



**AGENDA**  
**CITY OF NORCO**  
NORCO CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
AUGUST 17, 2011

- 
- CALL TO ORDER: 7:00 p.m.
- ROLL CALL: Mayor Berwin Hanna  
Mayor Pro Tem Kevin Bash  
Council Member Kathy Azevedo  
Council Member Greg Newton  
Council Member Harvey C. Sullivan
- PLEDGE OF ALLEGIANCE: Mayor Hanna
- INVOCATION: Assembly of God – Beacon Hill  
Pastor Rene Parish

**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. Adoption of the Enforceable Obligation Payment Schedule (EOPS) as Required by Assembly Bill 1X 26. **Recommended Action: Adopt CRA Resolution No. 2011-\_\_\_, approving and adopting the EOPS.** (Deputy City Manager/Director of Finance)
2. OTHER CRA MATTERS:

**ADJOURNMENT OF CRA:**

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 August 3, 2011  
Recommended Action: **Approve the City Council Minutes** (City Clerk)

- B. Recap of Actions Taken at the Planning Commission Regular Meeting of August 10, 2011. **Recommended Action: Receive and File** (Planning Director)
  - C. Acceptance of Bids and Award of Contract for the Second Street 12-inch Water Line Project. **Recommended Action: Accept bids submitted for the installation of a new 12-inch water line on Second Street and award a contract to Clearwater Pipeline, Inc. in the amount of \$154,868.50, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (Senior Engineer)
  - D. Approval of Final Tract Map 35650 Located on the East Side of Temescal Avenue and Immediately Adjacent to the North Side of Wrangler Way (Essenmacher). **Recommended Action: Approve Tract Map 35650 and authorize the City Clerk to sign the map on behalf of the City.** (Senior Engineer)
4. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:
5. LEGISLATIVE MATTERS -- SECOND READING: *(No new evidence will be heard from the public as the public hearing has been closed regarding all items listed.)*
- A. Ordinance Determining that the City of Norco will Comply With the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Redevelopment Agency of the City of Norco. **Recommended Action: Adopt Ordinance No. 936 for second reading.** (City Clerk)
6. CITY COUNCIL ACTION ITEMS:
- A. Request for a "Rebuild" Letter to be Issued for Property Located at 3984 Temescal Avenue in the A-1-20 Zone  
  
*This item is a request for a rebuild letter in the event of damage to more than 50% of the value of the structure in question. The request was submitted following a requirement received from a lending institution with regards to re-financing an existing mortgage.*  
  
**Recommended Action: That the City Council approve the issuance of a rebuild letter.** (Planning Director)

7. 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.
8. OTHER MATTERS – COUNCIL:
9. OTHER MATTERS – STAFF:
  - A. Status Update on Staff Review of Proposal for Fire Protection and Emergency Medical Services from Riverside County Fire Department CAL FIRE. (City Manager)
10. 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.*

/bj-79029

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

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

DATE: August 17, 2011

SUBJECT: Adoption of the Enforceable Obligation Payment Schedule (EOPS) as Required by AB 1X 26

RECOMMENDATION: Adopt **CRA Resolution No. 2011-\_\_\_**, approving and adopting the EOPS.

**SUMMARY:** Assembly Bill 1X 26 was enacted as part of the FY 2011-2012 state budget providing for the dissolution of redevelopment agencies effective October 1, 2011. The bill also requires each Redevelopment Agency to prepare and adopt Enforceable Obligations Payment Schedule (EOPS) no later than August 28, 2011. Staff believes that the attached schedule, which has been prepared using the template developed by the State Controller's Office and California Redevelopment Association, meets the requirements of the law and staff is recommending that the Agency Board adopt the attached EOPS.

**BACKGROUND/ ANALYSIS:** The state legislature enacted AB 1X 26 as part of the FY 2011-2012 state budget requiring all redevelopment agencies in the state to dissolve effective October 1, 2011. One of the provisions of the law requires redevelopment agencies to prepare and adopt an EOPS no later than August 28, 2011. The EOPS is required to be adopted at a public meeting and then posted on the City's website. It is also required to be submitted to the County Auditor-Controller, the State Controller's Office and the State Department of Finance. The EOPS will serve as the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by September 30, 2011.

The State Controller's Office and the California Redevelopment Association have developed a reporting template for preparing the EOPS. Following this template, staff has prepared the attached schedule providing a list of Enforceable Obligations. The Agency's Enforceable Obligations list consists primarily of outstanding debt obligations, contracts for services, pass-through payment obligations, estimated accrued pension and other post retirement costs, and current employee costs.

Outstanding debt obligations are based on the Agency's debt service schedule and include pass-through debt issued on behalf of the Corona Norco Unified School District. Third party contract for services include professional services contracts and contracts for infrastructure projects to be funded with Agency construction bond proceeds. Pass-through payment obligations provides a list of other taxing entities which the County makes statutory or negotiated pass-through payments based on statutory provisions and various pass-through agreements between the Agency and the other taxing entities. The County of Riverside-Auditor Controller is responsible for administering the Agency's pass-through and statutory payment agreements. In the EOPS, staff has been able to estimate the total outstanding pass-through payments based on information provided by Agency Financial Advisor as part of the 2010 bond financing transaction. Specific amounts to be paid to each taxing entity will be determined by the County-Auditor Controller as tax increment revenues are received each year. Using the most recent actuary reports, staff has also estimated the amount of Unfunded Accrued Actuarial Liability (UAAL) for retirement pension and health care costs allocable to the Redevelopment Agency. Agency employee costs represent estimated FY 2011-2012 amount for salaries and benefits.

FISCAL IMPACT: This report is for information only.

/jk-79149

Attachments: CRA Resolution 2011-\_\_\_\_

Enforceable Obligations Payment Schedule

**CRA RESOLUTION NO. 2011-\_\_\_\_\_**

**A RESOLUTION OF THE NORCO REDEVELOPMENT AGENCY  
APPROVING AND ADOPTING THE ENFORCEABLE OBLIGATION  
PAYMENT SCHEDULE (EOPS) AS REQUIRED BY AB 1X 26**

WHEREAS, the state legislature enacted AB 26 as part of the FY 2011-2012 state budget requiring all redevelopment agencies in the state to dissolve effective October 1, 2011; and

WHEREAS, the provisions of the law requires redevelopment agencies to prepare and adopt an Enforceable Obligation Payment Schedule (EOPS) no later than August 28, 2011; and

WHEREAS, the EOPS will serve as the Preliminary Draft Recognized Obligation Payment Schedule (ROPS) to be prepared by the dissolving Agency; and

WHEREAS, this represents staff's best estimate of the Agency's outstanding obligations.

NOW, THEREFORE, BE IT RESOLVED that the Norco Redevelopment Agency, in regular session, adopt the Enforceable Obligation Payment Schedule as required by Assembly Bill 26.

PASSED AND ADOPTED by the Norco Redevelopment Agency at a regular meeting held on August 17, 2011.

\_\_\_\_\_  
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 August 17, 2011, 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 August 17, 2011.

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

## ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (\*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total
					Aug**	Sept	Oct	Nov	Dec	
1) RCC Certificate of Participation	Riverside Community Col	Third Street Entry Project	3,049,415.00	86,512.00						\$ 86,512.00
2) 2001 RDA Refunding TAB	US Bank Trustee	Refund 1992 RDA TAB	41,998,375.00	2,711,512.50						\$ 2,711,512.50
3) 2001 School Refunding Bonds	US Bank Trustee	Refund 1992 School District Bonds	6,545,735.00	343,155.00						\$ 343,155.00
4) 2004 School Refunding Bonds	US Bank Trustee	Refund 2001 School Notes, Projects	16,085,810.00	731,372.50						\$ 731,372.50
5) 2005 RDA Refunding TAB	US Bank Trustee	Refund 1998 RDA TAB	26,585,738.75	883,431.25						\$ 883,431.25
6) 2009 School District Bonds	US Bank Trustee	Various School District Projects	24,641,157.50	982,913.75						\$ 982,913.75
7) 2010 RDA Refunding Bonds	US Bank Trustee	Refund 2003 RDA TAB	54,629,975.14	1,550,586.26						\$ 1,550,586.26
8) Loan from LMIF	LMIF	Borrowing to Pay Part of 2010 SERAF	3,000,000.00	0.00						\$ -
9) Unfunded Pension Obligations	City of Norco, CalPERS	Allocated Unfunded Pension Costs	223,050.00	18,588.00						\$ 18,588.00
10) Unfunded Post Retirement Health	City of Norco, CalPERS	Allocated OPEB Cost	1,078,051.00	89,870.00						\$ 89,870.00
11) Employee Costs	Employees of Agency	Payroll for Employees	531,723.00	531,723.00						\$ 531,723.00
12) Contract for Animal Shelter	Hamel Contracting/GMID	Construction of Animal Shelter	1,601,117.00	1,601,117.00						\$ 1,601,117.00
13) Contract for Second Street Proj	All American Asphalt	Street Improvements	773,735.00	773,735.00						\$ 773,735.00
14) Contract for Consulting	Harper & Burns	Agency Legal Services	75,722.00	75,722.00						\$ 75,722.00
15) Contract for Consulting	Turch & Associates	Economic Development Assistance	6,000.00	6,000.00						\$ 6,000.00
16) Contract for Consulting	Bill Wilkman	Historical Services	24,000.00	24,000.00						\$ 24,000.00
17) Contract for Consulting	Roger Grody	Economic Development Assistance	33,750.00	2,813.00						\$ 2,813.00
18) Contract for Consulting	LSA and Associates	Historic Resources Survey	2,565.00	2,565.00						\$ 2,565.00
19) Contract for Consulting	RKA Engineering	Engineering Project Assistance	25,000.00	25,000.00						\$ 25,000.00
20) Contract for Consulting	PM Group	Printing Services	8,275.00	8,275.00						\$ 8,275.00
21) Contract for Consulting	Air Commercial Real Estate	Commercial Real Estate Assistance	4,800.00	4,800.00						\$ 4,800.00
22) Contract for Consulting	Eagle Aerial	Mapping Services	4,212.00	4,212.00						\$ 4,212.00
23) Contract for Consulting	ESRI	Mapping Services	4,400.00	4,400.00						\$ 4,400.00
24) Contract for Consulting	Kosmont Companies	Development Services	45,000.00	45,000.00						\$ 45,000.00
25) Contract for Consulting	HDL Companies	Tax Consulting Services	18,000.00	18,000.00						\$ 18,000.00
26) Contract for Consulting	Urban Futures Inc	Re-development Services	25,000.00	25,000.00						\$ 25,000.00
27) Contract for Consulting	Klenfelder Inc.	Environmental Services	10,000.00	10,000.00						\$ 10,000.00
28)										\$ -
29)										\$ -
30)										\$ -
Totals - This Page			\$ 181,028,606.39	\$ 10,560,073.26	\$ 662,111.00	\$ 3,284,193.64	\$ 294,344.00	\$ 313,124.00	\$ 294,344.00	\$ 4,858,116.64
Totals - Other Obligations			\$ 320,022,256.00	\$ 9,465,332.00	\$ 945,204.00	\$ -	\$ -	\$ -	\$ -	\$ 945,204.00
Grand total - All Pages			\$ 501,050,862.39	\$ 20,025,405.26	\$ 1,607,315.00	\$ 3,284,193.64	\$ 294,344.00	\$ 313,124.00	\$ 294,344.00	\$ 5,803,320.64

