proposal.

### **SCOPE OF WORK**

ASE will drill 8-inch diameter hollow-stem borings and conduct field percolation tests at six locations to be designated by ValleyCrest. The tests will be performed from approximate rough grade elevations, as determined from the latest rough grading plan, to 5 feet below those grades. The test will be conducted using County of Riverside procedures modified to test the cross sectional zone of planned grass field subgrade. Based on percolation testing previously performed by ASE at the site, it is assumed that 6-hour tests will be required at each test location. The percolation holes will be backfilled with site spoils and/or import material upon completion of testing.

Soils samples will be obtained from within 12 inches below the planned rough grades at each boring location and delivered ValleyCrest.

### ESTIMATED COST

Our estimated budget for performing the work described above will be EIGHT THOUSAND EIGHT HUNDRED DOLLARS (\$8,800.00).

### SCHEDULE

We expect to begin our field percolation tests within five (5) working days upon receipt of your authorization to proceed and any necessary permits, subject to weather conditions and drilling equipment availability. A complete report of our findings can be provided within seven (7) working days after completion of field work. Preliminary results can be provided verbally as substantiating data becomes available.

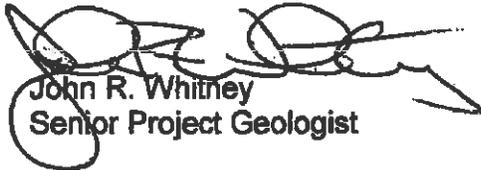
### CLOSURE

The above estimate for geotechnical services would be invoiced upon completion of the percolation test report per the terms of our existing agreement.

We appreciate the opportunity to submit this proposal. If there are any questions or you need clarification, please contact us at (562) 426-7990.

Very truly yours,

**ASSOCIATED SOILS ENGINEERING, INC.**



John R. Whitney  
Senior Project Geologist

JRW:jw

Distribution: (1) Addressee, via email  
(1) Bicky Ross, via email  
(1) Rolly Pulaski, via email  
(1) Bill Ropp, via email  
(1) Chuck DeGarmo, via email



**ACTION MINUTES**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
June 30, 2010

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: **Vice-Chair Hedges, Commissioners Harris, Newton, Wright; Chair Jaffarian absent.**
3. STAFF PRESENT: **Planning Director King, Executive Secretary Dvorak**
4. PLEDGE OF ALLEGIANCE: **Commissioner Harris**
5. APPEAL NOTICE: **Read by staff.**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: **No items.**
7. APPROVAL OF MINUTES: Minutes of June 9, 2010; **Approved 4-0.**
8. CONTINUED ITEMS:
9. PUBLIC HEARINGS:
  - A. Resolution No. 2010-\_\_\_; Zone Code Amendment 2010-01 (City): A proposed Ordinance to amend Title 18 (Zoning) of the Norco Municipal Code to regulate the size, height, and approval process of accessory buildings allowed in agricultural-residential zones. *Recommendation: Recommend for Approval (Planning Director King). Action: Approved 3-1 (Harris voting no, written statement for reason submitted).* This item will be scheduled for public hearing by the City Council at a later date.
  - B. Resolution No. 2010-\_\_\_; Specific Plan 91-02, Amendment 5 (City): A proposed Ordinance to amend the Norco Hills Specific Plan to regulate the height and approval process of accessory buildings allowed in the Equestrian Residential District. *Recommendation: Recommend for Approval (Planning Director King). Action: Approved 3-1 (Harris voting no, written statement for reason submitted).* This item will be scheduled for public hearing by the City Council at a later date.

- C. Resolution No. 2010-\_\_\_; Specific Plan 99-01, Amendment 4 (City): A proposed Ordinance to amend the Norco Ridge Ranch Specific Plan to regulate the height and approval process of accessory buildings allowed in the Equestrian Residential District. *Recommendation: Recommend for Approval (Planning Director King). Action: Approved 3-1 (Harris voting no, written statement for reason submitted).* This item will be scheduled for public hearing by the City Council at a later date.

*A motion to approve process/checklists for accessory building reviews (minor site plan and minor conditional use permit) failed on a vote of 2-2 (Harris and Newton voting no). Commissioner Harris provided written statement for "No" vote; Commissioner Newton voted no based on concern that the "Motion" was only listed in the staff report and not on the agenda.*

10. BUSINESS ITEMS: **None**

11. CITY COUNCIL:

A. City Council Action Minutes dated June 16, 2010

B. City Council Minutes dated June 2, 2010  
**Received and filed.**

12. PLANNING COMMISSION: **Vice-Chair Hedges reported on the status of the Norconian Preservation Strategic Plan.**

13. STAFF: Current Work Program. **Received and filed.**

14. OTHER MATTERS: **Vice-Chair Hedges asked about and PD King reported on the status of illegal signs at Reyna's Tacos.**

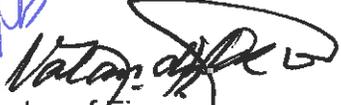
15. ADJOURNED: **9:00 p.m.**

/sk-76005

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Andy Okoro, Deputy City Manager/Director of Finance 

DATE: July 7, 2010

SUBJECT: Approval to Declare Various City Assets as Surplus Property

RECOMMENDATION: Declare Various City Assets as Surplus and authorize the Deputy City Manager/Director of Finance to dispose of surplus assets through appropriate means.

**SUMMARY:** Staff has identified various obsolete pieces of equipment and other assets that are no longer needed for City operations. It is recommended that the City Council declare the assets as surplus and authorize staff to dispose of them through appropriate means including auctions, bid solicitation, or negotiated sale. Appropriate means of disposal for obsolete equipment may include donation to charity and electronic recycling.

**BACKGROUND/ANALYSIS:** In the course of business, the City purchases new equipment to replace obsolete items. Some assets also become surplus due to changes in the organization while others simply break down and cannot be repaired or maintained in a cost effective manner. Obsolete equipment/assets have served their useful lives and are either no longer in service or inadequate for City needs due to software upgrades, excessive maintenance cost and normal wear and tear. Other assets have simply become surplus due to reduction in work force or other changes in the organization. Staff is recommending that the assets listed on the attached schedule be declared surplus and/or obsolete property and authorize staff to dispose them through appropriate.

**FINANCIAL IMPACT:** Revenues generated from the sale of obsolete and surplus assets will be credited to the Fund that paid for the original assets.