The County of Riverside is responsible for administering the statutory and negotiated pass-through payments of the Agency. The pass-through payments are made directly to the other taxing entities by the County. The total obligations due for pass-through payments have been estimated based on projected tax increment revenues through the life of the Agency FY 2035-2036. The amount due to each taxing entity is not readily determinable. The amount due to each taxing entity will be determined by the County as tax increments are received.

### OTHER OBLIGATION PAYMENT SCHEDULE Per AB 26 - Section 34167 and 34169 (\*)

Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					Total	
					Aug**	Sept	Oct	Nov	Dec		
1) AB 1389 Pass-through	Various Tax Entities	Past AB 1389 Payments	392,193.00	392,193.00	392,193.00					\$ 392,193.00	
2) AB 1389 Pass-through	City of Norco	Past AB 1389 Payments	553,011.00	553,011.00	553,011.00					\$ 553,011.00	
3) Statutory Payments	City of Norco	Payments per CRL 33607.5 and .7								\$ -	
4) Statutory Payments	Riverside County	Payments per CRL 33607.5 and .7								\$ -	
5) Statutory Payments	Riverside County Library	Payments per CRL 33607.5 and .7								\$ -	
6) Statutory Payments	Corona Norco USD	Payments per CRL 33607.5 and .7								\$ -	
7) Statutory Payments	County Office of Education	Payments per CRL 33607.5 and .7								\$ -	
8) Statutory Payments	Northwest Mosquito Dist	Payments per CRL 33607.5 and .7								\$ -	
9) Statutory Payments	Western MWD	Payments per CRL 33607.5 and .7								\$ -	
10) Statutory Payments	Riverside- Corona Con. Dist	Payments per CRL 33607.5 and .7								\$ -	
11) Pass-Through Payments	Riverside County	Negotiated Pass-through Payments								\$ -	
12) Pass-Through Payments	Northwest Mosquito Dist	Negotiated Pass-through Payments								\$ -	
13) Pass-Through Payments	Riverside County Flood Ctrl. Dist	Negotiated Pass-through Payments								\$ -	
14) Pass-Through Payments	Riverside Community College Dist	Negotiated Pass-through Payments								\$ -	
15) Pass-Through Payments	Riverside County Sup. Of Schools	Negotiated Pass-through Payments								\$ -	
16) Pass-Through Payments	Corona Norco USD	Negotiated Pass-through Payments	319,077,052.00	8,520,128.00						\$ -	
17) Future AB 1389 Payments	Various Tax Entities	Payments per AB 1389	TBD	TBD						\$ -	
18) Future AB 1389 Payments	City of Norco	Payments per Ab 1389	TBD	TBD						\$ -	
19)										\$ -	
20)										\$ -	
21)										\$ -	
22)										\$ -	
23)										\$ -	
24)										\$ -	
25)										\$ -	
26)										\$ -	
27)										\$ -	
28)										\$ -	
<b>Totals - Other Obligations</b>					\$ 320,022,256.00	\$ 9,485,332.00	\$ 945,204.00	\$ -	\$ -	\$ -	\$ 945,204.00

The County of Riverside is responsible for administering the statutory and negotiated pass-through payments of the Agency. The pass-through payments are made directly to the other taxing entities by the County. The total obligations due for pass-through payments have been estimated based on projected tax increment revenues through the life of the Agency FY 2035-2038. The amount due to each taxing entity is not readily determinable. The amount due to each taxing entity will be determined by the County as tax increments are received. Similarly, future amounts due under AB 1389 are not determinable until tax increments are received.



**MINUTES**  
**CITY OF NORCO**  
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
AUGUST 3, 2011

CALL TO ORDER: Mayor Hanna called the meeting to order at 6:00 p.m.

ROLL CALL: Mayor Berwin Hanna  
Mayor Pro Tem Kevin Bash  
Council Member Kathy Azevedo  
Council Member Greg Newton  
Council Member Harvey C. Sullivan

City Attorney Harper recommended that one (1) Existing Litigation (§54956.9) be added to Closed Session – Case Name: CACERF Norco, LLC vs. City of Norco; Case Number: RIC 10010637.

**M/S Bash/Newton to add one (1) Existing Litigation (§54956.9) Case Name: CACERF Norco, LLC vs. City of Norco; Case Number: RIC 10010637, to the Closed Session portion of the agenda. The motion was carried by the following roll call vote:**

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

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

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

Street Address or Assessor Parcel Number: Portion of APN 156-030-001

Negotiating Parties: City of Norco, Kosmont Companies and Mr. Di Tommaso

Points Under Negotiation: Price and Terms of Payment

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

Case Name: CACERF Norco, LLC vs. City of Norco

Case Number: RIC 10010637

RECONVENE PUBLIC SESSION: Mayor Hanna reconvened the meeting at 7:00 p.m.

**REPORT OF ACTION(S) TAKEN IN CLOSED SESSION (§54957.1):** City Attorney Harper stated that one existing litigation item was added to Closed Session regarding CACERF Norco, LLC vs. City of Norco (Wyle Lab lawsuit) and is pleased to announce that the court denied the petition, adding that in layman's terms the City wins. He further stated that the next step for them would be to appeal if they so choose to do that.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Bash  
INVOCATION: Louis Davis, Southern California Edison  
PRESENTATION: Riverside Transmission Reliability Project  
*Riverside Public Utilities*

**Mayor Hanna introduced George Hanson, Engineering Manager of the Riverside Public Utilities, who presented a brief overview of the Riverside Transmission Reliability Project.**

**Mr. Hanson presented information on the public comment process and also on the review process that will follow. In response to questions asked by the City Council, he stated that there will be a mixture of towers and poles, with only poles located in the small section in Norco. In response to the concerns regarding the Hidden Valley Wildlife Preserve, Louis Davis, representing Southern California Edison, stated that Edison will look at all of the comments and concerns during the review period. Mr. Davis also stated that the poles will be similar to the ones currently located on Hamner Avenue. Additional information can be found on the project website at [www.riversidepublicutilities.com/rtrp](http://www.riversidepublicutilities.com/rtrp).**

**Dave Henderson.** Mr. Henderson commented on the trails surrounding the Pedley Substation and asked if the footprint of the Substation itself would be changed or interfere with the trails that provide access to the Hidden Valley Wildlife Preserve. In response, Mr. Hanson stated that any trails and access roads located there now will remain.

INTRODUCTION: Mayor Hanna introduced Mayor Laura Roughton of Jurupa Valley.

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

1. CRA CONSENT CALENDAR ITEMS:

**M/S Bash/Azevedo to approve the CRA Consent Calendar item. The motion was carried by the following roll call vote:**

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

- A. CRA Minutes:  
Regular Meeting of July 20, 2011  
**Recommended Action: Approve the CRA Minutes (City Clerk)**

2. OTHER CRA MATTERS: No other CRA matters.

ADJOURNMENT OF CRA: 7:19 p.m.

**REGULAR CITY COUNCIL AGENDA AS FOLLOWS:**

3. CITY COUNCIL CONSENT CALENDAR ITEMS:

**Council Member Azevedo** pulled Item 3.C.

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

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

- A. City Council Minutes:  
Regular Meeting of July 20, 2011  
**Recommended Action: Approve the City Council Minutes (City Clerk)**
- B. Procedural Step to Approve Ordinance after Reading of Title Only.  
**Recommended Action: Approval (City Clerk)**
- C. Resolution Accepting a Grant in the Amount of \$155,970 from the California Office of Traffic Safety and Increasing Revenue, Appropriation and Expenditure. **Recommended Action: Adopt Resolution No. 2011-63, and designate the Sheriff's Lieutenant as "the authorizing official" to execute the agreement with the California Office of Traffic Safety. PULLED FOR DISCUSSION**
- D. Extension of an Agreement for Building Plans Examining Services.  
**Recommended Action: Approve the Amendment No. 3 to extend the Agreement for Building Plans Examining Services with Willdan Engineering through December 31, 2011. (Director of Public Works)**

4. ITEMS PULLED FROM CITY COUNCIL CONSENT CALENDAR:

- 3.A. Resolution Accepting a Grant in the Amount of \$155,970 from the California Office of Traffic Safety and Increasing Revenue, Appropriation and Expenditure. **Recommended Action: Adopt Resolution No. 2011-\_\_\_, and designate the Sheriff's Lieutenant as "the authorizing official" to execute the agreement with the California Office of Traffic Safety.** (Lt. Cooper)

**Council Member Azevedo** asked Lt. Cooper if this grant funding could be used to support the City's UNLOAD committee and further asked if the UNLOAD committee will still be meeting following the budget cuts made. Lt. Cooper responded that the UNLOAD committee still exists and will continue to meet, but this type of grant will not fund any of those activities.

**Council Member Sullivan** asked about the 52 patrol shifts focused on DUI enforcement and further asked if that is separate from the DUI checkpoints and how many hours will that require. Lt. Cooper responded that yes, it is separate from the DUI checkpoints and will be scheduled for 8 hour periods of time with one extra patrol deputy focused on drunk drivers.

**Council Member Newton** commended Lt. Cooper for the receipt of the grant and asked if this grant will help to enforce the Sheriff's Department's efforts when they go to the resident's home to check if they are driving. Lt. Cooper responded that they will continue to attempt to catch these individuals and added that the goal is to save the lives of persons that obey the law and don't drive drunk.

**M/S Bash/Sullivan to adopt Resolution No. 2011-63, and designate the Sheriff's Lieutenant as "the authorizing official" to execute the agreement with the California Office of Traffic Safety. The motion was carried by the following roll call vote:**

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

5. CITY COUNCIL ACTION ITEM / PUBLIC HEARING:

- A. Approval of Documents Declaring and Determining that the City of Norco will Comply With the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Redevelopment Agency of the City of Norco

*The California Legislature enacted and the Governor signed companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments. AB 1X 27 states that if a city or county intends to enact the ordinance, it shall indicate that intention by adopting a nonbinding resolution of intent to that effect prior to October 1, 2011, and notify the Department of Finance, the Controller, and the county auditor before October 1, 2011, concerning the resolution. The proposed*

*resolution declares the City of Norco's intent to enact an ordinance pursuant to Health and Safety Code Section 34193, authorizing the continued existence of redevelopment agencies. Staff is also proposing that the City Council adopt an ordinance determining that it will comply with the Voluntary Alternative Redevelopment Program in order to permit the continued existence and operation of the Norco Redevelopment Agency.*

**CITY COUNCIL ACTION ITEM**

Resolution Declaring the City Council's Intent to Enact an Ordinance Pursuant to Health and Safety Code Section 34193, Authorizing the Continued Existence of Redevelopment Agencies. **Recommended Action: Adopt Resolution No. 2011-\_\_\_.**

**CITY COUNCIL PUBLIC HEARING ITEM**

Ordinance Determining that the City of Norco will Comply With the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Redevelopment Agency of the City of Norco. **Recommended Action: Adopt Ordinance No. \_\_\_ for first reading.**  
(City Manager and Deputy City Manager/Director of Finance)

**City Manager Groves** stated that the item before the Council is to assist in determining the short-term future of the Norco Redevelopment Agency. She briefly commented on Assembly Bills 26 and 27, noting that the amount of continuation payment for FY 2011-12 for the Norco Redevelopment Agency is \$3,225,646. Questions still remain as to the legality of the Assembly Bills and how they will be implemented and the City needs to make a decision on whether to continue the Norco Redevelopment Agency and if the City has the financial ability to make the continuation payments.

**Deputy City Manager/Director of Finance** presented the estimated financial resources available in the Norco Redevelopment Agency and the use of those funds. He noted that if the Norco Redevelopment Agency continues, it is likely that recommendations will be brought back to the Agency Board to make adjustments to current projects. Funds to pay for the FY 2011-12 continuation payment can be made with a combination of Housing Funds (\$2,825,000) and RDA Operating Funds (\$400,646). He noted that the City's ability to make future continuation payments is unknown at this time and if the City is unable to make future continuation payments, the Agency will dissolve.

**City Manager Groves** commented on what "dissolution" or "continuation" would mean for the Norco Redevelopment Agency, noting that it is unknown at this time who the successor agency would be and what obligations they would assume upon a dissolution. She added that the number one purpose of the successor agency would be to pay off debt. City Manager Groves stated that the City does not have enough information at this time and will continue to watch this closely as there is pending legislation that could impact the future of all redevelopment agencies.

**Council Member Sullivan** commented on the "likely" general fund obligation to fund agency obligations. City Manager Groves noted concern if the borrowed housing money should become a General Fund liability, as that is still unknown. She added that each

year during the budget process, a decision would need to be made regarding the Norco Redevelopment Agency continuation. Council Member Sullivan commented on the debt service and asked how many years it would take to pay off. Deputy City Manager/Director of Finance responded that the schedule reflects the year 2030 when that debt service is paid off.

**Council Member Azevedo** commented on the projects paid for by bond proceeds and any existing debt that will be encumbered and managed by the successor agency. She asked if the City makes payments for City Hall. In response, Deputy City Manager/Director of Finance Okoro stated that this is a very minor amount and is paid out of the Capital Projects Fund based on any impact fees money collected.

**Council Member Newton** commented on the "non-committed" funds and the money that would be available to do additional projects and programs if the City continues the Norco Redevelopment Agency. Deputy City Manager/Director of Finance Okoro stated that there would be approximately \$2.6 million on the operating side for economic activities and about \$1.6 million to use for additional housing programs. City Attorney Harper noted that in addition, there would be an estimated \$3.6 million of Tax Allocation Bond Proceeds available for projects.

**Mayor Hanna** commented on the "committed" funds and asked if the resolution and ordinance would need to be passed in order to continue those projects. Deputy City Manager/Director of Finance Okoro stated that projects that have awarded contracts can proceed and are safe. City Attorney Harper added that theoretically this is true, but none of this is known and time will determine the outcome.

**Mayor Hanna OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak.**

**Vern Showalter.** Mr. Showalter asked if this is a year-to-year event and how these payments are made on an annual basis. City Manager Groves responded that as long as the annual payment is made, the Norco Redevelopment Agency can stay in business.

**Karen Leonard.** Ms. Leonard stated that it makes sense to continue as is in order to keep staff and complete projects.

**Mayor Hanna CLOSED the public hearing.**

**M/S Bash/Sullivan to adopt Resolution No. 2011-64. The motion was carried by the following roll call vote:**

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

**M/S Bash/Sullivan to adopt Ordinance No. 936 for first reading. The motion was carried by the following roll call vote:**

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

**6. PUBLIC COMMENTS OR QUESTIONS:**

**Bill Detillion.** Mr. Detillion commented on the RFD-TV show that aired highlighting Horsetown USA. He further commented on what makes Norco different from other towns, that being horses. He noted that people are concerned about what is happening in the City and there should be some concern regarding how the horses will be affected. Mr. Detillion commented on the increase in speeders in the city, noting that someone could get hurt. He also commented on the brick pavers that have been installed in the past few weeks and also voiced his displeasure with the parking situation at Ingalls.

**Lisa Butler.** Ms. Butler commented on the dirt and rock haulers that add to the traffic on Sixth Street, adding that she witnessed a speeding truck that could not stop for a red light. She requested that Lt. Cooper remind the drivers on Sixth Street what the speed limit is.

**Pat Overstreet.** Ms. Overstreet noted that she is thrilled with the court ruling on Wyle Labs, noting that the Norco Regional Conservancy is researching grants for that property.

**Norvah Williams.** Ms. Williams noted that there is one week left to complete the project in front of the elementary school.

**Danny Azevedo.** Mr. Azevedo stated that he is proud of the Council for making the hard decisions that come before them as the future of Norco relies on the Council keeping Norco as "Norco."

**7. OTHER MATTERS – COUNCIL:**

**Council Member Newton:**

- ☛ Inquired when the sub-committee was going to meet to discuss roosters. City Manager Groves responded that she would check with staff to find out when they will be meeting.
- ☛ Commented on the most recent Concert in the Park, noting that there was a good turn out and it was a good concert.

**Mayor Pro Tem Bash:**

- ☛ Stated that a donation in the amount of \$5,000 was received by the Lake Norconian Club Foundation for the upcoming event highlighting the anniversary of the Navy in Norco.
- ☛ Inquired on the status of the rock by the old power house. Public Works Director Thompson responded that a meeting was held with Edison where they stated that they would check into it let the City know what the status is.

- ✚ Asked that Mayor Laura Roughton of Jurupa Valley come forward to make a few comments. Mayor Roughton stated that it is exciting to be a new City in Riverside County and added that she enjoys the meetings held with the neighboring mayors.

**Council Member Azevedo:**

- ✚ Commented on the tour of the new drains that were installed and located in LMD No. 4 following the last rain and noted that maybe only six of them will need corrections. She added that there were some issues with the drains installed by the residents as they were impacting the trails.
- ✚ Stated that the last Concert in the Park will be the one everyone will talk about.
- ✚ Reported on the WRCOG Executive meetings she attends and noted that the state decisions are impacting the entire region.

**Council Member Sullivan:**

- ✚ Commented on the fence around the George Ingalls Equestrian Event Center and noted concerns from residents regarding parking and riding issues.
- ✚ Recommended that Lt. Cooper apply for another grant to fund one motor officer. Lt. Cooper noted he will look into this, adding that these grants are difficult to get.
- ✚ Stated that donations have been received to fund the breakfast at the Senior Center, noting money received from Council Members, the Norco Firefighters Association and Norco residents.

**Mayor Hanna:**

- ✚ Commented on the Mayor's breakfast he attended where they discussed regional issues including the Hamner Bridge and the revamping of the Limonite/I15 Interchange.
- ✚ Reported on the Riverside County Transportation Commission meeting he attended where they unanimously approved the EIR for the Perris Valley Metrolink Line.
- ✚ Stated that the Day of the Cowboy event went well and thanked the committee and volunteers that assisted.
- ✚ Noted that an appreciation party was held by Canidae for the sponsors that took part in the Best of America by Horseback event in Norco.
- ✚ Asked Public Works Director Thompson when the Second Street project would be complete. Director Thompson responded that he hoped that the street would be completed and striped by August 15<sup>th</sup>.

**8. OTHER MATTERS – STAFF:**

**City Manager Groves:**

- ✚ Stated that she received word during the Council meeting that the City of Corona approved the agreement for Battalion Chief services with the City of Norco.
- ✚ Stated that one proposal was submitted from CAL FIRE in response to the RFP sent out for Fire Protection and Emergency Services in the City of Norco. She added that a few clarifying questions were sent to CAL FIRE and staff will be bringing an update on that proposal to the Council at the next meeting.

9. ADJOURNMENT: There being no further business to come before the City Council, Mayor Hanna adjourned the meeting at 8:34 p.m.