/jk-75882

Attachment: Surplus List

Surplus Property List

Page 2

July 7, 2010

Dept.	Asset#	Description	VIN#
Sheriff	402	2006 BMW M/C	WB103880X6ZM19193
Sheriff	404	2006 BMW M/C	WB103880X7ZM19499
Sheriff	422	2007 BMW M/C	WB10388087ZT11415
Public Works	387	2006 GMC Truck	3GTEC14V26G158949
Park Mntce	146	1999 Dodge ¾ ton	1B7KC2323XJ602949

**Printers / Copiers:** (10 Items)

- 1 - HP LaserJet 5L
- 1 - HP DeskJet 990cxi
- 1 - HP DeskJet 1220c
- 1 - HP LaserJet 1320n
- 1 - HP LaserJet 2015dn
- 1 - HP PhotoSmart 7550
- 1 - HP PhotoSmart 1000
- 1 - Brother HL2070n
- 1 - HP LaserJet 2300
- 1 - LaserJet 6p

**Misc:**

- Office Furniture
- Cell Phones & parts
- Copier

**Computers:** (5 items)

- 2 - Intel Core 2 Duo 2.4
- 3 - Intel Pentium IV 2.7

**Monitors:** (13 Items)

- 2 - 15" LCD Monitors
- 7 - 17" LCD Monitors
- 4 - 19" LCD Monitors

**Other:** (5 Items)

- 2 - APC UPS 500
- 1 - APC UPS 280
- 1 - APC UPS 1000
- 1 - TrippLite UPS 350

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Beth Groves, City Manager 

**PREPARED BY:** Brian K. Petree, Director  
Parks, Recreation & Community Services 

**DATE:** July 7, 2010

**SUBJECT:** Rejection of the Show Ground Management Proposal for the Management of the George Ingalls Equestrian Event Center

**RECOMMENDATION:** Reject the Proposal and continue to review options for the management of the facility.

**SUMMARY:** As part of the annual budget study process, the City Council discussed the fiscal operation of the George Ingalls Equestrian Event Center. The Council approved a Request for Proposals (RFP) for the operation and management of the facility. The RFP was mailed to approximately 20 possible candidates, with only one response received by the deadline of April 13, 2010. The Selection Committee has met with the candidate, Show Ground Management, on a number of occasions and is recommending rejection of the RFP.

**BACKGROUND/ANALYSIS:** At the Strategic Planning Workshop held on January 18, 2008, the City Council discussed options relative to Ingalls Park operations and maintenance for the concession licensing or development of a lease agreement for the George Ingalls Equestrian Event Center. At its April 2, 2008 meeting, the City Council adopted its Strategic Plan Goals and Goal Number 16 from the Plan refers to the development of a business plan for the Ingalls Equestrian Events Center.

The City Council approved an RFP (Exhibit "A") for the Management and Operation of the George Ingalls Equestrian Event Center on January 20, 2010. Proposals were sent to 20 firms who provide equestrian event management and/or event facility management. Only one proposal was received from Show Ground Management (SGM) by the deadline of April 13, 2010.

As part of the objectives of the RFP process, a review committee was created that included a member of the City Council, a Parks and Recreation Commissioner, the City Manager, Deputy City Manager/Director of Finance and the Parks and Recreation Director.

## Rejection of Show Ground Management Proposal

Page 2

July 7, 2010

The Committee evaluated the proposals and conducted two panel interviews with SGM. The evaluation of the proposal was based on the objectives and submittal requirements of the RFP. It was the conclusion of the committee that SGM did not adequately demonstrate their ability to meet the City's requirements either through written proposal or the subsequent interview process.

Through the RFP and interview process, the Committee found that the original RFP may have been too restrictive. The concessionaires expressed concern with being able to operate the facility with reasonable profit margin. The process provided feedback that the RFP restrictions, particularly related to historical users, would be difficult to manage under the existing conditions as set forth by the City. It was the committee's belief that the lack of response to the RFP was primarily related to the aforementioned restriction. The Committee did note that the process provided a larger picture and education as to the feasibility of operating the facility through a concession license or management company.

It is the recommendation of the Committee that the City Council reject the proposal submitted by Show Ground Management and initiate a Study Session to determine the best possible alternatives that will meet the City's goals for operation of the facility.

FINANCIAL IMPACT: None

/bp-75951



## **Request for Proposals (RFP) For Management of the George Ingalls Equestrian Event Center**

***Norco, California  
County of Riverside***

### **I. Overview**

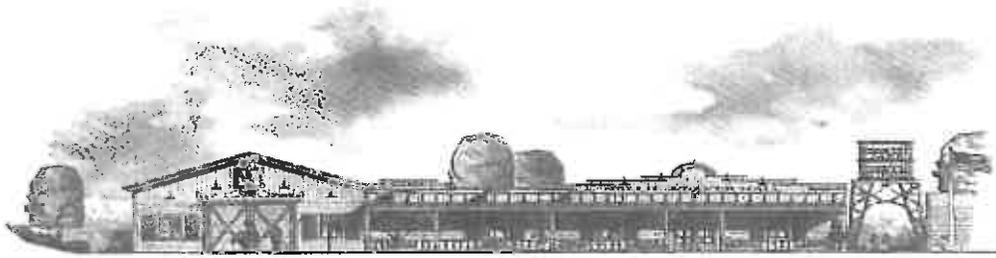
The City of Norco (City) has issued this Request for Proposals (RFP) to find qualified entities and operators (“Proposers”) to manage, operate, and oversee the George Ingalls Equestrian Event Center. The City will consider a proposal for operation and management of the Center by one Proposer or one Proposer Team (Proposer).

### **II. The Site**

The George Ingalls Equestrian Event Center (“Site”) is located at 3737 Crestview Drive in Norco, California. The Site is bounded by Pikes Peak Park and Sixth Street on the north, Crestview Drive on the west and south, and open vacant hills immediately east. The Site features Moreno Arena, a covered horse stadium with permanent seating for 2,150. Moreno Arena is equipped with holding pens and chutes to meet the needs of events such as large-scale rodeos. Two warm-up horse corrals that complement a covered facility “Moreno Arena” (150 x 250). Future plans include additional restroom facilities, showers facilities, RV parking and service, capacity to hold 350 portable stalls and a future second covered arena equal in size with a 180 x 280 arena that will also accommodate 4-H/FFA events. The Site is also home to the Norco Animal Shelter and Adoption Center.