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BRENDA K. JACOBS, CMC  
CITY CLERK

/bj-79093



**RECAP OF ACTIONS TAKEN AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
AUGUST 10, 2011

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1. CALL TO ORDER: 7:07 p.m.
2. ROLL CALL: Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard
3. STAFF PRESENT: Planning Director King, Senior Planner Robles, Deputy City Clerk Germain, Deputy City Attorney Burns, Public Works Director Thompson, Fire Chief Bryan
4. PLEDGE OF ALLEGIANCE: Chair Wright
5. APPEAL NOTICE: Read by Staff
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: None
7. APPROVAL OF MINUTES: Minutes of July 13, 2011. **Recommended Action: Approval** (Deputy City Clerk): **Approved 5-0**
8. CONTINUED ITEMS:
  - A. **Resolution 2011-\_\_\_**; Site Plan 2011-05 (Beckman): A Request for Approval to Allow a 439 Square-foot Tack Room/Shed at 249 (Oldenburg Lane Located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Continue** Continued from regular meeting on July 13, 2011 (SP Robles): **Approved 5-0 to continue to the next available meeting.**
  - B. **Continued Public Hearing: Resolution 2011-\_\_\_**; Tentative Parcel Map 36392 (Alere Property Group LLC): A proposal to merge several existing lots and subdivide the total approximate 86.93 acres into 7 parcels with one lettered parcel for a detention basin, located generally east of Pacific Avenue, west of Mountain Avenue, north of First Street, and south of Second Street, excepting out approximately 5 acres on the southeast corner of Pacific Avenue and Second Street and adding approximately 13.6 acres on the east side of Mountain Avenue (Several Assessor Parcel Numbers). Continued from cancelled meeting on July 27, 2011 **Recommended Action: Approval** (PD King): **Approved 5-0 to advertise this item as a public hearing for a future meeting (date uncertain at this time).**

9. PUBLIC HEARINGS:

- A. **Resolution 2011-\_\_\_**: Conditional Use Permit 2011-10 (Foltz): A Request for Approval to Allow an Accessory Building Consisting of a 1,200 Square-Foot Metal Garage at 2030 Western Avenue Located within the A-1-20 Zone. **Recommended Action: Approval (SP Robles): Approved 4-1 (Jaffarian). This action is final unless appealed to the City Council within 10 calendar days.**
- B. **Resolution 2011-\_\_\_**: Conditional Use Permit 2011-11 (Correa): A Request for Approval to Allow an Accessory Building Consisting of a 2,640 Square-Foot Metal Barn at 2330 Corona Avenue Located within the A-1-20 Zone. **Recommended Action: Continue (SP Robles): Approved 5-0 to continue this item.**
- C. **Resolution 2011-\_\_\_**: Conditional Use Permit 2011-12 (Arroyo): A Request for Approval to Allow an Accessory Building Consisting of a 938 Square-Foot Carport and Storage Building at 3764 Sierra Avenue Located within the A-1-20 Zone. **Recommended Action: Approval (SP Robles): Denied 5-0 without prejudice. This action is final unless appealed to the City Council within 10 calendar days.**

10. BUSINESS ITEMS:

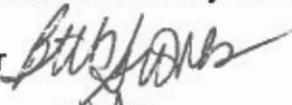
- A. **Resolution 2011-\_\_\_**: Site Plan 2011-07 (Alere Property Group): A Request for Approval of a Master Development Plan for Six Buildings Totaling 1,586,980 Square Feet Built with Three Phases on Property Located at 1811 Mountain Avenue. **Recommended Action: Approval (PD King): Approved 5-0 to advertise this item as a public hearing for a future meeting (date uncertain at this time).**
- B. **Resolution 2011-\_\_\_**: Master Site Plan 2011-07 Phase 1 (Alere Property Group): A Request for Approval for Development of Buildings 1 and 3 (605,280 Square Feet and 96,730 Square Feet Respectively) (Site Plans 2011-09, -11) between Pacific Avenue and Mountain Avenue North of First Street. **Recommended Action: Approval (PD King): Approved 5-0 to advertise this item as a public hearing for a future meeting (date uncertain at this time).**
- C. **Resolution 2011-\_\_\_**: Master Site Plan 2011-07 Phase 2 (Alere Property Group): A Request for Approval for Development of Buildings 2 and 4 (561,600 Square Feet and 89,670 Square Feet Respectively) (Site Plans 2011-08, -10) between Pacific Avenue and Mountain Avenue South of Second Street. **Recommended Action: Approval (PD King): Approved 5-0 to advertise this item as a public hearing for a future meeting (date uncertain at this time).**

- D. **Resolution 2011-\_\_\_**: Master Site Plan 2011-07 Phase 3 (Alere Property Group): A Request for Approval for Development of Buildings 5 and 6 (121,130 Square Feet and 120,370 Square Feet Respectively) (Site Plans 2011-12, -13) on the east side of Mountain Avenue south of Second Street. **Recommended Action: Approval (PD King): Approved 5-0 to advertise this item as a public hearing for a future meeting (date uncertain at this time).**
  
- 11. CITY COUNCIL:
  - A. Recap of Actions Taken at the August 3, 2011 City Council/Community Redevelopment Agency Meeting. **Received and Filed**
  
  - B. City Council Minutes dated July 20, 2011. **Received and Filed**
  
- 12. PLANNING COMMISSION: Oral Reports from Various Committees: **None**
  
- 13. STAFF: Current Work Program: **Received and Filed**
  
- 14. OTHER MATTERS:
  - A. Follow-up on Items from Previous Meetings (PD King): **None**
  
- 15. ADJOURNMENT: **12:16 a.m. August 11, 2011**

/adr-79151

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Lori J. Askew, Senior Engineer 

DATE: August 17, 2011

SUBJECT: Acceptance of Bids and Award of Contract for the Second Street 12-inch Water Line Project

RECOMMENDATION: Accept bids submitted for the installation of a new 12-inch water line and award a contract to Clearwater Pipeline, Inc. in the amount of \$154,868.50, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.

**SUMMARY:** Bids for the Second Street 12-inch Water Line Project were opened on August 10, 2011 with Clearwater Pipeline, Inc. of Perris, CA being the lowest responsible bidder. Therefore, it is recommended that a contract be awarded to Clearwater Pipeline, Inc. in the amount of \$154,868.50.

**BACKGROUND/ANALYSIS:** Staff completed plans and specifications for the Second Street 12-inch Water Line Project. The project consists of installation of approximately 1,050 linear feet of 12" CML&C water line and related appurtenances in Second Street west of Western Avenue and east of Trotter Trail. The plans and specifications were advertised on July 21, 2011 with a bid opening date of August 10, 2011. A total of 18 bids were received with proposals ranging in value from \$154,868.50 to \$287,516.00. The lowest bidder, Clearwater Pipeline, Inc. of Perris, CA, submitted a bid that was 37% lower than the engineers estimate. References were checked on Clearwater Pipeline, Inc. and found to be favorable. The bid summary sheet has been attached for Council's review.

**FINANCIAL IMPACT:** Allocate funds included in the adopted FY 2012 CIP Budget in the amount of \$154,868.50 from Capital Improvement Fund 144 (Water) for this project.

/lja-79138

Attachments: Bid Summary



**BID SUMMARY SHEET**

**SECOND STREET 12-INCH WATER LINE PROJECT**

ITEM	QUANTITY	UNITS	DESCRIPTION	Clearwater Pipeline, Inc.		Tryco General Engineering		J A Salazar Construction & Supply Corp.	
				UNIT BID	TOTAL	UNIT BID	TOTAL	UNIT BID	TOTAL
1	1	LS	Clearing, Grubbing, Mobilization and Traffic Control	\$5,375.00	\$5,375.00	\$14,000.00	\$14,000.00	\$21,000.00	\$21,000.00
2	1,048	LF	12" CML&C Water Line	\$76.00	\$79,648.00	\$81.50	\$85,412.00	\$100.00	\$104,800.00
3	10	LF	6" CML&C Water Line	\$220.00	\$2,200.00	\$380.00	\$3,800.00	\$119.00	\$1,190.00
4	3	EA	Fire Hydrant per Norco Std. 445	\$8,125.00	\$24,375.00	\$2,800.00	\$8,400.00	\$6,500.00	\$19,500.00
5	10,655	SF	Street Pavement Repair per Norco Std. 155	\$1.70	\$18,113.50	\$4.00	\$42,620.00	\$1.42	\$15,130.10
6	1	EA	12"x6" Concentric Reducer	\$550.00	\$550.00	\$1,600.00	\$1,600.00	\$1,000.00	\$1,000.00
7	1	EA	6" Butterfly Valve	\$1,215.00	\$1,215.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00
8	5	EA	12" Butterfly Valve	\$2,185.00	\$10,925.00	\$1,560.00	\$7,800.00	\$1,900.00	\$9,500.00
9	8	EA	1" Water Service to Existing Meter	\$1,380.00	\$11,040.00	\$1,200.00	\$9,600.00	\$1,500.00	\$12,000.00
10	8	EA	Thrust Blocks per Norco Std. 460	\$35.00	\$280.00	\$200.00	\$1,600.00	\$700.00	\$5,600.00
11	1	LS	Pipe Fittings, Connections, Etc.	\$1,147.00	\$1,147.00	\$2,448.00	\$2,448.00	\$18,500.00	\$18,500.00
<b>TOTAL BID</b>					<b>\$154,868.50</b>		<b>\$178,480.00</b>		<b>\$209,720.10</b>
Low Bid Subcontractors				Hardy & Harper	Paving	Arrow Asphalt Recycling Kanayan Construction	AC Grinding AC Overlay	Hardy & Harper	Paving