George Ingalls Equestrian Event Center hosts numerous equine events including the Norco Valley Fair, and rodeos of the Professional Rodeo Cowboys Association and International Professional Rodeo Association and PRCA California Circuit Finals, making it one of the premier horse facilities in southern California.

**Nellie Weaver Hall:**



Within the George Ingalls Equestrian Event Center is Nellie Weaver Hall, a 10,000 sq. ft. multipurpose building that can seat 300 people banquet style, or up to 500 auditorium style. This building also boasts a full commercial kitchen and a stage that can host live bands and entertainment. Many large special events take place in this facility. Outside of Nellie Weaver there is an outdoor amphitheater that has the capacity of seating 1,200 spectators.

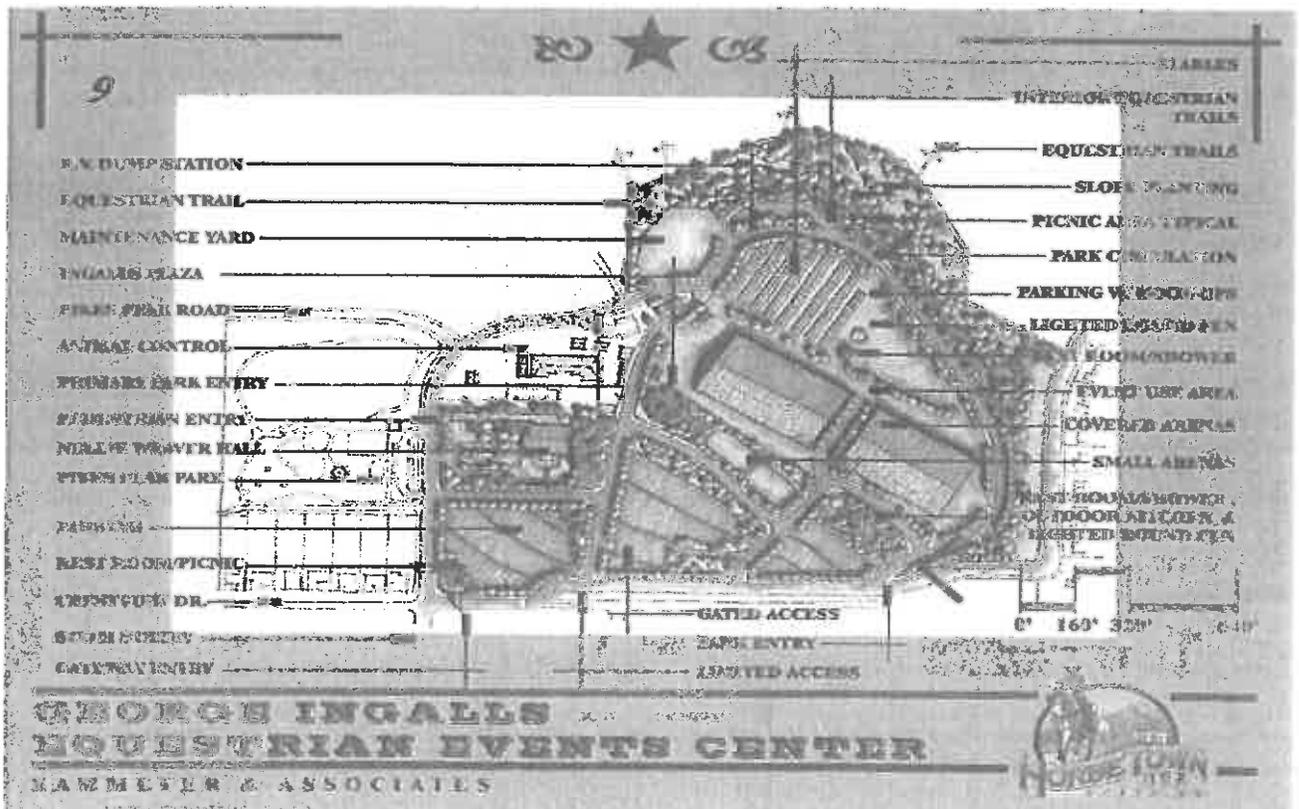
**Current Site:**



**Proposed Site:**



**Future Master Plan:**

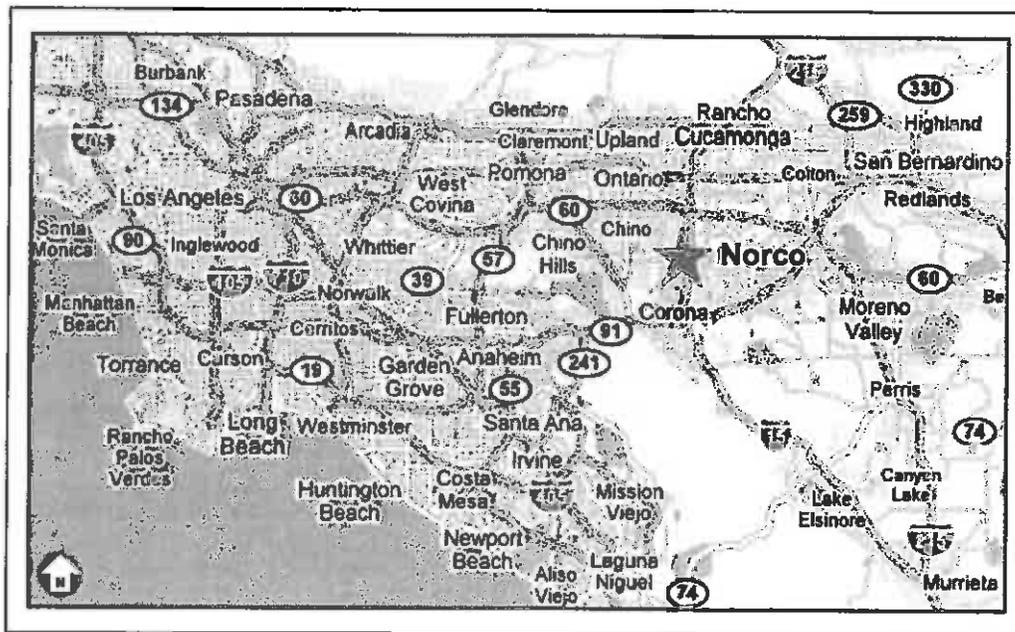


### III. Ownership History

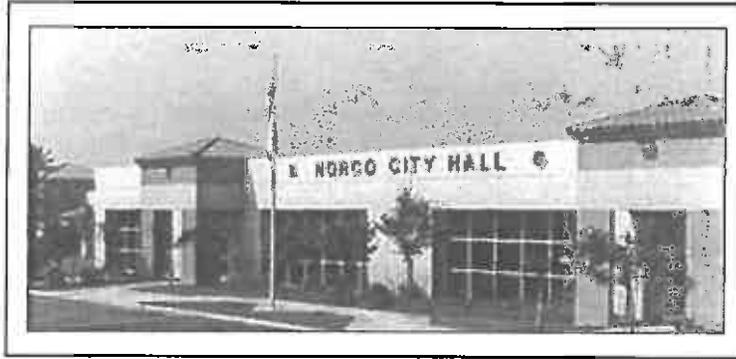
George Ingalls Equestrian Event Center is solely owned and operated by the City of Norco. Built in 1974 as Ingalls Park, the Center is named after George Ingalls, an Army paratrooper in the Vietnam War who was posthumously awarded the Medal of Honor. Ingalls Equestrian Events Center was designed as a horse staging arena, community center, and home of the Norco Animal Shelter. The facility has hosted the Norco County Fair since 1976 along with numerous other equestrian events such as rodeos, riding competitions, and 4-H Livestock Shows. Extensive facility improvements have provided greater stall space and a covered arena.

### IV. The City of Norco

The City of Norco was incorporated as a general law City in 1964 and subsequently became a Charter City in 2003. It has a 5-member City Council, with the Council also serving as the Redevelopment Agency Board. Norco is an equestrian-oriented community which is known as “Horsetown, U.S.A.” It is located in western Riverside County approximately 50 miles east of Los Angeles, and is bordered by the cities of Ontario, Chino, Corona, Riverside and unincorporated areas of Riverside County. Norco is located 12 miles from the Los Angeles-Ontario International Airport.



The population of Norco was 27,263 in 2006. Norco is home to the U.S. Naval Surface Warfare Center, the California Rehabilitation Center and the Riverside Community College - Norco Campus.



## **V. Additional Information**

Interested parties may contact Brian K. Petree, Director of Parks, Recreation and Community Services, for additional documentation and information. He can be reached at Norco City Hall, 2870 Clark Avenue, Norco CA 92680 or at [bpetree@ci.norco.ca.us](mailto:bpetree@ci.norco.ca.us). Additional documentation and information includes Exhibits attached:

- Master Plan Documents for Future Expansion of the George Ingalls Equestrian Event Center
- A Map of Existing Improvements by Phase
- Facility Use Policy
- Annual Calendar of Events
- Listing of Local Clubs/Group 2 Users and Times of Use
- Lease Agreement Users/Date and Number of Times
- Budget

## **VI. Objectives of the RFP**

George Ingalls Equestrian Event Center plays a vital role in the City of Norco's unique horse culture. The City seeks a private management company that will successfully maintain, support, and oversee the George Ingalls Equestrian Events Center to the long-term benefit of the community.

The Proposer(s) selected by the City will implement management approaches and maintenance planning that will complement the City of Norco's vision for the property. Proposals which include long-term concession agreements for the operation and maintenance of the George Ingalls Equestrian Event Center facilities will receive serious consideration.

The City's preferred site management concepts include:

- Active solicitation of new events, sponsors, and advertisers
- Proper upkeep and maintenance of facilities
- Continued public access and use of horse arenas and staging areas

Responses should detail the qualifications and management experience of the Proposer(s). The Proposer(s) should have demonstrated expertise in the management and operation of large-scale equine and event facilities.

Proposer(s) must also have documented and verifiable financial resources, skills, and capabilities as necessary to finance and properly maintain the proposed project.

The City intends to enter into a contractual arrangement with Proposer(s) who will assemble a staff capable of managing, maintaining, financing, and operating the George Ingalls Equestrian Event Center. City will consider the conveyance of portions of the Site to the Proposer(s) via a long-term ground lease or concession license.

Proposer(s) responding to the RFP will be financially responsible for all management and maintenance activities. It is not anticipated that any direct financial assistance will be available from the City.

Depending upon the types of uses that are proposed and the revenues to be generated, the City may request the Proposer(s) to enter into a revenue-sharing agreement or rental concession agreement to help fund future improvements to the Site.

## **VII. RFQ Process**

Additional copies of this RFP may be obtained at Norco City Hall, 2870 Clark Avenue, Norco CA 92860 between the hours of 8:00 a.m. to 6:00 p.m., Monday through Thursday, excluding holidays. Interested parties may request that an RFP be sent via U.S. mail or via e-mail. For further RFP questions, contact Brian K. Petree, Director of Parks, Recreation and Community Services in writing or via email at [bpetree@ci.norco.ca.us](mailto:bpetree@ci.norco.ca.us).

To accommodate all interested parties, **two identical pre-submittal conferences and tours** will be held on March 3, 2010 and March 10, 2010, both at 10:00 a.m. (PST) at Norco City Hall, 2870 Clark Avenue, Norco CA 92860. The conference will outline the George Ingalls Equestrian Event Center opportunity in greater detail, explain the City's goals, review the proposal requirements, and respond to questions from the Proposer(s). A tour of the George Ingalls Equestrian Event Center will be conducted after each conference, weather permitting. It is not mandatory for Proposer(s) to attend the conference or tour.

As a result of the pre-submittal conference, City reserves the right to modify the RFP as it deems necessary.

Ten (10) copies of the RFP response must be submitted to Brian K. Petree, Director of Parks, Recreation and Community Services, by 3:00 p.m. (PST), on March 23, 2010. One complete set should contain original signatures, be marked "ORIGINAL", and be left unbound. Late responses will not be accepted.

## Summary of Key Dates

RFP Issued	February 11, 2010
Pre-submittal Conference & Tour	March 3, 2010 or March 10, 2010
Response Due Date	March 23, 2010 – 3:00 p.m.
Screening	March 24 – April 8, 2010
Interviews	April 19, 2010 – May 24, 2010
City Council Consideration	June 2, 2010

The above dates are subject to modification, at the City's discretion.