**BID SUMMARY SHEET**

**SECOND STREET 12-INCH WATER LINE PROJECT**

ITEM	QUANTITY	UNITS	DESCRIPTION	Christensen Brothers General Engineering, Inc.		VCI Construction		Dominguez General Engineering, Inc.	
				UNIT BID	TOTAL	UNIT BID	TOTAL	UNIT BID	TOTAL
1	1	LS	Clearing, Grubbing, Mobilization and Traffic Control	\$26,000.00	\$26,000.00	\$15,700.00	\$15,700.00	\$5,000.00	\$5,000.00
2	1,048	LF	12" CML&C Water Line	\$72.00	\$75,456.00	\$80.00	\$83,840.00	\$85.00	\$89,080.00
3	10	LF	6" CML&C Water Line	\$114.00	\$1,140.00	\$440.00	\$4,400.00	\$200.00	\$2,000.00
4	3	EA	Fire Hydrant per Norco Std. 445	\$8,800.00	\$26,400.00	\$7,500.00	\$22,500.00	\$11,500.00	\$34,500.00
5	10,655	SF	Street Pavement Repair per Norco Std. 155	\$4.60	\$49,013.00	\$4.60	\$49,013.00	\$6.00	\$63,930.00
6	1	EA	12"x6" Concentric Reducer	\$1,160.00	\$1,160.00	\$880.00	\$880.00	\$500.00	\$500.00
7	1	EA	6" Butterfly Valve	\$1,000.00	\$1,000.00	\$1,240.00	\$1,240.00	\$1,000.00	\$1,000.00
8	5	EA	12" Butterfly Valve	\$1,850.00	\$9,250.00	\$1,960.00	\$9,800.00	\$2,000.00	\$10,000.00
9	8	EA	1" Water Service to Existing Meter	\$1,645.00	\$13,160.00	\$1,900.00	\$15,200.00	\$1,100.00	\$8,800.00
10	8	EA	Thrust Blocks per Norco Std. 460	\$230.00	\$1,840.00	\$220.00	\$1,760.00	\$300.00	\$2,400.00
11	1	LS	Pipe Fittings, Connections, Etc.	\$18,000.00	\$18,000.00	\$22,000.00	\$22,000.00	\$10,000.00	\$10,000.00
<b>TOTAL BID</b>					<b>\$222,419.00</b>		<b>\$226,333.00</b>		<b>\$227,210.00</b>
Low Bid Subcontractors									



**BID SUMMARY SHEET**

**SECOND STREET 12-INCH WATER LINE PROJECT**

ITEM	QUANTITY	UNITS	DESCRIPTION	Mamco Inc.		Genesis Construction		PK Mechanical Systems, Inc.	
				UNIT BID	TOTAL	UNIT BID	TOTAL	UNIT BID	TOTAL
1	1	LS	Clearing, Grubbing, Mobilization and Traffic Control	\$29,000.00	\$29,000.00	\$33,259.00	\$33,259.00	\$16,740.00	\$16,740.00
2	1,048	LF	12" CML&C Water Line	\$98.00	\$102,704.00	\$97.00	\$101,656.00	\$60.00	\$62,880.00
3	10	LF	6" CML&C Water Line	\$150.00	\$1,500.00	\$500.00	\$5,000.00	\$50.00	\$500.00
4	3	EA	Fire Hydrant per Norco Std. 445	\$9,000.00	\$27,000.00	\$7,700.00	\$23,100.00	\$10,000.00	\$30,000.00
5	10,655	SF	Street Pavement Repair per Norco Std. 155	\$1.50	\$15,982.50	\$2.00	\$21,310.00	\$6.00	\$63,930.00
6	1	EA	12"x6" Concentric Reducer	\$525.00	\$525.00	\$400.00	\$400.00	\$750.00	\$750.00
7	1	EA	6" Butterfly Valve	\$1,800.00	\$1,800.00	\$1,500.00	\$1,500.00	\$1,200.00	\$1,200.00
8	5	EA	12" Butterfly Valve	\$2,000.00	\$10,000.00	\$2,500.00	\$12,500.00	\$1,600.00	\$8,000.00
9	8	EA	1" Water Service to Existing Meter	\$1,350.00	\$10,800.00	\$1,000.00	\$8,000.00	\$1,800.00	\$14,400.00
10	8	EA	Thrust Blocks per Norco Std. 460	\$750.00	\$6,000.00	\$100.00	\$800.00	\$200.00	\$1,600.00
11	1	LS	Pipe Fittings, Connections, Etc.	\$24,687.50	\$24,687.50	\$25,000.00	\$25,000.00	\$35,000.00	\$35,000.00
<b>TOTAL BID</b>					<b>\$229,999.00</b>		<b>\$232,525.00</b>		<b>\$235,000.00</b>
Low Bid Subcontractors									



**BID SUMMARY SHEET**

**SECOND STREET 12-INCH WATER LINE PROJECT**

ITEM	QUANTITY	UNITS	DESCRIPTION	C.P. Construction Co., Inc.		G. Hurtado construction, Inc.		T.E Roberts, Inc.	
				UNIT BID	TOTAL	UNIT BID	TOTAL	UNIT BID	TOTAL
1	1	LS	Clearing, Grubbing, Mobilization and Traffic Control	\$10,000.00	\$10,000.00	\$39,500.00	\$39,500.00	\$5,000.00	\$5,000.00
2	1,048	LF	12" CML&C Water Line	\$75.00	\$78,600.00	\$90.00	\$94,320.00	\$85.00	\$89,080.00
3	10	LF	6" CML&C Water Line	\$100.00	\$1,000.00	\$80.00	\$800.00	\$250.00	\$2,500.00
4	3	EA	Fire Hydrant per Norco Std. 445	\$8,500.00	\$25,500.00	\$7,825.00	\$23,475.00	\$7,500.00	\$22,500.00
5	10,655	SF	Street Pavement Repair per Norco Std. 155	\$7.50	\$79,912.50	\$4.85	\$51,676.75	\$7.20	\$76,716.00
6	1	EA	12"x6" Concentric Reducer	\$650.00	\$650.00	\$705.00	\$705.00	\$3,000.00	\$3,000.00
7	1	EA	6" Butterfly Valve	\$1,550.00	\$1,550.00	\$1,700.00	\$1,700.00	\$2,450.00	\$2,450.00
8	5	EA	12" Butterfly Valve	\$2,650.00	\$13,250.00	\$2,075.00	\$10,375.00	\$3,500.00	\$17,500.00
9	8	EA	1" Water Service to Existing Meter	\$1,150.00	\$9,200.00	\$895.00	\$7,160.00	\$1,885.00	\$15,080.00
10	8	EA	Thrust Blocks per Norco Std. 460	\$150.00	\$1,200.00	\$200.00	\$1,600.00	\$200.00	\$1,600.00
11	1	LS	Pipe Fittings, Connections, Etc.	\$15,000.00	\$15,000.00	\$12,150.00	\$12,150.00	\$10,000.00	\$10,000.00
<b>TOTAL BID</b>					<b>\$235,862.50</b>		<b>\$243,461.75</b>		<b>\$245,426.00</b>
Low Bid Subcontractors									



**BID SUMMARY SHEET**

**SECOND STREET 12-INCH WATER LINE PROJECT**

ITEM QUANTITY	UNITS	DESCRIPTION	Miramontes construction Co., Inc.		Vido Samarzich, Inc.		DDH Apple Valley Construction, Inc.	
			UNIT BID	TOTAL	UNIT BID	TOTAL	UNIT BID	TOTAL
1	1 LS	Clearing, Grubbing, Mobilization and Traffic Control	\$7,000.00	\$7,000.00	\$5,000.00	\$5,000.00	\$36,000.65	\$36,000.65
2	1,048 LF	12" CML&C Water Line	\$130.00	\$136,240.00	\$107.00	\$112,136.00	\$98.00	\$102,704.00
3	10 LF	6" CML&C Water Line	\$500.00	\$5,000.00	\$165.00	\$1,650.00	\$116.00	\$1,160.00
4	3 EA	Fire Hydrant per Norco Std. 445	\$5,000.00	\$15,000.00	\$8,800.00	\$26,400.00	\$9,900.00	\$29,700.00
5	10,655 SF	Street Pavement Repair per Norco Std. 155	\$5.00	\$53,275.00	\$6.50	\$69,257.50	\$3.97	\$42,300.35
6	1 EA	12"x6" Concentric Reducer	\$1,000.00	\$1,000.00	\$800.00	\$800.00	\$800.00	\$800.00
7	1 EA	6" Butterfly Valve	\$1,000.00	\$1,000.00	\$1,300.00	\$1,300.00	\$1,600.00	\$1,600.00
8	5 EA	12" Butterfly Valve	\$2,500.00	\$12,500.00	\$2,500.00	\$12,500.00	\$2,450.00	\$12,250.00
9	8 EA	1" Water Service to Existing Meter	\$900.00	\$7,200.00	\$2,000.00	\$16,000.00	\$1,650.00	\$13,200.00
10	8 EA	Thrust Blocks per Norco Std. 460	\$100.00	\$800.00	\$150.00	\$1,200.00	\$350.00	\$2,800.00
11	1 LS	Pipe Fittings, Connections, Etc.	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$22,800.00	\$22,800.00
<b>TOTAL BID</b>				<b>\$249,015.00</b>		<b>\$261,243.50</b>		<b>\$265,315.00</b>
Low Bid Subcontractors								



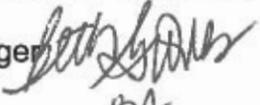
BID SUMMARY SHEET

SECOND STREET 12-INCH WATER LINE PROJECT

ITEM	QUANTITY	UNITS	DESCRIPTION	EAR Engineering, Construction & Support Services		Atlas Allied, Inc.		Doty Bros. Equipment Company	
				UNIT BID	TOTAL	UNIT BID	TOTAL	UNIT BID	TOTAL
1	1	LS	Cleaning, Grubbing, Mobilization and Traffic Control	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00	\$15,000.00	\$15,000.00
2	1,048	LF	12" CML&C Water Line	\$118.00	\$123,664.00	\$130.00	\$136,240.00	\$120.00	\$125,760.00
3	10	LF	6" CML&C Water Line	\$185.00	\$1,850.00	\$105.00	\$1,050.00	\$165.00	\$1,650.00
4	3	EA	Fire Hydrant per Norco Std. 445	\$8,700.00	\$26,100.00	\$7,000.00	\$21,000.00	\$9,000.00	\$27,000.00
5	10,655	SF	Street Pavement Repair per Norco Std. 155	\$3.20	\$34,096.00	\$3.50	\$37,292.50	\$5.20	\$55,406.00
6	1	EA	12"x6" Concentric Reducer	\$750.00	\$750.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
7	1	EA	6" Butterfly Valve	\$1,850.00	\$1,850.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
8	5	EA	12" Butterfly Valve	\$2,500.00	\$12,500.00	\$3,000.00	\$15,000.00	\$3,000.00	\$15,000.00
9	8	EA	1" Water Service to Existing Meter	\$1,200.00	\$9,600.00	\$1,500.00	\$12,000.00	\$2,500.00	\$20,000.00
10	8	EA	Thrust Blocks per Norco Std. 460	\$300.00	\$2,400.00	\$700.00	\$5,600.00	\$400.00	\$3,200.00
11	1	LS	Pipe Fittings, Connections, Etc.	\$13,000.00	\$13,000.00	\$22,617.50	\$22,617.50	\$21,000.00	\$21,000.00
<b>TOTAL BID</b>					<b>\$265,810.00</b>		<b>\$279,300.00</b>		<b>\$287,516.00</b>
Low Bid Subcontractors									

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Lori J. Askew, Senior Engineer 

DATE: August 17, 2011

SUBJECT: Approval of Final Tract Map 35650, Located on the East Side of Temescal Avenue and Immediately Adjacent to the North Side of Wrangler Way (Essenmacher)

RECOMMENDATION: Approve Tract Map 35650 and authorize the City Clerk to sign the map on behalf of the City.

**SUMMARY:** The City Council considered this matter on December 5, 2007 when Tentative Tract Map 35650 was approved. The owners are now requesting approval of the final tract map which subdivides their property of 4.0 acres into seven lots. The site has frontage on Temescal Avenue of approximately 276 feet and a depth adjacent to Wrangler Way of 630 feet. The map meets City requirements and is ready for approval.

**BACKGROUND/ANALYSIS:** On December 5, 2007, the City Council approved Tentative Tract Map 35650 which subdivides 4.0 acre parcel into seven residential lots and one lettered lot offered for street dedication. The property is located at the north east corner of Temescal Avenue and Wrangler Way. The project proposes to subdivide the original property, which has a house and accessory structure situated on it, into a total of seven residential lots. The lot which the house occupies will be over 34,000 square feet in area and the remaining six lots will range in size from 21,035 square feet to 22,128 square feet. A Primary Animal Keeping Area (PAKA) has been dedicated on each lot in addition to a 15-foot clear access provided from Temescal Avenue or Wrangler Way to each PAKA. Lot A is a 13 foot wide strip of land parallel to Wrangler Way which, if accepted by the City, will increase the ultimate right of way of Wrangler Way to 69 feet. This will allow for an equestrian trail on both sides of Wrangler Way.

The project has been presented and approved by Council on November 4, 2009 and December 1, 2010 for extensions of time for recording the final map. The property owner has supplied a bond to the City guaranteeing construction of the public improvements fronting the site.

The map has been submitted for review, and is in substantial compliance with the approved Tentative Tract Map, as well as all applicable codes. The subdivision meets all requirements of the resolution approving the tentative map. The developer has paid City fees in conjunction with this map.

FINANCIAL IMPACT: N/A

/lja-77244

Attachment: Tract Map 35650

**Agenda Item 3.D.**

7 NUMBERED LOTS  
AND 1 LETTERED LOT  
4.00 ACRES GROSS  
3.81 ACRES NET

IN THE CITY OF NORCO, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

# TRACT NO. 35650

SHEET 1 OF 3 SHEETS

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 4 ACRES OF LOT 8, OF THE RESUBDIVISION OF A PORTION OF BLOCK 18, AND ALL OF BLOCK 29 AND 30, OF PREVIOUS ORANGE HILLS, OF TRACT NO. 2, AS PER MAP IN BOOK 8, PAGE 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KELSOE AND ASSOCIATES, INC.

APRIL 2008

RECORDER'S STATEMENT  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ AT \_\_\_\_\_  
NO. \_\_\_\_\_ THE RECORD OF THE CLERK OF THE CITY OF NORCO.  
FILE \_\_\_\_\_  
LARRY W. WARD, ASSESSOR - COUNTY CLERK - RECORDER  
BY: \_\_\_\_\_ DEPUTY  
SUBDIVISION GUARANTEE: \_\_\_\_\_

### OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OF OR AME INTERESTED THE LANDS INCLUDED WITHIN THE SUBDIVISION BEING HEREBY, THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LANDS THAT CONSENT TO THE MAP AND RECORDING OF THE SUBDIVISION AS SHOWN WITHIN THE DISTRICTING BORDERLINE.

I HEREBY DEDICATE TO PUBLIC USE, LOT 7, FOR PUBLIC STREET AND FOR PUBLIC UTILITY PURPOSES.

I HEREBY RETAIN FOR THE SOLE BENEFIT OF MYSELF, FUTURE OWNERS, THEIR SUCCESSORS, ASSIGNEES, THE DEDICATED AND RESTRICTED PRIVATE ASSESSMENT AREA (P.A.A.) AS SHOWN ON THE MAP, THE RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON ALL FUTURE OWNERS, SUCCESSORS AND ASSIGNEES, AND MAY BE TERMINATED ONLY UPON THE WRITTEN CONSENT OF THE CITY OF NORCO.

I ALSO HEREBY RETAIN THE 67% INTEREST TO P.A.A.'S HOLD BUILDING (ASAS) AS SHOWN ON THE MAP FOR THE SOLE BENEFIT OF MYSELF, MY SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THE SUBDIVISION.

I ALSO HEREBY RETAIN THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN ON THE MAP FOR THE SOLE BENEFIT OF MYSELF, MY SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THE SUBDIVISION.

TODD ESSENWACHNER, AN UNREGISTERED LAND



### NOTARY ACKNOWLEDGMENT

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONAL PHYSICAL LAWYER, AND BEING DULY SWORN AND ADVISED OF THE CONTENTS AND EFFECTS OF THE FOREGOING INSTRUMENT, HE REQUESTED THAT I ATTEND TO THE MATTER AND BE BOUND BY HIS REPRESENTATION AND STATEMENT AS TO THE TRUTH AND VALIDITY OF THE FOREGOING INSTRUMENT, AND THAT HE BE BOUND BY HIS REPRESENTATION AND STATEMENT AS TO THE TRUTH AND VALIDITY OF THE FOREGOING INSTRUMENT, ON THE ENTITY UPON WHICH HE REQUESTED THE INSTRUMENT.

1 CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PROCEEDINGS ARE TRUE AND CORRECT.



### SIGNATURE CLASSINGS:

PURSUANT TO SECTION 6600 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OBTAINED:

1. ORANGE HILLS TRACT COMPANY, HOLDERS OF AN EASEMENT FOR CANALS AND PIPES TO TAKE, USE AND DISTRIBUTE WATER AS SHOWN ON A DEED RECORDED OCTOBER 23, 1968 IN BOOK 460 PAGE 229 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE LOCATION OF SAID EASEMENT IS INDICATIVE IN NATURE AND CANNOT BE PLOTTED FROM AVAILABLE RECORDS.

### ABANDONMENT NOTE

PURSUANT TO SECTIONS 6604 AND 66402.02 OF THE SUBDIVISION MAP ACT, THE APPROVAL, AN RECORDED OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

AN EASEMENT FOR PUBLIC ROAD RIGHT OF WAY PER INSTRUMENT NUMBER 4488 RECORDED JANUARY 27, 1990 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE UNPAID AND NOT PROPERTY BUT NOT YET PAID, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
PAUL WOODRUFF, CLERK OF THE BOARD OF SUPERVISORS  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
PAUL WOODRUFF, CLERK OF THE BOARD OF SUPERVISORS  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY SURVEY IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TODD ESSENWACHNER ON \_\_\_\_\_ I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE PORTION INDICATED ON THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO BRING THE SURVEY TO BE REFINED, AND THAT THE FINAL MAP SUBMITTED WILL CONFORM TO THE CONVENTIONALLY APPROVED TERMINATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 4-14-08  
LARRY W. WARD, FILE  
SUBDIVISION GUARANTEE  
EXPIRATION DATE 04/30/2009



### CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THE MAP THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TERMINATIVE MAP, AND ANY APPROVED ALTERATIONS THEREBY THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL, SUBDIVISION ORDINANCE OF THE CITY OF NORCO, CALIFORNIA, HAVE BEEN FULLY COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DOUGLAS C. WELAND, DATE \_\_\_\_\_  
CITY ENGINEER  
CITY OF NORCO, CALIFORNIA  
EXPIRES \_\_\_\_\_



### CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP CONSISTING OF 3 SHEETS WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF NORCO AT A REGULAR MEETING THEREOF HELD ON THE DATE OF \_\_\_\_\_ 2008.

AND THAT THEREUPON SAID COUNCIL, BY A MOTION DULY ENCORDED AND PASSED, APPROVED SAID MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF LOT 7, FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES (WHEREAPPLICABLE), AND ACCEPT ABANDONMENT AS STATED IN ABANDONMENT NOTE SHOWN HEREBY

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

BRINCA JACCS  
CITY CLERK - CITY OF NORCO

7 NUMBERED LOTS  
AND 1 LETTERED LOT  
4.00 ACRES GROSS  
3.81 ACRES NET

IN THE CITY OF NORCO, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

SHEET 2 OF 3 SHEETS

# TRACT NO. 35650

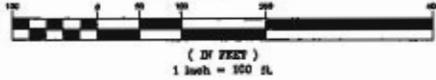
BEING A SUBDIVISION OF A PORTION OF THE SOUTHERLY 4 ACRES OF LOT 8, OF THE RESUBDIVISION OF A PORTION OF BLOCK 18, AND ALL OF BLOCK 29 AND 30, OF RIVERSIDE ORANGE HEIGHTS, OF TRACT 2, AS PER MAP IN BOOK 9, PAGE 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KELSOE AND ASSOCIATES, INC.