Proposer (s) will be responsible for all costs associated with the RFP process. If selected by City, Proposer(s) will be responsible for all costs incurred by the Proposer(s) associated with the negotiation, as well as all costs associated with the entitlement, permitting, or CEQA processing and development if required.

The selected Proposer(s) will work closely with the City to establish general design parameters for the proposed management and maintenance scheme.

## VIII. Submittal Requirements

Respondents shall submit ten (10) copies of their entire RFP documents. One complete set of documents shall contain original signatures, be clearly marked "ORIGINAL" and left unbound. An electronic copy of the entire RFP document is desired, but not required.

Respondents shall follow the Submission Requirements described below. Failure to comply with the RFP instructions may be cause for rejection.

City reserves the right, in its sole discretion, to accept or reject any or all responses. The City further reserves the right to seek clarification of information submitted in response to this RFP.

City is requesting responses which detail and demonstrate the qualifications and relevant project experience of the Proposer(s). While not required as part of the submitted proposal, project plans, concepts or conceptual renderings for the proposed development are encouraged.

Responses should contain the following items in the specified order and be organized with tabs that correspond to the sections enumerated below. The respondent may designate portions of the response, which contain proprietary data as "CONFIDENTIAL." Pages should be clearly marked as confidential, if applicable.

1. **Cover Letter.** A cover letter signed by an authorized representative of the respondent which provides a summary of the Proposer's team and concept for management.
2. **Development Team Information.** Proposer(s) must submit a description of the anticipated management team structure and staff members. The key contact person for the team must be clearly designated. This staff information will include current resumes of the individuals with direct

project responsibility, the specific role/responsibility each would play in this project, as well as the experience these individuals have in similar projects identified in the "Relevant Project Experience" section below. The City realizes that it may not be possible to designate all team members at such an early stage of project planning, however, project management and planning team members should be identified as clearly as possible, i.e., lenders, general contractors, management personnel, etc. Proposals must include a discussion of the intended legal structure of the development entity and overall team organization.

- 3. Relevant Project Experience.** Proposer(s) must describe current and previous experience with comparable management projects and facilities. As appropriate, this information should include a project description, photos or plan copies, uses and events, dates of management, developer role, financing sources, duration of transition process, or additional information that can adequately describe prior management experience. Descriptions of previously managed projects must include contact names, addresses, phone numbers, and other current information in order for the City to contact them. Designated contact persons must be available to respond to questions from City.
- 4. Financial Data.** While it is premature to identify specific sources of equity and debt financing for the project being proposed, information should be provided for financing sources and debt structures of past projects. Proposer(s) must also describe the staff's ability to provide the equity and debt capital necessary to successfully fund and/or finance the project proposed. Annual reports, banking references and other fiscal data which clearly demonstrate the financial capacity of the Proposer team must be included.
- 5. Project Approach.** Proposer(s) must generally outline their team's management approach for previous projects that are comparable in scope to the George Ingalls Equestrian Events Center. Proposer must demonstrate the following:
  - Provide a statement that demonstrates how they will provide local assistance to historical permitted users as defined in the City's current facility use policy and calendar event schedule to include current lease holders' event schedules.
  - Proposer(s) must demonstrate how its firm will work with the City to implement the future expansion of the George Ingalls Equestrian Event Facility through the "George Ingalls Equestrian Event Facility Master Plan".
  - Proposer must identify their intent on how they would like to proceed in the development of the Capital Fund Improvement Fund. This may be done through a Capital Improvement partnership and joint sharing of revenues.

6. **References.** Proposer(s) must provide an accurate list of no less than three financial/lending references (name, title, entity, telephone number and contractual relationship to respondent) that may be contacted with respect to current and past project experience. Also required is a list of at least three public officials involved in the projects that are identified as examples of Relevant Project Experience. Proposer(s) must verify prior to submission that the contact person is still available since the time the particular project was completed.
7. **Legal Actions.** Proposer(s) must provide a list and brief description of all relevant legal actions for the past seven years in which the Proposer or entities in which he/she/it has had ownership interests, or has been: a debtor in bankruptcy; or a defendant in a lawsuit for deficient performance under a contract; or a defendant in an administrative action for deficient performance related to a real estate project; or a defendant in any other related or relevant civil or criminal action.

## **ix. Response Deadline**

All responses must be received by the City of Norco at the address below no later than **3:00p.m. (PST), Tuesday, March 23, 2010.**

Submit responses to:  
Brian K. Petree, Director of Parks, Recreation and Community Services  
THE CITY OF NORCO  
2870 Clark Avenue  
Norco CA 92860

Late responses will not be accepted. All materials submitted become the property of City. The respondent may designate portions of the response, which contain proprietary data as "CONFIDENTIAL." Pages should be clearly marked as confidential, if applicable.

Any material misrepresentations made by the respondent will void the proposal response and eliminate the respondent from further consideration. City reserves all rights with regard to this solicitation, including but not limited to revising this RFP, rejecting all proposals at its sole discretion, or any other action deemed to be in the best interest of the City.

## **X. Evaluation Criteria**

The following criteria will be used to evaluate developer responses:

- The Proposer's experience in both formulating and implementing successful projects similar to what is being proposed.
- Demonstrated experience and financial capacity to start and complete projects that are similar to those requested in this RFP.

- Demonstrated ability to structure public/private development and financial arrangements that eliminates or minimizes the City risk while maximizing the public's return on assets and other public benefits.
- Experience of key project team members with similar projects.

City reserves the right to request clarification or additional information from respondents, if necessary.

## **XI. Selection Process & Schedule**

City will utilize a two-tiered process in their selection process.

**Screening Committee:** First, a Screening Committee comprised of City staff, will review and rank all responses using the criteria previously listed.

**Selection Committee:** Second, a Selection Committee comprised (assuming no member has a conflict of interest with any proposer) of representative(s) from the City Council, City Manager, Assistant City Manager, the City's Parks, Recreation and Community Services Director and a Parks and Recreation Commission member, will interview a number of the highest scoring respondents. This Selection Committee will recommend a finalist candidate or candidates to the full City Council who, sitting will make the final selection from among the respondents.

### **Schedule and Description of Key Dates/Events:**

- February 11, 2010      **RFP Issued.** Copies of the RFP will be mailed to potential Proposers. Interested parties may request copies of the RFP by contacting Brian K. Petree, Director of Parks Recreation and Community Services, 2870 Clark Avenue, Norco CA 92680 at [bpetree@ci.norco.ca.us](mailto:bpetree@ci.norco.ca.us)
- March 3, 2010  
March 10, 2010      **Pre-Submittal Conferences and Tours.** Two pre-submittal conferences will be held – both at **10:00 a.m. (PST)** - on **Wednesday, March 3, 2010** and **Wednesday, March 10, 2010** at Norco City Hall, 2870 Clark Avenue, Norco CA 92680, followed by a tour of the George Ingalls Event Center
- March 23, 2010      **RFP Responses Due.** Responses are due at **3:00 p.m. (PST)**. Late responses will not be accepted.
- March 24 – April 8, 2010      **Screening Committee Ranks and Recommends Finalists.** The Screening Committee completes the initial ranking of the RFP responses.
- April 19 – May 24, 2010      **Interviews conducted by Selection Committee.** The Selection Committee will interview a selection of the highest scoring respondents. This Selection Committee will then rank all interviewees. The top-ranked Proposer(s) will be recommended to City Council.
- June 2, 2010      **City Council.** The City will consider the recommendations of the Selection Committee at a public hearing, and vote on selection of a Proposer(s) candidate. The selected Proposer(s) will then be provided the opportunity to enter into negotiations with the City to manage the property.

The City reserves the right to amend the RFP, reject all proposals at its sole discretion, extend the negotiations period, or to initiate negotiations with the next highest ranked Proposer(s) if negotiations with the top-ranked Proposer(s) do not result in a Concession License Agreement.

bp/68202

**CITY OF NORCO  
STAFF REPORT**

TO: Honorable Mayor and Members of City Council  
FROM: Beth Groves, City Manager   
PREPARED BY: Lori J. Askew, Senior Engineer  
DATE: July 7, 2010  
SUBJECT: Approval of Amendment No. 3 to the Existing Contract with So Cal Sandbags  
RECOMMENDATION: Staff recommends that the City Council approve Amendment No. 3 to the existing contract with So Cal Sandbags to provide additional clearing and grubbing services on the Silverlakes Property and authorize the Mayor to execute said Agreement.

**SUMMARY:** Based on an acceptable proposal submitted by So Cal Sandbags for clearing the site known as Silverlakes, staff is recommending that the City Council approve Amendment No. 3, in the amount not to exceed \$50,000, to the existing contract the City has with So Cal Sandbags.

**BACKGROUND/ANALYSIS:** On July 5, 2007, the City Council approved the award of contract to So Cal Sandbags for the completion of grading of Ingalls Park and selling of materials generated there. On October 1, 2008, the City Council approved Amendment No. 1 of the Agreement which modified certain terms and conditions.

On March 4, 2009, the City Council approved Conditional Use Permit 2008-09 granting permission to Belstarr Sports Management Group, LLC to develop the 122-acre parcel of land located at the north end of the City, into an equestrian and sports park. Clearing of all shrubs, debris, and structures above and below grade and its removal from the site is required prior to commencement of grading operations. Staff requested a proposal from So Cal Sandbags to provide the complete demolition and clearing of the site. On January 20, 2010, the City Council approved Amendment No. 2 of the Agreement, approving a not to exceed amount of \$285,000 to clear and grub the Silverlakes property.

The attached proposal was received for a "not-to-exceed" amount of \$55,000 to perform additional clearing on a time and material basis. Staff feels this is an acceptable cost proposal when compared to other bids for similar projects.

The City has prepared a Reimbursement Agreement No. 2 with Belstarr Sports Management Group, LLC for complete reimbursement of expenses incurred to clear the site.

Staff is recommending that the City Council approve Amendment No. 3 and authorize the Mayor to execute the Agreement (Exhibit "B") with So Cal Sandbags Inc., of Corona, California for demolition and clearing of the site known as Silverlakes.

**FINANCIAL IMPACT:** None

Attachments: Exhibit "A" – Proposal from So Cal Sandbags dated June 30, 2010.  
Exhibit "B" – Amendment No. 3 to License Agreement

/lja-75981

**Agenda Item 3.E.**

## Exhibit "A"



## Erosion Control Specialists

12620 Bosley Lane • Corona, CA 92883-6358 • (800) 834-8682 • (951) 277-3404 • (949) 589-8600 • (951) 277-2303 Fax

# Revised Estimate

Date : 6/30/2010

Fax # :

Attn : Bill Thompson / Lori Askew

Phone # :

To : City of Norco

From : Dennis Feidner

Project : Silver Lakes, Norco

Description : Clean up of concrete at South side near riding stables. Includes South side along stable chain link fence and West fence along Hamner to entrance. Calculations were based on depths of 4' to 8' by 100' wide along stables fence and Hamner to the entrance.

So. Cal. Sandbags, Inc. proposes to provide all labor, materials, tools and equipment necessary to perform the work described below:

Description	Unit of Measure	Quantity	Unit Price	Subtotal	Sales Tax %	Sales Tax Amt.	Total Item
<b>Removal and stockpiling of concrete</b>	Days	4	3,100.00	12,400.00	0.00%	0.00	\$12,400.00
<i>Includes excavator &amp; 950 loader</i>							
<b>Preparation of materials for crushing</b>	Days	5	3,465.00	17,325.00	0.00%	0.00	\$17,325.00
<i>Includes excavator with pulverizer, skid steer &amp; labor</i>							
<b>Separation of dirt from concrete</b>	Days	3	1,875.00	5,625.00	0.00%	0.00	\$5,625.00
<i>Includes excavator &amp; labor</i>							
<b>Crushing of material to 1" minus / CMB</b>	Days	5	4,950.00	24,750.00	0.00%	0.00	\$24,750.00
<i>Includes all personnel and equipment necessary to facilitate crushing</i>							
						<b>Total</b>	<b>\$60,100.00</b>
						Discount	<b>-\$5,100.00</b>
<b>Based on 5,000 tons of material</b>							
<b>TOTAL</b>							<b>\$55,000.00</b>

Prices are good for 30 days. Labor charge for installation is based on good truck access during normal working hours. Payment terms are net 30, no retention. We appreciate the opportunity to provide an estimate on this project. Please call if you have any questions or need further information. **This quote good for 30 days.**