APRIL 2008

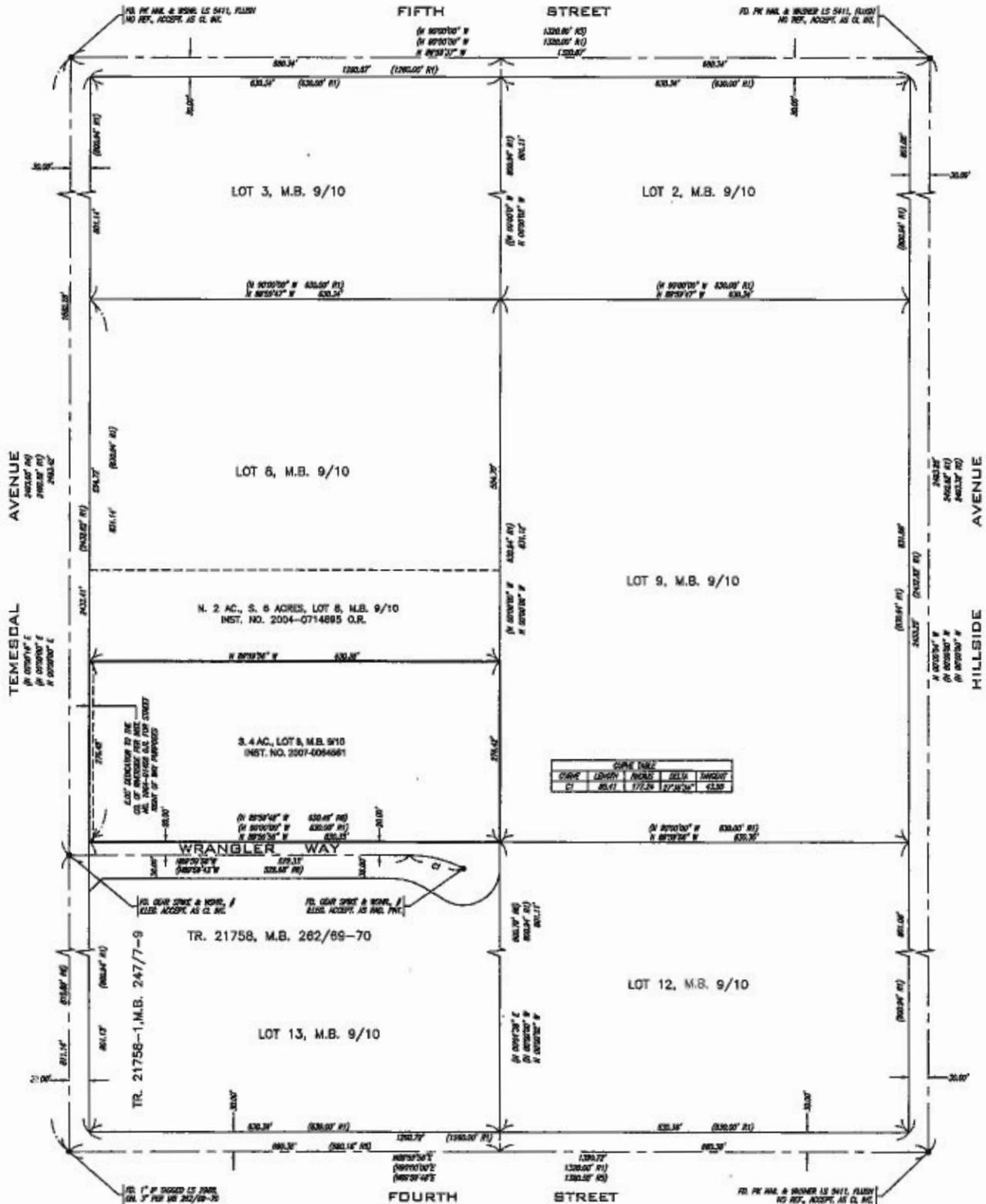


GRAPHIC SCALE



- LEGEND:
- INDICATES A 1" P DIMENSIONED L&S ONLY TO BE SET, PLAIN
  - ⊙ INDICATES FOUND MONUMENT AS NOTED
  - BT INDICATES RECORD BORNINGS & DISTANCES PER MS 5/10
  - AS INDICATES RECORD BORNINGS & DISTANCE PER TRACT NO. 25980-1 MS 254/10-12
  - AS INDICATES RECORD BORNINGS & DISTANCE PER MS 76/74
  - AS INDICATES RECORD BORNINGS & DISTANCE PER TRACT NO. 21700-1 MS 247/7-9
  - AS INDICATES RECORD BORNINGS & DISTANCE PER MS 83/64-70
  - AS INDICATES RECORD BORNINGS & DISTANCE PER TRACT NO. 21700 MS 262/10-10

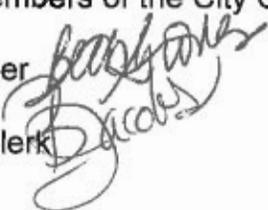
NOTE OF RECORDS:  
THE BORNINGS SHOWN THEREON ARE BASED ON THE CONVEYANCE OF RECORDS, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 10 OF MAPS, RECORDS OF THE COUNTY, SHOWN AS NORTH QUARTER, SECTION 18.

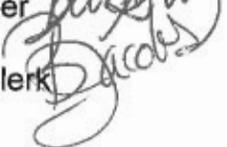




## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Brenda K. Jacobs, City Clerk 

DATE: August 17, 2011

SUBJECT: **Ordinance No. 936, Second Reading.** Determining that the City of Norco will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Redevelopment Agency of the City of Norco.

RECOMMENDATION: Adopt **Ordinance No. 936** for second reading.

**SUMMARY:** The first reading of Ordinance No. 936 was held on August 3, 2011 and was adopted by the City Council with a 5-0 vote. Staff is recommending that the City Council adopt Ordinance No. 936 for second reading.

The California Legislature enacted and the Governor signed companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments.

This Ordinance determines that the City of Norco will comply with the Voluntary Alternative Redevelopment Program pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in order to permit the continued existence and operation of the Redevelopment Agency of the City of Norco.

/bj-79126

Attachment: Ordinance No. 936

## ORDINANCE NO. 936

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DETERMINING IT WILL COMPLY WITH THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED EXISTENCE AND OPERATION OF THE REDEVELOPMENT AGENCY OF THE CITY OF NORCO**

**WHEREAS**, the City Council of the City of Norco ("City") approved and adopted the Redevelopment Plan for the Norco Redevelopment Project ("Redevelopment Plan") covering certain properties within the City (the "Project Area"); and

**WHEREAS**, the Redevelopment Agency of the City of Norco ("Agency") is engaged in activities to execute and implement the Redevelopment Plan pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, et seq.) ("CRL"); and

**WHEREAS**, since adoption of the Redevelopment Plan, the Agency has undertaken redevelopment projects in the Project Area to eliminate blight, to improve public facilities and infrastructure, to renovate and construct affordable housing, and to enter into partnerships with private industries to create jobs and expand the local economy; and

**WHEREAS**, over the next few years, the Agency hopes to implement a variety of redevelopment projects and programs to continue to eliminate and prevent blight, stimulate and expand the Project Area's economic growth, create and develop local job opportunities and alleviate deficiencies in public infrastructure, to name a few; and

**WHEREAS**, as part of the 2011-12 State budget bill, the California Legislature has recently enacted and the Governor has signed, companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments; and

**WHEREAS**, AB 1X 26 prohibits agencies from taking numerous actions, effective immediately and purportedly retroactively, and additionally provides that agencies are deemed to be dissolved as of October 1, 2011; and

**WHEREAS**, AB 1X 27 provides that a community may participate in an "Alternative Voluntary Redevelopment Program," in order to enable a redevelopment agency within that community to remain in existence and carry out the provisions of the CRL, by enacting an ordinance agreeing to comply with Part 1.9 of Division 24 of the Health and Safety Code; and

**WHEREAS**, the Alternative Voluntary Redevelopment Program requires that the community agree by ordinance to remit specified annual amounts to the county auditor-controller; and

**WHEREAS**, under the threat of dissolution pursuant to AB 1X 26, and upon the contingencies and reservations set forth herein, the City shall make the Fiscal Year 2011-2012 community remittance, currently estimated to be \$3.3 million, as well as the subsequent annual community remittances as set forth in the CRL; and

**WHEREAS**, the City reserves the right to appeal the California Director of Finance's determination of the Fiscal Year 2011-12 community remittance, as provided in Health and Safety Code Section 34194; and

**WHEREAS**, the City understands and believes that an action challenging the constitutionality of AB 1X 26 and AB 1X 27 will be filed on behalf of cities, counties and redevelopment agencies; and

**WHEREAS**, while the City currently intends to make these community remittances, they shall be made under protest and without prejudice to the City's right to recover such amounts and interest thereon, to the extent there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional; and

**WHEREAS**, the City reserves the right, regardless of any community remittance made pursuant to this Ordinance, to challenge the legality of AB 1X 26 and AB 1X 27; and

**WHEREAS**, to the extent a court of competent jurisdiction enjoins, restrains, or grants a stay on the effectiveness of the Alternative Voluntary Redevelopment Program's payment obligation of AB 1X 26 and AB 1X 27, the City shall not be obligated to make any community remittance for the duration of such injunction, restraint, or stay; and

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2. Participation in the Alternative Voluntary Redevelopment Program.** In accordance with Health and Safety Code Section 34193, and based on the Recitals set forth above, the City Council hereby determines that the City shall comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as enacted by AB 1X 27.

**Section 3. Payment Under Protest.** Except as set forth in Section 4, below, the City Council hereby determines that the City shall make the community remittances set forth in Health and Safety Code section 34194 *et seq.*

**Section 4. Effect of Stay or Determination of Invalidity.** The City shall not make any community remittance in the event a court of competent jurisdiction either grants a stay on the enforcement of AB 1X 26 and AB 1X 27 or determines that AB 1X 26 and AB 1X 27 are unconstitutional and therefore invalid, and all appeals therefrom are exhausted or unsuccessful, or time for filing an appeal therefrom has lapsed. Any community remittance shall be made under protest and without prejudice to the City's right to recover such amount and interest thereon in the event that there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional. If there is a final determination that AB 1X 26 and AB 1X 27 are invalid, this Ordinance shall be deemed to be null and void and of no further force or effect.