DF

## Exhibit "B"

**AMENDMENT NO. 3**  
**License Agreement**  
**For Grading and Removal of Aggregate and Related Materials at the**  
**George Ingalls Equestrian Event Center**  
**Within the City of Norco**

1. PARTIES AND DATE

This Amendment No. 3 to the License Agreement for the removal of aggregate and related materials, and for the grading of the George Ingalls Equestrian Event Center is made and entered into as of this 7<sup>th</sup> day of July, 2010, by and between the CITY OF NORCO (*the "City"*) and SO CAL SANDBAGS (*the "Contractor"*)

2. RECITALS

2.1 The City and the Contractor have previously entered into a License Agreement dated July 6, 2007 for the purpose of providing for the grading and removal of aggregate and related materials at the George Ingalls Equestrian Event Center, and;

2.2 The City and Contractor have amended the aforementioned License Agreement to modify the terms and conditions with the approval of Amendment No. 2, dated January 20, 2010;

2.3 Pursuant to Section (4) and (6) of the License Agreement a request to extend the Concession License for grading and removal of aggregate and related materials at the George Ingalls Equestrian Event Center has been granted to extend the Agreement to November 30, 2010.

2.4 The City and Contractor have previously amended the aforementioned License Agreement to modify the terms and conditions with the approval of Amendment No. 2, dated January 20, 2010; and

2.5 The City and Contractor now desire to amend the Agreement in order to include additional work as set forth in Section 3 of this Amendment No.3.

3. TERMS

3.1 The Contactor shall provide all necessary materials, equipment and labor to perform the site demolition, clearing and removal of debris of the property known as "Silverlakes", located at 5505 Hamner Avenue, Norco, CA, 92860. Task shall include but not be limited to:

Amendment No. 3  
License Agreement for  
Grading & Removal of Aggregate at Ingalls Equestrian Center  
Page 2 of 3

a.) Removal and disposal of all vegetation and shrubs adjacent to the protected habitat area.

b.) Removal of buried concrete, miscellaneous rocks, iron, rebar, metals and all other materials excavated on the south portion of the property and provide on-site crushing of these items into 1" (minus) Crushed Miscellaneous Base by the Contractor, with stockpiles of CMB left on site for future use.

c.) Demolition shall include any and all required City of Norco and State of California permits.

3.2 Contractor shall supply all necessary dumpsters and provide haul-off of said dumpsters.

3.3 Contractor shall implement and maintain BMP's of approved Storm Water Pollution Prevention Plan (prepared by others) while occupying the site.

3.4 Upon completion of demolition activities, Contractor shall leave the site with a hard packed surface to prevent burrowing and nesting of animals.

3.5 Contractor shall perform the abovementioned work on a time and material basis for a not to exceed amount of Fifty Thousand Dollars(\$50,000.00).

3.6 Contractor shall be allowed 30 working days to complete the above mentioned work.

3.7 All other work and conditions shall be performed as set forth in the Agreement.

3.8 Except as amended by this Amendment No. 3, all provisions of the Agreement, including without limitation the indemnity and insurance provisions, bonds and conditions shall remain in full force and effect and shall govern the actions of the Parties under this Amendment.

**IN WITNESS WHEREOF**, the parties hereto have executed the Amendment No. 3 on the date first herein above written.

**CITY OF NORCO**

**SO CAL SANDBAGS**

By: \_\_\_\_\_  
Mayor  
Malcolm G. Miller, M.D.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

**ATTEST:**

By \_\_\_\_\_  
Brenda K. Jacobs  
City Clerk

**APPROVED AS TO FORM:**

By \_\_\_\_\_  
Harper & Burns, LLP  
Counsel

/wrt-75980

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Dave Carlson, Fire Chief

DATE: July 7, 2010

SUBJECT: Public Hearing Confirming Costs for Spring Weed Abatement

RECOMMENDATION: Adopt **Resolution No. 2010-\_\_\_\_**, confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City.

**SUMMARY:** The 2010 Spring Weed Abatement Report of Costs lists property owners whose vacant parcels were abated by the Fire Department's weed abatement contractor for the 2010 Spring Weed Abatement Program. After Council adopts the Resolution, property owners will be invoiced for payment of the abatement.

**BACKGROUND/ANALYSIS:** At the May 5, 2010 Council meeting, the City Council authorized the Fire Department's weed abatement contractor, Warren Brothers Tractor Work, to remove weeds and hazardous vegetation from vacant parcels for owners who failed to do so by the April 19<sup>th</sup> deadline date.

The 2010 Spring Weed Abatement Report of Costs is a list of property owners whose parcels were abated by Warren Brothers following Council's authorization ordering the abatement. This list includes the contractor's charge and the Fire Department's administrative fee. Property owners will be invoiced for these costs; and if not paid, property liens will be placed against the parcel through the Riverside County Assessor's Office.

**FINANCIAL IMPACT:** Costs to abate weeds on vacant property are paid either by the property owner or by property tax liens.

/mb-75844

Attachments: Resolution No. 2010-\_\_\_\_\_  
2010 Spring Weed Abatement Report of Costs, Exhibit "A"

## NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of the City of Norco, California, will conduct a public hearing in the Council Chambers, 2820 Clark Avenue, in said City of Norco on Wednesday, July 7, 2010 at 7:00 p.m. or thereafter to consider the following:

**PUBLIC HEARING: Resolution No. 2010-\_\_\_**: Confirming the Report of Costs for Abatement of Weeds and Hazardous Vegetation as a Public Nuisance and Imposing Special Assessment Liens on Vacant Parcels within the City of Norco.

Any person desiring may appear at said public hearing and be heard. Any person unable to attend said public hearing may submit written comments to the City Clerk on or before Wednesday, July 7, 2010 by 4:45 p.m. at Norco City Hall, 2870 Clark Avenue, Norco, California 92860.