**Section 5. Implementation.** The City Council hereby authorizes and directs the City Manager to take any action and execute any documents necessary to implement this Ordinance, including but not limited to notifying the Riverside County Auditor-Controller, the Controller of the State of California, and the California Department of Finance of the adoption of this Ordinance and the City's agreement to comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as set forth in AB 1X 27.

**Section 6. Additional Understandings and Intent.** It is the understanding and intent of the City Council that, once the Agency is again authorized to enter into agreements under the CRL, the City will enter into an agreement with the Agency as authorized pursuant to Section 34194.2, whereby the Agency will transfer annual portions of its tax increment to the City in amounts not to exceed the annual community remittance payments to enable the City, directly or indirectly, to make the annual remittance payments. The City Council does not intend, by enactment of this Ordinance, to pledge any of its general fund revenues or assets to make the remittance payments.

**Section 7. Severability.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

**Section 8. Certification; Publication.** The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Norco and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code § 36933.

**Section 9. Effective Date.** This Ordinance shall become effective thirty (30) days from its adoption.

**Section 10. Posting.** : The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within fifteen (15) days of its passage to be posted at no less than five (5) public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on August 17, 2011.

\_\_\_\_\_  
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 Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on August 3, 2011 and thereafter at a regular meeting of said City Council duly held on August 17, 2011, it was duly passed and adopted 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 August 17, 2011.

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

/bj-78932

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager

PREPARED BY: Steve King, Planning Director 

DATE: August 17, 2011

SUBJECT: Request for a "Rebuild" Letter to be Issued for Property Located at 3984 Temescal Avenue in the A-1-20 Zone

RECOMMENDATION: That the City Council approve the issuance of a rebuild letter.

**SUMMARY:** This item is a request for a rebuild letter (Exhibit "A" – Rebuild Letter Request) in the event of damage to more than 50% of the value of the structure in question. The request was submitted following a requirement received from a lending institution with regards to re-financing an existing mortgage.

**BACKGROUND:** Rebuild letter requests are typically associated with nonconforming uses. A nonconforming use is created when a zoning provision is adopted or amended to prohibit a particular use that lawfully existed prior to the change. In this case the zoning is Agricultural – Low Density (A-1-20) which only allows one house per lot. Per the County Assessor's Office the lot in question has two residences (ref. Exhibit "B" – Assessor Report).

The intent of prohibiting reconstruction of nonconforming uses is to promote compatibility of land uses in a zone and to not prolong uses that are not compatible to the existing zoning. Generally, a nonconforming use can receive ordinary repairs, but if a structure is destroyed by fire or other calamity, or by act of God to the extent exceeding 50 percent, the structure of the nonconforming use cannot be rebuilt and said use cannot be resumed.

Rebuild letters are requested so that potential lenders can have an assurance that a non-conforming structure can be rebuilt in the event of a natural disaster. With the rebuild letter a mortgage on the property (or re-financing) can be approved. Typically, potential lenders are not willing to fund a loan for a nonconforming structure since it is prohibited from being rebuilt if destroyed more than 50 percent (ref. Exhibit "C" – Letter from Lending Institution).



August 8, 2011

In regards to: Obtaining a re-build letter

Norco Planning Department

In December of 2010 I began the process of refinancing our home. Shortly after the appraisal report was finished, I was told that the loan could not be funded by any bank according to fannie-mae guidelines. The appraiser completed his report appraising the property as A1 Single family. This in my view was correct. The problem is that on the Title/Deed or the Assessor-County Clerk-Recorder Residential property characteristics it states the following. Use description: Residential Multiple Family. I've done some research and the problem is that according to fannie-mae the property has to be appraised as a duplex which it is not. The original dwelling was built in 1947 and in 1977 the owner acquired permits to build the house that we now occupy (copy of permit included). The city has us zoned A1 residential which is fine. When an appraiser tries to find comparable properties to use for their report according to the mandates the lenders have given, they are unable to do so. Norco does not have zoning for duplexes so they look in a bigger radius. The properties that they find are not here in Norco and the comparisons are not valid because they do not share the wonderful characteristics we enjoy in Norco. I have found a direct lender that will complete a refinance loan for me. The underwriter requires a rebuild authorization letter to rebuild the dwellings on the property from the City of Norco. This will allow them to instruct the appraiser to differentiate the comp properties to obtain a correct value.

I believe that the City is familiar with my problem (and surely other residents as well). I was told that the Council has directed planning to develop procedure to issuing rebuild letters to remedy this problem and I applaud them. But with the volatility of current economic times I do not think it is prudent for me to await the outcome of Council's direction to planning. Therefore I respectfully petition the City Council to please issue a letter of rebuild as soon as possible. Time is of the essence on this, my loan process has begun and it is imperative that I can provide my lender with the letter.

Respectfully,

Jodie Julian

EXHIBIT "A"

**Property Detail**

Riverside, CA LARRY WARD, ASSESSOR

Parcel # (APN): **131-180-006**  
Parcel Status: **ACTIVE**  
Owner Name: **JULIAN RICHARD F & JODIE A**

Use Description: **RESID. MULTIPLE FAMILY**



Mailing Address: **3984 TEMESCAL AVE NORCO CA 92860**  
Situs Address: **3984 TEMESCAL AVE NORCO CA 92860-1426 C005**  
Legal Description: **.93 ACRES M/L IN POR LOT 13 BLK 43 MB 01**

**ASSESSMENT**

Total Value:	Use Code: <b>R2</b>	Zoning:
Land Value:	Tax Rate Area: <b>015007</b>	Census Tract: <b>407.02/2</b>
Impr Value:	Year Assd: <b>2010</b>	Improve Type:
Other Value:	Property Tax:	Price/SqFt:
% Improved	Delinquent Yr	
Exempt Amt:	HO Exempt?: <b>Y</b>	

**SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	<b>12/16/2005</b>			<b>12/00/2005</b>
Recorded Doc #:	<b>1042337</b>			<b>1042337</b>
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:		2nd Trst Dd Amt:	Code2:

**EXHIBIT "B"**

**JC Cordero**

*Loan Consultant*

Tel. 909.257.2106

Fax. 877.297.2890

Cell. 909.376.9200

JC.Cordero@prospectmtg.com



9680 Haven Avenue, Suite 350  
Rancho Cucamonga, CA, 91709

August 4, 2011

To the City of Norco,

Please be advised that Mrs. Jodie Julian has a loan application with our company for a refinance transaction on her property located at 3984 Temescal Avenue, Norco, CA 92860. This transaction would require a "Rebuild Letter" from the City of Norco.

If you have any questions regarding this transaction or need additional information, do not hesitate to call on us at the number listed above.

Sincerely,

JC Cordero  
Loan Consultant

Cc: file

**EXHIBIT** "C"



# CITY of NORCO

CITY HALL 3954 OLD HAMNER • TELEPHONE (714) 735-3900 • P.O. BOX 428, NORCO, CA 91760

November 6, 1989

Harold and Elfriede Leiendecker  
3984 Temescal Avenue  
Norco, CA 91760

Subject: 3984 Temescal Ave. - More than one dwelling on a lot

Dear Mr. and Mrs. Leiendecker,

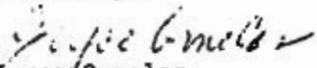
This is in confirmation of our previous conversations regarding the "guest house" on your property.

City records indicate that your current residence was built in 1977, at which time a smaller residential structure already existed on the site. You have stated that you were informed at that time, by City staff members, that the older residential structure could be maintained as a "guest house" only, providing it is not permanently occupied as a residence. The zoning ordinance in affect then, and now, requires the demolition of an existing dwelling, or conversion to a non - residential use, prior to construction of a new residence on the same lot. Therefore, the City Attorney was contacted to assist in resolution of this matter. Staff members were advised by the City Attorney's Office that residential occupancy of the guest house is not permitted. No deconversion is necessary provided there are no facilities for food storage or preparation.

In closing, you are requested to voluntarily comply with the City Attorney's determination: (1) residential occupancy shall not be permitted, (2) no food storage or preparation facilities shall be provided. This letter will become part of the public records maintained for your address, as documentation of resolution of this matter by current City staff members.

If you should have any questions, please feel free to contact me.

Sincerely,

  
Joyce Ornelas  
Code Enforcement Officer

5/11/31

EXHIBIT "D"

RICHARD L. MacGREGOR  
Mayor

STEVE M. NATHAN  
Mayor Pro Tem

CITY COUNCIL  
JOHN M. COBBE  
Councilman

RON WILDFONG  
Councilman

JOHN W. CASPER  
Councilman

## MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

DATE: August 17, 2011

SUBJECT: Status Update on Staff Review of Proposal for Fire Protection and Emergency Medical Services from Riverside County Fire Department CAL FIRE

At its June 1, 2011 meeting, the City Council directed staff to agendize a Request for Proposals ("RFP") regarding Fire Protection and Emergency Medical Services in the City of Norco. An RFP was released with a due date of July 14. The City Manager was given the authority to extend the deadline for up to two weeks if requested by a proposing agency. The deadline was extended to July 28. One proposal was received in response to the RFP. It was from The Riverside County Fire Department CAL FIRE.

After staff review of the initial proposal, a list of clarifying questions was sent to CAL FIRE. Staff has received a preliminary response to our inquiry; however, scheduling has not permitted a face-to-face staff meeting between the City of Norco and CAL FIRE to better clarify the preliminary proposal.

Modifications to the draft proposal will be made based upon further discussion between staffs of the City and Cal FIRE. Until the proposal is final, it is not a disclosable public document, pursuant to the provisions of Government Code Section 6254.

### Next steps:

- City of Norco's staff team will meet with CAL FIRE staff to continue clarifying discussions.
- City staff will continue its review and evaluation of the proposal.
- Once the staff process is completed, a recommendation will be brought to the City Council.
- Depending on the action of the Council at that time, specific contract language could be compiled for Council consideration.