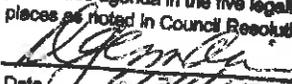
\_\_\_\_\_/s/\_\_\_\_\_  
Brenda K. Jacobs  
City Clerk

POSTED: June 24, 2010  
PUBLISHED: June 26, 2010

/di-75870

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss  
CITY OF NORCO)

I declare that I am employed by the City of Norco, and that I personally posted or had posted this agenda in the five legally required places as noted in Council Resolution, on

  
Date: 6/29/10 Signature

# THE PRESS-ENTERPRISE

3450 Fourteenth Street  
Riverside CA 92501-3878  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOTICE OF PUBLIC HEARING PUBLIC

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06-26-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jun. 26, 2010  
At: Riverside, California

  
\_\_\_\_\_  
NORCO, CITY OF  
2870 CLARK AVE  
NORCO CA 92860-1903

Ad #: 10311134

PO #:

Agency #: \_\_\_\_\_

Ad Copy:

## NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of the City of Norco, California, will conduct a public hearing in the Council Chambers, 2870 Clark Avenue, in said City of Norco on Wednesday, July 7, 2010 at 7:00 p.m. or thereafter to consider the following:

**PUBLIC HEARING: Resolution No. 2010-\_\_\_**; Confirming the Report of Costs for Abatement of Weeds and Hazardous Vegetation as a Public Nuisance and Imposing Special Assessment Liens on Vacant Parcels within the City of Norco.

Any person desiring may appear at said public hearing and be heard. Any person unable to attend said public hearing may submit written comments to the City Clerk on or before Wednesday, July 7, 2010 by 4:45 p.m. at Norco City Hall, 2870 Clark Avenue, Norco, California 92860.

/s/ Brenda K. Jacobs  
City Clerk

POSTED: June 24, 2010

PUBLISHED: June 26, 2010

6/26

## **RESOLUTION NO. 2010-\_\_\_\_\_**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, CONFIRMING THE REPORT OF COSTS FOR ABATEMENT OF WEEDS AND HAZARDOUS VEGETATION AS A PUBLIC NUISANCE AND IMPOSING SPECIAL ASSESSMENT LIENS ON VACANT PARCELS WITHIN THE CITY**

WHEREAS, the City Council declared that seasonal and recurring weeds and hazardous vegetation, growing upon and in front of vacant property in the City of Norco, constitute a public nuisance and also declared its intent to provide for abatement by adopting Resolution No. 2010-10 on March 3, 2010; and

WHEREAS, the Notice to Destroy Weeds and Hazardous Vegetation was given to property owners of vacant property in accordance with Chapter 13, Article 2, Section 39567.1 of the State of California Government Code and Resolution No. 2010-10; and

WHEREAS, the City Council held a Public Hearing on May 5, 2010, and all objections to the proposed abatement of weeds and hazardous vegetation on vacant parcels were heard and considered in accordance with the State of California Government Code and Resolution No. 2010-10; and

WHEREAS, the City Council ordered the Fire Chief to have such nuisances abated by adopting Resolution No. 2010-20 on May 5, 2010; and

WHEREAS, an itemized report showing the cost to abate the nuisances that were on or in front of vacant parcels has been prepared and submitted to the City Council for confirmation; and

WHEREAS, a copy of the report of costs was posted near the door of the Council Chamber at least three days prior to the Public Hearing; and

WHEREAS, the Public Hearing being held by City Council is for the purpose of receiving and considering the report of costs showing abatement costs and hearing objections from property owners liable to be assessed for such costs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, does hereby find and declare that the 2010 Spring Weed Abatement Report of Costs, Exhibit "A" on nuisance abatement for vacant parcels is confirmed, and that the costs are also confirmed as special assessment property liens against the vacant parcels whose property owners do not pay the invoiced amount.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on July 7, 2010.

\_\_\_\_\_  
Mayor of the City of Norco, California

ATTEST:

\_\_\_\_\_  
Brenda K. Jacobs, City Clerk  
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on July 7, 2010 by the following vote of the City Council:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on July 7, 2010.

\_\_\_\_\_  
Brenda K. Jacobs, City Clerk  
City of Norco, California

/mb-75845

NORCO FIRE DEPARTMENT

2010 SPRING WEED ABATEMENT REPORT OF COSTS  
Exhibit "A"

PARCEL NO.	OWNER OF RECORD	PARCEL ACREAGE	CONTRACTOR'S FEE	ADMIN FEE	TOTAL CHARGE
119-020-023	RBE Norco JFH 1 21800 Burbank Bl #330 Woodland Hills, CA 91367	5.17	334.35	334.35	668.70
122-050-027	R & T Garcia Family Ltd Partnership c/o Roneilio San Diego Garcia 1947 237th Place Torrance, CA 90501	0.40	70.00	70.00	140.00
122-050-028	Syed Gilani 1260 Mountain Av Norco, CA 92860	0.07	70.00	70.00	140.00
125-270-012	Eugene Eustaquio 3 Dogwood South Irvine, CA 92612	1.08	59.40	59.40	118.80
126-050-017	DW August Inc. 1331 Tiffany Ranch Rd Arroyo Grande, CA 93420	0.43	70.00	70.00	140.00
127-331-012	Pat & Emma Alvarado c/o Rollie Alvarado 7840 Baysinger St Downey, CA 90241	0.20	70.00	70.00	140.00
130-240-031	Vicky Blair 129 Hayden Wy Brea, CA 92821	4.10	225.50	225.50	451.00
130-250-004	Patel Ashok & Bawa Kamal 20 Camarin St Foothill Ranch, CA 92610	1.40	77.00	77.00	154.00
130-250-005	Norco Hospitality LLC 20 Camarin St Foothill Ranch, CA 92610	1.88	103.40	103.40	206.80
131-070-014	George Sinichak 13814 Walnut St Whittier, CA 90602	4.44	244.20	244.20	488.40
131-160-003	Henrik Marciniak 3140 W Stonybrook Dr Anaheim, CA 92804	0.87	70.00	70.00	140.00

NORCO FIRE DEPARTMENT

2010 SPRING WEED ABATEMENT REPORT OF COSTS  
Exhibit "A"

PARCEL NO.	OWNER OF RECORD	PARCEL ACREAGE	CONTRACTOR'S FEE	ADMIN FEE	TOTAL CHARGE
133-090-010	George Callaway c/o Tom Rohde 2058 N Mills Av Claremont, CA 91711-2812	2.18	119.90	119.90	239.80
153-222-009	Frances Vaughan 3806 Highway 90 West Del Rio, TX 78840	2.19	120.45	120.45	240.90
Total Charges			\$ 1,634.20	\$ 1,634.20	\$ 3,268.40

/mb-75923